ROSEMOUNT
CITY COUNCIL

AGENDA
City Council Regular Meeting
Tuesday, June 21, 2022
7:00 p.m.
Council Chambers

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PRESENTATIONS, PROCLAMATIONS AND ACKNOWLEDGMENTS

a. Youth Commission Report
b. DARTS Presentation

4. PUBLIC COMMENT

5. RESPONSE TO PUBLIC COMMENT

6. CONSENT AGENDA

a. Bills Listing
b. Appointing Deputy City Clerks for Election Purposes
c. Appointment of Election Judges for 2022 Elections
d. Approval of City Council Travel
e. Minutes of the June 7, 2022 Work Session Proceedings
f. Minutes of the June 14, 2022 Special Meeting Proceedings
g. Minutes of the June 7, 2022 Regular Meeting Proceedings
h. Establishing an Absentee Ballot Board
i. Performance Measure Program
j. Temporary On-Sale Liquor License - American Legion
k. Temporary On-Sale Liquor License – OMNI Brewing Company LLC
l. Approve Subdivision Agreement for Amber Fields 2nd Development
m. Prestwick Place 20th Addition, City Project 2020-04: Accept Public Improvements
n. Meadow Ridge 2nd Addition, City Project 2018-20: Accept Public Improvements
o. Approval of Assessment Agreement for OMNI Wine Holdings LLC Related to Storm Water Trunk Area Charges, On-Site Ponding and Water Access Charge (WAC)
p. Approve a Local Road Improvement Grant Agreement with MnDOT for Railroad Crossing Improvements on Bonaire Path East, City Project 2018-03
q. EAW Negative Declaration of Need for an Environmental Impact Statement for the Pine Bend Solar Farm
r. Request by Maplewood Development for Approval of the Amber Fields Third Addition Preliminary and Final Plats and a Major Amendment to the Amber Fields Planned Unit Development

7. PUBLIC HEARINGS

a. Application for an On-Sale Brewer Taproom, Off-Sale Small Brewer License – DCJD,LLC, dba, North 20 Brewing Company
b. Authorizing the Updated Rosemount Business Subsidy Policy

8. UNFINISHED BUSINESS

9. NEW BUSINESS

a. Request by Landco Investments of Rosemount for a Rezoning and Minor Amendment to the Rosewood Commons Planned Unit Development Agreement to Construct a Memory Care and Assisted Living Facility
b. Request by SKB Environmental, Inc. for Approval of a Comprehensive Plan Amendment, Zoning Map Amendment, Preliminary Plat, and Amended Interim Use Permit Associated with an Expansion of the SKB Landfill Facility

10. ANNOUNCEMENTS

a. City Staff Updates
b. Upcoming Community Calendar

11. ADJOURNMENT

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: Youth Commission Report	**AGENDA SECTION:** Presentations
PREPARED BY: Emmy Foster, Assistant City Administrator	**AGENDA NO.** 3.a.
ATTACHMENTS: None	**APPROVED BY:** LJM
RECOMMENDED ACTION: Receive Youth Commission Annual Report	

BACKGROUND

Last term's Youth Commission Chairperson Abby Kenninger will present a report to the City Council on behalf of the Youth Commission. Chair Kenninger has served on the Youth Commission for two terms including this past term as the Chairperson.

The Youth Commission had an active year, and former Chair Kenninger will include these activities in the annual report that she will present to the City Council this evening.

RECOMMENDATION

Staff recommends the Council receive the Youth Commission's annual report.

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: DARTS Presentation	**AGENDA SECTION:** Presentations
PREPARED BY: Logan Martin, City Administrator	**AGENDA NO.** 3.b.
ATTACHMENTS: None	**APPROVED BY:** LJM
RECOMMENDED ACTION: None. Presentation only.	

BACKGROUND

A representative will be present to share information about Dakota County Area Resources for Seniors (DARTS). DARTS is a nonprofit organization that has provided personalized and professional services for older adults and their loved ones for over 45 years.

PACKET: 06358 06/06/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-005750 MICK STERLING PRESENTS									
I 2022-0224		SPONSORSHIP-RHYTHM FEST 202	APBNK	6/06/2022	R	5/26/2022	8,000.00	8,000.00CR	
		G/L ACCOUNT		CK: 149472			8,000.00		
		101 41110-01-598.00 COUNCIL DESIGNATED				8,000.00	SPONSORSHIP-RHYTHM FEST 2022		
				REG. CHECK		1	8,000.00	8,000.00CR	0.00
							8,000.00	0.00	
01-240010 XCEL ENERGY									
I 8807010-0 5/22		WELL #15	APBNK	6/06/2022	R	5/25/2022	866.05	866.05CR	
		G/L ACCOUNT		CK: 149473			866.05		
		601 49425-01-381.00 ELECTRIC UTILITIES				866.05	WELL #15		
				REG. CHECK		1	866.05	866.05CR	0.00
							866.05	0.00	

PACKET: 06358 06/06/2022 AP CHECK RUN
VENDOR SET: 01

REPORT TOTALS

FUND DISTRIBUTION

FUND NO#	FUND NAME	AMOUNT
101	GENERAL FUND	8,000.00CR
601	WATER UTILITY FUND	866.05CR
	** TOTALS **	8,866.05CR

---- TYPE OF CHECK TOTALS ----

	NUMBER	GROSS	PAYMENT	OUTSTANDING
		BALANCE	DISCOUNT	
HAND CHECKS		0.00	0.00	0.00
		0.00	0.00	
DRAFTS		0.00	0.00	0.00
		0.00	0.00	
REG-CHECKS	2	8,866.05	8,866.05CR	0.00
		8,866.05	0.00	
EFT		0.00	0.00	0.00
		0.00	0.00	
NON-CHECKS		0.00	0.00	0.00
		0.00	0.00	
ALL CHECKS	2	8,866.05	8,866.05CR	0.00
		8,866.05	0.00	

ERRORS: 0 WARNINGS: 0

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06/16/2022

PACKET: 06356 Regular Payments
VENDOR SET: 01 **** CHECK LISTING ****
BANK : PYBNK MERCHANTS BANK - PY

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
011310	AFLAC							
	I-161202206018140	AFLAC INSURANCE PREMIUMS	R	6/06/2022		388.08CR	149474	
	I-162202206018140	AFLAC INSURANCE PREMIUMS	R	6/06/2022		282.00CR	149474	670.08
030958	CITY OF ROSEMOUNT							
	I-200202206018140	FLEX MEDICAL	R	6/06/2022		897.21CR	149475	
	I-210202206018140	FLEX DAYCARE	R	6/06/2022		1,300.02CR	149475	2,197.23
140310	NCPERS GROUP LIFE INS.							
	C-202206068149	PERA LIFE INSURANCE PREMIUMS	R	6/06/2022		468.50	149476	
	I-130202206018140	PERA LIFE INSURANCE PREMIUMS	R	6/06/2022		460.50CR	149476	
	I-131202206018140	PERA LIFE INSURANCE PREMIUMS	R	6/06/2022		8.00CR	149476	
	I-202206068150	PERA LIFE INSURANCE PREMIUMS	R	6/06/2022		937.00CR	149476	937.00
220200	VANTAGEPOINT TF AGTS-457							
	I-330202206018140	ICMA CONTRIBUTIONS-PLAN#303970	R	6/06/2022		950.00CR	149477	
	I-331202206018140	ICMA CONTRIBUTIONS-PLAN#303970	R	6/06/2022		640.78CR	149477	
	I-333202206018140	ICMA INS. WAIVER-PLAN#303970	R	6/06/2022		957.12CR	149477	2,547.90

PACKET: 06356 Regular Payments
VENDOR SET: 01 *** DRAFT/OTHER LISTING ***
BANK : PYBNK MERCHANTS BANK - PY

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
002708	GUARDIAN							
	C-202206068143	DENTAL INSURANCE PREMIUMS	D	6/02/2022		2,983.20	001120	
	I-111202206018140	DENTAL INSURANCE PREMIUMS	D	6/02/2022		1,136.80CR	001120	
	I-112202206018140	DENTAL INSURANCE PREMIUMS	D	6/02/2022		1,846.40CR	001120	
	I-202206068144	DENTAL INSURANCE PREMIUMS	D	6/02/2022		6,103.20CR	001120	6,103.20
000003	INTERNAL REVENUE SERVICE							
	I-T1 202206018140	FEDERAL WITHHOLDING	D	6/02/2022		31,628.48CR	001121	
	I-T3 202206018140	FICA W/H & CONTRIBUTIONS	D	6/02/2022		28,639.60CR	001121	
	I-T4 202206018140	MEDICARE W/H & CONTRIBUTIONS	D	6/02/2022		9,730.44CR	001121	69,998.52
004117	MEDICA							
	C-202206068141	HEALTH INSURANCE PREMIUMS	D	6/02/2022		56,921.11	001122	
	I-101202206018140	HEALTH INSURANCE PREMIUMS	D	6/02/2022		4,682.04CR	001122	
	I-104202206018140	HEALTH INSURANCE PREMIUMS	D	6/02/2022		9,876.48CR	001122	
	I-106202206018140	HEALTH INSURANCE PREMIUMS	D	6/02/2022		18,322.08CR	001122	
	I-107202206018140	HEALTH INSURANCE PREMIUMS	D	6/02/2022		24,040.51CR	001122	
	I-202206068142	HEALTH INSURANCE PREMIUMS	D	6/02/2022		118,161.70CR	001122	118,161.70
004379	MII LIFE INC DBA FURTHER							
	I-230202206018140	HSA - EMPLOYEE CONTRIBUTION	D	6/02/2022		3,806.63CR	001123	
	I-231202206018140	EMPLOYER HSA CONTRIBUTIONS	D	6/02/2022		740.84CR	001123	
	I-250202206018140	VEBA - EMPLOYEE CONTRIBUTIONS	D	6/02/2022		105.00CR	001123	4,652.47
000004	MN DEPT OF REVENUE							
	I-T2 202206018140	MN STATE WITHHOLDING	D	6/02/2022		14,551.07CR	001124	14,551.07
002238	MN STATE RETIREMENT SYSTEM							
	I-260202206018140	MSRS-EMPLOYEE CONTRIBUTION	D	6/02/2022		600.00CR	001125	
	I-261202206018140	MSRS-EMPLOYEE CONTRIBUTION	D	6/02/2022		48,037.74CR	001125	
	I-262202206018140	MSRS-EMPLOYEE CONTRIBUTION	D	6/02/2022		684.45CR	001125	
	I-263202206018140	MSRS-EMPLOYEE CONTRIBUTION	D	6/02/2022		700.00CR	001125	
	I-264202206018140	MSRS-EMPLOYEE CONTRIBUTION	D	6/02/2022		540.00CR	001125	
	I-350202206018140	DEFERRED COMP WITHHOLDING	D	6/02/2022		4,058.00CR	001125	
	I-351202206018140	DEFERRED COMP WITHHOLDING	D	6/02/2022		247.58CR	001125	
	I-352202206018140	ROTH 457 CONTRIBUTIONS	D	6/02/2022		1,544.00CR	001125	
	I-353202206018140	ROTH 457 CONTRIBUTIONS	D	6/02/2022		752.26CR	001125	
	I-354202206018140	DEF COMP W/H INS. WAIVER	D	6/02/2022		3,360.00CR	001125	60,524.03
140290	NATIONWIDE RETIREMENT SOL							
	I-310202206018140	DEFERRED COMP WITHHOLDING	D	6/02/2022		3,937.47CR	001126	
	I-311202206018140	DEFERRED COMP WITHHOLDING	D	6/02/2022		853.49CR	001126	
	I-312202206018140	DEF COMP W/H INS. WAIVER	D	6/02/2022		1,435.68CR	001126	
	I-340202206018140	ROTH 457 CONTRIBUTIONS	D	6/02/2022		2,205.00CR	001126	
	I-341202206018140	ROTH 457 CONTRIBUTIONS	D	6/02/2022		315.09CR	001126	8,746.73

PACKET: 06356 Regular Payments
VENDOR SET: 01 *** DRAFT/OTHER LISTING ***
BANK : PYBNK MERCHANTS BANK - PY

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
140295	NATIONWIDE RETIREMENT SOL							
	I-320202206018140	DEFERRED COMP W/H - PT'ERS	D	6/02/2022		65.35CR	001127	65.35
162110	PUBLIC EMPLOYEE							
	I-300202206018140	PERA W/H - COORDINATED	D	6/02/2022		31,538.10CR	001128	
	I-301202206018140	PERA W/H - POLICE DEPT	D	6/02/2022		31,940.94CR	001128	
	I-302202206018140	PERA W/H - ELECTED	D	6/02/2022		334.10CR	001128	63,813.14
004118	SUN LIFE FINANCIAL							
	C-202206068145	LIFE INSURANCE PREMIUMS	D	6/02/2022		684.15	001129	
	I-141202206018140	GROUP LIFE INS PREMIUMS	D	6/02/2022		69.93CR	001129	
	I-142202206018140	GROUP LIFE INS PREMIUMS	D	6/02/2022		37.96CR	001129	
	I-143202206018140	GROUP LIFE INS PREMIUMS	D	6/02/2022		0.72CR	001129	
	I-150202206018140	SUPPL. LIFE INS PREMIUMS	D	6/02/2022		575.54CR	001129	
	I-202206068146	LIFE INSURANCE PREMIUMS	D	6/02/2022		1,370.20CR	001129	
	I-202206068147	LONG TERM DISABILITY PREMIUMS	D	6/02/2022		1,747.15CR	001129	
	I-202206068148	SHORT TERM DISABILITY PREMIUMS	D	6/02/2022		1,761.93CR	001129	4,879.28

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	4	0.00	6,352.21	6,352.21
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	10	0.00	351,495.49	351,495.49
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	14	0.00	357,847.70	357,847.70

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

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VENDOR SET: 01 *** DRAFT/OTHER LISTING ***
BANK : PYBNK MERCHANTS BANK - PY

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	6/2022	309,495.14CR
201	6/2022	2,050.82CR
601	6/2022	13,009.68CR
602	6/2022	13,009.65CR
603	6/2022	12,976.99CR
650	6/2022	7,305.42CR
ALL		357,847.70CR

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06/06/2022

PACKET: 06366 06/16/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-003378 4 ACE PRODUCTIONS									
I	2022-0237	SAFETY CAMP PERFORMANCE	APBNK	6/16/2022	R	1/27/2022	395.00	395.00CR	
		G/L ACCOUNT		CK: 149478			395.00		
		205 49005-01-439.00 OTHER MISCELLANEOUS CHARGES					395.00	SAFETY CAMP PERFORMANCE	
				REG. CHECK			1 395.00	395.00CR	0.00
							395.00	0.00	
01-004685 ADS ON BOARDS									
I	2022-0225	DASHER AD	APBNK	6/16/2022	R	6/01/2022	350.00	350.00CR	
		G/L ACCOUNT		CK: 149479			350.00		
		650 45130-01-349.00 OTHER ADVERTISING					350.00	DASHER AD	
				REG. CHECK			1 350.00	350.00CR	0.00
							350.00	0.00	
01-004186 ADVANCE AUTO PARTS									
C	1596-IC-352592	BELT RETURNED	APBNK	6/16/2022	R	5/17/2022	5.93CR	5.93	
		G/L ACCOUNT		CK: 149480			5.93CR		
		101 43100-01-221.00 EQUIPMENT PARTS					5.93CR	BELT RETURNED	
I	1596-ID-351807	LIGHT BULBS	APBNK	6/16/2022	R	5/03/2022	17.20	17.20CR	
		G/L ACCOUNT		CK: 149480			17.20		
		101 43100-01-221.00 EQUIPMENT PARTS					17.20	LIGHT BULBS	
I	1596-ID-351918	DIESEL FLUID,GLOVES,PARTS	APBNK	6/16/2022	R	5/04/2022	165.00	165.00CR	
		G/L ACCOUNT		CK: 149480			165.00		
		101 43100-01-212.00 MOTOR FUELS					12.88	DIESEL FLUID,GLOVES,PARTS	
		101 43100-01-221.00 EQUIPMENT PARTS					32.36	DIESEL FLUID,GLOVES,PARTS	
		101 43100-01-215.00 SHOP MATERIALS					119.76	DIESEL FLUID,GLOVES,PARTS	
I	1596-ID-352187	BELT	APBNK	6/16/2022	R	5/10/2022	5.93	5.93CR	
		G/L ACCOUNT		CK: 149480			5.93		
		101 43100-01-221.00 EQUIPMENT PARTS					5.93	BELT	
I	1596-ID-352191	GREASE GUN FOR PARKS	APBNK	6/16/2022	R	5/10/2022	503.99	503.99CR	
		G/L ACCOUNT		CK: 149480			503.99		
		101 45202-01-242.00 MINOR EQUIPMENT					503.99	GREASE GUN FOR PARKS	
I	1596-ID-352212	BELT	APBNK	6/16/2022	R	5/10/2022	5.99	5.99CR	
		G/L ACCOUNT		CK: 149480			5.99		
		101 43100-01-221.00 EQUIPMENT PARTS					5.99	BELT	

PACKET: 06366 06/16/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I 1596-ID-352275		PAINTED ROTORS & BRAKE PADS	APBNK	6/16/2022	R	5/11/2022	200.17	200.17CR	
		G/L ACCOUNT		CK: 149480			200.17		
		101 43100-01-221.00 EQUIPMENT PARTS					200.17	PAINTED ROTORS & BRAKE PADS	
I 1596-ID-352443		PUMP FOR LUBE DRUMS	APBNK	6/16/2022	R	5/13/2022	796.46	796.46CR	
		G/L ACCOUNT		CK: 149480			796.46		
		101 43100-01-213.00 LUBRICANTS & ADDITIVES					796.46	PUMP FOR LUBE DRUMS	
I 1596-ID-352508		THREAD SEALANT	APBNK	6/16/2022	R	5/16/2022	15.62	15.62CR	
		G/L ACCOUNT		CK: 149480			15.62		
		101 43100-01-221.00 EQUIPMENT PARTS					15.62	THREAD SEALANT	
I 1596-ID-352525		ZIP TIES FOR HANGING BASKET	APBNK	6/16/2022	R	5/16/2022	566.21	566.21CR	
		G/L ACCOUNT		CK: 149480			566.21		
		101 45202-01-221.03 MISCELLANEOUS					566.21	ZIP TIES FOR HANGING BASKETS	
I 1596-ID-352537		GLOVES,DIESEL EXH FLUID,STR	APBNK	6/16/2022	R	5/16/2022	107.12	107.12CR	
		G/L ACCOUNT		CK: 149480			107.12		
		101 43100-01-215.00 SHOP MATERIALS					65.98	GLOVES,DIESEL EXH FLUID,STRING	
		101 43100-01-212.00 MOTOR FUELS					25.36	GLOVES,DIESEL EXH FLUID,STRING	
		101 43100-01-221.00 EQUIPMENT PARTS					15.78	GLOVES,DIESEL EXH FLUID,STRING	
I 1596-ID-352602		RECEIVER PINS	APBNK	6/16/2022	R	5/17/2022	85.40	85.40CR	
		G/L ACCOUNT		CK: 149480			85.40		
		101 43100-01-221.00 EQUIPMENT PARTS					85.40	RECEIVER PINS	
I 1596-ID-352633		BEARINGS	APBNK	6/16/2022	R	5/17/2022	290.25	290.25CR	
		G/L ACCOUNT		CK: 149480			290.25		
		101 43100-01-221.00 EQUIPMENT PARTS					290.25	BEARINGS	
I 1596-ID-352663		OIL FILTERS	APBNK	6/16/2022	R	5/18/2022	7.68	7.68CR	
		G/L ACCOUNT		CK: 149480			7.68		
		101 43100-01-221.00 EQUIPMENT PARTS					7.68	OIL FILTERS	
I 1596-ID-352690		PARTS	APBNK	6/16/2022	R	5/18/2022	60.26	60.26CR	
		G/L ACCOUNT		CK: 149480			60.26		
		101 43100-01-221.00 EQUIPMENT PARTS					60.26	PARTS	
I 1596-ID-352760		LUBE & AIR FILTERS	APBNK	6/16/2022	R	5/19/2022	168.96	168.96CR	
		G/L ACCOUNT		CK: 149480			168.96		
		101 43100-01-213.00 LUBRICANTS & ADDITIVES					16.77	LUBE & AIR FILTERS	
		101 43100-01-221.00 EQUIPMENT PARTS					152.19	LUBE & AIR FILTERS	
I 1596-ID-352761		FUEL/WATER SEPARATORS	APBNK	6/16/2022	R	5/19/2022	41.98	41.98CR	
		G/L ACCOUNT		CK: 149480			41.98		
		101 43100-01-221.00 EQUIPMENT PARTS					41.98	FUEL/WATER SEPARATORS	
I 1596-ID-352798		METAL FLAGS & BRACKETS	APBNK	6/16/2022	R	5/20/2022	105.36	105.36CR	
		G/L ACCOUNT		CK: 149480			105.36		
		101 43100-01-221.00 EQUIPMENT PARTS					105.36	METAL FLAGS & BRACKETS	

PACKET: 06366 06/16/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	1596-ID-352811	CIRCUIT BREAKERS	APBNK	6/16/2022	R	5/20/2022	16.32	16.32CR	
		G/L ACCOUNT		CK: 149480			16.32		
		101 43100-01-221.00 EQUIPMENT PARTS					16.32 CIRCUIT BREAKERS		
I	1596-ID-352916	PUMP REPAIR KITS	APBNK	6/16/2022	R	5/23/2022	470.48	470.48CR	
		G/L ACCOUNT		CK: 149480			470.48		
		101 43100-01-221.00 EQUIPMENT PARTS					470.48 PUMP REPAIR KITS		
I	1596-ID-352928	AIR FILTER	APBNK	6/16/2022	R	5/23/2022	9.27	9.27CR	
		G/L ACCOUNT		CK: 149480			9.27		
		101 43100-01-221.00 EQUIPMENT PARTS					9.27 AIR FILTER		
I	1596-ID-352957	OIL FILTER	APBNK	6/16/2022	R	5/24/2022	3.84	3.84CR	
		G/L ACCOUNT		CK: 149480			3.84		
		101 43100-01-221.00 EQUIPMENT PARTS					3.84 OIL FILTER		
I	1596-ID-352969	O-RINGS	APBNK	6/16/2022	R	5/24/2022	4.78	4.78CR	
		G/L ACCOUNT		CK: 149480			4.78		
		101 43100-01-221.00 EQUIPMENT PARTS					4.78 O-RINGS		
I	1596-ID-352974	DIESEL FLUID,OIL,PARTS,GLOV	APBNK	6/16/2022	R	5/24/2022	613.95	613.95CR	
		G/L ACCOUNT		CK: 149480			613.95		
		101 43100-01-212.00 MOTOR FUELS					33.09 DIESEL FLUID,OIL,PARTS,GLOVES		
		101 43100-01-213.00 LUBRICANTS & ADDITIVES					71.64 DIESEL FLUID,OIL,PARTS,GLOVES		
		101 43100-01-221.00 EQUIPMENT PARTS					29.34 DIESEL FLUID,OIL,PARTS,GLOVES		
		101 43100-01-215.00 SHOP MATERIALS					479.88 DIESEL FLUID,OIL,PARTS,GLOVES		
I	1596-ID-353187	O-RINGS	APBNK	6/16/2022	R	5/27/2022	25.64	25.64CR	
		G/L ACCOUNT		CK: 149480			25.64		
		101 43100-01-221.00 EQUIPMENT PARTS					25.64 O-RINGS		
				REG. CHECK		1	4,281.93	4,281.93CR	0.00
							4,281.93	0.00	

01-001276 ALEX AIR APPARATUS INC

I	INV-45907	RESCUE ROPE	APBNK	6/16/2022	R	5/24/2022	1,491.16	1,491.16CR	
		G/L ACCOUNT		CK: 149483			1,491.16		
		101 42210-01-580.04 REPLACE DAMAGED ITEMS					1,491.16 RESCUE ROPE		
				REG. CHECK		1	1,491.16	1,491.16CR	0.00
							1,491.16	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-004937 AMERICAN PUMP COMPANY									
I	24956	CLAMPS AND LAY FLAT HOSE	APBNK	6/16/2022 R		5/25/2022	479.85	479.85CR	
		G/L ACCOUNT		CK: 149484			479.85		
		601 49400-01-229.01 SUPPLIES FOR HYDRANTS					479.85	CLAMPS AND LAY FLAT HOSE	
				REG. CHECK		1	479.85	479.85CR	0.00
							479.85	0.00	
01-011644 APPLE FORD LINCOLN AV									
I	A1CB760301	FIRE TRUCK REPAIR	APBNK	6/16/2022 R		6/08/2022	1,985.90	1,985.90CR	
		G/L ACCOUNT		CK: 149485			1,985.90		
		101 43100-01-221.00 EQUIPMENT PARTS					517.95	FIRE TRUCK REPAIR	
		101 43100-01-404.01 CONTRACTED SERVICES					1,467.95	FIRE TRUCK REPAIR	
				REG. CHECK		1	1,985.90	1,985.90CR	0.00
							1,985.90	0.00	
01-003728 AREHART PAINTING INC									
I	050222	EXTERIOR METAL PAINTING-PW	APBNK	6/16/2022 R		5/02/2022	9,000.00	9,000.00CR	
		G/L ACCOUNT		CK: 149486			9,000.00		
		101 41940-01-530.00 IMPROVEMENTS OTHER THAN BLDGS					9,000.00	EXTERIOR METAL PAINTING-PW N	
				REG. CHECK		1	9,000.00	9,000.00CR	0.00
							9,000.00	0.00	
01-002377 ASPEN MILLS									
I	293021	PANTS & POLOS-FD UNIFORMS	APBNK	6/16/2022 R		4/27/2022	4,740.50	4,740.50CR	
		G/L ACCOUNT		CK: 149487			4,740.50		
		101 22220 DEFERRED REVENUE-FIRE DEPT					4,740.50	PANTS & POLOS-FD UNIFORMS	
I	293132	100 CUSTOM PATCHES	APBNK	6/16/2022 R		4/28/2022	282.00	282.00CR	
		G/L ACCOUNT		CK: 149487			282.00		
		101 22220 DEFERRED REVENUE-FIRE DEPT					282.00	100 CUSTOM PATCHES	
I	294391	UNIFORM-J. KLINE	APBNK	6/16/2022 R		5/23/2022	118.88	118.88CR	
		G/L ACCOUNT		CK: 149487			118.88		
		101 42210-01-218.02 STATION WEAR					118.88	UNIFORM-J. KLINE	
				REG. CHECK		1	5,141.38	5,141.38CR	0.00
							5,141.38	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-005657 AT&T MOBILITY									
I	X06032022	CELL SERV-WELLS,TOWERS,LIFT	APBNK	6/16/2022	R	5/25/2022	508.12	508.12CR	
	G/L ACCOUNT		CK: 149488				508.12		
	601 49400-01-321.00	TELEPHONE COSTS				169.37	CELL SERV-WELLS,TOWERS,LIFTS		
	602 49450-01-321.00	TELEPHONE COSTS				169.37	CELL SERV-WELLS,TOWERS,LIFTS		
	603 49500-01-321.00	TELEPHONE COSTS				169.38	CELL SERV-WELLS,TOWERS,LIFTS		
				REG. CHECK		1	508.12	508.12CR	0.00
							508.12	0.00	
01-004368 AXON ENTERPRISE INC									
I	INUS078204	TASERS	APBNK	6/16/2022	R	6/06/2022	5,460.97	5,460.97CR	
	G/L ACCOUNT		CK: 149489				5,460.97		
	101 42110-12-217.00	CLOTHING ALLOWANCE - POLICE				1,365.24	TASERS		
	101 42110-10-217.00	CLOTHING ALLOWANCE - POLICE				1,365.24	TASERS		
	101 42110-32-217.00	CLOTHING ALLOWANCE - POLICE				1,365.24	TASERS		
	101 42110-01-221.00	EQUIPMENT PARTS				1,365.25	TASERS		
				REG. CHECK		1	5,460.97	5,460.97CR	0.00
							5,460.97	0.00	
01-020090 BACHMAN'S INC-CREDIT DEPT									
I	113007/5	WELLNESS GARDEN PLANTS	APBNK	6/16/2022	R	5/25/2022	74.52	74.52CR	
	G/L ACCOUNT		CK: 149490				74.52		
	101 41320-31-315.02	HEALTH & WELLNESS				74.52	WELLNESS GARDEN PLANTS		
I	278117/50	TREES FOR YOUTH COMMISSION	APBNK	6/16/2022	R	5/24/2022	624.15	624.15CR	
	G/L ACCOUNT		CK: 149490				624.15		
	101 41110-01-225.00	LANDSCAPING MATERIALS				624.15	TREES FOR YOUTH COMMISSION		
				REG. CHECK		1	698.67	698.67CR	0.00
							698.67	0.00	
01-003889 BERRY COFFEE COMPANY									
I	902340	COFFEE SUPPLIES FOR SC	APBNK	6/16/2022	R	6/02/2022	121.28	121.28CR	
	G/L ACCOUNT		CK: 149491				121.28		
	101 45100-30-219.00	OTHER OPERATING SUPPLIES				121.28	COFFEE SUPPLIES FOR SC		
				REG. CHECK		1	121.28	121.28CR	0.00
							121.28	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-004321 BHE COMMUNITY SOLAR LLC									
I	11483743	APRIL SOLAR SUBSCRIPTIONS	APBNK	6/16/2022 R		5/23/2022	1,829.85	1,829.85CR	
		G/L ACCOUNT		CK: 149492			1,829.85		
		601 49409-01-381.00 ELECTRIC UTILITIES					1,534.05	APRIL SOLAR SUBSCRIPTIONS	
		601 49425-01-381.00 ELECTRIC UTILITIES					295.80	APRIL SOLAR SUBSCRIPTIONS	
				REG. CHECK		1	1,829.85	1,829.85CR	0.00
							1,829.85	0.00	
01-005738 BOARMAN KROOS VOGEL GROUP I									
I	59117	PD/PW CAMPUS ARCHITECT	APBNK	6/16/2022 R		5/10/2022	25,860.01	25,860.01CR	
		G/L ACCOUNT		CK: 149493			25,860.01		
		421 48000-01-302.00 ARCHITECTS' FEES					25,860.01	PD/PW CAMPUS ARCHITECT	
				REG. CHECK		1	25,860.01	25,860.01CR	0.00
							25,860.01	0.00	
01-004012 BOLTON & MENK INC									
I	0290266	ARDAN PLACE DEVELOPMENT	APBNK	6/16/2022 R		5/28/2022	730.00	730.00CR	
		G/L ACCOUNT		CK: 149494			730.00		
		460 48000-01-303.00 ENGINEERING FEES					730.00	ARDAN PLACE DEVELOPMENT	
I	0290267	BISCAYNE AVE IMPROVEMENT	APBNK	6/16/2022 R		5/28/2022	142.00	142.00CR	
		G/L ACCOUNT		CK: 149494			142.00		
		448 48000-01-303.00 ENGINEERING FEES					142.00	BISCAYNE AVE IMPROVEMENT	
I	0290280	2021 TRUNK SANITARY SEWER	APBNK	6/16/2022 R		5/31/2022	8,858.50	8,858.50CR	
		G/L ACCOUNT		CK: 149494			8,858.50		
		602 49450-01-303.04 MISCELLANEOUS					8,858.50	2021 TRUNK SANITARY SEWER	
				REG. CHECK		1	9,730.50	9,730.50CR	0.00
							9,730.50	0.00	
01-003249 BRANDL ANDERSON HOMES									
I	2021-02961	AS-BUILT SURVEY REFUND	APBNK	6/16/2022 R		6/08/2022	2,000.00	2,000.00CR	
		G/L ACCOUNT		CK: 149495			2,000.00		
		101 22010 AS-BUILT SURVEY DEPOSITS					2,000.00	AS-BUILT SURVEY REFUND	
I	2021-05874	AS-BUILT SURVEY REFUND	APBNK	6/16/2022 R		6/08/2022	2,000.00	2,000.00CR	
		G/L ACCOUNT		CK: 149495			2,000.00		
		101 22010 AS-BUILT SURVEY DEPOSITS					2,000.00	AS-BUILT SURVEY REFUND	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
				REG. CHECK		1	4,000.00	4,000.00CR	0.00
							4,000.00	0.00	
01-000460 BTR OF MINNESOTA LLC									
I	39964	WATER TRUCK PARTS	APBNK	6/16/2022	R	5/24/2022	115.66	115.66CR	
		G/L ACCOUNT		CK: 149496			115.66		
		101 43100-01-221.00 EQUIPMENT PARTS				115.66	WATER TRUCK PARTS		
				REG. CHECK		1	115.66	115.66CR	0.00
							115.66	0.00	
01-004421 SUSAN BUSER									
I	2022-0247	TAI JI QUAN CLASS REFUND	APBNK	6/16/2022	R	5/31/2022	108.00	108.00CR	
		G/L ACCOUNT		CK: 149497			108.00		
		101 22005 REFUNDS PAYABLE - P&R				108.00	TAI JI QUAN CLASS REFUND		
				REG. CHECK		1	108.00	108.00CR	0.00
							108.00	0.00	
01-004103 BUSINESS ESSENTIALS									
C	CP-IN-48021-1	CUSTOM ORDER STAMP CREDIT	APBNK	6/16/2022	R	6/07/2022	34.50CR	34.50	
		G/L ACCOUNT		CK: 149498			34.50CR		
		101 41520-01-570.00 OFFICE EQUIPMENT PURCHASES				34.50CR	CUSTOM ORDER STAMP CREDIT		
I	IN-48021	CUSTOM ORDER BANK STAMPS	APBNK	6/16/2022	R	6/03/2022	310.50	310.50CR	
		G/L ACCOUNT		CK: 149498			310.50		
		101 41520-01-570.00 OFFICE EQUIPMENT PURCHASES				310.50	CUSTOM ORDER BANK STAMPS		
I	WO-1188227-1	LAMINATING POUCHES	APBNK	6/16/2022	R	5/25/2022	14.71	14.71CR	
		G/L ACCOUNT		CK: 149498			14.71		
		101 41810-01-209.00 OTHER OFFICE SUPPLIES				14.71	LAMINATING POUCHES		
I	WO-1188653-1	COPIER PAPER	APBNK	6/16/2022	R	5/27/2022	41.82	41.82CR	
		G/L ACCOUNT		CK: 149498			41.82		
		101 41810-01-203.01 COPY PAPER				41.82	COPIER PAPER		
I	WO-1189590-1	AVERY CARD STK,MOUNT'G SQUA	APBNK	6/16/2022	R	6/03/2022	126.72	126.72CR	
		G/L ACCOUNT		CK: 149498			126.72		
		101 41810-01-209.00 OTHER OFFICE SUPPLIES				126.72	AVERY CARD STK,MOUNT'G SQUARES		
				REG. CHECK		1	459.25	459.25CR	0.00
							459.25	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-004169 CCP NI MASTER TENANT 4, LLC									
I APR 2022		MONTHLY SOLAR SUBSCRIPTIONS	APBNK	6/16/2022 R		5/24/2022	3,984.04	3,984.04CR	
	G/L ACCOUNT			CK: 149499			3,984.04		
	101 41940-01-381.00	ELECTRIC UTILITIES					1,760.04	MONTHLY SOLAR SUBSCRIPTIONS	
	601 49414-01-381.00	ELECTRIC UTILITIES					1,773.06	MONTHLY SOLAR SUBSCRIPTIONS	
	601 49407-01-381.00	ELECTRIC UTILITIES					450.94	MONTHLY SOLAR SUBSCRIPTIONS	
				REG. CHECK		1	3,984.04	3,984.04CR	0.00
							3,984.04	0.00	
01-002078 CDW GOVERNMENT INC									
I X742610		PD 2TB HARD DRIVE (2)	APBNK	6/16/2022 R		5/25/2022	68.87	68.87CR	
	G/L ACCOUNT			CK: 149500			68.87		
	101 42110-01-392.00	P.C. ACCESSORIES & SUPPLIES					68.87	PD 2TB HARD DRIVE (2)	
I X746928		DEP CHIEF KEYBOARD	APBNK	6/16/2022 R		5/25/2022	54.38	54.38CR	
	G/L ACCOUNT			CK: 149500			54.38		
	101 41520-01-397.00	COMPUTER ACCESSORIES & SUPPLY					54.38	DEP CHIEF KEYBOARD	
				REG. CHECK		1	123.25	123.25CR	0.00
							123.25	0.00	
01-000717 CEMSTONE PRODUCTS CO									
I C2495918		ORGANICS SHELTER PAD	APBNK	6/16/2022 R		5/18/2022	1,123.50	1,123.50CR	
	G/L ACCOUNT			CK: 149501			1,123.50		
	101 41940-01-384.02	RECYCLING/CLEANUP DAYS					1,123.50	ORGANICS SHELTER PAD	
				REG. CHECK		1	1,123.50	1,123.50CR	0.00
							1,123.50	0.00	
01-030498 CENTRAL TURF & IRRIGATION S									
I 50246918-00		IRRIGATION PARTS	APBNK	6/16/2022 R		5/26/2022	820.11	820.11CR	
	G/L ACCOUNT			CK: 149502			820.11		
	101 45202-01-221.02	IRRIGATION REPAIR IN-HOUSE					820.11	IRRIGATION PARTS	
				REG. CHECK		1	820.11	820.11CR	0.00
							820.11	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-000424 CERTIFIED RECYCLING LLC									
I	67859	CLEAN-UP DAY MATTRESSES PIC	APBNK	6/16/2022 R		5/24/2022	1,285.00	1,285.00CR	
	G/L ACCOUNT			CK: 149503			1,285.00		
	101 41940-01-384.02	RECYCLING/CLEANUP DAYS					1,285.00	CLEAN-UP DAY MATTRESSES PICKUP	
I	67909	CITY CLEAN UP RECYCLING	APBNK	6/16/2022 R		5/27/2022	65.00	65.00CR	
	G/L ACCOUNT			CK: 149503			65.00		
	101 41940-01-384.02	RECYCLING/CLEANUP DAYS					65.00	CITY CLEAN UP RECYCLING	
				REG. CHECK		1	1,350.00	1,350.00CR	0.00
							1,350.00	0.00	
01-001576 CG MARKETING GROUP									
I	00098616	BUSINESS CARDS-A. KURAKKARA	APBNK	6/16/2022 R		5/17/2022	96.09	96.09CR	
	G/L ACCOUNT			CK: 149504			96.09		
	101 41910-01-203.00	PRINTED FORMS & PAPER					96.09	BUSINESS CARDS-A. KURAKKARAN	
				REG. CHECK		1	96.09	96.09CR	0.00
							96.09	0.00	
01-002754 CHARTER COMMUNICATIONS									
I	0203403053022	TV BUNDLE - ARENA	APBNK	6/16/2022 R		5/30/2022	31.62	31.62CR	
	G/L ACCOUNT			CK: 149505			31.62		
	650 45130-01-404.00	CONTRACTED MACH & EQUIP R & M					31.62	TV BUNDLE - ARENA	
I	361052522	CABLE-FIRE STATION 1	APBNK	6/16/2022 R		5/25/2022	16.85	16.85CR	
	G/L ACCOUNT			CK: 149505			16.85		
	101 42210-01-439.05	STATION NEEDS					16.85	CABLE-FIRE STATION 1	
				REG. CHECK		1	48.47	48.47CR	0.00
							48.47	0.00	
01-002913 CITY AUTO GLASS-SO ST PAUL									
I	I001212220	WINDSHIELD REPLACEMENT	APBNK	6/16/2022 R		6/02/2022	315.00	315.00CR	
	G/L ACCOUNT			CK: 149506			315.00		
	206 49006-01-221.00	EQUIPMENT PARTS					315.00	WINDSHIELD REPLACEMENT	
				REG. CHECK		1	315.00	315.00CR	0.00
							315.00	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-005756 CITY ENGINEERS ASSN OF MN									
I	2022-0239	ANNUAL MEMBERSHIP-N. EGGER	APBNK	6/16/2022	R	6/13/2022	60.00	60.00CR	
		G/L ACCOUNT		CK: 149507			60.00		
		101 43121-01-433.03 CITY ENGINEERS' ASSOCIATION					60.00	ANNUAL MEMBERSHIP-N. EGGER	
				REG. CHECK		1	60.00	60.00CR	0.00
							60.00	0.00	
01-030908 CITY OF APPLE VALLEY									
I	2022-0240	25 RADIO CHARGERS	APBNK	6/16/2022	R	5/31/2022	2,812.50	2,812.50CR	
		G/L ACCOUNT		CK: 149508			2,812.50		
		207 49007-01-573.00 OTHER EQUIPMENT PURCHASES					2,812.50	25 RADIO CHARGERS	
				REG. CHECK		1	2,812.50	2,812.50CR	0.00
							2,812.50	0.00	
01-030956 CITY OF ROSEMOUNT									
I	2022-0229	MAY 2022 STATE SURCHARGE	APBNK	6/16/2022	R	6/06/2022	62.14	62.14CR	
		G/L ACCOUNT		CK: 149509			62.14		
		101 20810 BUILDING PERMIT SURCHARGE					53.74	MAY 2022 STATE SURCHARGE	
		101 20811 BUILDING PMT SURCHARGE-SET FEE					2.82	MAY 2022 STATE SURCHARGE	
		101 20820 ELECTRICAL PERMIT SURCHARGE					1.96	MAY 2022 STATE SURCHARGE	
		101 20860 HEATING/AIR COND PERMIT SURCHG					1.56	MAY 2022 STATE SURCHARGE	
		101 20830 PLUMBING PERMIT SURCHARGE					1.52	MAY 2022 STATE SURCHARGE	
		101 20850 SEWER PERMIT SURCHARGE					0.54	MAY 2022 STATE SURCHARGE	
				REG. CHECK		1	62.14	62.14CR	0.00
							62.14	0.00	
01-030957 CITY OF ROSEMOUNT									
I	2022-0227	METRO SAC - 1% DISCOUNT MAY	APBNK	6/16/2022	R	6/06/2022	273.35	273.35CR	
		G/L ACCOUNT		CK: 149510			273.35		
		101 20815 METRO SAC FOR MWCC					273.35	METRO SAC - 1% DISCOUNT MAY 22	
				REG. CHECK		1	273.35	273.35CR	0.00
							273.35	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-004599 CLEAN CHOICE ENERGY									
I	INV200396435	APRIL SOLAR SUBSCRIPTIONS	APBNK	6/16/2022 R		6/02/2022	1,443.33	1,443.33CR	
		G/L ACCOUNT		CK: 149511			1,443.33		
		601 49407-01-381.00 ELECTRIC UTILITIES					683.76	APRIL SOLAR SUBSCRIPTIONS	
		101 41940-01-381.00 ELECTRIC UTILITIES					173.49	APRIL SOLAR SUBSCRIPTIONS	
		601 49410-01-381.00 ELECTRIC UTILITIES					586.08	APRIL SOLAR SUBSCRIPTIONS	
				REG. CHECK		1	1,443.33	1,443.33CR	0.00
							1,443.33	0.00	
01-031370 COLLINS ELECTRICAL CONSTR C									
I	2230841.01	TRIPPED BREAKER-SERVICE CAL	APBNK	6/16/2022 R		5/25/2022	3,179.28	3,179.28CR	
		G/L ACCOUNT		CK: 149512			3,179.28		
		101 45100-01-404.00 CONTRACTED MACH & EQUIP R & M					1,208.13	TRIPPED BREAKER-SERVICE CALL	
		650 45130-01-404.00 CONTRACTED MACH & EQUIP R & M					1,208.13	TRIPPED BREAKER-SERVICE CALL	
		101 11510 NATIONAL GUARD A/R					763.02	TRIPPED BREAKER-SERVICE CALL	
I	2231440.01	SNOWPLOWING DAMAGE REPAIR	APBNK	6/16/2022 R		6/01/2022	1,955.63	1,955.63CR	
		G/L ACCOUNT		CK: 149512			1,955.63		
		206 49006-01-221.00 EQUIPMENT PARTS					1,955.63	SNOWPLOWING DAMAGE REPAIR	
				REG. CHECK		1	5,134.91	5,134.91CR	0.00
							5,134.91	0.00	
01-004277 CORE & MAIN LP									
I	P990365	WATER METER - MXU'S	APBNK	6/16/2022 R		5/26/2022	4,995.00	4,995.00CR	
		G/L ACCOUNT		CK: 149513			4,995.00		
		601 49400-01-220.01 FOR REPLACEMENTS					2,997.00	WATER METER - MXU'S	
		601 49400-01-220.02 FOR NEW HOMES					1,998.00	WATER METER - MXU'S	
I	Q927120	HYDRANT PARTS	APBNK	6/16/2022 R		5/25/2022	2,231.60	2,231.60CR	
		G/L ACCOUNT		CK: 149513			2,231.60		
		601 49400-01-229.01 SUPPLIES FOR HYDRANTS					2,231.60	HYDRANT PARTS	
I	Q985433	WATER METER SCREW CABLE	APBNK	6/16/2022 R		6/06/2022	142.36	142.36CR	
		G/L ACCOUNT		CK: 149513			142.36		
		601 49400-01-220.01 FOR REPLACEMENTS					142.36	WATER METER SCREW CABLE	
				REG. CHECK		1	7,368.96	7,368.96CR	0.00
							7,368.96	0.00	

PACKET: 06366 06/16/2022 AP CHECK RUN
VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-031577 CORPORATE MECHANICAL INC									
	I W58650	SC MAY BOILER CHECKS	APBNK	6/16/2022 R		6/03/2022	737.00	737.00CR	
		G/L ACCOUNT		CK: 149514			737.00		
		101 45100-30-401.00 CONTRACTED BUILDING REPAIRS					737.00 SC MAY BOILER CHECKS		
				REG. CHECK		1	737.00	737.00CR	0.00
							737.00	0.00	
01-031850 CROSS NURSERIES INC									
	I 048633	NURSERY TREES	APBNK	6/16/2022 R		5/19/2022	1,083.50	1,083.50CR	
		G/L ACCOUNT		CK: 149515			1,083.50		
		101 45202-01-225.01 TREES, SHRUBS, ETC.					1,083.50 NURSERY TREES		
				REG. CHECK		1	1,083.50	1,083.50CR	0.00
							1,083.50	0.00	
01-004437 CUSTOM CAP & TIRE									
	I 270048258	2 TIRES	APBNK	6/16/2022 R		6/02/2022	358.40	358.40CR	
		G/L ACCOUNT		CK: 149516			358.40		
		101 43100-01-222.00 TIRES					358.40 2 TIRES		
	I 270048283	3 MOWER TIRES	APBNK	6/16/2022 R		6/06/2022	411.05	411.05CR	
		G/L ACCOUNT		CK: 149516			411.05		
		101 43100-01-222.00 TIRES					411.05 3 MOWER TIRES		
	I 270048403	STEEL WHEEL FOR TRAILER	APBNK	6/16/2022 R		6/08/2022	181.00	181.00CR	
		G/L ACCOUNT		CK: 149516			181.00		
		101 43100-01-221.00 EQUIPMENT PARTS					181.00 STEEL WHEEL FOR TRAILER		
				REG. CHECK		1	950.45	950.45CR	0.00
							950.45	0.00	
01-040040 DAKOTA AWARDS & ENGRAVING									
	I 24502	NAME PLATES-THOMAS	APBNK	6/16/2022 R		5/19/2022	33.00	33.00CR	
		G/L ACCOUNT		CK: 149517			33.00		
		101 41810-01-209.00 OTHER OFFICE SUPPLIES					33.00 NAME PLATES-THOMAS		
				REG. CHECK		1	33.00	33.00CR	0.00
							33.00	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-001486 DAKOTA COMMUNICATIONS CENTE									
I	RO2022-07	JULY 2022 DCC FEE	APBNK	6/16/2022	R	6/03/2022	34,307.00	34,307.00CR	
		G/L ACCOUNT		CK: 149518			34,307.00		
		101 42110-01-319.01 DISPATCH SERVICES-OPERATIONS					34,307.00	JULY 2022 DCC FEE	
		REG. CHECK					1 34,307.00	34,307.00CR	0.00
							34,307.00	0.00	
01-040435 DAKOTA ELECTRIC ASSOCIATION									
I	200002005379	5/22 JAYCEE PARK CONTROL BLDG	APBNK	6/16/2022	R	5/25/2022	10.96	10.96CR	
		G/L ACCOUNT		CK: 149519			10.96		
		101 45202-01-381.03 IRRIGATION					10.96	JAYCEE PARK CONTROL BLDG	
I	200003157294	5/22 WENSMANN POND MONITORING ST	APBNK	6/16/2022	R	5/25/2022	19.85	19.85CR	
		G/L ACCOUNT		CK: 149519			19.85		
		603 49513-01-381.00 ELECTRIC UTILITIES					19.85	WENSMANN POND MONITORING ST'N	
I	200003776226	5/22 SIREN #13	APBNK	6/16/2022	R	5/25/2022	24.86	24.86CR	
		G/L ACCOUNT		CK: 149519			24.86		
		101 43121-01-381.02 SIGNAL LIGHTS & SIRENS					24.86	SIREN #13	
I	200005601588	5/22 STORM DRAIN LIFT STATION #7	APBNK	6/16/2022	R	5/25/2022	108.38	108.38CR	
		G/L ACCOUNT		CK: 149519			108.38		
		603 49517-01-381.00 ELECTRIC UTILITIES					108.38	STORM DRAIN LIFT STATION #7	
I	200010007317	5/22 WELL #16	APBNK	6/16/2022	R	5/25/2022	2,016.33	2,016.33CR	
		G/L ACCOUNT		CK: 149519			2,016.33		
		601 49426-01-381.00 ELECTRIC UTILITIES					2,016.33	WELL #16	
I	200010050261	5/22 WELCOME SIGN - NORTH	APBNK	6/16/2022	R	5/25/2022	17.59	17.59CR	
		G/L ACCOUNT		CK: 149519			17.59		
		608 49508-01-381.00 ELECTRIC UTILITIES					17.59	WELCOME SIGN - NORTH	
		REG. CHECK					1 2,197.97	2,197.97CR	0.00
							2,197.97	0.00	
01-002994 DAKOTA UNLIMITED									
I	1907	FENCE REPAIR - RAILROAD	APBNK	6/16/2022	R	5/23/2022	1,278.00	1,278.00CR	
		G/L ACCOUNT		CK: 149520			1,278.00		
		101 45202-01-403.03 MISCELLANEOUS REPAIRS					1,278.00	FENCE REPAIR - RAILROAD	
		REG. CHECK					1 1,278.00	1,278.00CR	0.00
							1,278.00	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-005446 DAKS STUMP-N-SNOW LLC									
	I 203	STUMP REGRIND	APBNK	6/16/2022	R	5/26/2022	250.00	250.00CR	
		G/L ACCOUNT		CK: 149521			250.00		
		101 43121-01-409.00 TREE TRIMMING				250.00	STUMP REGRIND		
				REG. CHECK		1	250.00	250.00CR	0.00
							250.00	0.00	
01-005128 DIAMOND VOGEL - 807									
	I 807089054	PAINT-ICE ARENA	APBNK	6/16/2022	R	5/26/2022	459.19	459.19CR	
		G/L ACCOUNT		CK: 149522			459.19		
		650 45130-01-223.00 BUILDING REPAIR SUPPLIES				459.19	PAINT-ICE ARENA		
				REG. CHECK		1	459.19	459.19CR	0.00
							459.19	0.00	
01-050213 EARL F ANDERSEN INC									
	I 129670-IN	ROSEMOUNT & STREET NAME SIG	APBNK	6/16/2022	R	5/23/2022	1,271.00	1,271.00CR	
		G/L ACCOUNT		CK: 149523			1,271.00		
		101 43121-01-226.01 SIGNS AND POSTS				1,271.00	ROSEMOUNT & STREET NAME SIGNS		
				REG. CHECK		1	1,271.00	1,271.00CR	0.00
							1,271.00	0.00	
01-050329 ECM PUBLISHERS INC									
	I 892168	PH-CONNEMARA PA	APBNK	6/16/2022	R	5/13/2022	165.60	165.60CR	
		G/L ACCOUNT		CK: 149524			165.60		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES				165.60	PH-CONNEMARA PA		
	I 892169	PH NOTICE-CONNEMARA COMMISS	APBNK	6/16/2022	R	5/13/2022	172.80	172.80CR	
		G/L ACCOUNT		CK: 149524			172.80		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES				172.80	PH NOTICE-CONNEMARA COMMISSION		
	I 892171	PH-SKB LANDFILL CAPACITY	APBNK	6/16/2022	R	5/13/2022	90.00	90.00CR	
		G/L ACCOUNT		CK: 149524			90.00		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES				90.00	PH-SKB LANDFILL CAPACITY		
	I 892172	PH-LANDCO SITE PLAN REV	APBNK	6/16/2022	R	5/13/2022	43.20	43.20CR	
		G/L ACCOUNT		CK: 149524			43.20		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES				43.20	PH-LANDCO SITE PLAN REV		

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	892173	PH-GROFF VARIANCE	APBNK	6/16/2022	R	5/13/2022	36.00	36.00CR	
		G/L ACCOUNT		CK: 149524			36.00		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES					36.00	PH-GROFF VARIANCE	
I	892174	PH-AMBER FIELDS PUD PRELIM	APBNK	6/16/2022	R	5/13/2022	39.60	39.60CR	
		G/L ACCOUNT		CK: 149524			39.60		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES					39.60	PH-AMBER FIELDS PUD PRELIM	
I	894344	SWPPP MEETING NOTICE	APBNK	6/16/2022	R	5/27/2022	93.60	93.60CR	
		G/L ACCOUNT		CK: 149524			93.60		
		603 49500-01-352.00 GENERAL NOTICES & PUBLIC INFO					93.60	SWPPP MEETING NOTICE	
I	894345	PH-ORDINANCE B-300	APBNK	6/16/2022	R	5/27/2022	108.00	108.00CR	
		G/L ACCOUNT		CK: 149524			108.00		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES					108.00	PH-ORDINANCE B-300	
I	894346	PH-ORDINANCE B-299	APBNK	6/16/2022	R	5/27/2022	86.40	86.40CR	
		G/L ACCOUNT		CK: 149524			86.40		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES					86.40	PH-ORDINANCE B-299	
				REG. CHECK		1	835.20	835.20CR	0.00
							835.20	0.00	

01-005733 ECOELSA LLC

I	20220608	PRESCHOOLERS & PONDS PROG	APBNK	6/16/2022	R	6/08/2022	63.00	63.00CR	
		G/L ACCOUNT		CK: 149525			63.00		
		101 45100-93-219.00 OTHER OPERATING SUPPLIES					63.00	PRESCHOOLERS & PONDS PROG	
				REG. CHECK		1	63.00	63.00CR	0.00
							63.00	0.00	

01-050812 EHLERS

I	90521	ABATEMENT PROJECT PROPOSAL	APBNK	6/16/2022	R	5/09/2022	137.50	137.50CR	
		G/L ACCOUNT		CK: 149526			137.50		
		201 46300-01-319.05 OTHER CONSULTANTS					137.50	ABATEMENT PROJECT PROPOSAL '22	
I	90522	PROJECT BIGFOOT - PROF SERV	APBNK	6/16/2022	R	5/09/2022	687.50	687.50CR	
		G/L ACCOUNT		CK: 149526			687.50		
		201 46300-01-319.05 OTHER CONSULTANTS					687.50	PROJECT BIGFOOT - PROF SERVS	
				REG. CHECK		1	825.00	825.00CR	0.00
							825.00	0.00	

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VENDOR SET: 01

VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-051330 EMERGENCY APPARATUS MAINT									
I	123634	PARTS FOR FIRE TRUCKS	APBNK	6/16/2022 R		5/26/2022	628.85	628.85CR	
		G/L ACCOUNT		CK: 149527			628.85		
		101 43100-01-221.00 EQUIPMENT PARTS					628.85	PARTS FOR FIRE TRUCKS	
				REG. CHECK		1	628.85	628.85CR	0.00
							628.85	0.00	
01-051340 EMERGENCY AUTOMOTIVE TECH									
I	SVC29935	REPAIRS TO SQUAD 190	APBNK	6/16/2022 R		5/27/2022	115.00	115.00CR	
		G/L ACCOUNT		CK: 149528			115.00		
		101 43100-01-404.01 CONTRACTED SERVICES					115.00	REPAIRS TO SQUAD 190	
				REG. CHECK		1	115.00	115.00CR	0.00
							115.00	0.00	
01-005731 EMERGENCY TECHNICAL DECON									
I	282	TURNOUT GEAR REPAIR	APBNK	6/16/2022 R		6/07/2022	157.00	157.00CR	
		G/L ACCOUNT		CK: 149529			157.00		
		101 42210-01-580.01 BUNKER GEAR					157.00	TURNOUT GEAR REPAIR	
				REG. CHECK		1	157.00	157.00CR	0.00
							157.00	0.00	
01-061863 FRONTIER									
I	651-197-5422 06/22	FS1 COPPER OVER ETHERNET TO	APBNK	6/16/2022 R		5/22/2022	212.00	212.00CR	
		G/L ACCOUNT		CK: 149530			212.00		
		101 41810-01-321.01 GENERAL PHONE COSTS					212.00	FS1 COPPER OVER ETHERNET TO CH	
				REG. CHECK		1	212.00	212.00CR	0.00
							212.00	0.00	
01-061865 FRONTIER									
I	651-188-0017 06/22	PHONE,INTERNET & CITY WIFI	APBNK	6/16/2022 R		5/25/2022	4,201.39	4,201.39CR	
		G/L ACCOUNT		CK: 149531			4,201.39		
		101 41810-01-321.01 GENERAL PHONE COSTS					3,830.18	PHONE,INTERNET & CITY WIFI SRV	
		601 49407-01-321.00 TELEPHONE COSTS					17.57	PHONE,INTERNET & CITY WIFI SRV	
		601 49410-01-321.00 TELEPHONE COSTS					63.73	PHONE,INTERNET & CITY WIFI SRV	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
	601 49400-01-321.00	TELEPHONE COSTS					68.85	PHONE,INTERNET & CITY WIFI SRV	
	602 49450-01-321.00	TELEPHONE COSTS					68.85	PHONE,INTERNET & CITY WIFI SRV	
	603 49500-01-321.00	TELEPHONE COSTS					68.88	PHONE,INTERNET & CITY WIFI SRV	
	650 45130-01-321.00	TELEPHONE COSTS					83.33	PHONE,INTERNET & CITY WIFI SRV	
		REG. CHECK					1	4,201.39	4,201.39CR	0.00
								4,201.39	0.00	
01-005670 GAMBER-JOHNSON LLC										
I INV20449670		POLICE MDT DOCK REPAIR	APBNK	6/16/2022	R	4/08/2022		137.50	137.50CR	
	G/L ACCOUNT			CK: 149532				137.50		
	101 41520-01-391.07	MISCELLANEOUS REPAIRS & MAINT.					137.50	POLICE MDT DOCK REPAIR		
		REG. CHECK					1	137.50	137.50CR	0.00
								137.50	0.00	
01-003274 JUDY GARIN										
I 2022-0234		DRIVER SAFETY REFRESHER REF	APBNK	6/16/2022	R	6/08/2022		24.00	24.00CR	
	G/L ACCOUNT			CK: 149533				24.00		
	101 22005	REFUNDS PAYABLE - P&R					24.00	DRIVER SAFETY REFRESHER REFUND		
		REG. CHECK					1	24.00	24.00CR	0.00
								24.00	0.00	
01-000677 GERTENS										
I 175518-12		PUBLIC WORKS TOOLS	APBNK	6/16/2022	R	6/02/2022		358.25	358.25CR	
	G/L ACCOUNT			CK: 149534				358.25		
	101 45202-01-241.00	SMALL TOOLS					358.25	PUBLIC WORKS TOOLS		
I 636705/6		TREE PROTECTORS	APBNK	6/16/2022	R	5/26/2022		149.50	149.50CR	
	G/L ACCOUNT			CK: 149534				149.50		
	101 45202-01-225.01	TREES, SHRUBS, ETC.					149.50	TREE PROTECTORS		
I 643588/6		PERENNIAL REPLACEMENTS	APBNK	6/16/2022	R	6/06/2022		181.00	181.00CR	
	G/L ACCOUNT			CK: 149534				181.00		
	101 43121-01-225.03	FLOWERS					181.00	PERENNIAL REPLACEMENTS		
I 72317/30		ANNUALS FOR CENTRAL/PARKS	APBNK	6/16/2022	R	6/01/2022		1,338.89	1,338.89CR	
	G/L ACCOUNT			CK: 149534				1,338.89		
	101 43121-01-225.03	FLOWERS					1,338.89	ANNUALS FOR CENTRAL/PARKS		
I 73838/30		ANNUALS FOR INNISFREE	APBNK	6/16/2022	R	6/01/2022		283.44	283.44CR	
	G/L ACCOUNT			CK: 149534				283.44		
	101 43121-01-225.03	FLOWERS					283.44	ANNUALS FOR INNISFREE		

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	79923/30	SPECIAL BEDDING MIX	APBNK	6/16/2022 R		5/31/2022	174.74	174.74CR	
	G/L ACCOUNT			CK: 149534			174.74		
	101 41320-31-315.02	HEALTH & WELLNESS					174.74	SPECIAL BEDDING MIX	
I	80315/30	REPLACE COLEUS-PARK SIGNS	APBNK	6/16/2022 R		6/07/2022	342.90	342.90CR	
	G/L ACCOUNT			CK: 149534			342.90		
	101 43121-01-225.03	FLOWERS					342.90	REPLACE COLEUS-PARK SIGNS	
I	908706/1	HONEYSUCKLE FOR CC SIGN	APBNK	6/16/2022 R		6/07/2022	28.00	28.00CR	
	G/L ACCOUNT			CK: 149534			28.00		
	101 43121-01-225.03	FLOWERS					28.00	HONEYSUCKLE FOR CC SIGN	
I	96326/6	3-7" RIVER ROCK	APBNK	6/16/2022 R		6/07/2022	383.18	383.18CR	
	G/L ACCOUNT			CK: 149534			383.18		
	101 41940-01-225.00	LANDSCAPING MATERIALS					383.18	3-7" RIVER ROCK	
				REG. CHECK		1	3,239.90	3,239.90CR	0.00
							3,239.90	0.00	
01-003610 GIGABIT MINNESOTA									
I	13821450	BUSINESS INTERNET PACK-JUN	APBNK	6/01/2022 D		6/01/2022	234.90	234.90CR	
	G/L ACCOUNT			CK: 001130			234.90		
	101 41810-01-321.01	GENERAL PHONE COSTS					234.90	BUSINESS INTERNET PACK-JUN	
				DRAFTS		1	234.90	234.90CR	0.00
							234.90	0.00	
01-003407 GOLDEN OAK TREE SERVICE INC									
I	2022-0231	DANBURY WAY TREE REMOVAL	APBNK	6/16/2022 R		6/06/2022	4,000.00	4,000.00CR	
	G/L ACCOUNT			CK: 149535			4,000.00		
	466 48000-01-319.00	OTHER PROFESSIONAL SERVICES					4,000.00	DANBURY WAY TREE REMOVAL	
				REG. CHECK		1	4,000.00	4,000.00CR	0.00
							4,000.00	0.00	
01-070880 GOPHER STATE ONE-CALL									
I	2050714	MAY TICKET CHARGES	APBNK	6/16/2022 R		5/31/2022	839.70	839.70CR	
	G/L ACCOUNT			CK: 149536			839.70		
	601 49400-01-312.00	GOPHER STATE ONE-CALL FEES					279.90	MAY TICKET CHARGES	
	602 49450-01-312.00	GOPHER STATE ONE-CALL FEES					279.90	MAY TICKET CHARGES	
	603 49500-01-312.00	GOPHER STATE ONE-CALL FEES					279.90	MAY TICKET CHARGES	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT		GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
				REG. CHECK			1	839.70	839.70CR	0.00
								839.70	0.00	
01-004903 GRAPHIC TICKETS & SYSTEMS										
I 006978		CITATION PAPER	APBNK	6/16/2022	R	5/26/2022		163.86	163.86CR	
		G/L ACCOUNT		CK: 149537				163.86		
		101 42110-01-203.00 PRINTED FORMS & PAPER					163.86	CITATION PAPER		
				REG. CHECK			1	163.86	163.86CR	0.00
								163.86	0.00	
01-005693 GREAT AMERICA FINANCIAL SVC										
I 31722106		MONTHLY POSTAGE & METER REN	APBNK	6/16/2022	R	5/26/2022		218.49	218.49CR	
		G/L ACCOUNT		CK: 149538				218.49		
		101 41810-01-413.00 OFFICE EQUIPMENT RENTAL					218.49	MONTHLY POSTAGE & METER RENTAL		
				REG. CHECK			1	218.49	218.49CR	0.00
								218.49	0.00	
01-080050 HACH COMPANY										
I 13071013		COLORIMETER	APBNK	6/16/2022	R	6/01/2022		659.07	659.07CR	
		G/L ACCOUNT		CK: 149539				659.07		
		601 49400-01-216.00 CHEMICALS & CHEMICAL PRODUCTS					659.07	COLORIMETER		
				REG. CHECK			1	659.07	659.07CR	0.00
								659.07	0.00	
01-080458 HAWKINS INC										
I 6201504		CHEMICALS FOR WELLS	APBNK	6/16/2022	R	6/02/2022		11,807.02	11,807.02CR	
		G/L ACCOUNT		CK: 149540				11,807.02		
		601 49400-01-216.00 CHEMICALS & CHEMICAL PRODUCTS					11,807.02	CHEMICALS FOR WELLS		
				REG. CHECK			1	11,807.02	11,807.02CR	0.00
								11,807.02	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-080905 HIGHLAND SANITATION									
I	966867	MAY TRASH SERVICE	APBNK	6/16/2022 R		5/23/2022	3,902.67	3,902.67CR	
		G/L ACCOUNT		CK: 149541			3,902.67		
		101 45100-01-384.00 REFUSAL DISPOSAL					231.15 MAY TRASH SERVICE		
		650 45130-01-384.00 REFUSE DISPOSAL					217.95 MAY TRASH SERVICE		
		101 45100-01-315.09 MISCELLANEOUS PROGRAMS					58.50 MAY TRASH SERVICE		
		101 45100-30-384.00 REFUSE DISPOSAL					64.59 MAY TRASH SERVICE		
		101 41940-01-384.01 GENERAL BUILDINGS & PARKS					3,330.48 MAY TRASH SERVICE		
				REG. CHECK		1	3,902.67	3,902.67CR	0.00
							3,902.67	0.00	
01-005278 HLS OUTDOOR									
I	6633341-001	PUMP RE-BUILD KIT	APBNK	6/16/2022 R		6/03/2022	218.41	218.41CR	
		G/L ACCOUNT		CK: 149542			218.41		
		101 45202-01-221.02 IRRIGATION REPAIR IN-HOUSE					218.41 PUMP RE-BUILD KIT		
				REG. CHECK		1	218.41	218.41CR	0.00
							218.41	0.00	
01-081575 HOME DEPOT CREDIT SERVICE									
I	1522816	ANT KILLER , SPRAY PAINT	APBNK	6/16/2022 R		5/26/2022	19.94	19.94CR	
		G/L ACCOUNT		CK: 149543			19.94		
		101 45100-30-404.00 CONTRACTED MACH & EQUIP R & M					6.98 ANT KILLER , SPRAY PAINT		
		101 45100-01-223.00 BUILDING REPAIR SUPPLIES					12.96 ANT KILLER , SPRAY PAINT		
I	5620731	PAINT & WEED KILLER	APBNK	6/16/2022 R		6/01/2022	39.89	39.89CR	
		G/L ACCOUNT		CK: 149543			39.89		
		650 45130-01-223.00 BUILDING REPAIR SUPPLIES					19.92 PAINT & WEED KILLER		
		101 45100-01-223.00 BUILDING REPAIR SUPPLIES					19.97 PAINT & WEED KILLER		
I	6620905	PAINT	APBNK	6/16/2022 R		5/31/2022	16.52	16.52CR	
		G/L ACCOUNT		CK: 149543			16.52		
		650 45130-01-223.00 BUILDING REPAIR SUPPLIES					16.52 PAINT		
I	7032941	CONCRETE AND ASPHALT SUPPLI	APBNK	6/16/2022 R		5/10/2022	325.16	325.16CR	
		G/L ACCOUNT		CK: 149543			325.16		
		101 43121-01-241.00 SMALL TOOLS					325.16 CONCRETE AND ASPHALT SUPPLIES		
I	8034958	LUMBER FOR CONCRETE FORMS	APBNK	6/16/2022 R		5/19/2022	178.52	178.52CR	
		G/L ACCOUNT		CK: 149543			178.52		
		101 43121-01-410.01 GENERAL REPAIRS					178.52 LUMBER FOR CONCRETE FORMS		

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
				REG. CHECK		1	580.03	580.03CR	0.00
							580.03	0.00	
01-081625 HONSA LIGHTING SOLUTIONS IN									
I	96925	LIGHT BULBS	APBNK	6/16/2022	R	6/03/2022	100.50	100.50CR	
		G/L ACCOUNT		CK: 149544			100.50		
		101 41940-01-223.00 BUILDING REPAIR SUPPLIES					100.50 LIGHT BULBS		
				REG. CHECK		1	100.50	100.50CR	0.00
							100.50	0.00	
01-004339 I & S GROUP INC									
I	82136	BONAIRE PATH FEASIBILITY ST	APBNK	6/16/2022	R	5/31/2022	12,074.61	12,074.61CR	
		G/L ACCOUNT		CK: 149545			12,074.61		
		205 49005-01-537.00 IMPROVEMENTS OTHER THAN BLDGS					12,074.61 BONAIRE PATH FEASIBILITY STUDY		
				REG. CHECK		1	12,074.61	12,074.61CR	0.00
							12,074.61	0.00	
01-001690 IN CONTROL INC									
I	22127NA-01	ENGINEERING SERV-RURAL WELL	APBNK	6/16/2022	R	5/26/2022	298.00	298.00CR	
		G/L ACCOUNT		CK: 149546			298.00		
		601 49400-01-319.02 SUPERVISORY CONTROLS					298.00 ENGINEERING SERV-RURAL WELL		
				REG. CHECK		1	298.00	298.00CR	0.00
							298.00	0.00	
01-091405 INDEPENDENT BLACK DIRT									
I	32077	24 YARDS BLACK DIRT	APBNK	6/16/2022	R	6/06/2022	504.00	504.00CR	
		G/L ACCOUNT		CK: 149547			504.00		
		101 43121-01-225.01 TURF RESTORATION MATERIAL					504.00 24 YARDS BLACK DIRT		
				REG. CHECK		1	504.00	504.00CR	0.00
							504.00	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-000709 INDEPENDENT SCH DIST #196									
I	2022-0233	PERMIT 3744-DAMAGE DEPOSIT	APBNK	6/16/2022	R	5/26/2022	300.00	300.00CR	
		G/L ACCOUNT		CK: 149548			300.00		
		101 22005 REFUNDS PAYABLE - P&R					300.00	PERMIT 3744-DAMAGE DEPOSIT	
				REG. CHECK		1	300.00	300.00CR	0.00
							300.00	0.00	
01-000600 J-K CONSTRUCTION									
I	050374	SHELTER FOR ORGANICS	APBNK	6/16/2022	R	6/13/2022	8,628.00	8,628.00CR	
		G/L ACCOUNT		CK: 149549			8,628.00		
		101 41940-01-384.02 RECYCLING/CLEANUP DAYS					8,628.00	SHELTER FOR ORGANICS	
				REG. CHECK		1	8,628.00	8,628.00CR	0.00
							8,628.00	0.00	
01-003699 JANI-KING OF MINNESOTA									
I	MIN05220299	SC EVENT CLEAN 5/7	APBNK	6/16/2022	R	5/23/2022	140.00	140.00CR	
		G/L ACCOUNT		CK: 149550			140.00		
		101 45100-30-312.00 CUSTODIAL SERVICES					140.00	SC EVENT CLEAN 5/7	
I	MIN05220300	RCC EVENT CLEAN 5/7	APBNK	6/16/2022	R	5/23/2022	140.00	140.00CR	
		G/L ACCOUNT		CK: 149550			140.00		
		101 45100-01-312.00 CUSTODIAL SERVICES					140.00	RCC EVENT CLEAN 5/7	
I	MIN05220301	RCC EVENT CLEAN 5/8	APBNK	6/16/2022	R	5/23/2022	140.00	140.00CR	
		G/L ACCOUNT		CK: 149550			140.00		
		101 45100-01-312.00 CUSTODIAL SERVICES					140.00	RCC EVENT CLEAN 5/8	
I	MIN05220302	RCC EVENT CLEAN 5/14	APBNK	6/16/2022	R	5/23/2022	140.00	140.00CR	
		G/L ACCOUNT		CK: 149550			140.00		
		101 45100-01-312.00 CUSTODIAL SERVICES					140.00	RCC EVENT CLEAN 5/14	
I	MIN05220303	RCC EVENT CLEAN 5/20	APBNK	6/16/2022	R	5/23/2022	140.00	140.00CR	
		G/L ACCOUNT		CK: 149550			140.00		
		101 45100-01-312.00 CUSTODIAL SERVICES					140.00	RCC EVENT CLEAN 5/20	
I	MIN05220304	RCC EVENT CLEAN 5/21	APBNK	6/16/2022	R	5/23/2022	140.00	140.00CR	
		G/L ACCOUNT		CK: 149550			140.00		
		101 45100-01-312.00 CUSTODIAL SERVICES					140.00	RCC EVENT CLEAN 5/21	
I	MIN05220305	RCC EVENT CLEAN 5/22	APBNK	6/16/2022	R	5/23/2022	140.00	140.00CR	
		G/L ACCOUNT		CK: 149550			140.00		
		101 45100-01-312.00 CUSTODIAL SERVICES					140.00	RCC EVENT CLEAN 5/22	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
				REG. CHECK		1	980.00	980.00CR	0.00
							980.00	0.00	
01-004797 KCI CONSERVATION									
	I 22-032	SPIRAL CONSERVATION TREATME	APBNK	6/16/2022	R	6/03/2022	1,075.00	1,075.00CR	
		G/L ACCOUNT		CK: 149551			1,075.00		
		101 41940-01-319.12 BRONZE MONUMENT MAINTENANCE				1,075.00	SPIRAL CONSERVATION TREATMENT		
				REG. CHECK		1	1,075.00	1,075.00CR	0.00
							1,075.00	0.00	
01-110526 KIMBALL MIDWEST									
	I 9934412	SHOP SUPPLIES	APBNK	6/16/2022	R	5/26/2022	534.14	534.14CR	
		G/L ACCOUNT		CK: 149552			534.14		
		101 43100-01-215.00 SHOP MATERIALS				534.14	SHOP SUPPLIES		
				REG. CHECK		1	534.14	534.14CR	0.00
							534.14	0.00	
01-002206 LIBERTY TIRE RECYCLING LLC									
	I 2282627	CLEAN-UP DAY - TIRES	APBNK	6/16/2022	R	5/28/2022	856.50	856.50CR	
		G/L ACCOUNT		CK: 149553			856.50		
		101 11500 ACCOUNTS RECEIVABLE				856.50	CLEAN-UP DAY - TIRES		
				REG. CHECK		1	856.50	856.50CR	0.00
							856.50	0.00	
01-121530 LOGIS-LOCAL GOVERNMENT									
	I 52185	APPL SUP RECORDS, FIRE & PO	APBNK	6/16/2022	R	6/01/2022	2,730.00	2,730.00CR	
		G/L ACCOUNT		CK: 149554			2,730.00		
		101 42110-01-394.04 DCLEA PHOENIX				367.00	APPL SUP RECORDS, FIRE & POL		
		101 42110-01-396.04 MCD MAINTENANCE & CELLULAR				2,125.00	APPL SUP RECORDS, FIRE & POL		
		101 42210-01-329.06 MOBILE COMPUTERS				238.00	APPL SUP RECORDS, FIRE & POL		
	I 52256	POLICE NETWORK FIX	APBNK	6/16/2022	R	5/31/2022	260.00	260.00CR	
		G/L ACCOUNT		CK: 149554			260.00		
		101 41520-01-391.07 MISCELLANEOUS REPAIRS & MAINT.				260.00	POLICE NETWORK FIX		
				REG. CHECK		1	2,990.00	2,990.00CR	0.00
							2,990.00	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-004303 MACQUEEN EMERGENCY									
I	P02274	YELLOW FIRE HOSES W/STAMPIN	APBNK	6/16/2022 R		4/22/2022	169.00	169.00CR	
	G/L ACCOUNT			CK: 149555			169.00		
	101 42210-01-580.03	HOSE & FITTINGS					169.00	YELLOW FIRE HOSES W/STAMPING	
I	P02275	COLORED FIRE HOSES W/STAMPI	APBNK	6/16/2022 R		4/22/2022	10,053.70	10,053.70CR	
	G/L ACCOUNT			CK: 149555			10,053.70		
	207 49007-01-574.00	OTHER EQUIPMENT PURCHASES					10,053.70	COLORED FIRE HOSES W/STAMPING	
I	P02515	STAT-X REPLACEMENT	APBNK	6/16/2022 R		5/25/2022	1,293.73	1,293.73CR	
	G/L ACCOUNT			CK: 149555			1,293.73		
	101 42210-01-580.04	REPLACE DAMAGED ITEMS					1,293.73	STAT-X REPLACEMENT	
				REG. CHECK		1	11,516.43	11,516.43CR	0.00
							11,516.43	0.00	
01-002533 MARCO TECHNOLOGIES LLC									
I	INV10010714	ACTUAL MONTHLY PRINT COST	APBNK	6/16/2022 R		5/31/2022	1,073.21	1,073.21CR	
	G/L ACCOUNT			CK: 149556			1,073.21		
	101 41810-01-202.02	COPYING COSTS					1,073.21	ACTUAL MONTHLY PRINT COST	
				REG. CHECK		1	1,073.21	1,073.21CR	0.00
							1,073.21	0.00	
01-005066 MARCO TECHNOLOGIES LLC									
I	472938430	LEASE PAYMENT-MX 5071	APBNK	6/16/2022 R		5/20/2022	244.23	244.23CR	
	G/L ACCOUNT			CK: 149557			244.23		
	101 41810-01-580.00	OTHER EQUIPMENT					244.23	LEASE PAYMENT-MX 5071	
				REG. CHECK		1	244.23	244.23CR	0.00
							244.23	0.00	
01-130280 MASTER ELECTRIC CO INC									
I	SD40389	TROUBLESHOOT TOWER MIXER	APBNK	6/16/2022 R		5/31/2022	160.00	160.00CR	
	G/L ACCOUNT			CK: 149558			160.00		
	601 49415-01-319.00	OTHER PROFESSIONAL SERVICES					160.00	TROUBLESHOOT TOWER MIXER	
				REG. CHECK		1	160.00	160.00CR	0.00
							160.00	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-004705 MATCO TOOLS									
	I 18530	TOOLS	APBNK	6/16/2022	R	5/25/2022	89.70	89.70CR	
		G/L ACCOUNT		CK: 149559			89.70		
		101 43100-01-241.00 SMALL TOOLS					89.70 TOOLS		
	I 18671	TOOLS	APBNK	6/16/2022	R	6/08/2022	457.25	457.25CR	
		G/L ACCOUNT		CK: 149559			457.25		
		101 43100-01-241.00 SMALL TOOLS					457.25 TOOLS		
				REG. CHECK		1	546.95	546.95CR	0.00
							546.95	0.00	
01-005759 RENJU MATHEWS									
	I 2022-0245	PERMIT 3939-DAMAGE DEPOSIT	APBNK	6/16/2022	R	5/26/2022	300.00	300.00CR	
		G/L ACCOUNT		CK: 149560			300.00		
		101 22005 REFUNDS PAYABLE - P&R					300.00 PERMIT 3939-DAMAGE DEPOSIT		
				REG. CHECK		1	300.00	300.00CR	0.00
							300.00	0.00	
01-005751 ANGELA MAXSON									
	I 2022-0226	MAILBOX REIMBURSEMENT	APBNK	6/16/2022	R	5/26/2022	76.88	76.88CR	
		G/L ACCOUNT		CK: 149561			76.88		
		101 43121-01-224.02 MAIL BOXES					76.88 MAILBOX REIMBURSEMENT		
				REG. CHECK		1	76.88	76.88CR	0.00
							76.88	0.00	
01-005753 GREGORY & JODI MAZAKIAN									
	I 2022-0232	UTILITY REFUND-ACCT 420476.	APBNK	6/16/2022	R	6/07/2022	106.04	106.04CR	
		G/L ACCOUNT		CK: 149562			106.04		
		601 22000 DEPOSITS PAYABLE					106.04 UTILITY REFUND-ACCT 420476.02		
				REG. CHECK		1	106.04	106.04CR	0.00
							106.04	0.00	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-005757 PAULA MCMENOMY									
I	2022-0243	PERMIT 4005-DAMAGE DEPOSIT	APBNK	6/16/2022	R	6/07/2022	150.00	150.00CR	
		G/L ACCOUNT		CK: 149563			150.00		
		101 22005 REFUNDS PAYABLE - P&R					150.00	PERMIT 4005-DAMAGE DEPOSIT	
				REG. CHECK		1	150.00	150.00CR	0.00
							150.00	0.00	
01-003989 MCNAMARA CONTRACTING INC									
I	2022-0235	2022 STREET IMPROV PROJECT	APBNK	6/16/2022	R	5/31/2022	371,089.47	371,089.47CR	
		G/L ACCOUNT		CK: 149564			371,089.47		
		466 48000-01-530.00 IMPROVEMENTS OTHER THAN BLDGS					371,089.47	2022 STREET IMPROV PROJECT	
				REG. CHECK		1	371,089.47	371,089.47CR	0.00
							371,089.47	0.00	
01-130575 MCNAMARA CONTRACTING INC									
I	5168	ASPHALT MIX	APBNK	6/16/2022	R	5/31/2022	858.65	858.65CR	
		G/L ACCOUNT		CK: 149565			858.65		
		101 43121-01-231.00 BITUMINOUS PATCHING MATERIALS					858.65	ASPHALT MIX	
				REG. CHECK		1	858.65	858.65CR	0.00
							858.65	0.00	
01-136955 MEI TOTAL ELEVATOR SOLUTION									
I	967194	JUNE ELEVATOR INSPECTION	APBNK	6/16/2022	R	6/01/2022	173.99	173.99CR	
		G/L ACCOUNT		CK: 149566			173.99		
		101 41940-01-319.01 ELEVATOR MAINTENANCE					173.99	JUNE ELEVATOR INSPECTION	
				REG. CHECK		1	173.99	173.99CR	0.00
							173.99	0.00	
01-005752 MEIER ENTERPRISES LLC									
I	20220601	MEALS FOR SENIOR TRIP	APBNK	6/16/2022	R	6/01/2022	173.54	173.54CR	
		G/L ACCOUNT		CK: 149567			173.54		
		101 45100-87-219.02 ADULT/SENIOR TRIPS SUPPLIES					173.54	MEALS FOR SENIOR TRIP	
				REG. CHECK		1	173.54	173.54CR	0.00
							173.54	0.00	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-130725 MENARDS-APPLE VALLEY									
	I 36170	CORDS,BATTERIES,BITS,ETC	APBNK	6/16/2022	R	5/24/2022	68.01	68.01CR	
		G/L ACCOUNT		CK: 149568			68.01		
		101 41940-01-223.00 BUILDING REPAIR SUPPLIES					68.01	CORDS,BATTERIES,BITS,ETC	
	I 36822	MAILBOXES AND NUMBERS	APBNK	6/16/2022	R	6/06/2022	107.24	107.24CR	
		G/L ACCOUNT		CK: 149568			107.24		
		101 43121-01-224.02 MAIL BOXES					107.24	MAILBOXES AND NUMBERS	
	I 36823-0	BITS,SQUARE,TORX IMPACT SOC	APBNK	6/16/2022	R	6/06/2022	33.93	33.93CR	
		G/L ACCOUNT		CK: 149568			33.93		
		101 45202-01-241.00 SMALL TOOLS					33.93	BITS,SQUARE,TORX IMPACT SOCKET	
	I 36824	GLASS CLEANER AND SCREWS	APBNK	6/16/2022	R	6/06/2022	64.00	64.00CR	
		G/L ACCOUNT		CK: 149568			64.00		
		101 45202-01-223.03 MISCELLANEOUS					64.00	GLASS CLEANER AND SCREWS	
	I 36939	GAGA PIT REPAIR	APBNK	6/16/2022	R	6/08/2022	157.01	157.01CR	
		G/L ACCOUNT		CK: 149568			157.01		
		101 45202-01-221.01 PLAYGROUND EQUIPMENT REPAIR					157.01	GAGA PIT REPAIR	
				REG. CHECK		1	430.19	430.19CR	0.00
							430.19	0.00	
01-130975 METRO COUNCIL ENV SERV									
	I 1141204	WASTEWATER SERVICE-JULY	APBNK	6/16/2022	R	6/07/2022	128,911.59	128,911.59CR	
		G/L ACCOUNT		CK: 149569			128,911.59		
		602 49450-01-602.00 METRO SEWER SERVICE CHARGES					128,911.59	WASTEWATER SERVICE-JULY	
				REG. CHECK		1	128,911.59	128,911.59CR	0.00
							128,911.59	0.00	
01-131025 METRO COUNCIL ENV SERV									
	I 2022-0228	SAC CHARGES - MAY 2022	APBNK	6/16/2022	R	6/06/2022	27,061.65	27,061.65CR	
		G/L ACCOUNT		CK: 149570			27,061.65		
		101 20815 METRO SAC FOR MWCC					27,061.65	SAC CHARGES - MAY 2022	
				REG. CHECK		1	27,061.65	27,061.65CR	0.00
							27,061.65	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-004079 METRO SALES INC									
I	INV2061152	IMC300F COPIER LEASE/COPY P	APBNK	6/16/2022	R	6/08/2022	103.67	103.67CR	
		G/L ACCOUNT		CK: 149571			103.67		
		101 41810-01-202.02 COPYING COSTS					103.67	IMC300F COPIER LEASE/COPY PYMT	
I	INV2064266	RICOH MP C307 COPIER LEASE	APBNK	6/16/2022	R	6/13/2022	67.00	67.00CR	
		G/L ACCOUNT		CK: 149571			67.00		
		101 41810-01-580.00 OTHER EQUIPMENT					67.00	RICOH MP C307 COPIER LEASE	
				REG. CHECK		1	170.67	170.67CR	0.00
							170.67	0.00	
01-003768 MID CITY SERVICES									
I	186601	MATS @ FS #2	APBNK	6/16/2022	R	6/02/2022	20.00	20.00CR	
		G/L ACCOUNT		CK: 149572			20.00		
		101 41940-01-319.10 FLOOR MATS					20.00	MATS @ FS #2	
I	186602	MATS AND RAGS @ MAINT BLDG	APBNK	6/16/2022	R	6/02/2022	42.75	42.75CR	
		G/L ACCOUNT		CK: 149572			42.75		
		101 41940-01-319.10 FLOOR MATS					9.00	MATS AND RAGS @ MAINT BLDG	
		101 43100-01-211.00 CLEANING SUPPLIES					33.75	MATS AND RAGS @ MAINT BLDG	
I	186603	MATS @ PW OFFICE BLDG	APBNK	6/16/2022	R	6/02/2022	68.25	68.25CR	
		G/L ACCOUNT		CK: 149572			68.25		
		101 41940-01-319.10 FLOOR MATS					68.25	MATS @ PW OFFICE BLDG	
I	186604	MATS @ CARPENTER SHOP	APBNK	6/16/2022	R	6/02/2022	22.75	22.75CR	
		G/L ACCOUNT		CK: 149572			22.75		
		101 41940-01-319.10 FLOOR MATS					22.75	MATS @ CARPENTER SHOP	
I	186605	MATS @ CITY HALL	APBNK	6/16/2022	R	6/02/2022	74.25	74.25CR	
		G/L ACCOUNT		CK: 149572			74.25		
		101 41940-01-319.10 FLOOR MATS					74.25	MATS @ CITY HALL	
I	186606	MATS @ POLICE	APBNK	6/16/2022	R	6/02/2022	48.75	48.75CR	
		G/L ACCOUNT		CK: 149572			48.75		
		101 41940-01-319.10 FLOOR MATS					48.75	MATS @ POLICE	
I	186607	SC - FLOOR MATS	APBNK	6/16/2022	R	6/02/2022	52.45	52.45CR	
		G/L ACCOUNT		CK: 149572			52.45		
		101 45100-30-401.00 CONTRACTED BUILDING REPAIRS					52.45	SC - FLOOR MATS	
I	186609	MATS @ FS #1	APBNK	6/16/2022	R	6/02/2022	20.00	20.00CR	
		G/L ACCOUNT		CK: 149572			20.00		
		101 41940-01-319.10 FLOOR MATS					20.00	MATS @ FS #1	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
				REG. CHECK		1	349.20	349.20CR	0.00
							349.20	0.00	
01-005706 MIDWEST MACHINERY CO									
	I 9164181	MOWER PARTS	APBNK	6/16/2022	R	5/25/2022	63.16	63.16CR	
		G/L ACCOUNT		CK: 149573			63.16		
		101 43100-01-221.00 EQUIPMENT PARTS					63.16	MOWER PARTS	
				REG. CHECK		1	63.16	63.16CR	0.00
							63.16	0.00	
01-004744 MINDFUL HEALTH									
	I 2022-0241	MAY SENIOR YOGA CLASS	APBNK	6/16/2022	R	5/26/2022	220.00	220.00CR	
		G/L ACCOUNT		CK: 149574			220.00		
		101 45100-93-219.00 OTHER OPERATING SUPPLIES					220.00	MAY SENIOR YOGA CLASS	
				REG. CHECK		1	220.00	220.00CR	0.00
							220.00	0.00	
01-133045 MINNEAPOLIS OXYGEN CO									
	I 00093620	WELDER AND TORCH GAS	APBNK	6/16/2022	R	5/31/2022	34.04	34.04CR	
		G/L ACCOUNT		CK: 149575			34.04		
		101 43100-01-215.00 SHOP MATERIALS					34.04	WELDER AND TORCH GAS	
				REG. CHECK		1	34.04	34.04CR	0.00
							34.04	0.00	
01-003896 MMKR & CO., P.A.									
	I 52571	PROGRESS BILL THRU 5/31/22	APBNK	6/16/2022	R	6/07/2022	6,725.00	6,725.00CR	
		G/L ACCOUNT		CK: 149576			6,725.00		
		101 41810-01-301.01 AUDIT & CONSULTING FEES					6,725.00	PROGRESS BILL THRU 5/31/22	
				REG. CHECK		1	6,725.00	6,725.00CR	0.00
							6,725.00	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-136725 MN DEPT OF HEALTH									
I	2022-0242	COMM WTR SUPPLY SVS-2ND QTR	APBNK	6/16/2022	R	5/19/2022	19,041.00	19,041.00CR	
	G/L ACCOUNT			CK: 149577			19,041.00		
	601 49400-01-310.03	MDH SERVICE CONNECTION FEE					19,041.00	COMM WTR SUPPLY SVS-2ND QTR	
				REG. CHECK		1	19,041.00	19,041.00CR	0.00
							19,041.00	0.00	
01-000332 MN DEPT OF HEALTH									
I	2022-0236	CLASS D WATER LIC-R. KASZYN	APBNK	6/16/2022	R	6/09/2022	23.00	23.00CR	
	G/L ACCOUNT			CK: 149578			23.00		
	601 49400-01-437.01	MDH TRAINING (WATER SCHOOL)					23.00	CLASS D WATER LIC-R. KASZYNSKI	
				REG. CHECK		1	23.00	23.00CR	0.00
							23.00	0.00	
01-040600 MN DEPT OF LABOR & INDUSTRY									
I	2022-0230	STATE SURCHARGE - MAY 2022	APBNK	6/16/2022	R	6/06/2022	3,045.00	3,045.00CR	
	G/L ACCOUNT			CK: 149579			3,045.00		
	101 20810	BUILDING PERMIT SURCHARGE					2,633.40	STATE SURCHARGE - MAY 2022	
	101 20811	BUILDING PMT SURCHARGE-SET FEE					138.18	STATE SURCHARGE - MAY 2022	
	101 20820	ELECTRICAL PERMIT SURCHARGE					96.04	STATE SURCHARGE - MAY 2022	
	101 20860	HEATING/AIR COND PERMIT SURCHG					76.44	STATE SURCHARGE - MAY 2022	
	101 20850	SEWER PERMIT SURCHARGE					26.46	STATE SURCHARGE - MAY 2022	
	101 20830	PLUMBING PERMIT SURCHARGE					74.48	STATE SURCHARGE - MAY 2022	
				REG. CHECK		1	3,045.00	3,045.00CR	0.00
							3,045.00	0.00	
01-001328 MN ENERGY RESOURCES CORP									
I	0503984315-1 5/22	FIRE STATION #2	APBNK	6/15/2022	D	5/24/2022	499.73	499.73CR	
	G/L ACCOUNT			CK: 001131			499.73		
	101 41940-01-383.00	GAS UTILITIES					499.73	FIRE STATION #2	
				DRAFTS		1	499.73	499.73CR	0.00
							499.73	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-003882 MN OCC HEALTH - LOCKBOX 135									
I	397866	NEW HIRES & DRUG TESTING	APBNK	6/16/2022 R		5/31/2022	1,291.00	1,291.00CR	
		G/L ACCOUNT		CK: 149580			1,291.00		
		101 42110-01-305.01 PHYSICALS				1,291.00	NEW HIRES & DRUG TESTING		
				REG. CHECK		1	1,291.00	1,291.00CR	0.00
							1,291.00	0.00	
01-137465 MN RECREATION & PARK ASSO									
I	10471	PLAYGROUND SAFETY COURSE	APBNK	6/16/2022 R		5/27/2022	280.00	280.00CR	
		G/L ACCOUNT		CK: 149581			280.00		
		101 45202-01-437.01 SEMINARS & WORKSHOPS				280.00	PLAYGROUND SAFETY COURSE		
				REG. CHECK		1	280.00	280.00CR	0.00
							280.00	0.00	
01-137885 MN VALLEY TESTING LABS									
I	1146822	MONTHLY BACTERIA TESTING	APBNK	6/16/2022 R		6/06/2022	317.50	317.50CR	
		G/L ACCOUNT		CK: 149582			317.50		
		601 49400-01-310.01 BACTERIA & WATER QUALITY				317.50	MONTHLY BACTERIA TESTING		
				REG. CHECK		1	317.50	317.50CR	0.00
							317.50	0.00	
01-139915 MTI DISTRIBUTING INC									
I	1345479-00	MOWER PARTS	APBNK	6/16/2022 R		5/27/2022	1,735.01	1,735.01CR	
		G/L ACCOUNT		CK: 149583			1,735.01		
		101 43100-01-221.00 EQUIPMENT PARTS				1,735.01	MOWER PARTS		
I	1346529-00	MOWER PARTS	APBNK	6/16/2022 R		5/31/2022	1,076.22	1,076.22CR	
		G/L ACCOUNT		CK: 149583			1,076.22		
		101 43100-01-221.00 EQUIPMENT PARTS				1,076.22	MOWER PARTS		
I	1346529-01	MOWER FAN	APBNK	6/16/2022 R		6/01/2022	811.02	811.02CR	
		G/L ACCOUNT		CK: 149583			811.02		
		101 43100-01-221.00 EQUIPMENT PARTS				811.02	MOWER FAN		
				REG. CHECK		1	3,622.25	3,622.25CR	0.00
							3,622.25	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-003522 MULTI-SERVICES INC									
I	39020	JUNE JANITORIAL SERVICE	APBNK	6/16/2022 R		6/01/2022	5,550.00	5,550.00CR	
		G/L ACCOUNT		CK: 149584			5,550.00		
		101 41940-01-319.07 JANITORIAL SERV-FIRE STATIONS					1,233.00	JUNE JANITORIAL SERVICE	
		101 41940-01-319.08 JANITORIAL SERV-PW BUILDINGS					1,284.50	JUNE JANITORIAL SERVICE	
		101 41940-01-319.09 JANITORIAL SERVICE-CITY HALL					3,032.50	JUNE JANITORIAL SERVICE	
				REG. CHECK		1	5,550.00	5,550.00CR	0.00
							5,550.00	0.00	
01-001078 NORTHWESTERN POWER EQUIP									
I	220186DJ	AIR RELEASE VALVE	APBNK	6/16/2022 R		5/23/2022	2,456.14	2,456.14CR	
		G/L ACCOUNT		CK: 149585			2,456.14		
		601 49408-01-221.00 EQUIPMENT PARTS					2,456.14	AIR RELEASE VALVE	
				REG. CHECK		1	2,456.14	2,456.14CR	0.00
							2,456.14	0.00	
01-000988 OFFICE OF MN IT SERVICES									
I	W22030573	INTERPRETER SERVICES	APBNK	6/16/2022 R		4/18/2022	103.95	103.95CR	
		G/L ACCOUNT		CK: 149586			103.95		
		101 42110-01-313.00 TEMPORARY SERVICE FEES					103.95	INTERPRETER SERVICES	
				REG. CHECK		1	103.95	103.95CR	0.00
							103.95	0.00	
01-003763 OFFICE SYSTEMS & DESIGN INC									
I	14660	NEW CUBE AREA 2	APBNK	6/16/2022 R		5/16/2022	1,863.00	1,863.00CR	
		G/L ACCOUNT		CK: 149587			1,863.00		
		101 41810-01-242.00 MINOR EQUIPMENT					1,863.00	NEW CUBE AREA 2	
				REG. CHECK		1	1,863.00	1,863.00CR	0.00
							1,863.00	0.00	
01-004740 PELLICCI ACE ROSEMOUNT									
I	8194/R	WD-40 FOR WATER TRUCK	APBNK	6/16/2022 R		5/23/2022	6.99	6.99CR	
		G/L ACCOUNT		CK: 149588			6.99		
		101 43100-01-213.00 LUBRICANTS & ADDITIVES					6.99	WD-40 FOR WATER TRUCK	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I	8208/R	HOSE FOR RPZ AT SPLASH PAD	APBNK	6/16/2022	R	5/25/2022	8.99	8.99CR	
		G/L ACCOUNT		CK: 149588			8.99		
		101 45202-01-220.00 SPLASH PAD MAINTENANCE					8.99	HOSE FOR RPZ AT SPLASH PAD	
I	8213/R	MULCH FOR MEMORIAL & GLOVES	APBNK	6/16/2022	R	5/26/2022	17.97	17.97CR	
		G/L ACCOUNT		CK: 149588			17.97		
		101 43121-01-225.03 FLOWERS					17.97	MULCH FOR MEMORIAL & GLOVES	
I	8214/R	MULCH FOR MEMORIAL	APBNK	6/16/2022	R	5/26/2022	3.99	3.99CR	
		G/L ACCOUNT		CK: 149588			3.99		
		101 43121-01-225.03 FLOWERS					3.99	MULCH FOR MEMORIAL	
I	8233/R	WELLNESS 50 FT GARDEN HOSE	APBNK	6/16/2022	R	5/31/2022	44.99	44.99CR	
		G/L ACCOUNT		CK: 149588			44.99		
		101 41940-01-225.00 LANDSCAPING MATERIALS					44.99	WELLNESS 50 FT GARDEN HOSE	
I	8246/R	QUICK CONNECTOR	APBNK	6/16/2022	R	6/01/2022	29.98	29.98CR	
		G/L ACCOUNT		CK: 149588			29.98		
		101 45202-01-229.00 OTHER MAINTENANCE SUPPLIES					29.98	QUICK CONNECTOR	
I	8249/R	HAND PLANTING TOOLS	APBNK	6/16/2022	R	6/02/2022	29.98	29.98CR	
		G/L ACCOUNT		CK: 149588			29.98		
		101 45202-01-241.00 SMALL TOOLS					29.98	HAND PLANTING TOOLS	
I	8255/R	TURRET WAND TOP 30"	APBNK	6/16/2022	R	6/02/2022	24.99	24.99CR	
		G/L ACCOUNT		CK: 149588			24.99		
		101 45202-01-241.00 SMALL TOOLS					24.99	TURRET WAND TOP 30"	
I	8301/R	HOSE LEADERS/COUPLERS	APBNK	6/16/2022	R	6/09/2022	51.94	51.94CR	
		G/L ACCOUNT		CK: 149588			51.94		
		101 41940-01-223.00 BUILDING REPAIR SUPPLIES					51.94	HOSE LEADERS/COUPLERS	
		REG. CHECK				1	219.82	219.82CR	0.00
							219.82	0.00	

01-004183 PERFORMANCE PLUS LLC

I	122848	PHYSICAL-N. FLORINE	APBNK	6/16/2022	R	5/20/2022	151.00	151.00CR	
		G/L ACCOUNT		CK: 149589			151.00		
		101 42210-01-305.00 MEDICAL & DENTAL FEES					151.00	PHYSICAL-N. FLORINE	
		REG. CHECK				1	151.00	151.00CR	0.00
							151.00	0.00	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-160940 PILGRIM PROMOTIONS INC									
I	16604	TSHIRTS-SUMMER EVENTS 2022	APBNK	6/16/2022 R		5/12/2022	3,334.14	3,334.14CR	
		G/L ACCOUNT		CK: 149590			3,334.14		
		205 49005-01-439.00 OTHER MISCELLANEOUS CHARGES					1,319.05	TSHIRTS-SUMMER EVENTS 2022	
		101 45100-01-219.00 OTHER OPERATING SUPPLIES					478.80	TSHIRTS-SUMMER EVENTS 2022	
		101 45100-95-219.00 OPERATING SUPPLIES					572.75	TSHIRTS-SUMMER EVENTS 2022	
		101 45100-98-219.00 OTHER OPERATING SUPPLIES					638.00	TSHIRTS-SUMMER EVENTS 2022	
		101 45100-93-219.00 OTHER OPERATING SUPPLIES					325.54	TSHIRTS-SUMMER EVENTS 2022	
				REG. CHECK		1	3,334.14	3,334.14CR	0.00
							3,334.14	0.00	
01-000602 PINE BEND PAVING INC									
I	4272-1	PAVE INNIS FREE PARK BIKE P	APBNK	6/16/2022 R		5/27/2022	25,763.66	25,763.66CR	
		G/L ACCOUNT		CK: 149591			25,763.66		
		203 49003-01-532.00 IMPROVEMENTS OTHER THAN BLDGS					25,763.66	PAVE INNIS FREE PARK BIKE PATH	
				REG. CHECK		1	25,763.66	25,763.66CR	0.00
							25,763.66	0.00	
01-002326 PIPE SERVICES CORPORATION									
I	1021	TELEVISING 1/3 OF THE CITY	APBNK	6/16/2022 R		5/18/2022	65,979.30	65,979.30CR	
		G/L ACCOUNT		CK: 149592			65,979.30		
		602 49450-01-319.01 TELEVISING					65,979.30	TELEVISING 1/3 OF THE CITY SS	
				REG. CHECK		1	65,979.30	65,979.30CR	0.00
							65,979.30	0.00	
01-004766 STACEY POPP									
I	2022-0246	MAY SENIOR YOGA CLASS	APBNK	6/16/2022 R		5/25/2022	200.00	200.00CR	
		G/L ACCOUNT		CK: 149593			200.00		
		101 45100-93-219.00 OTHER OPERATING SUPPLIES					200.00	MAY SENIOR YOGA CLASS	
				REG. CHECK		1	200.00	200.00CR	0.00
							200.00	0.00	

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01-005758 PREMIER ELECTRICAL CORPORAT									
I	2022-0244	W7/CHIPPENDALE TOWER IMPROV	APBNK	6/16/2022	R	5/25/2022	7,457.50	7,457.50CR	
		G/L ACCOUNT		CK: 149594			7,457.50		
		601 49407-01-221.00 EQUIPMENT PARTS				7,457.50	W7/CHIPPENDALE TOWER IMPROV		
				REG. CHECK		1	7,457.50	7,457.50CR	0.00
							7,457.50	0.00	
01-005669 PREMIER POLYSTEEL									
I	45613	26 PICNIC TABLES	APBNK	6/16/2022	R	5/03/2022	24,999.62	24,999.62CR	
		G/L ACCOUNT		CK: 149595			24,999.62		
		202 49002-01-539.00 IMPROVEMENTS OTHER THAN BLDGS				24,999.62	26 PICNIC TABLES		
				REG. CHECK		1	24,999.62	24,999.62CR	0.00
							24,999.62	0.00	
01-172025 QUALITY FLOW SYSTEMS INC									
I	42937	UMORE PUMP RELAY	APBNK	6/16/2022	R	5/18/2022	90.00	90.00CR	
		G/L ACCOUNT		CK: 149596			90.00		
		101 45202-01-409.06 UMORE BASEBALL FIELDS				90.00	UMORE PUMP RELAY		
				REG. CHECK		1	90.00	90.00CR	0.00
							90.00	0.00	
01-180060 R & R SPECIALTIES OF WI									
I	0075840-IN	BLADE SHARPENING	APBNK	6/16/2022	R	6/01/2022	37.50	37.50CR	
		G/L ACCOUNT		CK: 149597			37.50		
		650 45130-01-221.00 EQUIPMENT PARTS				37.50	BLADE SHARPENING		
I	0075842-IN	ZAMBONI MAINTENANCE	APBNK	6/16/2022	R	6/02/2022	17,378.40	17,378.40CR	
		G/L ACCOUNT		CK: 149597			17,378.40		
		650 45130-01-521.00 BUILDING & STRUCTURE PURCHASES				11,350.00	ZAMBONI MAINTENANCE		
		650 45130-01-404.00 CONTRACTED MACH & EQUIP R & M				6,028.40	ZAMBONI MAINTENANCE		
				REG. CHECK		1	17,415.90	17,415.90CR	0.00
							17,415.90	0.00	

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01-005383 REINDERS INC									
I	3086722-00	RPZ REBUILD KIT	APBNK	6/16/2022 R		5/24/2022	156.00	156.00CR	
		G/L ACCOUNT		CK: 149598			156.00		
		101 45202-01-221.02 IRRIGATION REPAIR IN-HOUSE					156.00	RPZ REBUILD KIT	
				REG. CHECK		1	156.00	156.00CR	0.00
							156.00	0.00	
01-180675 RENT 'N' SAVE									
I	68544	APR PORTABLE REST ROOMS SER	APBNK	6/16/2022 R		4/30/2022	1,931.60	1,931.60CR	
		G/L ACCOUNT		CK: 149599			1,931.60		
		101 45100-01-415.00 OTHER EQUIPMENT RENTAL					1,931.60	APR PORTABLE REST ROOMS SERV	
				REG. CHECK		1	1,931.60	1,931.60CR	0.00
							1,931.60	0.00	
01-001860 RES GREAT LAKES LLC									
I	IN26533	PRAIRIE MANAGEMENT	APBNK	6/16/2022 R		5/31/2022	3,330.00	3,330.00CR	
		G/L ACCOUNT		CK: 149600			3,330.00		
		101 45202-01-319.01 MAINTENANCE OF OPEN SPACES					3,330.00	PRAIRIE MANAGEMENT	
I	IN26564	POND MAINTENANCE	APBNK	6/16/2022 R		5/31/2022	1,112.00	1,112.00CR	
		G/L ACCOUNT		CK: 149600			1,112.00		
		603 49500-01-405.04 CONTRACTED MAINTENANCE					1,112.00	POND MAINTENANCE	
				REG. CHECK		1	4,442.00	4,442.00CR	0.00
							4,442.00	0.00	
01-005451 SAFE-FAST INC									
I	INV259566	ORANGE MARKING PAINT	APBNK	6/16/2022 R		4/12/2022	582.00	582.00CR	
		G/L ACCOUNT		CK: 149601			582.00		
		101 45202-01-229.00 OTHER MAINTENANCE SUPPLIES					582.00	ORANGE MARKING PAINT	
I	INV261662	GLOVES	APBNK	6/16/2022 R		5/27/2022	416.58	416.58CR	
		G/L ACCOUNT		CK: 149601			416.58		
		602 49450-01-240.00 SAFETY EQUIPMENT & PPE					416.58	GLOVES	
				REG. CHECK		1	998.58	998.58CR	0.00
							998.58	0.00	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-190095 SAM'S CLUB									
I	6010 4738 2022	VENDING AND CITY HALL SUPPL	APBNK	6/16/2022	R	6/07/2022	627.68	627.68CR	
		G/L ACCOUNT		CK: 149602			627.68		
		101 41110-01-599.02 VENDING MACHINE COSTS					303.80	VENDING AND CITY HALL SUPPLIES	
		101 41940-01-208.00 MISCELLANEOUS SUPPLIES					323.88	VENDING AND CITY HALL SUPPLIES	
I	9862369229	SUMMER/SAFETY CAMP SUPPLIES	APBNK	6/16/2022	R	6/07/2022	286.08	286.08CR	
		G/L ACCOUNT		CK: 149602			286.08		
		101 41810-01-209.00 OTHER OFFICE SUPPLIES					65.42	SUMMER/SAFETY CAMP SUPPLIES	
		101 45100-01-219.00 OTHER OPERATING SUPPLIES					220.66	SUMMER/SAFETY CAMP SUPPLIES	
				REG. CHECK		1	913.76	913.76CR	0.00
							913.76	0.00	
01-190580 SENTRY SYSTEMS INC									
I	776525	FS #1 MONITORING-JUN,JUL,AU	APBNK	6/16/2022	R	6/01/2022	81.30	81.30CR	
		G/L ACCOUNT		CK: 149603			81.30		
		101 42210-01-439.05 STATION NEEDS					81.30	FS #1 MONITORING-JUN,JUL,AUG	
				REG. CHECK		1	81.30	81.30CR	0.00
							81.30	0.00	
01-001474 SRF CONSULTING GROUP INC									
I	12386.00-17	GREENWAY DEVELOPMENT	APBNK	6/16/2022	R	5/31/2022	7,722.07	7,722.07CR	
		G/L ACCOUNT		CK: 149604			7,722.07		
		205 49005-01-537.00 IMPROVEMENTS OTHER THAN BLDGS					7,722.07	GREENWAY DEVELOPMENT	
				REG. CHECK		1	7,722.07	7,722.07CR	0.00
							7,722.07	0.00	
01-161170 ST PAUL PIONEER PRESS									
I	0522580243	LEGAL ADS FOR PORT AUTHORIT	APBNK	6/16/2022	R	5/31/2022	921.20	921.20CR	
		G/L ACCOUNT		CK: 149605			921.20		
		101 41810-01-351.01 COSTS FOR PUBLIC NOTICES					921.20	LEGAL ADS FOR PORT AUTHORITY	
				REG. CHECK		1	921.20	921.20CR	0.00
							921.20	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-004997 STERICYCLE INC									
I	8001689075	MAY SHRED-IT CHARGES	APBNK	6/16/2022 R		5/31/2022	123.38	123.38CR	
		G/L ACCOUNT		CK: 149606			123.38		
		101 42110-01-203.00 PRINTED FORMS & PAPER					123.38 MAY SHRED-IT CHARGES		
				REG. CHECK			1 123.38	123.38CR	0.00
							123.38	0.00	
01-192536 STREICHER'S									
I	I1571118	BALLISTIC VEST - J. HAWKINS	APBNK	6/16/2022 R		5/31/2022	1,578.00	1,578.00CR	
		G/L ACCOUNT		CK: 149607			1,578.00		
		101 42110-01-208.02 EQUIP DONATIONS/FORFEITURES					1,578.00 BALLISTIC VEST - J. HAWKINSON		
I	I1571275	MELENDREZ UNIFORM SHIRT	APBNK	6/16/2022 R		5/31/2022	49.99	49.99CR	
		G/L ACCOUNT		CK: 149607			49.99		
		101 42110-01-217.01 CSO'S CLOTHING ALLOWANCE					49.99 MELENDREZ UNIFORM SHIRT		
				REG. CHECK			1 1,627.99	1,627.99CR	0.00
							1,627.99	0.00	
01-002748 TAPCO									
I	I727051	BATTERY FOR LED SIGN	APBNK	6/16/2022 R		5/20/2022	280.11	280.11CR	
		G/L ACCOUNT		CK: 149608			280.11		
		101 43121-01-226.02 SOLAR BATTERIES					280.11 BATTERY FOR LED SIGN		
				REG. CHECK			1 280.11	280.11CR	0.00
							280.11	0.00	
01-000604 TEE JAY NORTH INC									
I	44122	ASSEMBLY HALL DOORS-SERV CA	APBNK	6/16/2022 R		5/23/2022	204.00	204.00CR	
		G/L ACCOUNT		CK: 149609			204.00		
		101 45100-30-404.00 CONTRACTED MACH & EQUIP R & M					204.00 ASSEMBLY HALL DOORS-SERV CALL		
				REG. CHECK			1 204.00	204.00CR	0.00
							204.00	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-001609 THOMSON REUTERS-WEST									
I	846460118	MAY CLEAR CHARGES	APBNK	6/16/2022 R		6/01/2022	206.00	206.00CR	
		G/L ACCOUNT		CK: 149610			206.00		
		101 42110-01-219.02 INVESTIGATION SOFTWARE					206.00 MAY CLEAR CHARGES		
				REG. CHECK		1	206.00	206.00CR	0.00
							206.00	0.00	
01-200945 THYSSENKRUPP ELEVATOR CORP									
I	3006625843	RCC ELEVATOR SERVICE	APBNK	6/16/2022 R		6/01/2022	512.84	512.84CR	
		G/L ACCOUNT		CK: 149611			512.84		
		101 45100-01-404.00 CONTRACTED MACH & EQUIP R & M					128.21 RCC ELEVATOR SERVICE		
		101 11510 NATIONAL GUARD A/R					128.21 RCC ELEVATOR SERVICE		
		650 45130-01-404.00 CONTRACTED MACH & EQUIP R & M					256.42 RCC ELEVATOR SERVICE		
				REG. CHECK		1	512.84	512.84CR	0.00
							512.84	0.00	
01-005542 TIME WARNER CABLE									
I	113140301051422	FIRE STATION 2 CABLE SERV	APBNK	6/16/2022 R		5/14/2022	132.35	132.35CR	
		G/L ACCOUNT		CK: 149612			132.35		
		101 42210-01-439.05 STATION NEEDS					132.35 FIRE STATION 2 CABLE SERV		
				REG. CHECK		1	132.35	132.35CR	0.00
							132.35	0.00	
01-005720 TMG CONSTRUCTION INC									
I	2022-0248	FLINT HILLS TRAILHEAD BUILD	APBNK	6/16/2022 R		5/31/2022	120,858.93	120,858.93CR	
		G/L ACCOUNT		CK: 149613			120,858.93		
		202 49002-01-522.00 BUILDING & STRUCTURE PURCHASES					120,858.93 FLINT HILLS TRAILHEAD BUILDING		
				REG. CHECK		1	120,858.93	120,858.93CR	0.00
							120,858.93	0.00	
01-003042 TRANE U.S. INC									
I	312644584	CHILLER CHECK/REPAIRS	APBNK	6/16/2022 R		5/24/2022	1,244.00	1,244.00CR	
		G/L ACCOUNT		CK: 149614			1,244.00		
		101 45100-01-404.00 CONTRACTED MACH & EQUIP R & M					622.00 CHILLER CHECK/REPAIRS		

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
	101 11510	NATIONAL GUARD A/R				622.00	CHILLER CHECK/REPAIRS		
		REG. CHECK				1	1,244.00	1,244.00CR	0.00
							1,244.00	0.00	
01-002192 TYLER TECHNOLOGIES									
I 025-381224		POSITIVE PAY LICENSE & MAIN	APBNK	6/16/2022	R	5/20/2022	3,438.00	3,438.00CR	
	G/L ACCOUNT			CK: 149615			3,438.00		
	101 41520-01-394.02	MISCELLANEOUS S/W PURCHASES				3,438.00	POSITIVE PAY LICENSE & MAINT.		
I 025-381493		POSITIVE PAY - PROJECT MGMT	APBNK	6/16/2022	R	5/25/2022	250.00	250.00CR	
	G/L ACCOUNT			CK: 149615			250.00		
	101 41520-01-394.02	MISCELLANEOUS S/W PURCHASES				250.00	POSITIVE PAY - PROJECT MGMT		
		REG. CHECK				1	3,688.00	3,688.00CR	0.00
							3,688.00	0.00	
01-000356 ULINE									
I 149300594		METER BOXES	APBNK	6/16/2022	R	5/23/2022	532.81	532.81CR	
	G/L ACCOUNT			CK: 149616			532.81		
	601 49400-01-229.04	MISCELLANEOUS SUPPLIES				532.81	METER BOXES		
		REG. CHECK				1	532.81	532.81CR	0.00
							532.81	0.00	
01-000104 UNION PACIFIC RAILROAD CO									
I 90115539		INSTALL FLASHING LIGHTS/GAT	APBNK	6/16/2022	R	5/11/2022	42,629.28	42,629.28CR	
	G/L ACCOUNT			CK: 149617			42,629.28		
	446 48000-01-530.00	IMPROVEMENTS OTHER THAN BLDGS				42,629.28	INSTALL FLASHING LIGHTS/GATES		
		REG. CHECK				1	42,629.28	42,629.28CR	0.00
							42,629.28	0.00	
01-211750 UNLIMITED SUPPLIES INC									
I 413352		HARDWARE FOR STREET SIGNS	APBNK	6/16/2022	R	5/25/2022	82.00	82.00CR	
	G/L ACCOUNT			CK: 149618			82.00		
	101 43121-01-226.01	SIGNS AND POSTS				82.00	HARDWARE FOR STREET SIGNS		
I 413409		SHOP SUPPLIES	APBNK	6/16/2022	R	5/25/2022	116.13	116.13CR	
	G/L ACCOUNT			CK: 149618			116.13		
	101 43100-01-215.00	SHOP MATERIALS				116.13	SHOP SUPPLIES		

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
				REG. CHECK		1	198.13	198.13CR	0.00
							198.13	0.00	
01-003719 VAN IWAARDEN ASSOCIATES									
I 2022-0249		2021 GASB 67/68 VALUATION	APBNK	6/16/2022	R	6/02/2022	3,300.00	3,300.00CR	
		G/L ACCOUNT		CK: 149619			3,300.00		
		101 41810-01-301.01 AUDIT & CONSULTING FEES					3,300.00	2021 GASB 67/68 VALUATION	
				REG. CHECK		1	3,300.00	3,300.00CR	0.00
							3,300.00	0.00	
01-220480 VERIZON WIRELESS									
I 9906187224		PD CELLULAR SERVICE 05/10/2	APBNK	6/16/2022	R	5/10/2022	1,267.51	1,267.51CR	
		G/L ACCOUNT		CK: 149620			1,267.51		
		101 42110-01-321.01 CELL PHONES					1,267.51	PD CELLULAR SERVICE 05/10/2022	
I 9907214295		CELLULAR SERVICE 5/23/2022	APBNK	6/16/2022	R	5/23/2022	2,475.68	2,475.68CR	
		G/L ACCOUNT		CK: 149620			2,475.68		
		101 41320-01-321.00 TELEPHONE COSTS					41.46	CELLULAR SERVICE 5/23/2022	
		101 41910-01-329.00 OTHER COMMUNICATION COSTS					350.16	CELLULAR SERVICE 5/23/2022	
		101 41940-01-321.00 TELEPHONE COSTS					75.99	CELLULAR SERVICE 5/23/2022	
		101 43121-01-321.00 TELEPHONE COSTS					201.99	CELLULAR SERVICE 5/23/2022	
		101 45100-01-321.00 TELEPHONE COSTS					306.40	CELLULAR SERVICE 5/23/2022	
		101 45100-30-321.00 TELEPHONE COSTS					41.46	CELLULAR SERVICE 5/23/2022	
		101 45202-01-321.00 TELEPHONE COSTS					403.84	CELLULAR SERVICE 5/23/2022	
		601 49400-01-321.00 TELEPHONE COSTS					265.84	CELLULAR SERVICE 5/23/2022	
		602 49450-01-321.00 TELEPHONE COSTS					265.84	CELLULAR SERVICE 5/23/2022	
		603 49500-01-321.00 TELEPHONE COSTS					388.32	CELLULAR SERVICE 5/23/2022	
		101 41520-01-321.00 TELEPHONE COSTS					46.46	CELLULAR SERVICE 5/23/2022	
		101 43100-01-321.00 TELEPHONE COSTS					87.92	CELLULAR SERVICE 5/23/2022	
I 9907214296		CELL SERVICE - BACK UP DIAL	APBNK	6/16/2022	R	5/23/2022	50.95	50.95CR	
		G/L ACCOUNT		CK: 149620			50.95		
		601 49400-01-321.00 TELEPHONE COSTS					16.99	CELL SERVICE - BACK UP DIALER	
		602 49450-01-321.00 TELEPHONE COSTS					16.98	CELL SERVICE - BACK UP DIALER	
		603 49500-01-321.00 TELEPHONE COSTS					16.98	CELL SERVICE - BACK UP DIALER	
				REG. CHECK		1	3,794.14	3,794.14CR	0.00
							3,794.14	0.00	

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VENDOR SEQUENCE

VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-004487 VITALS AWARE SERVICES INC									
	I 1225	1ST RESPONDER SUBSCRIPTION	APBNK	6/16/2022 R		6/01/2022	3,000.00	3,000.00CR	
		G/L ACCOUNT		CK: 149622			3,000.00		
		101 42110-01-394.06 VITALS				3,000.00	1ST RESPONDER SUBSCRIPTION FEE		
				REG. CHECK		1	3,000.00	3,000.00CR	0.00
							3,000.00	0.00	
01-005755 CARLA WAGNER									
	I 2022-0238	YOGA COURTESY CREDIT	APBNK	6/16/2022 R		6/09/2022	6.50	6.50CR	
		G/L ACCOUNT		CK: 149623			6.50		
		101 22005 REFUNDS PAYABLE - P&R				6.50	YOGA COURTESY CREDIT		
				REG. CHECK		1	6.50	6.50CR	0.00
							6.50	0.00	
01-005240 WARSAW SOLAR, LLC									
	I 2205-6994F	APRIL SOLAR SUBSCRIPTIONS	APBNK	6/16/2022 R		5/18/2022	15,538.76	15,538.76CR	
		G/L ACCOUNT		CK: 149624			15,538.76		
		101 41940-01-381.00 ELECTRIC UTILITIES				4,876.15	APRIL SOLAR SUBSCRIPTIONS		
		601 49407-01-381.00 ELECTRIC UTILITIES				443.72	APRIL SOLAR SUBSCRIPTIONS		
		601 49410-01-381.00 ELECTRIC UTILITIES				499.47	APRIL SOLAR SUBSCRIPTIONS		
		601 49412-01-381.00 ELECTRIC UTILITIES				2,289.22	APRIL SOLAR SUBSCRIPTIONS		
		650 45130-01-381.00 ELECTRIC UTILITIES				7,430.20	APRIL SOLAR SUBSCRIPTIONS		
				REG. CHECK		1	15,538.76	15,538.76CR	0.00
							15,538.76	0.00	
01-002460 WESTWOOD PROFESSIONAL SERVI									
	I 1220501005	PROF SERVICES-REC CENTER SI	APBNK	6/16/2022 R		5/25/2022	6,188.75	6,188.75CR	
		G/L ACCOUNT		CK: 149625			6,188.75		
		202 49002-01-521.00 BUILDING & STRUCTURE PURCHASES				6,188.75	PROF SERVICES-REC CENTER SITE		
				REG. CHECK		1	6,188.75	6,188.75CR	0.00
							6,188.75	0.00	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
01-231910 WSB AND ASSOCIATES INC									
I	16257-000-24	UMORE BALLFIELDS PHASE 2	APBNK	6/16/2022 R		5/25/2022	1,145.25	1,145.25CR	
		G/L ACCOUNT		CK: 149626			1,145.25		
		202 49002-01-533.00 IMPROVEMENTS OTHER THAN BLDGS					1,145.25	UMORE BALLFIELDS PHASE 2	
I	17075-000-15	SKATE PARK SITE DESIGN	APBNK	6/16/2022 R		5/25/2022	2,771.00	2,771.00CR	
		G/L ACCOUNT		CK: 149626			2,771.00		
		205 49005-01-530.00 IMPROVEMENTS OTHER THAN BLDGS					2,771.00	SKATE PARK SITE DESIGN	
I	19687-000-3	PW/CENTRAL PARK MASTER PLAN	APBNK	6/16/2022 R		5/25/2022	548.00	548.00CR	
		G/L ACCOUNT		CK: 149626			548.00		
		205 49005-01-530.00 IMPROVEMENTS OTHER THAN BLDGS					548.00	PW/CENTRAL PARK MASTER PLAN	
I	19972-000-3	FHR PINE BEND SOLAR FARM EA	APBNK	6/16/2022 R		5/19/2022	1,282.25	1,282.25CR	
		G/L ACCOUNT		CK: 149626			1,282.25		
		603 49500-01-303.04 MISCELLANEOUS					1,282.25	FHR PINE BEND SOLAR FARM EAW	
I	20371-000-1	SUITE LIVING	APBNK	6/16/2022 R		5/19/2022	187.50	187.50CR	
		G/L ACCOUNT		CK: 149626			187.50		
		423 48000-01-303.00 ENGINEERING FEES					187.50	SUITE LIVING	
				REG. CHECK		1	5,934.00	5,934.00CR	0.00
							5,934.00	0.00	
01-240010 XCEL ENERGY									
I	0010071743-0	5/22 FH REC COMPLEX IRRIGATION	APBNK	6/16/2022 R		5/24/2022	370.69	370.69CR	
		G/L ACCOUNT		CK: 149627			370.69		
		101 45202-01-381.03 IRRIGATION					370.69	FH REC COMPLEX IRRIGATION	
I	0010575696-0	5/22 ERICKSON PARK TENNIS COURTS	APBNK	6/16/2022 R		5/23/2022	305.61	305.61CR	
		G/L ACCOUNT		CK: 149627			305.61		
		101 45202-01-381.02 SOFTBALL FIELDS					305.61	ERICKSON PARK TENNIS COURTS	
I	0011108910-3	5/22 RSMT SC-ACTIVITY CENTER	APBNK	6/16/2022 R		5/23/2022	2,274.14	2,274.14CR	
		G/L ACCOUNT		CK: 149627			2,274.14		
		101 45100-30-381.00 ELECTRIC UTILITIES					2,274.14	RSMT SC-ACTIVITY CENTER	
I	0013089608-6	5/22 WELCOME SIGN - SOUTH	APBNK	6/16/2022 R		5/23/2022	15.32	15.32CR	
		G/L ACCOUNT		CK: 149627			15.32		
		608 49508-01-381.00 ELECTRIC UTILITIES					15.32	WELCOME SIGN - SOUTH	
I	0013530257-8	5/22 FLASHING PEDESTRIAN LIGHT	APBNK	6/16/2022 R		5/23/2022	14.57	14.57CR	
		G/L ACCOUNT		CK: 149627			14.57		
		608 49508-01-381.00 ELECTRIC UTILITIES					14.57	FLASHING PEDESTRIAN LIGHT	

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VENDOR	ITEM NO#	DESCRIPTION	BANK	CHECK	STAT	DUE DT / DISC DT	GROSS / BALANCE	PAYMENT / DISCOUNT	OUTSTANDING
I 0519839-2	5/22	UMORE LIGHTS & IRRIGATION	APBNK	6/16/2022 R		5/31/2022	367.62	367.62CR	
		G/L ACCOUNT		CK: 149627			367.62		
		101 45202-01-381.03 IRRIGATION					367.62	UMORE LIGHTS & IRRIGATION	
I 6870492-3	5/22	NON METERED STREET LIGHTS	APBNK	6/16/2022 R		6/03/2022	10,474.19	10,474.19CR	
		G/L ACCOUNT		CK: 149627			10,474.19		
		608 49508-01-381.00 ELECTRIC UTILITIES					10,474.19	NON METERED STREET LIGHTS	
I 8053588-8	5/22	SIGNAL LIGHTS & STREET LIGH	APBNK	6/16/2022 R		5/23/2022	121.48	121.48CR	
		G/L ACCOUNT		CK: 149627			121.48		
		101 43121-01-381.02 SIGNAL LIGHTS & SIRENS					52.63	SIGNAL LIGHTS & STREET LIGHTS	
		608 49508-01-381.00 ELECTRIC UTILITIES					68.85	SIGNAL LIGHTS & STREET LIGHTS	
				REG. CHECK		1	13,943.62	13,943.62CR	0.00
							13,943.62	0.00	
01-003480 YALE MECHANICAL LLC									
I 233829		UPDATE SOFTWARE ON SERVER	APBNK	6/16/2022 R		4/13/2022	1,180.50	1,180.50CR	
		G/L ACCOUNT		CK: 149628			1,180.50		
		101 41940-01-402.00 SECURITY CARD SYSTEM MAINT					1,180.50	UPDATE SOFTWARE ON SERVER	
I 234492		REPAIR OF EXHAUST FAN FS 1	APBNK	6/16/2022 R		5/31/2022	843.44	843.44CR	
		G/L ACCOUNT		CK: 149628			843.44		
		101 41940-01-401.04 HVAC REPAIRS					843.44	REPAIR OF EXHAUST FAN FS 1	
				REG. CHECK		1	2,023.94	2,023.94CR	0.00
							2,023.94	0.00	
01-260170 ZARNOTH BRUSH WORKS INC									
I 189504-IN		SWEEPER PARTS	APBNK	6/16/2022 R		5/12/2022	3,800.00	3,800.00CR	
		G/L ACCOUNT		CK: 149629			3,800.00		
		101 43100-01-221.00 EQUIPMENT PARTS					3,800.00	SWEEPER PARTS	
				REG. CHECK		1	3,800.00	3,800.00CR	0.00
							3,800.00	0.00	
01-260960 ZIEGLER INC									
I IN000539026		FH 1 GENERATOR PARTS	APBNK	6/16/2022 R		5/17/2022	730.55	730.55CR	
		G/L ACCOUNT		CK: 149630			730.55		
		101 43100-01-221.00 EQUIPMENT PARTS					730.55	FH 1 GENERATOR PARTS	
				REG. CHECK		1	730.55	730.55CR	0.00
							730.55	0.00	

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========== R E P O R T T O T A L S ==========

F U N D D I S T R I B U T I O N

FUND NO#	FUND NAME	AMOUNT
101	GENERAL FUND	209,673.27CR
201	PORT AUTHORITY FUND	825.00CR
202	BUILDING CIP FUND	153,192.55CR
203	STREET CIP FUND	25,763.66CR
205	PARK IMPROVEMENT FUND	24,829.73CR
206	INSURANCE FUND	2,270.63CR
207	EQUIPMENT CIP FUND	12,866.20CR
421	PD & PW BUILDINGS PROJECT	25,860.01CR
423	ROSEWOOD CENTER	187.50CR
446	BONAIRE PATH	42,629.28CR
448	BISCAYNE AVENUE SIP	142.00CR
460	ARDAN PLACE	730.00CR
466	2022 PAVEMENT MANAGEMENT	375,089.47CR
601	WATER UTILITY FUND	62,161.57CR
602	SEWER UTILITY FUND	204,966.91CR
603	STORM WATER UTILITY FUND	3,539.54CR
608	STREET LIGHT UTILITY FUND	10,590.52CR
650	ARENA FUND	27,489.18CR
	** TOTALS **	1,182,807.02CR

---- TYPE OF CHECK TOTALS ----

	NUMBER	GROSS BALANCE	PAYMENT DISCOUNT	OUTSTANDING
HAND CHECKS		0.00	0.00	0.00
		0.00	0.00	
DRAFTS	2	734.63	734.63CR	0.00
		734.63	0.00	
REG-CHECKS	150	1,182,072.39	1,182,072.39CR	0.00
		1,182,072.39	0.00	
EFT		0.00	0.00	0.00
		0.00	0.00	
NON-CHECKS		0.00	0.00	0.00
		0.00	0.00	
ALL CHECKS	152	1,182,807.02	1,182,807.02CR	0.00
		1,182,807.02	0.00	

ERRORS: 0 WARNINGS: 0

06/16/2022
Jean Malecha

ROSEMOUNT CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: Appointing Deputy City Clerks for Election Purposes	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.** 6.b.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the attached resolution appointing deputy city clerks for the purposes of serving on the absentee ballot board and administering the 2022 elections	

BACKGROUND

Members of the Absentee Ballot Board are authorized to receive, examine, validate, and count absentee ballots. Two board members work together on the preliminary accepting and rejecting of absentee ballots.

Minnesota Statute 203B.121 allows for deputy city clerks to be members of the Absentee Ballot Board if they have had training in processing and counting of absentee ballots. In anticipation of high numbers of absentee ballots due to the 2014 election law change that allows for "no excuse" absentee voting, staff recommends the following city employees and/or positions be appointed deputy city clerks for the duration of the election season;

- Stacy Bodsberg, Planning
- Jessie Paque, Administration
- Julie Kish, Election Clerk
- Jacquelyn Morstad, Election Clerk
- Roxie Maxa, Finance
- Jennifer Waltman, Finance
- Kelly Jesh, Finance
- Emmy Foster, Administration
- Public Works Office Specialist

RECOMMENDATION

Motion to approve the attached resolution appointing deputy city clerks for the purposes of serving on the absentee ballot board and administering 2022 elections.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 - XX

A RESOLUTION APPOINTING DEPUTY CITY CLERKS FOR THE PURPOSE OF ADMINISTERING ELECTIONS

WHERAS, Minn. Stat. 203B.05 allows counties to designate municipalities to administer absentee balloting; and

WHEREAS, Dakota County has designated the City of Rosemount to administer absentee ballots for Rosemount voters; and

WHEREAS, Minnesota Statute 203B.121 requires the governing body of each municipality with responsibility to accept and reject absentee ballots to establish a ballot board.

WHEREAS, Minnesota Statute 203B.121 allows for deputy city clerks trained in the processing and counting of absentee ballots to serve on the absentee ballot board.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Rosemount, Minnesota, that

a.) The appointment of the following people and/or positions to deputy city clerk is approved;
- Stacy Bodsberg, Planning
- Jessie Paque, Administration
- Julie Kish, Election Clerk
- Jacquelyn Morstad, Election Clerk
- Emmy Foster, Administration
- Kelly Jesh, Finance
- Jennifer Waltman, Finance
- Roxie Maxa, Finance
- Public Works Office Specialist

b.) Said deputy city clerks are hereby appointed to the absentee ballot board, and

c.) These appointments shall expire on November 8, 2022.

ADOPTED this 21st day of June, 2022.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: Appointment of Election Judges for 2022 Elections	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.** 6.c.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the attached Resolution appointing election judges and officials for the 2022 Elections	

BACKGROUND

Minn. Stat. 204B.21, Subd. 2, requires that all cities appoint election judges at least 25 days before the election. Staff has recruited approximately 75 Rosemount and/or Dakota County residents to serve as election judges for the 2022 primary and general elections.

The individuals listed in the resolution have indicated their willingness to serve at the upcoming election. In order to serve as a judge, the law requires regular judges to complete a minimum of two hours of training, head election judges to complete a minimum of three hours training, and election judges serving on the Absentee Ballot Board to complete training regarding the handling and processing of absentee ballots.

RECOMMENDATION

Staff recommends approval of the above-referenced motion.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022-XX

RESOLUTION APPOINTING ELECTION JUDGES FOR 2022 ELECTIONS

WHEREAS, Minnesota Statute 204B.21 requires the governing body of a municipality to appoint election judges to serve in its precincts; and

WHEREAS, the Rosemount 2022 Election Judge appointments consists of individuals recommended by the City Clerk with the approval of the majority of the City Council.

NOW, THEREFORE BE IT RESOLVED, that the general public listed below to serve as election judges reside in in the State of Minnesota as required by Minnesota Election Laws and will be trained according to Minnesota State Statutes:

Rachel A Vickery
Peter Aldahl
Dawn Anderson
Angeline Anderson
Clayton Andreasen
Melinda Andreasen
Janice Anthony
Angela Baumel
Denise Bednar
Marcia Behm
Chad Byersdorfer
Matt Drinen
Diane Ehlers
Jennifer Ellinwood
Michael Ford
Vickie Gehrman
Julia Geske-Peer
Gregory Goettsch
Margaret Gohman
Kelly Griffin
Patricia Gruenhagen
Mark Hanley
Judy Harlow
Douglas A Hoffmann
Marcia Holt
Reid Huey
Marie Ives
Eric Johnson
Cheryl Johnson
Gloria Jorgenson
Kymi Kieffer
William Kieffer
Jason Killey
Anne Knapp
Paula Kraut
Doris Kroyer
Mary Kujawski
Lowell Larson
Cheryl Lauby
Ellen Leach
Brian Lehman
Julie Lehman
Michelle Lejcher
Greg Michelsen
Susan Miller
Linda Nara
Constance Neidt
Susanne Griak
Tricia Paulson
Michael Pekarik
Shelby Penrod
Mark Petersen
Misba Rehman
Marianne Retrum
Carrie Richards
Susan Roiger
Heather Saleen
Charles Saleen
Jane Schwartz
Robert Schwartz
Tom Strukel
Sonya Sustacek
Jamie Tway
Martha Udermann
Lori Urkiel
Albert Leon Viall Jr
Christine Walsh
Linda Watson
Karen Webb
Valerie Westby
Kenneth Wolf
Susan Scarrella

NOW THEREFORE BE IT FURTHER RESOLVED, that pursuant to Minn. Stat. 203B.21, additional judges may be appointed within 25 days of the election if it is determined additional election judges will be required.

ADOPTED this 21st day of June, 2022 by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: Approval of City Council Travel	**AGENDA SECTION:** Consent
PREPARED BY: Logan Martin, City Administrator	**AGENDA NO.** 6.d.
ATTACHMENTS: None	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve travel for Council Member Weisensel to attend National League of Cities City Summit Conference	

BACKGROUND

Council Member Weisensel has expressed interest in attending National League of Cities (NLC) City Summit in Kansas City, MO on November 17-19, 2022.

According to the City's adopted policy, the conference must be approved in advance by a vote of the City Council at an open meeting and must include an estimate cost of the travel. In evaluating the out-of-state travel request, the Council will consider the following:

- Whether the elected official will be receiving training on issues relevant to City or his or her role as Mayor or Council Member.
- Whether the elected official will be meeting and networking with other elected officials from around the country to exchange ideas on topics of relevance to the city or on the official roles of local elected officials.
- Whether the elected official will be viewing a city facility or function that is similar to nature to one that is currently operating at, or under consideration by the City where the purpose for the trip is to study the facility or function to bring back ideas for the consideration of full Council.
- Whether the elected official has been specifically assigned by the Council to visit another city for the purpose of establishing a goodwill relationship such as a "sister-city" relationship.
- Whether the elected official has been specifically assigned by the Council to testify on behalf of the City at the United States Congress or to otherwise meet with federal officials on behalf of the City.
- Whether the City has sufficient funding available in the budget to pay for the cost of the trip.

The estimated cost to attend NLC City Summit Conference is $450 for airfare, $535 for "early bird" conference registration and $229 plus tax for hotel fees per night, per person. The applicable "meals and incidental expense" rate for Kansas City is $64 per day and $48 for first and last day of travel.

RECOMMENDATION

Staff recommends that the City Council approve the request of Council Member Weisensel to travel to the conference.

ROSEMOUNT CITY COUNCIL
WORK SESSION PROCEEDINGS
JUNE 7, 2022

CALL TO ORDER

Pursuant to due call and notice thereof a work session of the Rosemount City Council was held on Tuesday, June 7, 2022 at 5:00 pm at Rosemount City Hall, Council Chambers, 2875 145th Street West.

Mayor Droste called the meeting to order with Councilmember Weisensel, Block, and Freske. Councilmember Essler arrived at 5:48 p.m. (after calling-in to the start of the meeting due a traffic jam).

Staff present included City Administrator Martin, Public Works Director Egger, Finance Director Malecha, Police Chief Dahlstrom, Community Development Director Kienberger, Parks & Recreation Director Schultz.

Guests present: Al Singer, Land Conservation Manager at Dakota County

DISCUSSION

2.a. Quarterly Goals Update

City Administrator Martin presented the quarterly check-in on progress made for the 2022 goals. Items noted; additional "council out & about" sessions during the summer months, Polco survey updates, Central Park events.

2.d. McMenomy Woods & Vermillion Highlands Greenway

This item was moved to 2.b. as Al Singer, Land Conservation Manager at Dakota County was present.

Parks & Recreation Director Schultz provided an overview of the acquisition of natural area and regional Greenway Conservation Easements on a portion of the McMenomy property in Rosemount.

Mr. Singer further elaborated on the current and future steps that need to take place for the acquisition to happen. The county needs to have a signed purchase agreement for the Natural Area Conservation Easement signed by June 30th in order to receive additional funding.

The Parks & Recreation commission support the acquisition and recommend using Park & Rec funds to cover the City of Rosemount portion for the fee title of approximately $349,650 to 69.4 acres.

Council is in favor of the county proceeding with the acquisition. Staff will present the item at the June 21st regular council meeting.

2.b. Bird Scooter Opportunity

Community Development Director, Kienberger, shared an opportunity that was presented to staff from Bird, a micromobility electric scooter sharing company who is interested in bringing this product to Rosemount.

Bird presented to Tech Taskforce and the Taskforce made the recommendation to learn more about this opportunity and present to council.

Councilmembers like the concept, but had concerns regarding the licensing, current city code and safety concerns. Council suggests learning from other cities who have implemented these scooters and try for next summer for a possible implementation based on staff's findings. Council also noted to communicate that if this is to be implemented later, the scooters would be a test first to see if scooters would work in Rosemount.

Staff will move forward with doing research and reporting back to council later this fall.

2.c. Review Facility Usage Data & Fees
Parks & Recreation Director Schultz provided an update on staff's findings of Friday and Saturday night rental fees at the Steeple Center in response to Councilmember Essler's question at a previous council meeting.

Council recommended staff investigate these fees further to see if there should be more of a spread between Friday and Saturday to make Friday more marketable. Staff will investigate ways to make Friday more attractive to renters.

2.e. Ordinance Review
City Administrator Martin and City Clerk Fasbender discussed the current ordinance regarding a vacancy in City Council and the need for a special election if so. Staff and City Attorney recommend following state statute which states if there is a vacancy with less than two years remaining, that council shall appoint a successor. Staff will work on amending the ordinance and bring the revised ordinance to council at a future meeting.

At this time, no further discussion will take place regarding the on-public premise code as staff determined there were no updates to be made to the code.

UPDATES

3.a. Project Updates
Chief Dahlstrom updated councilmembers of the siren that was knocked over several weeks ago in a storm still needs to be fixed. City Clerk Fasbender updated council that North 20 Brewery will be on the council agenda on June 21st for their liquor license.

3.b. Staff & Councilmember Reports
Councilmembers provided updates to staff regarding community happenings.

Councilmember Block mentioned grants that were discussed at MVTA can be utilized for trails.

Councilmember Weisensel noted he will be attending the Flint Hills scholarship event on Wednesday.

Councilmember Freske provided Leprechaun Days updates.

Mayor Droste recapped the recent Memorial Day event and going forward it will be a city event managed by staff. Mayor Droste also provided and discussed census data which shown how Rosemount has added more townhomes & apartments. Staff will provide historical data on census results.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Droste, second by Essler the meeting was unanimously adjourned at 6:49 pm.

Respectfully Submitted,

Erin Fasbender
City Clerk

ROSEMOUNT CITY COUNCIL
SPECIAL MEETING PROCEEDINGS
JUNE 14, 2022

CALL TO ORDER

Pursuant to due call and notice thereof a special meeting of the Rosemount City Council was held on Tuesday, June 14, 2022 at 12:00 pm at Rosemount City Hall, Council Chambers, 2875 145th Street West.

Mayor Droste called the meeting to order with Councilmember Weisensel, and Freske. Councilmembers Essler and Block were absent.

Staff present included City Administrator Martin and Parks & Recreation Director Schultz.

NEW BUSINESS

2.a. On-Sale on Public Premises Liquor License – Carbone's Pizza & Pub

City Administrator Martin presented the background on the On-Sale licensing process. Parks and Recreation Director Schultz updated council on the Rhythm Fest event scheduled for June 17, 2022. Event will take place in Central Park. Councilmember Weisensel requested additional information regarding the upcoming event.

Councilmembers discussed topics to have at their booth such as a Polco Sign-up station and reviewing community survey results.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Weisensel, second by Freske the meeting was unanimously adjourned at 12:06 pm.

Respectfully Submitted,

Jessie Paque
Deputy City Clerk

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Rosemount City Council was held on Tuesday, June 7, 2022, at 7:00 p.m. in Rosemount Council Chambers 2875 145th Street West.

Mayor Droste called the meeting to order with Councilmembers Block, Essler, Weisensel and Freske attending.

Staff present included the following;

- City Administrator Martin, Finance Director Malecha, Police Chief Dahlstrom, Public Works Director Egger, City Engineer Erickson, Community Development Director Kienberger, Stormwater Specialist Byron

The Pledge of Allegiance was recited.

APPROVAL OF AGENDA

Motion by Weisensel **Second by** Essler

Motion to Adopt the Agenda

Ayes: 5.
Nays: None. Motion carried.

PRESENTATIONS

3.a. Deputy Chief of Police Oath of Office

Chief of Police Dahlstrom introduced Carson Thomas, Deputy Chief of Police and welcomed him and his family to Rosemount. Mayor Droste swore in Officer Thomas.

3.b. 2021 Management and Annual Comprehensive Financial Report

Aaron Nielsen, from MMKR, Certified Public Accountants, presented the Audit Report for 2021 and concluded there were no unusual findings.

3.c Public Meeting to Receive Comment on Rosemount Stormwater Pollution Prevention Plan (SWPPP)

Jane Byron, Stormwater Specialist, presented the annual overview of the stormwater pollution prevention plan (SWPPP) as required for the municipal separate storm sewer system permit.

Mayor Droste opened the public comment period at 7:42 p.m. The public comment period is open until June 20th; however, the public can report any concerns at anytime to staff or on our website.

Councilmember Weisensel requested to see a history of violations reported in the past few years.

3.d Proclamation – Small Cities Month

City Administrator Martin provided an overview of National League of Cities and its advocacy for Small Cities Month. Mayor Droste read the proclamation and declared June 2022 as Small Cities Month in the City of Rosemount.

PUBLIC COMMENT

No public comment

CONSENT AGENDA

Motion by Weisensel **Second by** Freske

Motion to approve consent agenda items.

a. Bills Listing
b. Minutes of the May 17, 2022 Regular Meeting Proceedings
c. Commissioner Appointment
d. 2022 3.2% Malt Liquor License Renewals
e. Accept Proposal & Authorize Entry into Agreement with WSB & Associates for Professional Services – Assistant City Engineer and Development Review
f. Approve Plans and Specifications and Authorize Advertisement for Bids for the Boulder Ave Extension Project, City Project 2022-02
g. Approve Subdivision Agreement for Rosewood Commons Development
h. Authorization to Execute Amended And Restated Joint Powers Agreement Establishing Dakota 911
i. Donation Acceptance– Police and Fire Equipment Fund
j. Temporary Easement for Sidewalk at Shannon Park

Ayes: Weisensel, Block, Droste, Essler, Freske
Nays: None. Motion carried.

NEW BUSINESS

9.a. Approve Plans & Specifications and Authorize Advertisement for Bids for the Construction of Driver Avenue & Trunk Sanitary Sewer

Public Works Director Egger provided an overview of the Scannell Properties plans of moving forward with site development and the need to provide for traffic access to and from the facility. In addition of the new roadway, a trunk sanitary sewer will be extended beneath the alignment of Driver Avenue connecting to the Metropolitan Council's sanitary lift station on the north side of 140th Street opposite the Scannell property.

The project will be funded by Scannell through a subdivision agreement, city utility core funds and City ARPA Funds.

The construction will likely start by August with roadway construction beginning in spring of 2023.

City Administrator Martin noted Council's direction to designate use of some American Rescue Plan Act (ARPA) funds to a utility project that will have a broad community impact.

Motion by Essler **Second by** Block

Motion to Adopt a Resolution Approving the Scope, Plans and Specifications and Authorizing the Advertisement for Bids for Driver Avenue & Trunk Sanitary Sewer – City Project 2022-15

Ayes: Block, Droste, Essler, Freske, Weisensel
Nays: None. Motion carried.

ANNOUNCEMENTS

10.a. Staff Updates

City Administrator Martin provided the following update; next Friday 17th is a Rhythm Festival held at Central Park from 3-10 p.m.

10.b. Upcoming Community Calendar

Mayor Droste reviewed the calendar of events and upcoming meetings.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Droste and a second by Weisensel the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Special Meeting: June 21, 2022

AGENDA ITEM: Establishing an Absentee Ballot Board	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.** 6.h.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the attached resolution establishing an Absentee Ballot Board in the City of Rosemount	

BACKGROUND

Pursuant to Minn. Stat. § 203B.121 Subd. 1, the governing body of each county, municipality, and school district with responsibility to accept and reject absentee ballots must, by ordinance or resolution, establish an Absentee Ballot Board.

Pursuant to Minn. Stat. § 204B.19 to 204B. 22, the Ballot Board membership must consist of a sufficient number of elections judges in equal number from each of the major political parties in Minnesota. Pursuant to Section 203B.121, Subd. 1, the board may include deputy city clerks who have received training in the processing and counting of absentee ballots. The number of ballot board members will be adjusted for ballot volume.

RECOMMENDATION

Staff recommends that the council establish an absentee ballot board effective June 24, 2022.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 - XX

A RESOLUTION ESTABLISHING AN ABSENTEE BALLOT BOARD

WHEREAS, is required by Minnesota Statutes 203B.121, Subd. 1 to establish an Absentee Ballot Board effective June 24, 2022; and

WHEREAS, this board will bring uniformity in the processing of accepting or rejecting returned absentee ballots in Rosemount;

WHEREAS, the Absentee Ballot Board would consist of a sufficient number of election judges as provided in sections 204B.19 to 204B.22 or deputy city clerks trained in the processing and counting of absentee ballots;

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Rosemount hereby establishes an Absentee Ballot Board that would consist of a sufficient number of election judges as provided in sections 204B.19 to 204B.22 or deputy city clerks to perform the task.

ADOPTED this 21st day of June, 2021.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: Performance Measure Program	**AGENDA SECTION:** Consent
PREPARED BY: Teah Malecha, Finance Director	**AGENDA NO.** 6.i.
ATTACHMENTS: Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Adopt the Resolution Approving 2021 Performance Measures	

BACKGROUND

In 2010, the Legislature created the Council on Local Results and Innovation (CLRI). In February 2011, the CLRI released a standard set of 10 performance measures for cities and counties to determine the efficacy of services provided and measure residents' opinion of those services. The CLRI followed that in February 2012 with the creation of a comprehensive performance measurement system for cities and counties to implement.

Cities and counties can voluntarily participate in the program through the Office of the State Auditor. If they choose to participate, they must officially adopt and implement at least 10 of the performance measures developed by the CLRI. Each city or county is eligible for a reimbursement of $0.14 per capita, not to exceed $25,000, and is also exempt from levy limits if the limits are in effect. In 2021, 37 cities and 28 counties were certified through this program. Rosemount would be eligible for about $3,500 from this program.

The City currently reports on more than 10 of the performance measures in the annual budget book. The following measures are the 2021 information for the reported items under the six categories as approved by the State.

General

- The City's current credit rating as rated by Standard & Poor's is AA+. The City has carried that rating since 2017.

Police Services

- The Part I and II Crime Rates are 894 in total. These have historically been reported separately in the budget book.
- The Part I and II Crime Clearance Rate is 37 percent.
- The average police response time for Priority 1 calls is 5 minutes and 24 seconds.

Fire Services

- The Insurance Service Office (ISO) rating for the City is 4/6 for city and 10 for rural. The ISO rating is issued to fire departments across the country for the effectiveness of fire protection and equipment. It is on a 1 to 10 scale with a Class 1 being the highest.
- The average fire response time is 6 minutes and 3 seconds for high priority calls.

- The number of fire calls per 1,000 is 11.44.
- The number of medical calls per 1,000 is 10.44.

Streets

- The average city street pavement condition rating is 80.64.
- The average hours to complete a road system clearing during a snow event is 7.25 hours.

Water

- The operating cost per 1,000,000 gallons of water pumped is $2,334.

Sewer

- The number of sewer blockages on the city system per 100 connections is 0.013. There was only one blockage in the mainline system in 2021.

Participating in this program will provide an additional opportunity to consider data within City operations, which is a Council priority. Staff is excited to participate in this program and looks forward to discussing the results with Council as the program begins.

RECOMMENDATION

Staff recommends the City Council adopt the resolution approving the 2021 performance measures.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 - XX

A RESOLUTION APPROVING 2021 PERFORMANCE MEASURES

WHEREAS, In 2010, the Minnesota Legislature created the Council on Local Results and Innovation; and

WHEREAS, The Council on Local Results and Innovation developed a standard set of performance measures that will aid residents, taxpayers, and state and local elected officials in determining the efficacy of cities in providing services and measure residents' opinion of those services; and

WHEREAS, Benefits to the City of Rosemount are outlined in MS 6.91 and include eligibility for a reimbursement as set by State statute; and

WHEREAS, Any city participating in the comprehensive performance measurement program is also exempt from levy limits for taxes, if levy limits are in effect; and

WHEREAS, The City Council of Rosemount has adopted and implemented at least 10 of the performance measures, as developed by the Council on Local Results and Innovation, and a system to use this information to help plan, budget, manage and evaluate programs and processes for optimal future outcomes; and

THEREFORE, BE IT RESOLVED that the City Council of the City of Rosemount, will report the results of the performance measures to its citizenry by the end of the year through publications, direct mailing, posting on the city's website, or through a public hearing at which the budget and levy will be discussed and public input allowed.

BE IT FURTHER RESOLVED, The City Council of Rosemount will submit to the Office of the State Auditor the actual results of the performance measures adopted by the city.

ADOPTED this __day of ____, _____, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: Temporary On-Sale Liquor License - American Legion	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.** 6.j.
ATTACHMENTS: State Application & Map	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve a Temporary On-Sale Liquor License for the American Legion to hold Leprechaun Days event from July 28- 31, 2022, at 14590 Burma Ave West subject to conditions within the staff report	

BACKGROUND

The Rosemount American Legion has submitted a request for a Temporary On-Sale Liquor License at 14590 Burma Ave West. The purpose of the request is to hold outdoor events in their parking lot as part of Leprechaun Days in July.

Staff recommends approval of the temporary license as requested by the American Legion to hold events on July 28 – 31, 2022. The approvals are subject to the following conditions:

1. The parking lot area be fenced in a manner consistent with prior years and approved by the Rosemount Chief of Police.

2. Access points to the fenced area are staffed by the American Legion to control entry/exit. Additional security staff will be hired by the American Legion and will roam and be stationed to monitor any issues with fencing/unlawful entry.

3. Any music cannot be played beyond 11 p.m.

RECOMMENDATION

Staff recommends that the council approve the request for a temporary on-sale liquor license.

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 Fax 651-297-5259 TTY 651-282-6555

APPLICATION AND PERMIT FOR A 1 DAY TEMPORARY CONSUMPTION AND DISPLAY PERMIT

(City or county may not issue more than 10 permits in any one year)

Name of organization	Date organized	Tax exempt number
Rosemount American Legion		41-0658878

Organization Address	City	State	Zip Code
14590 Burma Ave W	Rosemount	MN	55068

Name of person making application	Business phone	Home phone
Janet Olsen	651-423-3380	952-240-0411

Date(s) of event: 7/25/22 - 7/31/22

Type of organization: ☒ Club ☐ Charitable ☐ Religious ☐ Other non-profit

	Organization officer's name	City	State	Zip
X	Kris Stensberg	Rosemount	MN	55068

Add New Officer

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

APPROVAL

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

City or County approving the license

Date Approved

Fee Amount

Permit Date

Date Fee Paid

City or County Email Address

City or County phone number

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

Approved Director Alcohol and Gambling Enforcement

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event.

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

Print-graph-paper.net

ALL FENCED IN - TWO MANNED GATES

GRAPH PAPER

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: Temporary On-Sale Liquor License – OMNI Brewing Company LLC	**AGENDA SECTION:** Consent
PREPARED BY: Erin Fasbender, City Clerk	**AGENDA NO.** 6.k.
ATTACHMENTS: State Application	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to Approve a Temporary On-Sale Liquor License Issued to OMNI Brewing Company LLC to Hold an event on July 26th at 2990 145th Street West	

BACKGROUND

OMNI Brewing Company LLC submitted a request for a Temporary On-Sale Liquor License at 2990 145th Street West. The purpose of the request is to hold a Leprechaun Days event in the parking lot. Rosemount City Code, 3-1-12, "The city council may issue to a brewer who meets the qualifications in Minnesota statutes 340A.404, subdivision 10, paragraph (c), a temporary license for the on-sale of intoxicating liquor in connection with a social event within the municipality sponsored by the brewer."

The brewer must manufacture fewer than 3,500 barrels of malt liquor in a year in order to qualify for this temporary on-sale license. The event has to be within the municipality, not that the brewer itself must be located here.

Staff recommends approval of the temporary license as requested by OMNI Brewing Company LLC to hold an event on July 26, 20222 from 5:00 p.m. to 8:00 p.m. The host of the event has submitted a special event application that has been reviewed and approved by staff and Rosemount Chief of Police.

RECOMMENDATION

Staff recommends approval of a Temporary Liquor License to OMNI Brewing Company LLC for an event on July 26, 2022.

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 Fax 651-297-5259 TTY 651-282-6555

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

Name of organization	Date organized	Tax exempt number
OMNI Brewing Company LLC	1/1/2015	47-2363544

Organization Address	City	State	Zip Code
9462 Deerwood Lane North	Maple Grove	MN	55369

Name of person making application	Business phone	Home phone
Erin Mura	763-516-1170	

Date(s) of event: 7/26/2022

Type of organization: ☐ Microdistillery ☒ Small Brewer ☐ Club ☐ Charitable ☐ Religious ☐ Other non-profit

Organization officer's name	City	State	Zip Code
Zachary Ward	Maple Grove	MN	55311
Justin Walsh	Maple Grove	MN	55311
		MN	

Location where permit will be used. If an outdoor area, describe.
In the parking lot of 2990 145th Street West, Rosemount, MN 55068

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

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.
Hanover Insurance - $1MM each cause, $2MM Aggregate

APPROVAL

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

City or County approving the license

Date Approved

Fee Amount

Permit Date

Date Fee Paid

City or County E-mail Address

City or County Phone Number

Signature City Clerk or County Official

Please Print Name of City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event.

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

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: Approve Subdivision Agreement for Amber Fields 2nd Development	**AGENDA SECTION:** Consent
PREPARED BY: Brian Erickson, City Engineer	**AGENDA NO.** 6.I.
ATTACHMENTS: Subdivision Agreement	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve Subdivision Agreement for Amber Fields 2nd Development.	

BACKGROUND

On May 17, 2022, City Council approved the Final Plat for Amber Fields 2nd Addition. Normally the Subdivision Agreement is included as part of the final plat approvals. However, staff was waiting on some additional information which has now been received.

The approval of this Subdivision Agreement will be the final step in allowing Maplewood Development to begin the planned improvements. This agreement follows the standard format and includes all the required conditions from the prior Council approval.

RECOMMENDATION

Staff recommends City Council approve the attached Subdivision Agreement and authorize the Mayor and City Clerk to enter into this agreement.

SUBDIVISION AGREEMENT
Amber Fields 2nd Addition

AGREEMENT dated this _____ day of _____, 2022, by and between the CITY OF ROSEMOUNT, a Minnesota municipal corporation (the **"City"**), and Maplewood Development and Construction, Inc., a Minnesota corporation (the **"Developer"**).

1. **Request for Plat Approval.** The Developer has asked the City to approve the subdivision of land and a plat of land to be known as Amber Fields 2nd Addition, which land is legally described on ATTACHMENT ONE, attached hereto and hereby made a part hereof (hereinafter referred to as the "**Subject Property**").

2. **Conditions of Plat Approval.** The City has approved the subdivision and the plat on the following conditions:
   - **a.** Execution of a Subdivision Agreement.
   - **b.** Adherence with the conditions of the Preliminary and Final Plats for Amber Fields 2nd Addition and Amber Fields Planned Unit Development Master Development Plan as amended.
   - **c.** Incorporation of recommendations of the City Engineer concerning design and installation of public infrastructure and including grading, erosion control, streets and utilities.
   - **d.** Payment of all applicable fees including GIS, Park Dedication and other fees identified in the current fee schedule.
   - **e.** Incorporation of any easements necessary to accommodate drainage, ponding, trails, underpasses, conservation areas, streets and utilities.
   - **f.** Provision of $122,760 for landscaping surety.
   - **g.** Park Dedication requirements were fulfilled as part of the Amber Fields Subdivision Agreement and Outlot plat through dedication of land and associated amenities.

3. **Phased Development.** The City may refuse to approve final plats of subsequent additions of the plat if the Developer has breached this Agreement and the breach has not been remedied. Development of each subsequent phase may not proceed until a subdivision agreement for such phase is approved by the City.

4. **Effect of Subdivision Approval.** For seven (7) years from the date of this Agreement, no amendments to the City's Comprehensive Plan, except an amendment placing the plat in the current 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 Agreement 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 Agreement.

5. **Development Plans.** The Subject Property shall be developed in accordance with the following plans, specifications and contract documents, original copies of which are on file with the City Engineer. The plans and contract documents may be prepared and revised, subject to City approval, after entering this Agreement, but before commencement of any work on the Subject Property. If the plans vary from the written terms of this Agreement, the written terms shall control. The "Development Plans" are:

Plan A – Preliminary plat: Amber Fields 2nd Addition, Preliminary Plat Submittal pages 5 – 9 dated 3/18/2022, revised 4/18/2022

Plan B – Soil Erosion Control Plan and Schedule: Amber Fields 2nd Additional, Final Plat Submittal pages 13 – 18 dated 4/18/2022

Plan C – Drainage and Storm Water Runoff Plan: Amber Fields 2nd Additional, Final Plat Submittal pages 28 - 39 dated 4/18/2022

Plan D –Plans & Specifications for Public Improvements: Amber Fields 2nd Additional, Final Plat Submittal dated 4/18/2022

Plan E –Grading Plan: Amber Fields Mass Grading Plan – Phase I dated 01/28/2022 as revised

Plan F –Street Lights: Amber Fields 2nd Additional, Final Plat Submittal pages 28 - 39 dated 4/18/2022

Plan G – Landscape Improvements: Amber Fields 2nd Additional, Final Plat Submittal pages 43 - 46 dated 4/18/2022

All Improvements, including Developer Improvements and City-Installed Public Infrastructure Improvements (if any) that lie within the public right-of-way or easements and are improvements listed in Minnesota Statutes, Section 429.021 (hereinafter Public Improvements) will be designed by the Developer and must be approved by the City Engineer. The Developer will prepare plans and specifications for Public Improvements which shall be approved by the City Engineer. Such approvals shall not be unreasonably withheld and the City shall approve or provide Developer with necessary revision comments within 30 calendar days of Developer submittal of Public Improvement plans and specifications. The City will perform all construction inspection for the Public Improvements, at the Developer's expense. Construction inspection includes but is not limited to inspection, documentation, and monitoring.

6. **Installation by Developer.** The Developer shall install or cause to be installed and pay for the following within all phases of the project as reflected herein and subsequent subdivision agreements unless expressly noted otherwise.

a. Surveying and staking

b. Surface improvements (paved streets, sidewalks, trails, etc.)

c. Water main improvements

d. Sanitary sewer improvements

e. Storm sewer improvements

f. Setting of lot and block monuments

g. Gas, electric, telecommunications, and cable lines

h. Site grading

i. Landscaping

j. Streetlights

k. Other items as necessary to complete the development as stipulated herein or in other agreements signed by Developer.

Developer is required to obtain all necessary permits as required by regulatory agencies and other levels of government beyond the City of Rosemount.

7. **Time of Performance.** The pavement wear course shall be completed within one year of the first lift installation for all public roads. 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, if any.

8. **[This Section Intentionally Left Blank]**

9. **[This Section Intentionally Left Blank]**

10. **Security for Developer Improvements.** To guarantee compliance with the terms of this Agreement, payment of the costs of all Developer Improvements, and construction of all Developer Improvements (as noted in Section 5), the Developer shall furnish the City with a cash deposit or irrevocable letter of credit from a local bank ("security") in the amount of Five-Million, Two-Hundred Ninety-Two Thousand, Nine-Hundred Ninety-Eight Dollars ($5,292,998). The amount of the security was calculated as follows:

Letter of Credit for Developer Improvements (due with signed agreement)

No.	Item	Cost	110%	Calculation
1	Grading and Erosion Control	$ 182,196	$ 200,416	$3000/ac x 60.732 acres. Minimum $25,000
2	Pond Restoration and Erosion Control Removal	$ 25,000	$ 27,500	Minimum $25,000
3	Survey Monumentation	$ 96,500	$ 106,150	$500/lot x 193 lots
4	Landscaping	$ 111,600	$ 122,760	Per City Planner (372 trees x $300)
5	Street Lights	$ 32,000	$ 35,200	$7,500/light x 12 lights
6	Surface Improvements	$ 1,454,710	$ 1,818,388	125%
7	Water Main Improvements	$ 824,244	$ 1,030,305	125%
8	Sanitary Sewer Improvements	$ 798,059	$ 997,574	125%
9	Storm Sewer Improvements	$ 763,765	$ 954,706	125%
	Total	**$ 4,288,074**	**$ 5,292,998**	

Refer to Exhibits A, B, C and D for an explanation of each item.

The bank and form of the letter of credit or other security shall be subject to the approval of the City Administrator. The letter of credit shall be automatically renewable until the City releases the developer from responsibility under this Agreement with respect to the items in the chart above. The letter of credit shall secure compliance with all terms of this Agreement and all obligations of the Developer under it. The City may draw down on the letter of credit without notice if the obligations of the Developer have not been completed, , as required by this Agreement. In the event of a default under this Agreement by the Developer, the City shall furnish the Developer with written notice by certified mail of Developer's default(s) under the terms of this Agreement. If the Developer does not

remove said default(s) within 30 days of receiving the notice, the City may draw on the letter of credit and take such steps as it deems necessary to remedy the default. Developer may request an extension of the 30-day cure period, which the City has the discretion to approve or deny in its reasonable judgment. With City approval, the letter of credit shall be reduced from time to time as financial obligations are paid and Developer Improvements and other Developer obligations are completed to the City's requirements. Within ten (10) business days of the date of the reduction request, the City shall begin a review the request. Processing of an approval of said requests will be dependent on the level of detailed information submitted to the City by the Developer, and from time to time the Developer may be required to provide supplemental information to substantiate a request. The City will act in good faith to process and approve reduction requests in a reasonable and timely fashion

11. **Grading Plan/Site Grading.** Site grading shall be completed by the Developer at its cost and approved by the City Engineer. The completion of grading activities will need to be coordinated by the City in conjunction with the installation of utilities. Developer shall furnish the City Engineer satisfactory proof of payment for the site grading work and shall submit a certificate of survey of the development to the City as the site grading is completed by phase, with street and lot grades. If the installation of utilities by the City is occurring simultaneously with the grading, the utility contractor shall have preference over the grading activities. No substantial grading activities can be completed over installed utilities unless otherwise protected. All improvements to the lots and the final grading shall comply with the grading plan as submitted and shall be the responsibility of the Developer.

12. **License.** The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Subject Property to perform all work and inspections deemed appropriate by the City. Such license shall terminate as to each lot within the Subject Property upon acceptance by the City of the public infrastructure improvements.

13. **Erosion Control.** Prior to site grading, and before any utility construction is commenced or building permits are issued, an approved erosion control plan, to be submitted with the final grading plan for grading permit shall be implemented, inspected and approved by the City. All areas disturbed by the excavation and backfilling operations shall be reseeded within seventy-two (72) hours after the completion of the work in that area. Except as otherwise provided in the erosion control plan, seed shall be rye grass or other fast-growing seed suitable to the existing soil to provide a temporary ground cover as rapidly as possible. All seeded areas shall be mulched and disc-anchored as necessary for seed retention.

The parties recognize that time is critical in controlling erosion. If development does not comply 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. This right also applies to the required erosion control for basement and/or foundation excavation spoil piles. The City will attempt to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's or City's right or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within thirty (30) business days after receipt of an invoice for the work, the City may draw down the letter of credit to pay such costs. No development will be allowed and no building permits will be issued unless the Subject Property is in full compliance with the erosion control requirements.

Costs for City inspection of onsite erosion shall be at the Developer's expense.

Notwithstanding the foregoing, the City agrees that the Developer shall have no continuing liability with respect to lots or any other portion of the Property as of the date that the Developer transfers each such portion of the Property to a builder. Developer shall follow MPCA required protocol for transfer of Stormwater Construction Permit responsibility to the new owner of each lot. The

Developer is required to show proof of this assignment to the City. Until such time that the transfer of permit responsibility is presented to the City, the City will consider the Developer to remain responsible for required erosion and sediment control.

14. **Clean up.** The Developer shall clean streets of dirt and debris that has resulted from construction work by the Developer or its agents. The City will inspect the site on a weekly basis and determine whether it is necessary to take additional measures to clean dirt and debris from the streets Costs for City inspection of onsite erosion and sediment control shall be at the Developer's expense. After a twenty-four (24) hour verbal or written notice to the Developer, the City will complete or contract to complete the clean-up at the Developer's expense. If the Developer does not reimburse the City for any cost the City incurred for such work within thirty (30) business days after receipt of an invoice for the work, the City may draw down the letter of credit to pay such costs. The Developer shall inspect and, if necessary, clean all catch basins, sumps, and ponding areas of erosion/siltation and restore to the original condition at the end of the home construction or completion of Developer's Improvements within each phase of this development. All silt fence and other erosion control should be removed following the establishment of turf. These items are to be secured through the letter of credit as is noted in Exhibit A.

15. **Ownership of Improvements.** Upon completion and City acceptance of the work and construction required by this Agreement, the Public Improvements lying within public rights-of-way and easements shall become City property without further notice or action unless the improvements are specifically identified herein as private infrastructure.

16. **Warranty.** The Developer warrants all work required to be performed by it against poor material and faulty workmanship for a period of two (2) years after its completion and acceptance by the City or such longer period as is specified in plans and specifications for Public Improvements.

All trees, grass and sod shall be warranted to be alive, of good quality and disease free for twenty-four (24) months after planting.

Vegetation surrounding ponds and/or wetlands shall be warranted to be alive, of good quality and weed free for three (3) years after planting.

For each pond/wetland in the development, the Developer shall provide to the City Engineer an inspection report by July 31 each year. that includes the following:

a. Date of inspection

b. Name of person responsible for inspection.

c. Photos of the pond/wetland area confirming the vegetation is established as intended.

d. Maintenance plan describing the required maintenance activities and tentative schedule.

Any required wetland reporting must comply with State WCA and the City's CWMP reporting rules.

17. **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 Subject Property including, but not limited to, Soil and Water Conservation District charges, legal, planning, engineering and inspection expenses incurred in connection with approval and acceptance of the subdivision and the plat, the preparation of this Agreement and any amendments hereto, and all costs and expenses incurred by the City in monitoring and inspecting the development of the Subject Property.

b. The Developer shall reimburse the City for costs incurred in the preparation and enforcement of this Agreement, including engineering and attorney's fees. Upon request, the City shall provide invoices, in reasonable detail, as to any such fees. The estimated City fees of Six Hundred Twenty-Seven Thousand Two Hundred Fifty Two Dollars ($627,252) shall be deposited with the City at the time this Agreement is signed, and represent the following amounts:

City Fees (due with signed agreement)

No.	Item	Cost	Calculation
	Estimated Construction Cost	$ 3,840,778	Developer's Estimate (Lines 6 - 9 above)
1	Engineering Fees	$ 384,078	10% of Estimated Construction Cost
2	Attorney Fees	$ 3,000	Estimate
3	5% City Administrative Fees	$ 192,039	5% of Estimated Construction Cost
4	Street Light Energy Cost	$ 8,640	12 lights x 24 months x $30/month
5	GIS Fees	$ 11,580	$60/unit X 193 units
6	Trail Fog Seal	$ 1,878	$0.35/SF x 5,367 SF
7	Seal Coating	$ 26,037	$1.70/SY x 15,316 SY
	Total	**$ 627,252**	

If the actual City fees exceed this estimate, the Developer shall pay the additional costs to the City within thirty (30) business days after receipt of a written request from the City, which shall include an invoice, including itemized costs. If actual City fees are lower than this estimate, any surplus funds will be returned to the Developer when the project fund is reconciled and closed.

c. The Developer shall pay in full all invoices submitted to it by the City for obligations incurred under this Agreement within thirty (30) business days after receipt. If the invoices are not paid on time, the City may halt development work and construction including, but not limited to, the issuance of building permits, assess costs, or pursue other appropriate and lawful remedies, until the past-due invoices are paid in full. Bills not paid within thirty (30) business days shall accrue interest at the rate of six percent (6%) per year.

d. The Developer shall pay all energy costs for street lights installed within the Subject Property for 24 months at a cost of $30/month/light. After that, the City shall pay and be responsible for the energy costs.

e. The Developer will pay the cost of sealcoating the public streets within the development at a cost of $1.70/SY. The sealcoating will be completed within three (3) years following wear course placement.

f. The Developer will pay the cost of fog sealing the public trails within the development at a cost of $0.35/SF. The fog sealing will be completed within three (3) years following trail installation.

18. **Indemnification.** The Developer shall hold the City and its officers, agents and employees harmless from claims made by third parties for damages sustained or costs incurred resulting from plat or subdivision approval and development of the Subject Property, except for any costs or expenses arising from intentional acts or gross negligence of the City, or its agents, employees or contractors. The Developer shall indemnify the City and its officers, agents and employees for all costs, damages or expenses that the City may pay or incur in consequence of such claims, including attorney's fees.

Notwithstanding any other provision in this Agreement to the contrary, Developer agrees that it will not be able to submit a claim for extra work or for monetary damages (for delay or otherwise), or

request an extension of time to complete the work, for any reason arising out of or relating to: (1) the COVID-19 pandemic; or (2) any national, state, or local declaration, resolution, or order relating to the COVID-19 pandemic, unless such declaration, resolution or order prohibits work on the project. The contract completion date shall be extended for the period of the required stoppage in work but without any claim for delay damages.

19. **Insurance.** The Developer agrees to take out and maintain until six months after the City has accepted the Developer Improvements, commercial general liability insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of its contractors or subcontractors. Liability limits shall be not less than $2,000,000 per occurrence and $3,000,000 annual aggregate and twice said limits when the claim arises out of the release or threatened release of a hazardous substance. To accomplish the above limits, an umbrella excess liability policy may be used. Developer must also maintain worker's compensation insurance with coverage amounts required by statute. The City shall be named as an additional insured on the commercial general liability policy or umbrella/excess insurance policy, if applicable. The Developer must provide a certificate of insurance to the City demonstrating compliance with the above. The certificate of insurance shall provide that the City must be given the same advance written notice of the cancellation of the insurance as is afforded to the Developer.

20. **Park, Utility Fees and Service Charges.** The Developer agrees to pay sanitary sewer trunk, water trunk, and stormwater area charges set forth in this Section prior to release of the final plat of each project phase. The sanitary sewer, water, and stormwater connection charges set forth in this Section shall be paid prior to building permit issuance on a per unit basis. The party requesting a building permit, not the Developer, shall be responsible for these connection charges. The rates for each of these items will be set according to the current rate structure for connection charges and trunk area charges at the time of final plat approval or receipt of a building permit and the fees will be adjusted based upon actual bid costs for road assessments. Park dedication fees or property in lieu of, will be addressed in each final plat of project phases as part of the subdivision agreement with the City, which shall be consistent with this Agreement.

a. The fees, charges, and assessments in effect as of the date of this Agreement and estimated based upon the Developer-submitted plan dated 4/18/2022 for Amber Fields 2nd (as revised) are stated in Exhibit B. The Developer shall receive a dollar-for-dollar credit for the cost of any oversizing to address regional stormwater facilities and infrastructure that the Developer constructs which provides regional service functionality for stormwater sources above and beyond those which originate within Amber Fields. Credits amounts to the Developer will be locked in at the dollar value for the year in which the corresponding infrastructure was installed.

b. Park Dedication Fees: Satisfied via Amber Fields Subdivision Agreement dated March 1, 2022.

c. Storm Sewer Trunk Area Charges in the amount of $267,105

d. Sanitary Sewer Trunk Charges in the amount of $46,695

e. Water Trunk Charges in the amount of $282,340.

f. The Developer understands that builders will be required to pay for the Subject Property fees, charges and assessments in effect at the time of issuance of building permits. The rates for each of these items will be set according to the current rate structure at the time the building permit is received. The fees, charges, and assessments in effect as of the date of this Agreement are stated below. The City agrees that it shall collect such amounts with building permits and that the party requesting a building permit, not the Developer, shall be responsible for these charges.

a. Metropolitan Council Environmental Services Availability Charges per SAC unit (current rate is $2,485 per single-family home).

b. Sanitary Sewer Availability Charges per SAC unit (currently at $1,200/SAC unit).

c. Water Availability Charges per WAC unit (currently at $2,475/WAC unit for single-family residential and multi-family residential)

d. Storm Sewer Connection Charges per unit.

21. **Certificates of Occupancy.** Unless otherwise authorized in writing by the City Chief Building Official, no certificates of occupancy shall be issued until:

a. The site grading is completed and approved by the City.

b. All public utilities are tested, approved by the City Engineer, and in service.

c. All curbing is installed and backfilled.

d. The first lift of bituminous is in place and approved by the City.

e. All building permit fees for the lot requesting the occupancy permit are paid in full.

f. No early building permits will be issued without prior authorization from the City Building Official.

The Developer in executing this Agreement, assumes all liability and costs for damage or delays incurred by the City in construction of Public Improvements caused by the Developer, its employees, contractors, subcontractors, material men or agents.

22. **Record Drawings.** At project completion, Developer shall submit record drawings of all public and private infrastructure improvements in accordance with the City's Engineering Guidelines. No securities will be fully released until all record drawings have been submitted and accepted by the City Engineer.

23. **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 will furnish the Developer with written notice of such default by certified mail. If the Developer does not remove said default(s) within 30 days of receiving the notice, the City may, at its option, perform the work and the Developer shall reimburse the City for any expense incurred by the City, provided the Developer is first given notice of the work in default, no less than 48 hours in advance. Developer may request an extension of the 30-day cure period, which the City has the discretion to approve or deny in its reasonable judgment. This Agreement 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 to cure a default, the City may, in addition to its other remedies, draw on the letter of credit or other security described in Section 9, or levy the cost in whole or in part as a special assessment against portions of the Subject Property owned or managed by Developer. Developer waives its rights to notice of hearing and hearing on such assessments and its right to appeal such assessments pursuant to Minnesota Statutes, Section 429.081.

24. **Miscellaneous.**

a. The Developer represents to the City that the development of the Subject Property, the subdivision and the plat comply 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 subdivision, or the plat, or the development of the Subject Property does not comply, the City may, at its option, refuse to allow construction or development work on the Subject Property until the Developer does comply. Upon the City's written demand, the Developer shall cease work until there is compliance.

b. Third parties shall have no recourse against the City under this Agreement.

c. Breach of the terms of this Agreement 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 phase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

e. The action or inaction of a party shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. A party's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

f. This Agreement shall run with the land and shall be recorded against the title to the Subject Property. All terms and provisions of this Agreement shall be binding upon and inure to the benefit of the heirs, representatives, successors, and assigns of the parties hereto and shall be binding upon all future owners of all or any part of the Subject Property and shall be deemed covenants running with the land. The terms and provisions of this Agreement shall not be binding upon the owners of individual units or residences built upon lots within the development and shall not be deemed to run with the title of the individual units or residences within the development. This provision does not release any future developer or the Developer's successors or assigns from the terms and provisions of this Agreement. The Developer shall take such steps, including execution of amendments to this Agreement, as are necessary to affect the recording hereof. After the Developer has completed the work required of it under this Agreement, at the Developer's request as to all or a portion of the Subject Property, the City will execute and deliver to the Developer the requested release(s).

g. Each right, power or remedy herein conferred upon a party herein is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to such party, 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 such party and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

h. The Developer may not assign this Agreement without the written permission of the City Council, except the Developer may assign this Agreement to Earl Street Partners II, LLC, a Minnesota limited liability company, without written permission from the City Council.

i. The Developer acknowledges that the City may issue additional requirements outside of the 2015 General Specifications and Standard Detail Plates for Street and Utility Construction or the 2008 Engineering Guidelines as the City is in the process of updating these documents. The review process may require additional time and expense due to this process, which shall be the Developer's responsibility. The Developer shall not be billed for the time required for the City to update and approve their revisions to the 2015 General Specifications and Standard Detail Plates for Street and Utility Construction or the 2008 Engineering Guidelines.

j. This Agreement includes all attachments, exhibits, and schedules, if any, attached to it, all of which are hereby made a part of this Agreement.

25. **Disclaimer of Relationship.** Nothing in this Agreement nor any act by the City or the Developer shall be deemed or construed by the City, the Developer, or any third party as creating any relationship of principal/agent, limited or general partner or joint venture between such parties.

26. **Notices.** Required notices to the Developer shall be in writing, and shall be either hand delivered to Mr. Mario Cocchiarella on behalf of the Developer, or mailed to the Developer by registered mail at the following address:

Maplewood Development and Construction, Inc
1128 Harmon Place
Suite 320
Minneapolis, MN 55403

A copy of each notice, whether hand delivered or mailed, to Developer shall be simultaneously delivered to Developer's legal counsel at both the physical address below and electronically to mgherty@felhaber.com.

Felhaber Larson
Attn: Molly Gherty
220 South Sixth Street, Suite 2200
Minneapolis, MN 55402

Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by registered mail in care of the City Administrator at the following address:

City Administrator
Rosemount City Hall
2875 145th Street West
Rosemount, Minnesota 55068

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY OF ROSEMOUNT

BY: _____
William H. Droste, Mayor

BY: _____
Erin Fasbender, City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by William H. Droste, Mayor, and Erin Fasbender, City Clerk, of the City of Rosemount, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

MAPLEWOOD DEVELOPMENT AND CONSTRUCTION, INC

BY: _____
Mario J. Cocchiarella, its President

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022 by Mario J. Cocchiarella, President of Maplewood Development and Construction, Inc., a Minnesota corporation, on behalf of said corporation.

_____
Notary Public

Drafted By:
City of Rosemount
2875 145th Street West
Rosemount, MN 55068

EXHIBIT A

The following clarifies the various portions of the letter of credit for Developer Improvements that are outlined in the Subdivision Agreement; except, however, the City will accept the amounts attributed to grading and erosion control and pond restoration/erosion control removal from a contractor instead of the Developer.

Grading & Erosion Control – A restoration and erosion control bond to ensure re-vegetation and erosion control ($3,000/acre). Note: The minimum surety amount is set at $25,000.

Pond Restoration/Erosion Control Removal – A security to allow for cleaning of sedimentation ponds prior to City acceptance, and removal of any installed erosion control measures such as silt fence and wood fiber blanket following development of 75% of adjoining lots (estimated lump sum).

Survey Monumentation – An amount equal to 110% of the cost to monument all lots within the development.

Landscaping – An amount equal to 110% of the cost to complete the minimum required landscaping. If additional landscaping is planned, a surety for that cost is not required.

Street Lights – An amount equal to 110% of the cost to complete the required street light installation on public roadways.

Improvements – An amount equal to 125% of the cost to complete those public improvements provided as part of the final plat and final construction documents. Private improvements may also be included when necessary to complete access to and utility supply for platted lots.

EXHIBIT B

(SUMMARY OF DEVELOPMENT FEES AND LOT AREAS)

Amber Fields 2nd Addition
EXHIBIT B

Letter of Credit for Developer Improvements (due with signed agreement)

No.	Item	Cost	110%	Calculation
1	Grading and Erosion Control	$ 182,196	$ 200,416	$3000/ac x 60.732 acres. Minimum $25,000
2	Pond Restoration and Erosion Control Removal	$ 25,000	$ 27,500	Minimum $25,000
3	Survey Monumentation	$ 96,500	$ 106,150	$500/lot x 193 lots
4	Landscaping	$ 111,600	$ 122,760	Per City Planner (372 trees x $300)
5	Street Lights	$ 32,000	$ 35,200	$7,500/light x 12 lights
6	Surface Improvements	$ 1,454,710	$ 1,818,388	125%
7	Water Main Improvements	$ 824,244	$ 1,030,305	125%
8	Sanitary Sewer Improvements	$ 798,059	$ 997,574	125%
9	Storm Sewer Improvements	$ 763,765	$ 954,706	125%
	Total	**$ 4,288,074**	**$ 5,292,998**	

City Fees (due with signed agreement)

No.	Item	Cost	Calculation
	Estimated Construction Cost	$ 3,840,778	Developer's Estimate (Lines 6 - 9 above)
1	Engineering Fees	$ 384,078	10% of Estimated Construction Cost
2	Attorney Fees	$ 3,000	Estimate
3	5% City Administrative Fees	$ 192,039	5% of Estimated Construction Cost
4	Street Light Energy Cost	$ 8,640	12 lights x 24 months x $30/month
5	GIS Fees	$ 11,580	$60/unit X 193 units
6	Trail Fog Seal	$ 1,878	$0.35/SF x 5,367 SF
7	Seal Coating	$ 26,037	$1.70/SY x 15,316 SY
	Total	**$ 627,252**	

Development Fees (due before signed plat is released)

No.	Item	Cost	Calculation
1	Storm Sewer Trunk Charge	$ 267,105	See Exhibit C & D for details
2	Sanitary Sewer Trunk Charge	$ 46,695	See Exhibit C & D for details
3	Water Trunk Charge	$ 282,340	See Exhibit C & D for details
4	Park Dedication	$ -	Satisified via land dedication
	Total	**$ 596,139**	

Amber Fields 2nd Addition
EXHIBIT B

Totals		
Block	**Lots**	**Units**
1	9	9
2	17	17
3	17	17
4	17	17
5	22	22
6	4	4
7	5	5
8	4	4
9	5	5
10	5	5
11	5	5
12	4	4
13	6	6
14	4	4
15	5	5
16	6	6
17	4	4
18	4	4
19	4	4
20	5	5
21	5	5
22	6	6
23	4	4
24	4	4
25	5	5
26	5	5
27	6	6
28	6	6
Total	**193**	**193**

Total Plat Area =	60.732	acres
Total Park Area =	0.000	acres
Future Plat Area =	27.897	acres
Developable Area * =	32.836	acres
Ponding to HWL =	0.000	acres
Net Developable Area =	32.836	acres

* Excludes future plat and park areas (all outlots)

Block	Lot	Units	SQ FT	Acres
1	1	1	10,602.00	0.243
1	2	1	8,125.00	0.187
1	3	1	8,125.00	0.187
1	4	1	8,125.00	0.187
1	5	1	9,450.00	0.217
1	6	1	9,073.00	0.208
1	7	1	9,581.00	0.220
1	8	1	9,000.00	0.207
1	9	1	9,081.00	0.208
2	1	1	10,054.00	0.231
2	2	1	7,964.00	0.183
2	3	1	8,193.00	0.188
2	4	1	8,422.00	0.193
2	5	1	9,283.00	0.213
2	6	1	8,260.00	0.190
2	7	1	7,718.00	0.177
2	8	1	9,000.00	0.207
2	9	1	7,800.00	0.179
2	10	1	9,666.00	0.222
2	11	1	8,413.00	0.193
2	12	1	7,800.00	0.179
2	13	1	7,800.00	0.179
2	14	1	7,800.00	0.179
2	15	1	7,800.00	0.179
2	16	1	7,800.00	0.179
2	17	1	9,816.00	0.225
3	1	1	9,488.00	0.218
3	2	1	7,800.00	0.179
3	3	1	7,800.00	0.179
3	4	1	7,800.00	0.179
3	5	1	7,800.00	0.179
3	6	1	7,800.00	0.179
3	7	1	7,800.00	0.179
3	8	1	7,800.00	0.179
3	9	1	8,779.00	0.202
3	10	1	10,232.00	0.235
3	11	1	10,357.00	0.238
3	12	1	8,069.00	0.185
3	13	1	7,800.00	0.179
3	14	1	7,800.00	0.179
3	15	1	7,800.00	0.179
3	16	1	7,800.00	0.179
3	17	1	9,122.00	0.209
4	1	1	10,669.00	0.245
4	2	1	5,850.00	0.134
4	3	1	5,850.00	0.134
4	4	1	5,850.00	0.134
4	5	1	6,634.00	0.152
4	6	1	6,634.00	0.152
4	7	1	6,368.00	0.146
4	8	1	9,028.00	0.207
4	9	1	7,552.00	0.173
4	10	1	6,375.00	0.146
4	11	1	5,625.00	0.129
4	12	1	5,625.00	0.129
4	13	1	5,625.00	0.129
4	14	1	5,625.00	0.129
4	15	1	6,228.00	0.143
4	16	1	8,119.00	0.186
4	17	1	12,076.00	0.277

5	1	1	8,131.00	0.187
5	2	1	5,400.00	0.124
5	3	1	5,400.00	0.124
5	4	1	5,400.00	0.124
5	5	1	5,400.00	0.124
5	6	1	5,400.00	0.124
5	7	1	5,400.00	0.124
5	8	1	5,553.00	0.127
5	9	1	7,577.00	0.174
5	10	1	11,704.00	0.269
5	11	1	13,821.00	0.317
5	12	1	9,694.00	0.223
5	13	1	6,525.00	0.150
5	14	1	6,525.00	0.150
5	15	1	6,525.00	0.150
5	16	1	6,525.00	0.150
5	17	1	6,525.00	0.150
5	18	1	6,525.00	0.150
5	19	1	6,525.00	0.150
5	20	1	6,526.00	0.150
5	21	1	6,526.00	0.150
5	22	1	10,257.00	0.235
6	1	1	2,129.00	0.049
6	2	1	1,836.00	0.042
6	3	1	1,836.00	0.042
6	4	1	2,129.00	0.049
7	1	1	2,129.00	0.049
7	2	1	1,836.00	0.042
7	3	1	1,836.00	0.042
7	4	1	1,836.00	0.042
7	5	1	2,129.00	0.049
8	1	1	2,129.00	0.049
8	2	1	1,836.00	0.042
8	3	1	1,836.00	0.042
8	4	1	2,129.00	0.049
9	1	1	2,129.00	0.049
9	2	1	1,836.00	0.042
9	3	1	1,836.00	0.042
9	4	1	1,836.00	0.042
9	5	1	2,129.00	0.049
10	1	1	2,129.00	0.049
10	2	1	1,836.00	0.042
10	3	1	1,836.00	0.042
10	4	1	1,836.00	0.042
10	5	1	2,129.00	0.049
11	1	1	2,129.00	0.049
11	2	1	1,836.00	0.042
11	3	1	1,836.00	0.042
11	4	1	1,836.00	0.042
11	5	1	2,129.00	0.049
12	1	1	2,129.00	0.049
12	2	1	1,836.00	0.042
12	3	1	1,836.00	0.042
12	4	1	2,129.00	0.049
13	1	1	2,129.00	0.049
13	2	1	1,836.00	0.042
13	3	1	1,836.00	0.042
13	4	1	1,836.00	0.042
13	5	1	1,836.00	0.042
13	6	1	2,129.00	0.049
14	1	1	2,129.00	0.049
14	2	1	1,836.00	0.042
14	3	1	1,836.00	0.042
14	4	1	2,129.00	0.049
15	1	1	2,129.00	0.049
15	2	1	1,836.00	0.042
15	3	1	1,836.00	0.042
15	4	1	1,836.00	0.042
15	5	1	2,129.00	0.049

16	1	1	2,129.00	0.049
16	2	1	1,836.00	0.042
16	3	1	1,836.00	0.042
16	4	1	1,836.00	0.042
16	5	1	1,836.00	0.042
16	6	1	2,129.00	0.049
17	1	1	2,129.00	0.049
17	2	1	1,836.00	0.042
17	3	1	1,836.00	0.042
17	4	1	2,129.00	0.049
18	1	1	2,129.00	0.049
18	2	1	1,836.00	0.042
18	3	1	1,836.00	0.042
18	4	1	2,129.00	0.049
19	1	1	2,129.00	0.049
19	2	1	1,836.00	0.042
19	3	1	1,836.00	0.042
19	4	1	2,129.00	0.049
20	1	1	2,129.00	0.049
20	2	1	1,836.00	0.042
20	3	1	1,836.00	0.042
20	4	1	1,836.00	0.042
20	5	1	2,129.00	0.049
21	1	1	2,129.00	0.049
21	2	1	1,836.00	0.042
21	3	1	1,836.00	0.042
21	4	1	1,836.00	0.042
21	5	1	2,129.00	0.049
22	1	1	2,129.00	0.049
22	2	1	1,836.00	0.042
22	3	1	1,836.00	0.042
22	4	1	1,836.00	0.042
22	5	1	1,836.00	0.042
22	6	1	2,129.00	0.049
23	1	1	2,129.00	0.049
23	2	1	1,836.00	0.042
23	3	1	1,836.00	0.042
23	4	1	2,129.00	0.049
24	1	1	2,129.00	0.049
24	2	1	1,836.00	0.042
24	3	1	1,836.00	0.042
24	4	1	2,129.00	0.049
25	1	1	2,129.00	0.049
25	2	1	1,836.00	0.042
25	3	1	1,836.00	0.042
25	4	1	1,836.00	0.042
25	5	1	2,129.00	0.049
26	1	1	2,129.00	0.049
26	2	1	1,836.00	0.042
26	3	1	1,836.00	0.042
26	4	1	1,836.00	0.042
26	5	1	2,129.00	0.049
27	1	1	2,129.00	0.049
27	2	1	1,836.00	0.042
27	3	1	1,836.00	0.042
27	4	1	1,836.00	0.042
27	5	1	1,836.00	0.042
27	6	1	2,129.00	0.049
28	1	1	2,129.00	0.049
28	2	1	1,836.00	0.042
28	3	1	1,836.00	0.042
28	4	1	1,836.00	0.042
28	5	1	1,836.00	0.042
28	6	1	2,129.00	0.049

Outlot A			125,127.23	2.873
Outlot B			66,659.30	1.530
Outlot C			12,172.40	0.279
Outlot D			70,914.90	1.628
Outlot E			36,116.02	0.829
Outlot F			11,723.43	0.269
Outlot G			1,215,184.28	27.897
ROW			246,136.89	5.651
Total Boundary			2,645,503.45	60.732

EXHIBIT C

(DETAIL CALCULATION OF TRUNK AREA CHARGES)

Amber Fields 2nd Addition
EXHIBIT C

Trunk Charge Apportionments

Detail provided in Exhibit D

Trunk Charge	Amount			
	Outlot G	Outlot I	Outlot M	TOTAL
Sanitary Sewer	$ 26,178.47	$ 16,908.79	$ 43,278.69	$ 86,365.95
Water Area	$ 158,288.41	$ 102,239.22	$ 261,685.10	$ 522,212.73
Stormwater Area	$ 149,747.06	$ 96,722.33	$ 247,564.39	$ 494,033.78
Total Plat Area	60.73			
Developing Area	32.84	54.07%		
Future Development	27.90	45.93%		
Trunk Area Charges to be collected with this plat				
Sanitary Area	$ 46,694.66			
Water Area	$ 282,339.79			
Stormwater Area	$ 267,104.54			
Remaining Trunk Area Charges to be collected via future plat				
Sanitary Area	$ 39,671.29			
Water Area	$ 239,872.95			
Stormwater Area	$ 226,929.24			

EXHIBIT D

(OVERALL TRUNK AREA CHARGE CALCULATIONS FOR AMBER FIELDS DEVELOPMENT)

Amber Fields 2nd Addition
EXHIBIT D

Individual Outlot/ROW Calculations

Parcel	Phase	Area (SF)	Area (AC)	Portion of Total Area	Portion of Total Future Net Developed Area	*All calculations based on City of Rosemount Adopted 2022 Trunk Rates (Subject to change over time. Actual charges based on rate in year when final subdivision and final platting occur)* SAC ($1,075/Acre)	WAC ($6,500/Acre)	STAC ($6,865/Acre)	Subtotal	Comments	Apportioned Trunk Fees (Aggregate Totals for Outlot A, H, ROW CSAH 42, ROW CR 73, ROW FUT 1, ROW FUT 2, ROW INTER 1) SAC	WAC	STAC	Subtotal	**GRAND TOTAL Outlot Trunk Fee (Estimated based on 2022 Rates)**	Parcel
Outlot A	1	546,505	12.546	2.88%	0.00%	$ 13,486.98	$ 81,549.19	$ 22,146.69	$ 117,182.85	Storm HWL = 9.32 ac (includes 2.73 ac wetland)		Not Applicable				Outlot A
Outlot B	1	524,625	12.044	2.77%	3.65%	$ 12,947.01	$ 78,284.26	$ 82,680.23	$ 173,911.50		$ 4,132.50	$ 24,987.23	$ 15,018.67	$ 44,138.41	$ 218,049.91	Outlot B
Outlot C	1	402,659	9.244	2.12%	2.80%	$ 9,937.06	$ 60,084.56	$ 63,458.54	$ 133,480.16		$ 3,171.77	$ 19,178.15	$ 11,527.10	$ 33,877.01	$ 167,357.18	Outlot C
Outlot D	1	195,662	4.492	1.03%	1.36%	$ 4,828.67	$ 29,196.58	$ 30,836.08	$ 64,861.32		$ 1,541.24	$ 9,319.14	$ 5,601.30	$ 16,461.68	$ 81,323.00	Outlot D
Outlot E	1	499,401	11.465	2.63%	3.47%	$ 12,324.52	$ 74,520.35	$ 78,704.96	$ 165,549.83		$ 3,933.81	$ 23,785.85	$ 14,296.57	$ 42,016.23	$ 207,566.06	Outlot E
Outlot F	1	675,481	15.507	3.56%	4.70%	$ 16,669.93	$ 100,794.92	$ 106,454.94	$ 223,919.78		$ 5,320.81	$ 32,172.32	$ 19,337.29	$ 56,830.41	$ 280,750.19	Outlot F
Outlot G	**1**	**804,114**	**18.460**	**4.24%**	**5.59%**	**$ 19,844.41**	**$ 119,989.46**	**$ 126,727.33**	**$ 266,561.21**		**$ 6,334.06**	**$ 38,298.95**	**$ 23,019.72**	**$ 67,652.73**	**$ 334,213.93**	**Outlot G**
Outlot H	1	2,603,640	59.771	13.72%	0.00%	$ 64,254.20	$ 388,513.77	$ 162,572.47	$ 615,340.44	Storm HWL = 36.09 ac (includes 1.59 ac wetland)		Not Applicable				Outlot H
Outlot I	**1**	**519,381**	**11.923**	**2.74%**	**3.61%**	**$ 12,817.60**	**$ 77,501.76**	**$ 81,853.78**	**$ 172,173.13**		**$ 4,091.20**	**$ 24,737.47**	**$ 14,868.55**	**$ 43,697.21**	**$ 215,870.35**	**Outlot I**
Outlot J	1	967,302	22.206	5.10%	6.73%	$ 23,871.66	$ 144,340.29	$ 152,445.55	$ 320,657.50		$ 7,619.50	$ 46,071.39	$ 27,691.38	$ 81,382.26	$ 402,039.77	Outlot J
Outlot K	1	791,652	18.174	4.17%	5.50%	$ 19,536.87	$ 118,129.89	$ 124,763.34	$ 262,430.09		$ 6,235.89	$ 37,705.40	$ 22,662.97	$ 66,604.26	$ 329,034.35	Outlot K
Outlot L	1	732,550	16.817	3.86%	5.09%	$ 18,078.31	$ 109,310.72	$ 115,448.94	$ 242,837.97		$ 5,770.34	$ 34,890.44	$ 20,971.03	$ 61,631.81	$ 304,469.79	Outlot L
Outlot M	**1**	**1,329,375**	**30.518**	**7.01%**	**9.24%**	**$ 32,807.12**	**$ 198,368.63**	**$ 209,507.79**	**$ 440,683.54**		**$ 10,471.57**	**$ 63,316.47**	**$ 38,056.60**	**$ 111,844.64**	**$ 552,528.18**	**Outlot M**
Outlot N	2	1,374,558	31.556	7.25%	9.56%	$ 33,922.17	$ 205,110.81	$ 216,628.57	$ 455,661.56		$ 10,827.48	$ 65,468.48	$ 39,350.07	$ 115,646.04	$ 571,307.60	Outlot N
Outlot O	2	909,535	20.880	4.79%	6.32%	$ 22,446.05	$ 135,720.33	$ 143,341.55	$ 301,507.93		$ 7,164.46	$ 43,320.02	$ 26,037.66	$ 76,522.14	$ 378,030.07	Outlot O
Outlot P	2	548,138	12.584	2.89%	3.81%	$ 13,527.28	$ 81,792.86	$ 86,385.84	$ 181,705.99		$ 4,317.72	$ 26,107.13	$ 15,691.79	$ 46,116.63	$ 227,822.62	Outlot P
Outlot Q	3	881,305	20.232	4.65%	6.13%	$ 21,749.38	$ 131,507.86	$ 138,892.54	$ 292,149.78		$ 6,942.09	$ 41,975.46	$ 25,229.50	$ 74,147.06	$ 366,296.83	Outlot Q
Outlot R	3	623,412	14.312	3.29%	4.33%	$ 15,384.94	$ 93,025.21	$ 98,248.93	$ 206,659.07		$ 4,910.66	$ 29,692.34	$ 17,846.69	$ 52,449.68	$ 259,108.75	Outlot R
Outlot S	3	1,846,870	42.398	9.73%	12.84%	$ 45,578.17	$ 275,588.96	$ 291,064.34	$ 612,231.47		$ 14,547.91	$ 87,964.11	$ 52,871.16	$ 155,383.18	$ 767,614.65	Outlot S
Outlot T	3	351,417	8.067	1.85%	2.44%	$ 8,672.48	$ 52,438.26	$ 55,382.87	$ 116,493.61		$ 2,768.13	$ 16,737.55	$ 10,060.17	$ 29,565.86	$ 146,059.46	Outlot T
Outlot U	3	404,451	9.285	2.13%	2.81%	$ 9,981.29	$ 60,351.96	$ 63,740.96	$ 134,074.21		$ 3,185.89	$ 19,263.50	$ 11,578.40	$ 34,027.78	$ 168,101.98	Outlot U
ROW - CSAH 42	1	358,955	8.240	1.89%	0.00%	$ 8,858.51	$ 53,563.07	$ 56,570.85	$ 118,992.43			Not Applicable				ROW - CSAH 42
ROW - CR 73	1	525,850	12.072	2.77%	0.00%	$ 12,977.24	$ 78,467.06	$ 82,873.28	$ 174,317.58			Not Applicable				ROW - CR 73
ROW - FUT 1	1	819	0.019	0.00%	0.00%	$ 20.21	$ 122.21	$ 129.07	$ 271.50			Not Applicable				ROW - FUT 1
ROW - FUT 2	3	153,282	3.519	0.81%	0.00%	$ 3,782.79	$ 22,872.66	$ 24,157.05	$ 50,812.49			Not Applicable				ROW - FUT 2
ROW-INTER 1	1	401,445	9.216	2.12%	0.00%	$ 9,907.10	$ 59,903.41	$ 63,267.22	$ 133,077.73			Not Applicable				ROW-INTER 1
TOTAL		**18,972,384**	**435.55**	**100.00%**	**100.00%**	**$ 468,211.96**	**$ 2,831,049.04**	**$ 2,678,283.68**	**$ 5,977,544.67**						**$5,977,544.67**	

Aggregate Trunk Fees - Phase 1 (Highlighted Outlots & ROWs)

$ 113,287.03 $ 684,991.37 $ 411,716.62

Future Net Developed Acres (Total area minus Outlot A, H, ROW CSAH 42, ROW CR 73, ROW FUT 1, ROW FUT 2, ROW INTER 1)	**330.163**

NOTE: All calculations based on City of Rosemount Adopted 2022 Trunk Rates (Subject to change over time. Actual charges based on rate in year when final subdivision and final platting occur)

SAC	WAC	STAC
$ 1,075.00	$ 6,500.00	$ 6,865.00

ATTACHMENT ONE

Amber Fields 2nd Final Plat

AMBER FIELDS SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, owner of the following described property:

Outlots I, G and M, AMBER FIELDS, Dakota County, Minnesota:

Has caused the same to be surveyed and platted as AMBER FIELDS SECOND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ___.

Signed: Pulte Homes, LLC.

by _____
Jamie Tharp, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20 ___, by Jamie Tharp, Chief Manager of Pulte Homes of Minnesota, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Signature
_____
Printed Name
Notary Public, _____
My Commission Expires _____

SURVEYORS CERTIFICATE

I Peter Goers 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 _____ , 20 ___.

_____
Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____ , 20 ___, by Peter Goers.

_____
Signature
_____
Printed Name
Notary Public,_____
My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

This plat was approved by the City Council of ROSEMOUNT, Minnesota, this _____ day of _____, 20 ___ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 ___.

_____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20 ___.

_____, Director
Amy A. Koethe, Department of Property Taxation and Records

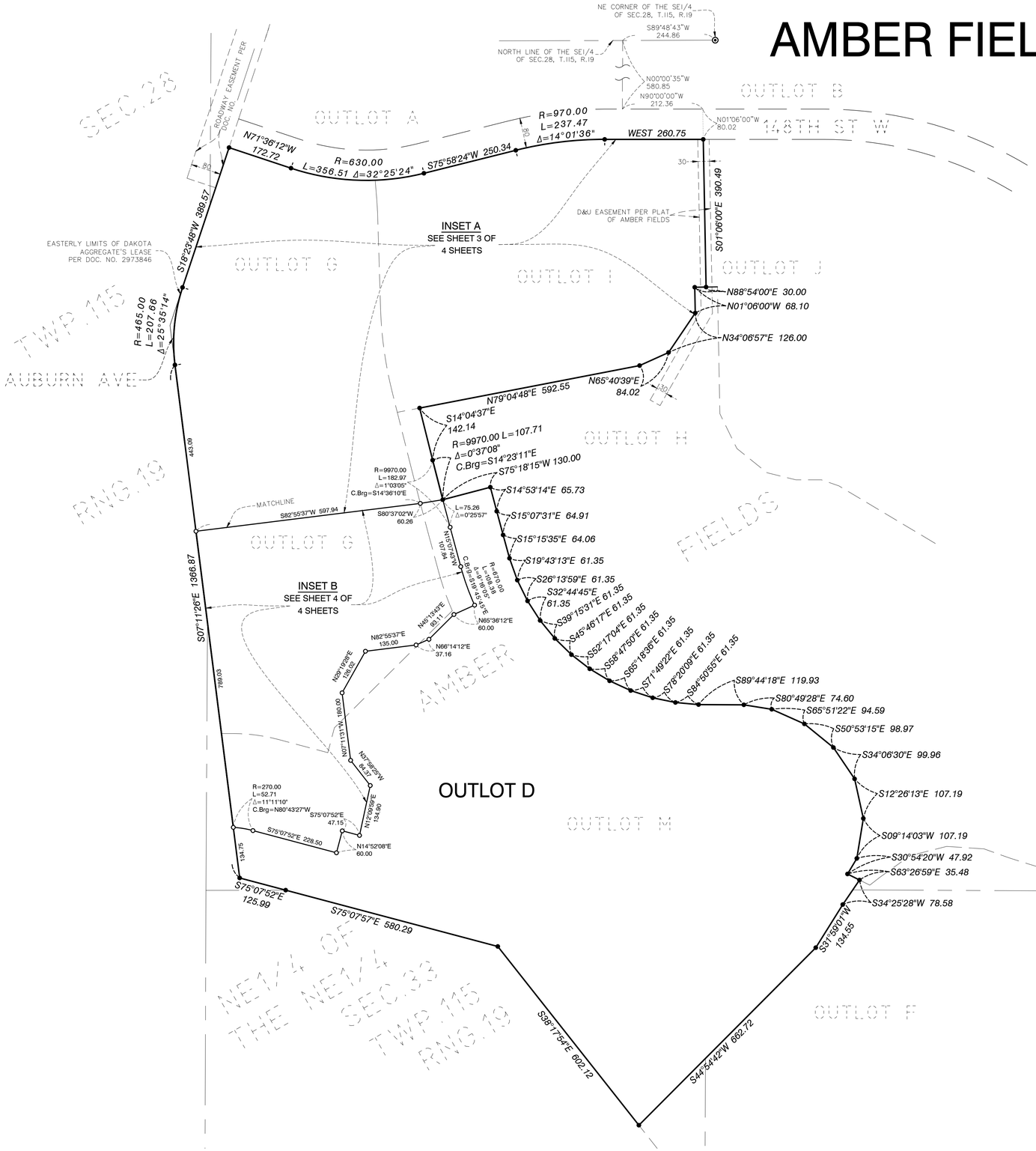
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

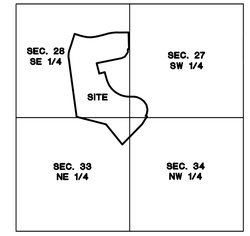
I hereby certify that this plat of AMBER FIELDS SECOND ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 ___, at ___ o'clock ___.M. and was duly filed in Book_____ of Plats, Page_____ , as Document Number _____ .

_____
Amy A. Koethe, County Recorder

ALLIANT ENGINEERING

AMBER FIELDS SECOND ADDITION





VICINITY MAP
SECTION 27, 28, 33 & 34, T115, R19
NOT TO SCALE

THE NORTH LINE OF THE SE 1/4 OF SEC. 28, T. 115, R. 19, IS ASSUMED TO HAVE A BEARING OF S89°48'43"W.

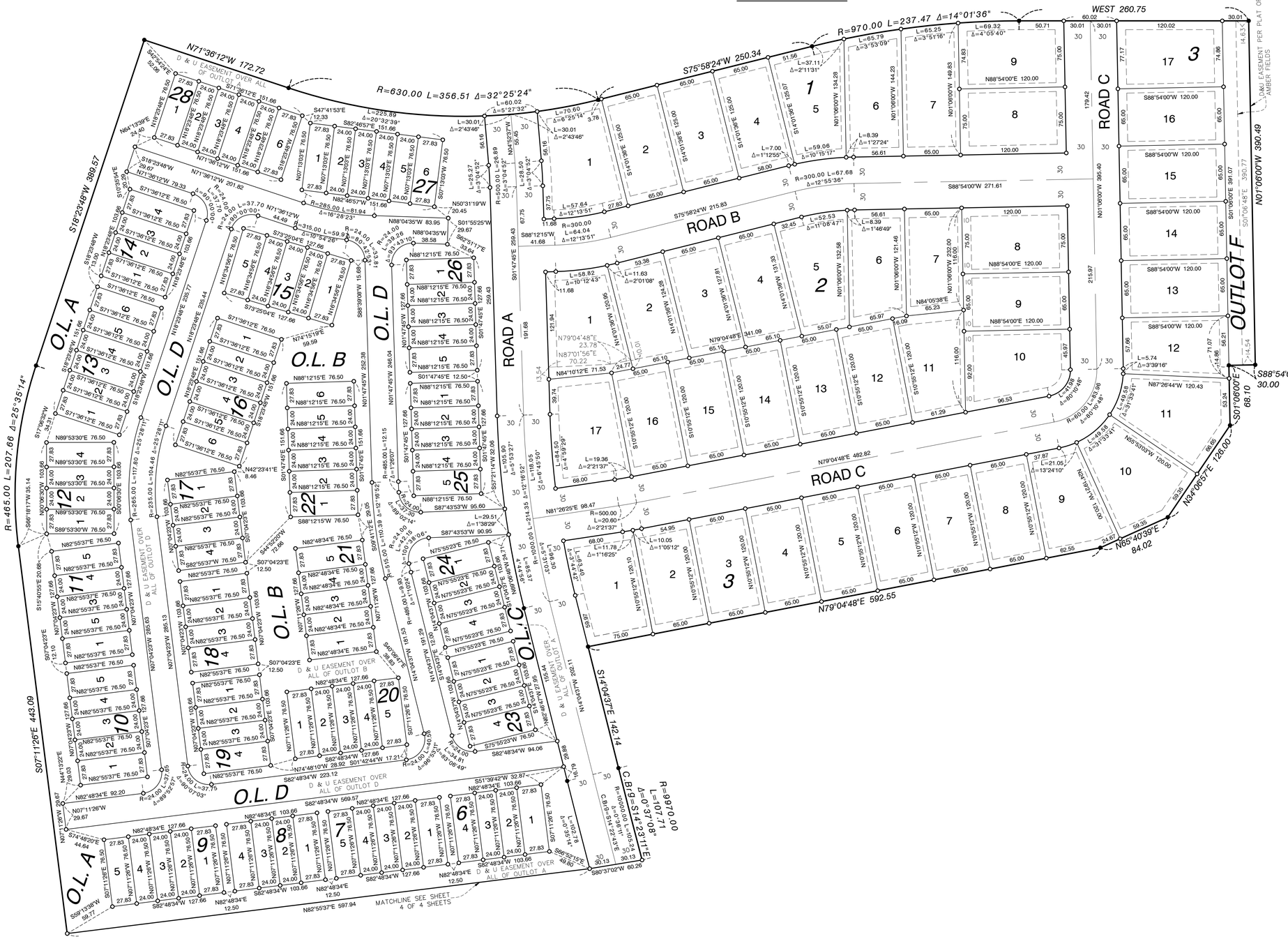
- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- ⊙ Denotes Dakota County CIM

Scale in feet
0 150 300 450

ALLIANT ENGINEERING

AMBER FIELDS SECOND ADDITION

INSET A

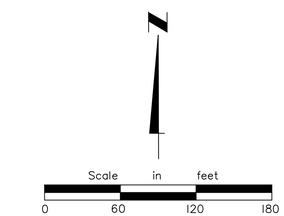


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

Being 5 feet in width and adjoining side lot lines and 10 feet in width and adjoining rear lot lines and right of way lines, unless otherwise indicated on plat.

THE NORTH LINE OF THE SE 1/4 OF SEC. 28, T. 115, R. 19, IS ASSUMED TO HAVE A BEARING OF S89°48'43"W.

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- ⊙ Denotes Dakota County CIM



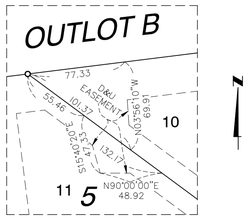
ALLIANT ENGINEERING

AMBER FIELDS SECOND ADDITION

INSET B

DETAIL

NOT TO SCALE




OUTLOT E
N82°55'37"E 597.94
MATCHLINE SEE SHEET 3 OF 4 SHEETS
N80°37'02"E 60.26
ROAD A
ROAD I
SEE DETAIL
N82°55'37"E 605.99
N82°55'37"E 343.05
S07°11'26"E 789.03
N07°11'31"W 458.41
S07°11'26"E 180.00
S82°48'29"W 154.97
S60°40'32"E 29.47
S60°19'28"W 128.02
S82°48'29"W 158.32
S82°48'29"W 125.00
S82°48'29"W 151.81
S88°07'30"W 158.68
S82°55'37"W 135.00
S17°39'23"E 84.37
S14°52'08"W 100.28
S75°07'52"E 147.43
S17°09'59"W 104.99
S14°52'08"W 60.00
N75°07'52"W 228.50
228.50
N84°07'07"E 90.02
N88°43'57"E 50.29
S65°36'12"W 60.00
N45°13'43"E 93.11
N86°14'12"E 37.16
S53°38'12"E 214.97
S75°45'12"E 162.47
N82°48'29"E 145.00
N82°48'29"E 145.01
S09°00'12"E 120.14
S07°11'31"E 107.84
N73°33'23"E 29.56
S15°07'43"E 107.84
D&U EASEMENT
R=60.00 L=94.37 Δ=90°07'08"
R=300.00 L=64.32 Δ=12°17'05"
C.Br=S81°16'25"E
R=150.00 L=57.75 Δ=22°03'39"
R=300.00 L=49.06 Δ=9°22'14"
R=2000.00 L=328.29 Δ=9°24'09"
R=700.00 L=108.38 Δ=9°16'05"
C.Br=S19°45'25"E
L=52.71 Δ=11°11'10"
L=75.92 Δ=13°10'51"
L=46.20 Δ=22°03'39"
L=47.19 Δ=90°07'08"
L=46.28 Δ=13°57'17"
L=10.95 Δ=3°29'05"
L=3.27 Δ=2°04'49"
L=44.16 Δ=9°22'14"
L=54.24 Δ=9°25'00"
L=33.68 Δ=21°26'19"
L=34.87 Δ=22°12'00"
L=34.87 Δ=22°12'00"
L=34.87 Δ=22°12'00"
L=20.74 Δ=0°07'07"
L=49.06 Δ=9°22'14"
L=49.06 Δ=9°22'14"
L=14.20
L=18.90
L=49.06 Δ=9°22'14"
L=49.06 Δ=9°22'14"
L=49.06 Δ=9°22'14"

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Meeting: June 21, 2022

AGENDA ITEM: Prestwick Place 20th Addition, City Project 2020-04: Accept Public Improvements	**AGENDA SECTION:** Consent
PREPARED BY: Brian Erickson, PE (MN), City Engineer	**AGENDA NO.** 6.m.
ATTACHMENTS: Resolution, Acceptance Letter, Map	**APPROVED BY:** LJM
RECOMMENDED ACTION: Adopt Resolution to Accept Prestwick Place 20th Addition, City Project 2020-04, Public Improvements for Perpetual Maintenance	

BACKGROUND

Public improvements installed as part of Prestwick Place 20th Addition, City Project 2020-04, included streets, sanitary sewer, watermain and storm sewer during the 2020/2021 construction season with the bituminous wear course paved in 2021.

The developer requested final acceptance of the public improvements. At this time, some final administrative items are required; however, that will not preclude final acceptance of these improvements. WSB & Associates, Inc., the City's inspector for the project, submitted a letter on June 16, 2022 that indicates all work is in alignment with the specifications and standards, and recommends acceptance of the public improvements.

RECOMMENDATION

Upon City acceptance of the work, the public improvements constructed in Prestwick Place 20th Addition, City Project 2020-04, shall become City property per the subdivision agreement. Staff recommends that City Council adopt the resolution accepting the improvements for perpetual maintenance.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 – 68

A RESOLUTION ACCEPTING PUBLIC IMPROVEMENT FOR PRESTWICK PLACE 20TH ADDITION CITY PROJECT 2020-04

WHEREAS, the Developer has requested City acceptance of the public improvements; and,

WHEREAS, the Developer is preparing final administrative requirements; and,

WHEREAS, the City received a letter from WSB & Associates, Inc. confirming the public improvements were installed in accordance with the approved plans and specifications and finds the improvements acceptable.

BE IT RESOLVED, by the City Council of the City of Rosemount, Minnesota. The work completed under said agreement is hereby accepted for perpetual maintenance and ownership pending provision of final administrative requirements.

ADOPTED this 21st day of June, 2022.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

Memorandum

To: Brian Erickson, PE, City Engineer
City of Rosemount

From: Tim Hanson PE, Sr Project Manager

Date: June 16, 2022

Re: Prestwick Place 20th Addition Street and Utility Construction
City Project No. 2020-04
WSB Project No. 015880-000

The City of Rosemount is in the process of closing out and accepting the street and utility improvements for Prestwick Place 20th Addition, Street and Utility Construction Project.

The improvements consisted of sanitary sewer extension, watermain extension, storm sewer improvements and street construction of Ashdale Avenue, Ashford Path, and Abercorn Avenue within the Prestwick Place 20th Addition single family residential subdivision. The 27-lot development was proposed by Arcon Development and designed by Probe Engineering Company, Inc. The improvements were designed by WSB and Associates and inspected by WSB in accordance with the City's Standard Specifications and Engineering Guidelines. The public improvements were constructed by Northwest Asphalt, Inc. from July 2020 to June 2021.

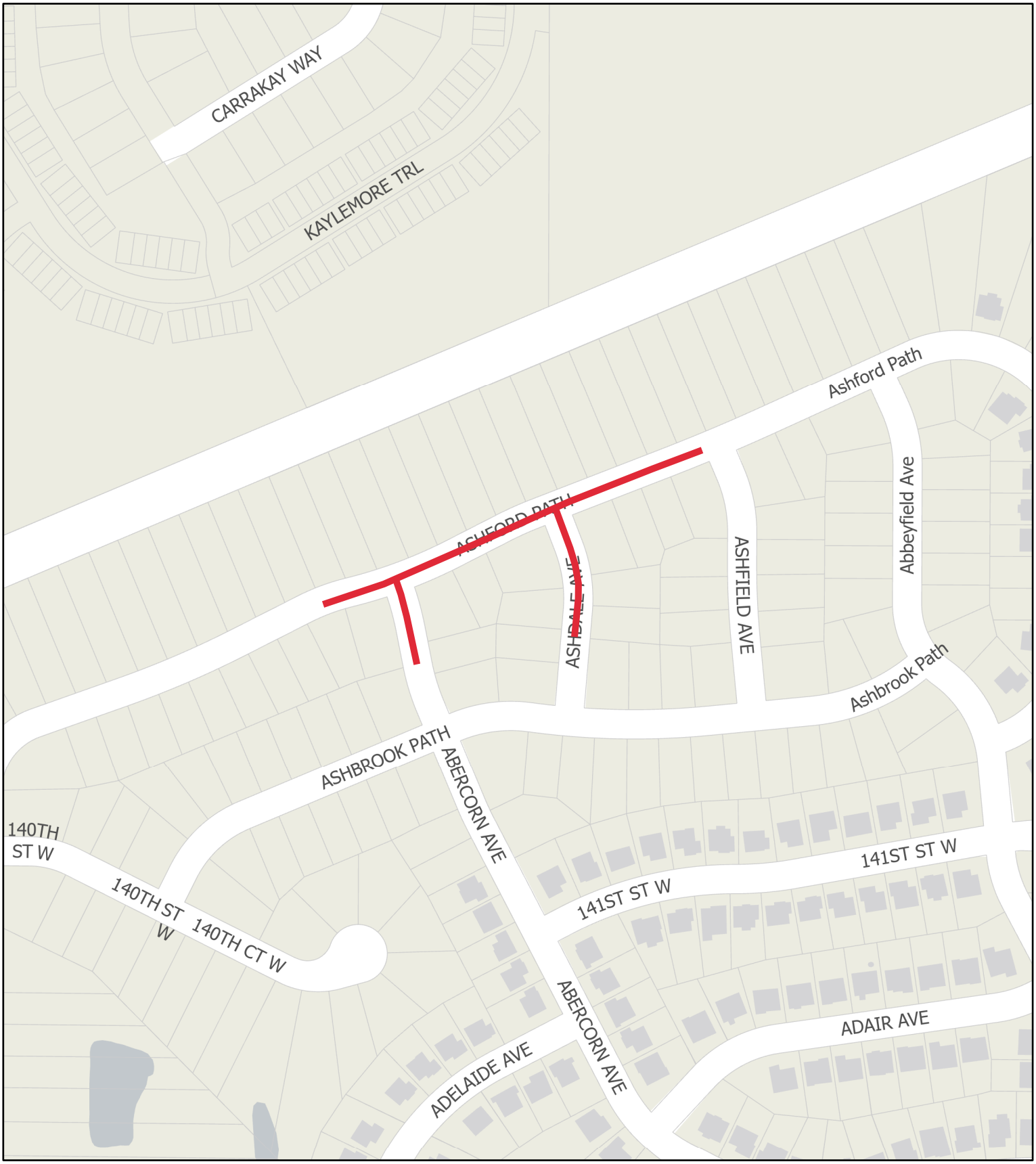
WSB recommends approval and acceptance of the street and utility improvements.

Please contact me at thanson@wsbeng.com or 612-219-2553 with any comments or questions.

Sincerely,
WSB

Timothy C. Hanson, PE
Sr Project Manger

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



Prestwick Place 20th Addition

1:0

6/17/2022

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Meeting: June 21, 2022

AGENDA ITEM: Meadow Ridge 2nd Addition, City Project 2018-20: Accept Public Improvements	**AGENDA SECTION:** Consent
PREPARED BY: Brian Erickson, PE (MN), City Engineer	**AGENDA NO.** 6.n.
ATTACHMENTS: Resolution, Acceptance Letter, Map	**APPROVED BY:** LJM
RECOMMENDED ACTION: Adopt Resolution to Accept Meadow Ridge 2nd Addition, City Project 2018-20, Public Improvements for Perpetual Maintenance.	

BACKGROUND

Public improvements installed as part of Meadow Ridge 2nd Addition, City Project 2018-20, included streets, sanitary sewer, watermain and storm sewer during the 2019/2020 construction season with the bituminous wear course paved in 2020.

The developer requested final acceptance of the public improvements. At this time, some final administrative items are required; however, that will not preclude final acceptance of these improvements. WSB & Associates, Inc., the City's inspector for the project, submitted a letter on June 16, 2022 that indicates all work is in alignment with the specifications and standards, and recommends acceptance of the public improvements.

RECOMMENDATION

Upon City acceptance of the work, the public improvements constructed in Meadow Ridge 2nd Addition, City Project 2018-20, shall become City property per the subdivision agreement. Staff recommends that City Council adopt the resolution accepting the improvements for perpetual maintenance.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 – 69

A RESOLUTION ACCEPTING PUBLIC IMPROVEMENT FOR MEADOW RIDGE 2ND ADDITION CITY PROJECT 2018-20

WHEREAS, the Developer has requested City acceptance of the public improvements; and,

WHEREAS, the Developer is preparing final administrative requirements; and,

WHEREAS, the City received a letter from WSB & Associates, Inc. confirming the public improvements were installed in accordance with the approved plans and specifications and finds the improvements acceptable.

BE IT RESOLVED, by the City Council of the City of Rosemount, Minnesota. The work completed under said agreement is hereby accepted for perpetual maintenance and ownership pending provision of final administrative requirements.

ADOPTED this 21st day of June, 2022.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

Memorandum

To: Brian Erickson, PE, City Engineer
City of Rosemount

From: Tim Hanson PE, Sr Project Manager

Date: June 16, 2022

Re: Meadow Ridge 2nd Addition Street and Utility Construction
City Project No. 2018-20
WSB Project No. 013473-000

The City of Rosemount is in the process of closing out and accepting the street and utility improvements for Meadow Ridge 2nd Addition, Street and Utility Construction Project.

The improvements consisted of sanitary sewer extension, watermain extension, storm sewer improvements and street construction of Amiens Avenue and Ardroe Avenue within the Meadow Ridge 2nd Addition single family residential subdivision. The 29-lot development was proposed by Lennar and designed by Pioneer Engineering Company, Inc. The improvements were designed by Pioneer Engineering and inspected by WSB in accordance with the City's Standard Specifications and Engineering Guidelines. The public improvements were constructed by Nodland Inc. from May 2019 to August 2020.

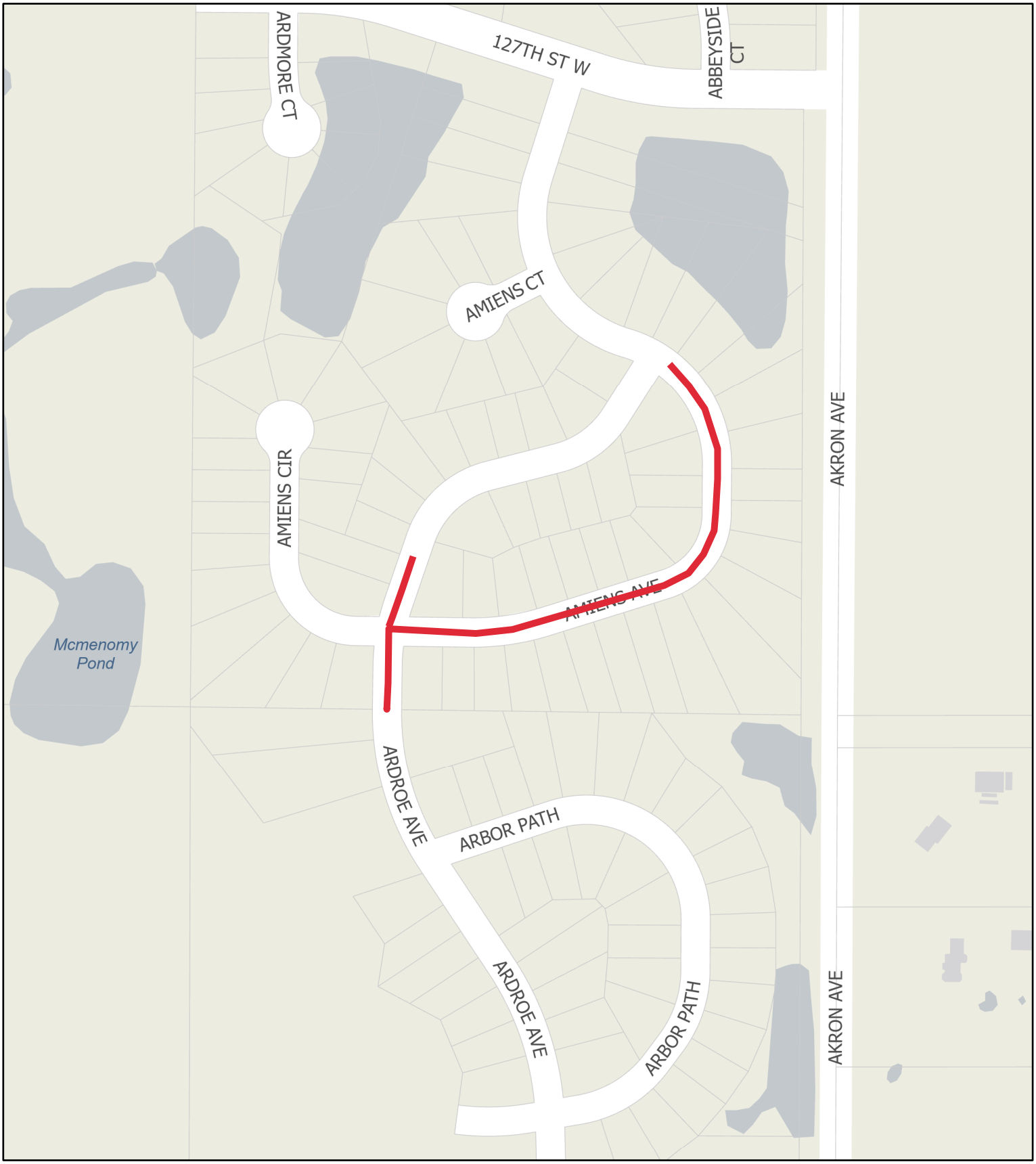
WSB recommends approval and acceptance of the street and utility improvements.

Please contact me at thanson@wsbeng.com or 612-219-2553 with any comments or questions.

Sincerely,
WSB

Timothy C. Hanson, PE
Sr Project Manger

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



Meadow Ridge 2nd

1:0

6/17/2022

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM:	Approval of Assessment Agreement for OMNI Wine Holdings LLC Related to Storm Water Trunk Area Charges, On-Site Ponding and Water Access Charge (WAC)	**AGENDA SECTION:** Consent
PREPARED BY:	Eric Van Oss, Economic Development Coordinator	**AGENDA NO.** 6.o.
ATTACHMENTS:	Assessment Agreement	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to Approve an Assessment Agreement with OMNI Wine Holdings LLC and Authorize the Mayor and Clerk to enter into the Agreement		

BACKGROUND

The City Council is being asked to approve an assessment agreement related to the storm water trunk area, on-site ponding and Water Access Charge (WAC) fees for the Omni Wine Holdings LLC farm winery and taproom project. The property owners of the project, Zachary Ward and Justin Walsh, have requested flexibility to pay the required charges over a 10-year period, whereas the City's standard policy is to collect these fees up front with the subdivision of property. Initial infrastructure work has begun on site and the owners plan to start construction of the farm winery sometime in July. The attached agreement specifies that the assessment would be levied prior to the issuance of a building permit for the property.

The Planned Unit Development and Conditional Use Permit for OMNI Wine Holdings LCC farm winery and taproom at 15701 Biscayne Ave was approved by the City Council on September 21, 2021. Two of the conditions associated with the approval require the applicant to pay fees specific to the microbrewery parcel as follows: 1) a storm water trunk area assessment of $27,496.35 ($6,865 per acre), and 2) Water Access Charge (WAC) of $19,600. The applicant is asking for relief to pay off these fees over a 10-year period of time instead of the typical lump sum payment at the time of permit issuance. Given the current economic conditions, Water Access Charges (WAC) associated with this type of use, and the expensive nature of building a new facility to house the farm winery and taproom, the assessment of the development fees would provide flexibility for the applicant while still ensuring that the City is able to collect the required fees for the project.

A similar assessment agreement was approved by the Council and North 20 Brewing in 2020. The City Attorney has reviewed and approved the agreement and the owner is comfortable with the language in the agreement.

RECOMMENDATION

Staff is recommending that the City Council approve the assessment agreement concerning storm water trunk area, on-site ponding and Water Access Charge (WAC) fees between the City of Rosemount and OMNI Wine Holdings LLC and authorize the Mayor and Clerk to enter into the agreement.

ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT is by and between the City of Rosemount, a Minnesota municipal corporation (the "City") and OMNI Wine Holdings LLC, ("Owner").

RECITALS

WHEREAS, the Owner intends to construct a farm winery and taproom (the "Project") on property located at 15701 Biscayne Avenue (PID 340321075016) (the "Property", which is legally described on the attached Exhibit A); and

WHEREAS, the Owner is requesting to pay the storm water trunk area charges and off-site ponding fees, which were required as part of the approval associated with the Project, as a special assessment rather than as a lump sum payment, and

WHEREAS, the City is willing to allow Owner to pay these charges as a special assessment against the Property and, based upon the City's fee schedule and prior plat approval, such charges include an on-site ponding fee in the amount of $27,496.35 and a Water Access Charge (WAC) in the amount of $19,600.00, for a total of $47,096.35 (the "Project Charges") and

WHEREAS, the Property is currently Business Park zoned, located with the Metropolitan Urban Service Area (MUSA) and is undeveloped; and

WHEREAS, the parties wish to memorialize the terms of their agreement to allow assessment of the Project Charges on the Property.

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the parties agree as follow:

AGREEMENT

1. The above-stated recitals are incorporated by reference into this Agreement.

2. Petition. (a) The Owner hereby requests that the Project Charges in the amount of Forty-Seven Thousand Ninety-Six Dollars and Thirty-Five Cents ($47,096.35) be assessed against the Property.

(b) The Owner represents and warrants that they are currently the owners of 100 percent of the Property, that they have full legal power and authority to encumber the Property as herein provided, and that as of the date hereof, they have fee simple absolute title in the Property, which is not subject to any liens, interests, or encumbrances.

3. **Waiver.** (a) The Owner waives any rights to notice of a hearing and a hearing pursuant to Minn. Stat. §§429.031 and 429.061, and requests that the Project Charges be levied as a special assessment against the Property without hearings.

(b) The Owner waives the right to appeal the levy of the special assessments pursuant to Minn. Stat. §429.081, or reapportionment thereof upon land division pursuant to Minn. Stat. §429.071, Subd. 3, or otherwise, and further specifically agrees with respect to such special assessments against the Property or reapportionment that:

i. Any requirements of Minn. Stat., Chapter 429 with which the City does not comply are hereby waived by the Owner;

ii. Assessment of the Project Charges is reasonable, fair and equitable and represents an increase in market value which is a special benefit to the Property .

4. **Special assessment Levy.** (a) Prior to the construction or use of the microbrewery and taproom the City will levy a special assessment in the amount of Forty-Seven Thousand Ninety-Six Dollars and Thirty-Five Cents ($47,096.35) on the Property payable in annual installments over ten (10) years and bearing interest at a rate of two points over the bond rate which is 2.75 resulting in a rate of 4.75.

(b) Delinquent assessment payments may result in denial of building permits or other approvals submitted by the Owner, its affiliates, successors or assigns, necessary for subdivision of and building construction upon any property within the plat of SECTION 32 TWN 115 RANGE 19, Dakota County, Minnesota, and the Owner hereby waives all rights to appeal such denials to the extent that they are based upon delinquent assessment payments.

5. No Tax Deferral. The Owner represents and warrants that the Property is not so classified for tax purposes as to result in deferral of the obligation to pay special assessments; and Owner agrees that it will take no action to secure such tax status for the Property during the term of this Agreement.

6. Nothing in this Agreement shall affect the City's ability to assess for future additional charges required by any additional development or subdivision of the Property.

7. If the Owner, or their successors or assigns, violates any of the covenants and agreements contained in this Agreement, the City may seek any legal remedy that it is otherwise entitled to

under law, including but not limited to the option to commence a legal action for monetary damages or for specific performance. The Owner, on behalf of themselves, and their successors and assigns, agrees that the City shall be entitled to its administrative costs, legal costs, and reasonable attorney's fees in connection with said action, provided that the City is successful in such action.

8. Nothing in this Agreement is intended to affect any other payments that might be due to the City, or any other governmental entity, at the time that the Property is further platted or developed.

9. This Agreement shall run with the land described herein and shall inure to the benefit of and be binding upon the successors and assigns of the parties.

10. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

11. The parties acknowledge that they have been represented by counsel in connection with the execution of this Agreement, or have chosen not to consult with counsel, and intend that no rules construing provisions of this Agreement against the drafter will be applied.

12. In the event any provision of this Agreement is held to be invalid and unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision hereof.

13. This Agreement may not be amended except by a writing authorized and executed by all parties.

14. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

15. Termination. This Agreement shall terminate upon the final payment of all special assessments levied against the Property for the Project Charges and the City shall thereupon execute and deliver such documents, in recordable form, as are necessary to extinguish its rights hereunder.

[Remainder of page intentionally left blank; signature pages to follow.]

IN WITNESS WHEREOF, the City and Owner have caused this Agreement to be executed in their names and on their behalf by their duly authorized representatives:

OWNER

By: _____
Justin Walsh

Dated: _____

By: _____
Zachary Ward

Dated: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Justin Walsh and Zachary Ward, CFO and COO, on behalf of Owner.

_____
Notary Public

NOTARY STAMP OR SEAL

CITY OF ROSEMOUNT

By: _____
William Droste, its Mayor

Dated: _____

By: _____
Erin Fasbender, its City Clerk

Dated: _____

STATE OF MINNESOTA)
) SS.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by William Droste and Erin Fasbender, the Mayor and City Clerk, respectively, of the City of Rosemount, Minnesota, on behalf of the City.

_____
Notary Public

NOTARY STAMP OR SEAL

This instrument was drafted by:

Kennedy & Graven, Chartered (MDT)
470 U.S. Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402
(612) 337-9300

EXHIBIT A OF ASSESSMENT AGREEMENT

Legal Description of Property

SECTION 32 TWN 115 RANGE 19, Dakota County, Minnesota

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: Approve a Local Road Improvement Grant Agreement with MnDOT for Railroad Crossing Improvements on Bonaire Path East, City Project 2018-03	**AGENDA SECTION:** Consent
PREPARED BY: Brian Erickson, PE, City Engineer	**AGENDA NO.** 6.p.
ATTACHMENTS: Resolution, MnDOT LRIP Agreement	**APPROVED BY:** LJM
RECOMMENDED ACTION: Approve a Local Road Improvement Program grant agreement with MnDOT for railroad crossing improvements on Bonaire Path East, City Project 2018-03.	

BACKGROUND

As part of the 2018 Minnesota session law, Chapter 214, Article 1, Section 17, Subdivision 22, the legislature appropriated $1,000,000 for a grant to the City of Rosemount to "predesign, design, and construct railroad crossing improvements to create a quiet zone at the railroad crossing located on Bonaire Path in Rosemount." This funding is administered through the Local Road Improvement Program (LRIP) and as a result requires the execution of a MnDOT grant agreement before the LRIP funds can be authorized.

Staff has been working to complete an agreement for crossing improvements with Union Pacific Railroad (UPRR) since late 2018 and ultimately, that agreement was approved by City Council at the April 20, 2021 meeting. However, because of UPRR delays the final construction of the new crossing surface, signal lights and gate arms was delayed until 2022. That work is now completed and the City's road contractor will be on site to complete paving this summer.

DISCUSSION

The Bonaire Path Improvements design began in early 2018 and progressed through final design by early 2019 as planned. During that timeframe, city staff and the consultant met with MnDOT Rail and Central Office representatives several times in an effort to ensure that all planned improvements in the UPRR right of way would meet the necessary standards to request establishment of a quiet zone from the Federal Railroad Administration (FRA).

In coordination with the design work, an onsite 'diagnostic' meeting with UPRR, city, consultant and MnDOT was held to establish UPRR requirements. During that time, UPRR stated that the final agreement for actual construction improvements would most likely take 6 months and could be completed in summer 2019. The actual timeline for this work was substantially delayed solely due to UPRR inaction and unresponsiveness to countless inquiries.

As part of the bidding process, the necessary road work within the UPRR right of way was bid as an alternate work item to establish the actual costs related directly to work in the right of way. The road and utility construction contract was awarded by the Rosemount City Council on May 5, 2019 to Eureka

Construction, Inc. and work began shortly thereafter.

As part of the legislative grant from 2018, the City of Rosemount and MnDOT need to execute a LRIP agreement to access these funds. The grant paperwork has been drafted since late 2019; however, UPRR's delays prevented this agreement since the final estimated cost from UPRR was a necessary element to be incorporated into the agreement.

Staff has been working with MnDOT to ensure that all the necessary items are in place and the final draft agreement and resolution is prepared for city signature. Once that is completed, staff will forward for final execution by MnDOT.

The agreement has been reviewed by the City Attorney and she commented regarding some of MnDOT's standard language in Exhibit F – General Terms and Conditions. In reviewing the comments, and based on the current status of this project a need to address or change the agreement is unneeded.

Funding

As part of the funding provided from the state a majority of that will be used to improve the railroad crossing directly. Those improvements include:

1. New and extended concrete crossing panels that provided a surface for the road and trail.
2. Installation of crossing signal lights and arms.

The remainder will be used for the roadway improvements within UPRR's right of way. Those improvements include:

1. Paved roadway with curb and gutter.
2. Center channelizing median with delineators in order to meet quiet zone requirements.
3. Paved trail from Anderson Drive (Greystone Subdivision) to Akron Avenue.

The following table shows a breakdown of the estimated costs for each of the improvements as detailed in the LRIP grant agreement.

LRIP AGREEMENT FUNDING BREAKDOWN			
Railroad Improvements			
	Rail Crossing Design		$ 34,913.69
	Rail Crossing		$ 654,824.00
	Signal	$ 281,665.00	
	Crossing Material	$ 373,159.00	
	Rail Crossing Const. Contingency		$ 21,123.31
	Railroad Total		**$ 710,861.00**
Roadway Improvments			
	Roadway Total		**$ 289,139.00**
TOTAL IMPROVEMENTS			**$ 1,000,000.00**

Since these funds are reimbursable, the city will need to request funds as they are expended in relation to the work items in the table above.

RECOMMENDATION

Staff recommends Council approval of the attached resolution and agree to enter into the MnDOT LRIP agreement.

LOCAL ROAD IMPROVEMENT PROGRAM (LRIP)

GRANT AGREEMENT

This Agreement between the Minnesota Department of Transportation ("MnDOT") and the Grantee named below is made pursuant to Minnesota Statutes Section 174.52 and pursuant to Minn. Laws 2018, Chapter 214- H.F. 4425. The provisions in that section and the Exhibits attached hereto and incorporated by reference constitute this Agreement and the persons signing below agree to fully comply with all of the requirements of this Agreement. This Agreement will be effective on the date State obtains all required signatures under Minnesota Statutes §16C.05, subdivision 2.

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

   City of Rosemount
   2875 145th St W.
   Rosemount, MN 55068-4997
   Contact: Brian Erickson, City Engineer

2. Project(s):

Name of Project & Project Number (See Exhibit C for location)	Amount of LRIP Funds	Amount of Required Matching Funds	Completion Date
2019 Bonaire Path Improvements (S.A.P 208-105-002)	$1,000,000.00	$1,505,174.24	December 31, 2025

3. Total Amount of LRIP Grant for all projects under this Agreement: $1,000,000.00

4. The following Exhibits for each project are attached and incorporated by reference as part of this Agreement:

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

5. Additional requirements, if any:
None

6. Any modification of this Agreement must be in writing and signed by both parties.

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

PUBLIC ENTITY (GRANTEE)

By:_____

Title: Mayor

Date:_____

By:_____

Title: City Clerk

Date:_____

DEPARTMENT OF TRANSPORTATION
Approval and Certifying Encumbrance

By:_____

Title: State Aid Programs Engineer

Date:_____

Office of Financial Management, Grant Unit

By:_____
Agency Grant Supervisor

Date:_____

OFFICE OF CONTRACT MANAGEMENT

By: _____
Contract Administrator

Date:_____

EXHIBIT A

SOURCES AND USES OF FUNDS SCHEDULE

SOURCES OF FUNDS			USES OF FUNDS	
Entity Supplying Funds	**Amount**		**Expenses**	**Amount**
State Funds:			**Items Paid for with LRIP**	
LRIP Grant (Acct 328)	$1,000,000.00		**Grant Funds:**	
			Roadway, curb and gutter, storm sewer, sidewalk	$289,139.00
Other:			Rail Crossing Design	$34,913.69
_____	$_____		Rail Crossing Construction	$654,824.00
_____	$_____		Rail Crossing Construction Contingency	$21,123.31
_____	$_____		_____	$_____
Subtotal	$1,000,000.00		Subtotal	$1,000,000.00
Public Entity Funds:			**Items paid for with Non-**	
Matching Funds			**LRIP Grant Funds:**	
Local Match	$1,505,174.24		Roadway, curb and gutter, storm sewer, sidewalk	$1,505,174.24
Other:			_____	$_____
_____	$_____		_____	$_____
_____	$_____		_____	$_____
_____	$_____			
Subtotal	$1,505,174.24		Subtotal	$1,505,174.24
TOTAL FUNDS	$2,505,174.24	=	**TOTAL PROJECT COSTS**	$2,505,174.24

EXHIBIT B

PROJECT SCHEDULE

Award Date: May 7, 2019
Construction Start Date: June 24, 2019
Construction Substantial Complete Date: October 31, 2022
Contract Final Completion Date: on or before December 31, 2025

EXHIBIT C

BOND FINANCED PROPERTY CERTIFICATION

State of Minnesota
General Obligation Bond Financed Property

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

A. The Restricted Property is State bond-financed property under Minn. Stat. Sec. 16A.695, is subject to the requirements imposed by that statute, and cannot be sold, mortgaged, encumbered or otherwise disposed of without the approval of the Commissioner of Minnesota Management and Budget; and

B. The Restricted Property is subject to the provisions of the Local Road Improvement Program Grant Agreement between the Minnesota Department of Transportation and the undersigned dated _____, 2022; and

C. The Restricted Property shall continue to be deemed State bond-financed property for 37.5 years or until the Restricted Property is sold with the written approval of the Commissioner of Minnesota Management and Budget.

Date: _____, 2022

_____
[name of Public Entity grantee], a political subdivision of the State of Minnesota

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Attachment 1 to Exhibit C

GENERAL DESCRIPTION OF RESTRICTED PROPERTY

City right of way for Bonaire Path within the City of Rosemount.

EXHIBIT D

GRANT APPLICATION

Attach the grant application for the project

In 2018 session law Chapter 214, Article 1, Section 17, Subdivision 22, the legislature appropriated $1,000,000.00 for a grant to the City of Rosemount to "predesign, design, and construct railroad crossing improvements to create a quiet zone at the railroad crossing located on Bonaire Path in Rosemount." This portion of the project will be funded from that appropriation, with $1,000,000.00 in LRIP funding.

EXHIBIT E

GRANTEE RESOLUTION APPROVING GRANT AGREEMENT

EXHIBIT F

GENERAL TERMS AND CONDITIONS FOR
LOCAL ROAD IMPROVEMENT PROGRAM (LRIP) GRANTS

Article I
DEFINITIONS

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

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

"Agreement" - means the Local Road Improvement Program Grant Agreement between the Public Entity and the Minnesota Department of Transportation to which this Exhibit is attached.

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

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

"Commissioner" - means the Commissioner of Minnesota Management & Budget.

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

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

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

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

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

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

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

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

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

"LRIP" - means the Local Road Improvement Program pursuant to Minn. Stat. Sec. 174.52 and rules relating thereto.

"MnDOT" - means the Minnesota Department of Transportation.

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

"Project" - means the Project identified in the Agreement to be totally or partially funded with a LRIP grant.

"Public Entity" - means the grantee of the LRIP Grant and identified as the Public Entity in the Agreement.

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

Article II
GRANT

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

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

Section 2.03 **Use of Grant Proceeds.** The Public Entity shall use the LRIP Grant solely to reimburse itself for expenditures it has already made, or will make, to pay the costs of one of the following applicable activities: (i) preliminary, final construction and engineering and administration (ii) constructing or reconstructing city streets, county highways, or town roads with statewide or regional significance that have not been fully funded through other state, federal, or local funding sources; or (iii) capital improvement projects on county state-aid highways that are intended primarily to reduce traffic crashes, deaths, injuries, and property damage. The Public Entity shall not use the LRIP Grant for any other purpose, including but not limited to, any work to be done on a state trunk highway or within a trunk highway easement.

Section 2.04 **Operation of the Real Property.** The Real Property must be used by the Public Entity in conjunction with or for the operation of a county highway, county state-aid highway, town road, or city street and for other uses customarily associated therewith, such as trails and utility corridors, and for no other purposes or uses. The Public Entity shall have no intention on the effective date of the Agreement to use the Real Property as a trunk highway or any part of a trunk highway. The Public Entity must annually determine that the Real Property is being used for the purposes specified in this Section and, upon written request by either MnDOT or the Commissioner, shall supply a notarized statement to that effect.

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

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

A. It has legal authority to execute, deliver and perform the Agreement and all documents referred to therein, and it has taken all actions necessary to its execution and delivery of such documents.

B. It has the ability and a plan to fund the operation of the Real Property for the purposes specified in Section 2.04, and will include in its annual budget all funds necessary for the operation of the Real Property for such purposes.

C. The Agreement and all other documents referred to therein are the legal, valid and binding obligations of the Public Entity enforceable against the Public Entity in accordance with their respective terms.

D. It will comply with all of the provisions of Minn. Stat. Sec. 16A.695, the Commissioner's Order and the LRIP. It has legal authority to use the G.O. Grant for the purpose or purposes described in this Agreement.

E. All of the information it has submitted or will submit to MnDOT or the Commissioner relating to the LRIP Grant or the disbursement of the LRIP Grant is and will be true and correct.

F. It is not in violation of any provisions of its charter or of the laws of the State of Minnesota, and there are no actions or proceedings pending, or to its knowledge threatened, before any judicial body or governmental authority against or affecting it relating to the Real Property, or its ownership interest therein, and it is not in default with respect to any order, writ, injunction, decree, or demand of any court or any governmental authority which would impair its ability to enter into the Agreement or any document referred to herein, or to perform any of the acts required of it in such documents.

G. Neither the execution and delivery of the Agreement or any document referred to herein nor compliance with any of the provisions or requirements of any of such documents is prevented by, is a breach of, or will result in a breach of, any provision of any agreement or document to which it is now a party or by which it is bound.

H. The contemplated use of the Real Property will not violate any applicable zoning or use statute, ordinance, building code, rule or regulation, or any covenant or agreement of record relating thereto.

I. The Project will be completed and the Real Property will be operated in full compliance with all applicable laws, rules, ordinances, and regulations of any federal, state, or local political subdivision having jurisdiction over the Project and the Real Property.

J. All applicable licenses, permits and bonds required for the performance and completion of the Project and for the operation of the Real Property as specified in Section 2.04 have been, or will be, obtained.

K. It reasonably expects to possess its ownership interest in the Real Property described in Section 2.02 for at least 37.5 years, and it does not expect to sell such ownership interest.

L. It does not expect to lease out or enter into any contract that would allow another entity to use or operate the Real Property.

M. It will supply whatever funds are needed in addition to the LRIP Grant to complete and fully pay for the Project.

N. The Construction Items will be completed substantially in accordance with the Construction Contract Documents by the Completion Date and all such items will be situated entirely on the Real Property.

O. It will require the Contractor or Contractors to comply with all rules, regulations, ordinances, and laws bearing on its performance under the Construction Contract Documents.

P. It shall furnish such satisfactory evidence regarding the representations and warranties described herein as may be required and requested by either MnDOT or the Commissioner.

Q. It has made no material false statement or misstatement of fact in connection with its receipt of the G.O. Grant, and all the information it has submitted or will submit to the State Entity or Commissioner of MMB relating to the G.O. Grant or the disbursement of any of the G.O. Grant is and will be true and correct.

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

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

B. If the Public Entity fails to fully comply with any provision, covenant, or warranty contained herein.

C. If the Public Entity fails to fully comply with any provision, covenant or warranty contained in Minn. Stat. Sec. 16A.695, the Commissioner's Order, or Minn. Stat. Sec. 174.52 and all rules related thereto.

D. If the Public Entity fails to use the proceeds of the LRIP Grant for the purposes set forth in Section 2.03, the Grant Application, and in accordance with the LRIP.

E. If the Public Entity fails to operate the Real Property for the purposes specified in Section 2.04.

F. If the Public Entity fails to complete the Project by the Completion Date.

G. If the Public Entity sells or transfers any portion of its ownership interest in the Real Property without first obtaining the written consent of both MnDOT and the Commissioner.

H. If the Public Entity fails to provide any additional funds needed to fully pay for the Project.

I. If the Public Entity fails to supply the funds needed to operate the Real Property in the manner specified in Section 2.04.

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

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

A. MnDOT may refrain from disbursing the LRIP Grant; provided, however, MnDOT may make such disbursements after the occurrence of an Event of Default without waiving its rights and remedies hereunder.

B. If the Event of Default involves a sale of the Public Entity's interest in the Real Property in violation of Minn. Stat. Sec. 16A.695 or the Commissioner's Order, the Commissioner, as a third party beneficiary of the Agreement, may require that the Public Entity pay the amounts that would have been paid if there had been compliance with such provisions. For other Events of Default, the Commissioner may require that the Outstanding Balance of the LRIP Grant be returned to it.

C. Either MnDOT or the Commissioner, as a third party beneficiary of the Agreement, may enforce any additional remedies it may have in law or equity.

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

If the Public Entity does not repay the amounts required to be paid under this Section or under any other provision contained herein within 30 days of demand by the Commissioner, or any amount ordered by a court of competent jurisdiction within 30 days of entry of judgment against the Public Entity and in favor

of MnDOT and/or the Commissioner, then such amount may, unless precluded by law, be offset against any aids or other monies that the Public Entity is entitled to receive from the State of Minnesota.

Section 2.09 Notification **of Event of Default.** The Public Entity shall furnish to MnDOT and the Commissioner, as soon as possible and in any event within seven (7) days after it has obtained knowledge of the occurrence of each Event of Default, a statement setting forth details of each Event of Default and the action which the Public Entity proposes to take with respect thereto.

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

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

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

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

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

Article III

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

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

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

A. It will not use the Real Property or use or invest the LRIP Grant or any other sums treated as "bond proceeds" under Section 148 of the Code (including "investment proceeds," "invested sinking funds" and "replacement proceeds") in such a manner as to cause the G.O. Bonds to be classified as "arbitrage bonds" under Code Section 148.

B. It will deposit and hold the LRIP Grant in a segregated non-interest-bearing account until such funds are used for payments for the Project.

C. It will, upon written request, provide the Commissioner all information required to satisfy the informational requirements set forth in the Code, including Sections 103 and 148, with respect to the G.O. Bonds.

D. It will, upon the occurrence of any act or omission by the Public Entity that could cause the interest on the G.O. Bonds to no longer be tax exempt and upon direction from the Commissioner, take such actions and furnish such documents as the Commissioner determines to be necessary to ensure that the interest to be paid on the G.O. Bonds is exempt from federal taxation, which such action may include: (i) compliance with proceedings intended to classify the G.O. Bonds as a "qualified bond" within the meaning of Code Section 141(e), or (ii) changing the nature of the use of the Real Property so that none of the net proceeds of the G.O. Bonds will be deemed to be used, directly or indirectly, in an "unrelated trade or business" or for any "private business use" within the meaning of Code Sections 141(b) and 145(a).

E. It will not otherwise use any of the LRIP Grant or take, permit or cause to be taken, or omit to take, any action that would adversely affect the exemption from federal income taxation of the interest on the G.O. Bonds, and if it should take, permit or cause to be taken, or omit to take, as appropriate, any such action, it shall take all lawful actions necessary to correct such actions or omissions promptly upon obtaining knowledge thereof.

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

Article IV
DISBURSEMENT OF GRANT PROCEEDS

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

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

It is the intent of the parties hereto that the rate of disbursement of the Advances shall not exceed the rate

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

Formula #1:
Cumulative Advances $\leq$ (Program Grant) × (percentage of matching funds, if any, required under Section 5.13 that have been disbursed)

Formula #2:
Cumulative Advances $\leq$ (Program Grant) × (percentage of Project completed)

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

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

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

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

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

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

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

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

B. No Event of Default under this Agreement or event which would constitute an Event of Default but for the requirement that notice be given or that a period of grace or time elapse shall have occurred and be continuing.

C. No determination shall have been made by MnDOT that the amount of funds committed to the Project is less than the amount required to pay all costs and expenses of any kind that may reasonably be anticipated in connection with the Project, or if such a determination has been made and notice thereof sent to the Public Entity under Section 4.03, then the Public Entity has supplied, or has caused some other entity to supply, the necessary funds in accordance with such section or has provided evidence acceptable to MnDOT that sufficient funds are available.

D. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Public Entity has sufficient funds to fully and completely pay for the Project and all other expenses that may occur in conjunction therewith.

E. The Public Entity has supplied to the State Entity all other items that the State Entity may reasonably require

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

A. Advances are not made prior to completion of work performed on the Project.

B. All Advances are processed on a reimbursement basis.

C. The Public Entity must first document expenditures to obtain an Advance.

D. Reimbursement requests are made on a partial payment basis or when the Project is completed.

E. All payments are made following the "Delegated Contract Process or State Aid Payment Request" as requested and approved by the appropriate district state aid engineer.

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

Article V
MISCELLANEOUS

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

Section 5.02 **Condemnation.** If, after the Public Entity has acquired the ownership interest set forth in Section 2.02, all or any portion of the Real Property is condemned to an extent that the Public Entity can no longer comply with Section 2.04, then the Public Entity shall, at its sole option, either: (i) use the condemnation proceeds to acquire an interest in additional real property needed for the Public Entity to continue to comply with Section 2.04 and to provide whatever additional funds that may be needed for such purposes, or (ii) submit a request to MnDOT and the Commissioner to allow it to sell the remaining portion of its interest in the Real Property. Any condemnation proceeds which are not used to acquire an interest in additional real property shall be applied in accordance with Minn. Stat. Sec. 16A.695 and the Commissioner's Order as if the Public Entity's interest in the Real Property had been sold. If the Public Entity elects to sell its interest in the portion of the Real Property that remains after the condemnation, such sale must occur within a reasonable time period after the date the condemnation occurred and the cumulative sum of the condemnation and sale proceeds applied in accordance with Minn. Stat. Sec. 16A.695 and the Commissioner's Order.

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

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

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

Section 5.04 **Recordkeeping and Reporting.** The Public Entity shall maintain books and records pertaining to Project costs and expenses needed to comply with the requirements contained herein, Minn. Stat. Sec. 16A.695, the Commissioner's Order, and Minn. Stat. Sec. 174.52 and all rules related thereto, and upon request shall allow MnDOT, its auditors, the Legislative Auditor for the State of Minnesota, or the State Auditor for the State of Minnesota, to inspect, audit, copy, or abstract all of such items. The Public Entity shall use generally accepted accounting principles in the maintenance of such items, and shall retain all of such books and records for a period of six years after the date that the Project is fully completed and placed into operation.

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

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

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

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

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

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

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

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

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

Section 5.10 **Waiver.** Neither the failure by the Public Entity, MnDOT, or the Commissioner, as a third party beneficiary of the Agreement, in one or more instances to insist upon the complete observance or performance of any provision hereof, nor the failure of the Public Entity, MnDOT, or the Commissioner to exercise any right or remedy conferred hereunder or afforded by law shall be construed as waiving any

breach of such provision or the right to exercise such right or remedy thereafter. In addition, no delay by any of the Public Entity, MnDOT, or the Commissioner in exercising any right or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right or remedy preclude other or further exercise thereof or the exercise of any other right or remedy.

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

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

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

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

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

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

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

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

Section 5.19 **Non-Discrimination.** The Public Entity agrees to not engage in discriminatory employment practices regarding the Project and it shall fully comply with all of the provisions contained in

Minnesota Statutes Chapters 363A and 181, as such may subsequently be amended or replaced from time to time.

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

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

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

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

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

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

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

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

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

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 – 67

A RESOLUTION APPROVING A GRANT AGREEMENT TO STATE TRANSPORTATION FUND (LOCAL ROAD IMPROVEMENT PROGRAM) GRANT TERMS AND CONDITIONS FOR BONAIRE PATH EAST CITY PROJECT 2018-03 SAP 208-105-002

WHEREAS, the City of Rosemount has applied to the Commissioner of Transportation for a grant from the Minnesota State Transportation Fund for Local Road Improvement and

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

WHEREAS, the amount of the grant has been determined to be $1,000,000 by reason of the lowest responsible bid;

NOW THEREFORE, be it resolved that the City of Rosemount does hereby agree to the terms and conditions of the grant consistent with Minnesota Statutes, section 174.52 and will pay any additional amount by which the cost exceeds the estimate, and will return to the Minnesota State Transportation Fund any amount appropriated for the project but not required. The proper city officers are authorized to execute a grant agreement and any amendments thereto with the Commissioner of Transportation concerning the above-referenced grant.

ADOPTED this 21st day of June, 2022.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM: EAW Negative Declaration of Need for an Environmental Impact Statement for the Pine Bend Solar Farm	**AGENDA SECTION:** Consent
PREPARED BY: Anthony Nemcek, Senior Planner	**AGENDA NO.** 6.q.
ATTACHMENTS: Resolution; Response to Comments, Findings of Fact, and Record of Decision	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to adopt a resolution with a negative declaration of need for an environmental impact statement for Pine Bend Solar Farm	

BACKGROUND

Flint Hills Resources (FHR) Pine Bend, LLC is proposing a 45-megawatt alternative current (MWac) solar photovoltaic (PV) project that will supply a portion of the Pine Bend Refinery's energy needs. The project site is located west of the FHR Pine Bend Refinery in the City of Rosemount. The project's primary features would be constructed within approximately 315-acres within the larger, approximately 480-acre project area. Primary project features include installation of approximately 99,000 single axis tracker modules and direct-buried cable, construction of inverter stations, a collection substation, a communication building and approximately ten stormwater basins. The project will also construct approximately 18,000 linear feet of gravel road and 28,000 linear feet of compacted earth road. Pursuant to Minnesota Rule 4410.4300, the City of Rosemount has prepared an Environmental Assessment Worksheet (EAW) for the proposed development. The Record of Decision addresses the State of Minnesota environmental review requirements as established in Minnesota Rule 4410.1700. The purpose of the EAW is to identify potential environmental impacts associated with the project and determine whether an Environmental Impact Statement (EIS) is needed. The EAW does not confer approval of a project. Comments through the EAW process can inform the permitting process and future steps for projects like this one.

The EAW was filed with the Minnesota Environmental Quality Board (EQB) and circulated to the required EAW distribution list for review and comments. The public comment period ended May 19, 2022. Comments were received from the Minnesota Pollution Control Agency (MPCA), Minnesota Department of Natural Resources (DNR), State Historic Preservation Office (SHPO), Metropolitan Council, and Dakota County. Comments were received and the City of Rosemount responses to the comments are provided in Appendix A of the attached Response to Comments, Findings of Fact, and Record of Decision document. All comments were considered in determining the potential for significant environmental impacts.

Based on the review of the project and reasonably expected environmental impacts, the project does not have the potential for significant environmental effects and an EIS is not required. The project does not rise to the level of impact that would typically require an EIS. The EAW has identified areas where the potential for environmental effects exist, but appropriate mitigation measures can be incorporated into the project plans and the required approvals and permits to mitigate these effects will be obtained.

RECOMMENDATION

Staff recommends the Council approve the Decision on the Negative Need for an EIS for the Pine Bend Solar Farm.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022-XX

NEGATIVE DECLARATION OF NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT FOR PINE BEND SOLAR FARM

WHEREAS, pursuant to Minnesota Environmental Quality Board (EQB) Rules, Chapter 4410, part 4410.1000, Subpart 3, the City of Rosemount as the responsible governmental unit completed an Environmental Assessment Worksheet (EAW) for the parcels as identified in the Pine Bend Solar Farm EAW; and

WHEREAS, pursuant to Minnesota EQB Rules, Chapter 4410, and as a result of common ownership and connected actions, the project meets the thresholds for an EAW for electric-generating facilities; and

WHEREAS, copies of the EAW were distributed to all persons and agencies on the official EQB mailing list prior to April 19, 2022; and

WHEREAS, notice of availability of the EAW for public review for a 30-day public comment period was published in the EQB *Monitor* on April 19, 2022 and *Dakota County Tribune* on April 15, 2022; and

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

WHEREAS, the Pine Bend Solar Farm is expected to comply with all the City of Rosemount and review agency standards; and

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

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

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Rosemount, Dakota County, Minnesota, as follows:

That it should and hereby does make a negative declaration on the need for an Environmental Impact Statement for the Pine Bend Solar Farm

ADOPTED this 21st day of June, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender. City Clerk

Response to Comments, Findings of Fact, and Record of Decision

Pine Bend Solar Farm
Environmental Assessment Worksheet

June 2022

RGU

City of Rosemount
Anthony Nemcek
Senior Planner
2875 145th Street West
Rosemount, MN 55068
Phone: (651) 322-2090
anthony.nemcek@ci.rosemount.mn.us

PROPOSER

Flint Hills Resources Pine Bend, LLC
Mike Falk
Senior Environmental Engineer
3120 117th Street East
Inver Grove Heights, Minnesota 55077
Phone: (651) 437-0934
mike.falk@kochind.com

CITY OF ROSEMOUNT

Response to Comments, Findings of Fact, and Record of Decision

Pine Bend Solar Farm Environmental Assessment Worksheet

June 2022

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A. Comments and Responses
B. Resolution

INTRODUCTION

The Pine Bend Solar Farm is proposed on approximately 480 acres of land located west of the Flint Hills Resources (FHR) Pine Bend Refinery in the City of Rosemount, Dakota County. The existing site is primarily leased for agricultural use. The proposed project would include development of a 45-megawatt alternative current (MWac) solar photovoltaic (PV) project and will supply a portion of the refinery's energy needs. The project's primary features would be constructed within approximately 315-acres within the larger project parcels. Primary project features include installation of approximately 99,000 single axis tracker modules and direct-buried cable, construction of inverter stations, a collection substation, a communication building and approximately ten stormwater basins. The project will also construct approximately 18,000 linear feet of gravel road and 28,000 linear feet of compacted earth road.

An Environmental Assessment Worksheet (EAW) was prepared pursuant to Minnesota Rules 4410.4300, Subp. 3 (Electric Generating Facilities). The EAW and the respective comments have been reviewed in accordance with Minnesota Rules 4410.1700 to determine if the project has potential for significant environmental effects. This document includes responses to comments received by the City of Rosemount, the Findings of Fact supporting the decision, and the Record of Decision indicating an Environmental Impact Statement (EIS) is not necessary for this project.

EAW Notification, Distribution, and Comment Period

In accordance with Minnesota Rules 4410.1500, the EAW was completed and distributed to persons and agencies on the official Environmental Quality Board (EQB) distribution list. The notification was published in the EQB *Monitor* on April 19, 2022, initiating the 30-day public comment period. A public notice was published in the *Dakota County Tribune* on April 15, 2022. No public hearings were held.

The public comment period ended May 19, 2022. Comments were received from the following agencies:

1. Minnesota State Historic Preservation office (SHPO, May 18, 2022)
2. Minnesota Pollution Control Agency (MPCA, May 12, 2022)
3. Minnesota Department of Natural Resources (MNDNR May 19, 2022)
4. Metropolitan Council (May 19, 2022)
5. Dakota County (May 13, 2022)

All comments were considered in determining the potential for significant environmental impacts. None of the comments recommended the need for an Environmental Impact Statement (EIS). The City of Rosemount did not receive comments from residents or individual members of the public. Comments received and the City of Rosemount responses to those comments are provided in **Appendix A**.

FINDINGS OF FACT AND CONCLUSIONS

As to the need for an EIS on this project and based on the record in this matter, including the EAW and comments received, the City of Rosemount makes the following Findings of Fact and Conclusions:

Project Description

Proposed Project

FHR is proposing development of a 45-MWac solar PV) project and will supply a portion of the refinery's energy needs. The project's primary features would be constructed within an approximately 315-acres within the larger 480-acre project site. Primary project features include installation of approximately 99,000 single axis tracker modules and direct-buried cable, construction of inverter stations, a collection substation, a communication building an approximately ten stormwater basins. The project will also construct approximately 18,000 linear feet of gravel road and 28,000 linear feet of compacted earth road.

Site Description and Existing Conditions

The existing site is primarily leased for agricultural purposes. The majority of the 480 acres consist of agricultural land (420 acres). Approximately 17 acres are currently forested, and 35 acres consist of grasses and shrubs. Existing impervious surfaces consist of one storage building and approximately 9 acres of roadways/paved surfaces.

Decision Regarding the Potential for Significant Environmental Effects

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

A. Type, Extent, and Reversibility of Environmental Effects

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

1. **Cover Types**. To prepare the site for development, FHR would clear existing vegetation (including approximately 31 acres of shrubs and trees and associated stump grinding), remove one storage building (currently used for agricultural storage purposes), and complete grading activities.

2. **Shorelands and Floodplains.** The project area is not located within an shoreland zone and does not contain any floodplains.

3. **Land Use**. The guided land use for the project area is agricultural. According to Rosemount's Alternative Energy System Ordinance, ground-mounted solar energy systems are an accessory used in agricultural districts. Solar farms can be permitted as an interim use in agricultural zoning districts located outside the metropolitan urban service area as well. The City's Comprehensive Plan would not require any changes as a result of the project and no zoning variances would be required. During operations, the project would convert the project area from its existing land use to a solar facility. FHR would obtain an Interim Use Permit from the city of Rosemount to approve this land use.

4. **Geology and Soils**. Initial grading is expected to disturb approximately 150,000 cubic yards of soil for grading prior to installation of the solar equipment and distribution line poles. The project will require a National Pollution Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater Permit from the MPCA and will also comply with the city of Rosemount Surface Water Management Plan. Erosion control best management practices (BMPs), such as silt fence, filter logs/wattles, mulch, erosion control blankets, and access pads will be implemented during the project. Non-structural practices may include vegetative buffers, stabilization practices, topsoil segregation, and construction sequencing and timing windows.

5. **Water Quality**. The NPDES permit will require stormwater management practices to treat a volume of water based on the number of impervious surfaces being constructed. Once the project design has been finalized and prior to construction and according to MPCA guidance for solar projects, FHR will determine the total impervious surface area for the project to determine the total water quality volume that will be treated. Installing solar panels is not the same as other impervious surfaces, such as parking lots, because runoff can infiltrate the pervious surfaces beneath the panels. FHR will follow MPCA's manual on stormwater management for solar projects and its online calculator to determine the volume of stormwater to manage. A SWPPP will be required in accordance with the NPDES Construction General Permit guidelines.

6. **Wetlands and Surface Waters**. No wetlands or surface waters are present within the project area so no project-related impacts will occur.

7. **Wastewater**. No wastewater discharge will occur as a result of the project. Seasonal solar panel cleaning will occur but will not require cleaning supplies or large volumes of water. As such, the water used for cleaning will be allowed to infiltrate the ground.

8. **Hazardous Materials**. No contamination sites were identified within the project area. FHR is actively remediating documented petroleum impacts on its property immediately east of the project location. FHR does not expect to encounter contamination or other environmental hazards during construction of the project. Should soil contamination be unexpectedly encountered, FHR will consult with MPCA to establish measures to properly evaluate and manage the materials.

   It is anticipated that some solar field/array associated infrastructure may contain oils for the safe operation of such equipment, as recommended by the manufacturer. The project will be designed to meet containment requirements, both primary and secondary containment. The project will also have an Oil Spill Prevention Countermeasure and Control Plan if the total aboveground oil storage capacity is greater than 1,320 gallons. Temporary storage tanks for petroleum products may be located within the project limits for refueling construction equipment during construction. Appropriate measures will be taken to avoid spills that could contaminate groundwater, including having spill kits on hand during construction. If a leak or spill were to occur, immediate response and action would be taken to remedy the situation according to MPCA guidelines and regulations. Any adverse effects are expected to be minimal.

9. **Ecological Resources**. The project may have indirect adverse effects on wildlife residing in the vicinity of the project, including temporary displacement during construction. Following construction, the project area, except the distribution line, will be surrounded by a fence. The fence will limit access to the project area for some larger wildlife species, but birds and small animals would regain access to the project area. The distribution lines could potentially result in direct impacts to avian species as a result of collisions. The project is located adjacent to a highly

industrialized area, so impacts to wildlife are not expected to occur at an extent that will significantly impact wildlife populations. Impacts to protected species will be minimized through the following measures:

- disturbed areas would be seeded with native species to promote a pollinator-friendly habitat following construction.
- Tree removal will be avoided during the northern long-eared bat pupping seasons (June 1 through July 31).
- Tree and shrub removal will be avoided during breeding season for migratory birds, or if it cannot be avoided pre-construction nesting surveys will be completed.
- A survey plan for loggerhead shrike has been submitted to and approved by the DNR and will be followed during project construction.

10. **Historic Resources**. One historic structure and three archaeological sites are present within the project area. Additional archeological reconnaissance and/or a historic architectural survey will be completed prior to construction to determine whether historic properties eligible for the National Register of Historic Places or the State Register are located within the project area.

11. **Visual Resources**. The project would alter the landscape from an agricultural field to a solar facility; however, significant visual impacts on the surrounding area are not anticipated because the project is primarily located in an agriculture and industrial area, without any residences or farmsteads in the immediate vicinity. Anti-reflective coatings would be applied to the front glass of each solar module to limit concerns about glare. No significant visual impacts are expected.

12. **Air**. The project involves implementing renewable energy generation, lowering the need for traditional energy generating facilities that emit pollutants. The project will not adversely affect air quality as it will not generate air pollutants. Emissions from vehicles will result in minimal and sporadic increases in air pollution and will be minimized by maintaining equipment properly and using emissions controls specified by the manufacturers. During operation, insignificant emissions will be generated from on-site vehicle operation associated with routine inspection and maintenance activities.

    Noise. Existing noise levels in the project area occur from agricultural activity, the FHR refinery, and vehicle traffic along adjacent roadways. The nearest residence or farmstead is approximately 0.25 miles south of the project area. As a result, potential noise receptors are limited in the vicinity of the project area. Construction and operational noise will comply with the MPCA daytime and nighttime noise limits.

13. **Transportation**. Traffic-related impacts resulting from the project are anticipated to be minor and would occur on a temporary basis (up to 12 months) during construction. There are no paved parking spaces in the project area; however, ample parking for construction crews and equipment is available on unpaved surfaces. All construction work would be performed during hours specified by permits and local requirements. The project will not generate traffic and is not expected to alter current traffic flow patterns. During construction, vehicle tracking BMPs will be installed as required by the SWPPP to minimize the potential for sediment tracking onto local roadways.

B. Cumulative Potential Effects

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

Projects typically combine to produce cumulative effects on natural resources and municipal resources like traffic, public water supply, and wastewater treatment. The City of Rosemount has planned for growth and increased capacity to address these cumulative effects. The proposed project will implement approved mitigation measures and be consistent with land use policies for areas served by municipal infrastructure.

Other project in the vicinity of this project were identified and reviewed for their potential to create cumulative impacts when combined with the Pine Bend Solar Farm project. The primary long-term operational affect associated with this project is a change in land use from agricultural fields to a solar energy facility. None of the other identified projects will alter existing land use and are not expected to combine with any other resources impacted by this project, therefore cumulative effects are not anticipated.

C. Extent to Which the Environmental Effects are Subject to Mitigation

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

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

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

Table 1. Permits and Approvals

Unit of Government	Type of Application	Status
Federal		
Federal Aviation Administration	Notice of Proposed Construction or Alteration	Notification to be completed prior to construction
State		
MN Pollution Control Agency	NPDES Construction Stormwater Permit	To be applied for
Local		
City of Rosemount	Interim Use Permit	

	Tree Removal/Replacement Plan	To be obtained prior to construction
	Driveway Access Permit	
	Building Permit including grading requirements and electrical permit	
	Wetland Conservation Act No Loss Determination	
Union Pacific	Application for wireline crossing	To be obtained prior to construction

D. Extent to Which Environmental Effects can be Anticipated and Controlled

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

1. The proposed project design, plans, EAW, related studies, and mitigation measures apply knowledge, approaches, standards, and best management practices gained from previous experience and projects that have, in general, successfully mitigated potential offsite environmental effects.

2. The EAW, in conjunction with this document, contains or references the known studies that provide information or guidance regarding environmental effects that can be anticipated and controlled.

3. Other projects studied under environmental reviews in Minnesota have included studies and mitigation measures comparable to those included in this EAW.

4. There are no elements of the project that pose the potential for significant environmental effects that cannot be addressed by the project design, assessment, permitting and development processes and by ensuring conformance with regional and local plans.

5. The environmental effects of this development can be anticipated and controlled by the City's development application process and other regulatory processes.

6. Considering the results of environmental review and permitting processes for similar projects, the City of Rosemount finds that the environmental effects of the project can be adequately anticipated and controlled.

Based on the EAW, comments received, responses to comments, and criteria above, the City of Rosemount finds that the Pine Bend Solar Farm does not have the potential for significant environmental effects and does not require the preparation of an EIS.

RECORD OF DECISION

Based on the EAW, the response to comments, and the Findings of Fact, the City of Rosemount, the RGU for this environmental review, concludes the following:

1. The EAW was prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minnesota Rules, Parts 4410.1000 to 4410.1700;
2. The EAW satisfactorily addressed the issues for which existing information could have been reasonably obtained;
3. Based on the criteria established in Minnesota Rules 4410.1700, the project does not have the potential for significant environmental effects;
4. The City makes a "Negative Declaration;" and
5. **An EIS is not required.**

A resolution documenting the Negative Declaration was approved by the Rosemount City Council on June 21, 2022 (**Appendix B**).

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Appendix A
Comments and Responses

Record of Decision
Pine Bend Solar Farm

Comment Letter Sender	Comment Letter Date	EAW Item #	EAW Subject	Comment	Response
Minnesota Pollution Control Agency (MPCA)	05/12/2022	11	Water Resources	The MPCA noted that the panels are considered "disconnected impervious" as along as the area between panels are vegetated and also noted the project will include other impervious areas for which stormwater management will be required.	FHR and its contractors would construct the project per a Stormwater Pollution Prevention Plan (SWPPP), meeting the requirements of the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater General Permit and MPCA's solar farm guidance.
Dakota County	5/13/2022	11.a.ii.	Water Resources	A number of farmsteads were present on the subject property, the potential exists to encounter buried structures, foundations, abandoned wells and buried debris in these areas. If encountered these items should be managed appropriately.	All non-recyclable solid waste generated by project construction would be disposed of properly in a permitted, licensed solid waste facility. Abandoned wells will be sealed in accordance with Minnesota Department of Health requirements and by a licensed well contractor.
		12.a	Contamination/Hazardous Materials/Wastes	Environmental Resources identified potential sites of environmental concern with potential waste management implications.	Should soil contamination be unexpectedly encountered, FHR will consult with MPCA to establish measures to properly evaluate and manage the materials.
				DC Site 5318 – Burger Dump East was identified in the northern portion of the subject site. Limited information is available in the County's Site Inventory files, the site status in December 2000 indicated partial dump cleanup with buried waste remaining and some scattered surficial debris present. There is a potential to encounter waste during construction, if this occurs, the waste should be managed appropriately.	
				A number of farmsteads were present on the subject property, the potential exists to encounter buried structures, foundations, abandoned wells and buried debris in these areas. If encountered these items should be managed appropriately.	Comment noted. Per response above, abandoned wells will be sealed in accordance with Minnesota Department of Health requirements and by a licensed well contractor.
				Any unsealed, unused wells on the property must be sealed immediately by a MN licensed well contractor. Dakota County can help locate wells using magnetometers designed to find vertical magnetic signals underground.	Comment noted. Per response above, abandoned wells will be sealed in accordance with Minnesota Department of Health requirements and by a licensed well contractor.
		n/a	Transportation	County staff requested appropriate setbacks to account for future right-of-way need on County State Aid Highway (CSAH) 71 (Blaine Avenue). An additional 27 feet of right-of-way on each side of the centerline (expanding the current 66 feet right-of-way to a total of 120 feet of right-of-way).	FHR has reviewed the proposed site layout and believes all structures other than fencing in some limited areas will be outside of the proposed 120 feet of right of way. If necessary, FHR would work with the City in the future to relocate any affected fencing.
Minnesota State Historic Preservation Office (SHPO)	5/18/2022	14	Historic Properties	SHPO indicated they look forward to reviewing the Phase I survey report once it becomes available.	The Phase I survey report will be provided to SHPO no later than the end of June 2022.

Comment Letter Sender	Comment Letter Date	EAW Item #	EAW Subject	Comment	Response
Metropolitan Council	5/19/2022	8	Permits and Approvals Required	To determine if an Encroachment Agreement Application, the Metropolitan Council requested coordination with Tim Wedin, Interceptor Engineering Assistant Manager.	The project area boundary referenced in the EAW and shown in the EAW figures was sent to Tim Wedin on May 31, 2022. If required, FHR will obtain an encroachment agreement.
		9	Land Use	Segment 3 of the planned Rosemount Greenway Regional Trail is adjacent to and/or overlaps the southwestern-most project sit which was approved as part of the Rosemount Greenway Regional Trail Master Plan in 2012.	FHR will accommodate the regional trail if/when it is constructed. For example, if the regional trail will intersect the project, FHR will work with Rosemount to site the trail safely around the project.
		13	Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)	Encouraged the project to include a vegetation management plan detailing the extent of pollinator planting proposed with the development and provided relevant resources.	The resources will be reviewed and incorporated into the plan as appropriate.
Minnesota Department of Natural Resources (DNR)	5/19/2022	10	Geology, Soils and Topography/Land Forms	Noted that while karst features have not been documented within the project boundary, a portion of the site is mapped as a region prone to surface karst feature development.	Comment noted.
		13	Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)	DNR recommended 10 foot fencing (8 feet with 2 feet of non-barbed write on top) fencing to completely exclude deer and corner gates so facility staff could "herd" deer out if it were to jump the fence.	The current fence design is required to comply with NFPA 70 (National Electric Code) and refinery security access and risk management standards in the use of barbed wire mounted atop the fencing. FHR will consider corner gates in the design based on the feedback from the DNR.
				DNR noted a Loggerhead Shrike survey plan was previously provided and approved. DNR also indicated if feasible, avoid initial disturbance to grassland areas and tree/shrub removal from May 15th through August 15th to minimize disturbance of nesting Lark Sparrow and Bell's Vireo which are state-listed bird species of special concern.	Comment noted.
				The DNR said they are willing to coordinate as needed on a vegetation management plan for the solar facility.	Comment noted.
		16	Air	A DNR Water Appropriation Permit Application will be needed for the use of the water if volumes exceed 10,000 gallons per day or one million gallons per year.	FHR recognizes this permit threshold. It is not anticipated these thresholds will be exceeded, but if that changes, a permit application will be submitted.

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Appendix B
Resolution

Record of Decision
Pine Bend Solar Farm

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ROSEMOUNT CITY COUNCIL

EXECUTIVE SUMMARY

Regular City Council Meeting: June 21, 2022

AGENDA ITEM:	Request by Maplewood Development for Approval of the Amber Fields Third Addition Preliminary and Final Plats and a Major Amendment to the Amber Fields Planned Unit Development	**AGENDA SECTION:** Consent
PREPARED BY:	Julia Hogan, Planner	**AGENDA NO.** 6.r.
ATTACHMENTS:	Resolutions; PUD Amendment; Excerpt from the May 24, 2022 Planning Commission Meeting Minutes; Site Location Map; Final Plat; Existing Conditions; Preliminary Plat; Phasing Plan; Site Plan; Preliminary Grading and Drainage Plan; Preliminary Utility Plan; Landscape Plan; City Engineer's Memo Dated May 11, 2022; Stormwater Review Memo.	**APPROVED BY:** LJM

RECOMMENDED ACTION:
The City Council must take three actions to approve this request.

1. **Motion** to adopt a resolution approving the preliminary and final plats for Amber Fields Third Addition, subject to the conditions in the resolution.

2. **Motion** to adopt a resolution approving a major amendment to the Amber Fields Planned Unit Development Agreement.

3. **Motion** to authorize the Mayor and City Clerk to execute a Major Amendment to the Amber Fields PUD Agreement.

SUMMARY

Owner:	Earl Street Partners II, LLC.
Preliminary Plat Acres:	17.23 Acres
Met Council Net Acres:	17.23 Acres
Residential Lots Created:	182 Townhome Lots
Gross Density:	10.56 Units/Acre
Net Density:	10.56 Units/Acre
Comprehensive Plan Guiding:	MUR-Mixed Use Residential
Current Zoning:	R3-Medium Density Residential

Surrounding Land Uses

North: Mixed Use Residential
East: Existing Parks/Open Space
South: Community Commercial
West: Mixed Use Residential

The City Council is being asked to consider a request by Maplewood Development for approval of the preliminary and final plats of Amber Fields Third Addition and a major amendment to the Amber Fields Planned Unit Development to create 182 townhome lots. A total of 24 buildings will be constructed on the site with 19 of the buildings consisting of 8 dwelling units and 5 of the buildings consisting of 6 dwelling units. The request to amend the PUD is necessary to allow for the 8 dwelling unit buildings to be constructed because currently within the City's Code only a maximum of 6 dwelling units per building are allowed. Staff is recommending approval of the request by the developer, subject to the conditions included in the recommended action and the Engineer's Memo dated May 11, 2022.

PLANNING COMMISSION ACTION

The Planning Commission reviewed the applicant's requests at its meeting on May 24, 2022 at which a public hearing was held to receive public comment. The Commission questioned if this subdivision would be subject to the maximum 4 dwelling units per building since it is located adjacent to a R1 zoning district. Staff informed the Commission that with the amendment to the Planned Unit Development the standards can be changed to be in conformance with the City's code. Staff also mentioned that the subdivision shows the mixture of six to eight attached units and that with the master development plan of Amber Fields much of the density was already accounted for during that process. The Commission also inquired about if there would be sidewalks throughout the subdivision, which staff informed the Commission that they will be required to have a pedestrian access to the adjacent trails and towards the central park feature.

Lastly, the Commission asked about the proposed 54 guest parking spots that are proposed for the area and what was the plan on making that work. Staff explained that a condition of approval is to provide the additional 54 guest parking spots within the subdivision prior to City Council review. Since the May 24, 2022 Planning Commission meeting staff received an updated submittal of the preliminary plat documents which included plans with the additional 37 guest parking's stalls that were required to be added prior to City Council review. The Planning Commission voted unanimously to recommend approval of the applicant's request.

BACKGROUND

The present applications are the latest step in a long process of planning for development within UMore Park. The developer received Planned Unit Development approval with rezoning from the City Council at its September 7, 2021 meeting. The Planned Unit Development anticipated a total of 265 traditional 65' wide single-family lots, 366 55' wide villa (detached townhome) and single-family lots, as well as 596 townhome lots. These are in addition to various multi-family and senior housing projects within Amber Fields. The Amber Fields 2nd Addition preliminary plat, final plat, and major amendment to the planned unit development was approved by the City Council at its May 17, 2022 meeting. The 2nd addition will consist of 87 45' wide single-family lots, 103 65' wide single-family lots, and 111 townhome lots, which constitutes approximately 15% of the total residential units anticipated by the Amber Fields Master Development Plan. This is a slight increase of 8 units from what was shown on the original development plan, but within the anticipated density for the overall development area.

With this request, the developer is proposing 182 townhome lots throughout the 17.23-acre section of the Amber Fields Development. This addition is located on the most eastern side of Amber Fields extending from 148th Street West and is adjacent to the west side of Akron Avenue. It is also directly across Akron Avenue from the UMore Ballfields. This development will consist of 24 townhome buildings with a mixture of the buildings containing both 6 dwellings units per building or 8 dwelling units per building. The subdivision is planned to be built in two phases, starting with the first phase which will consist of the northern portion of the site and the second phase will be the remaining portion to the south. This addition will make up approximately 9% of the total residential units anticipated by the Amber Fields Master Development Plan.

Legal Authority
Preliminary and Final Plat requests are quasi-judicial decisions for the Planning Commission meaning that the Planning Commission is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Major Planned Unit Development Amendments are a legislative decision because of the Code deviations being requested. Legislative decisions give the Planning Commission more latitude, but consideration should be given to the PUD standards of previously approved developments in the City as well as the PUD standards of the other similar neighborhoods.

The proposed amendment is consistent with other previously approved developments such as Prestwick Place 18th Addition. That development was approved in 2019 and has townhome buildings with up to 8 dwellings units per building. The applicant is asking for the same deviation from the code.

General Subdivision Design
The preliminary plat area is located on the eastern edge of the Amber Fields development area. It is located directly to the west of Akron Avenue, but it will not have direct access to Akron Avenue. The preliminary plat area will be accessed from a single private road (Road A) to the south of the to-be-constructed 148th Street west. Road A provides access to two private streets that provide an interior loop of the townhome area. The loop street consists of three roads which are Roads B, C and D. A fourth private street, Road E, extends through the central area of the plat between the loop street. The four streets have twenty-one intersecting driveways and a fifth private road, Road F, provides a secondary access to the area from the adjacent parcel to the west. There will be a mixture of 6-unit townhome buildings and 8-unit townhome buildings throughout the development area. The layout of the preliminary plat is generally consistent with what was included in the Master Development Plan.

Land Use and Zoning
The site is designated for MUR-Mixed Use Residential land uses, which can include a range of housing types from single-family homes on traditional sixty-five foot lots to townhomes. The zoning district in which the preliminary plat is located in the R3-Medium Density Residential district. The proposed 3rd addition has a density of 10.56 units per acre, which the R3 zoning district allows for up to 12 units per acre. The Amber Fields Planned Unit Development Agreement includes several deviations from the Zoning Ordinance. The majority of the deviations are for single-family detached home lot standards, which do not pertain to single-family attached dwellings and townhome standards. The applicant is requesting an amendment to the PUD to increase the maximum allowed dwelling units attached per building, which the proposed standards can be found in the Amendment to the Amber Fields Planned Unit Development Agreement section.

Phasing
The applicant has provided a phasing plan that shows development initially occurring in the northern portion of the preliminary plat. This area contains 68 out of the 182 townhome units and 9 out of the 24 buildings that will be constructed on site. 7 of the 9 buildings of phase one will contain 8 units per building and the remaining 2 buildings will contain 6 units per building. The access road to 148th Street West and the northern portion of the private roads will be constructed with this first phase. The second phase will consist of the remaining private roads and as well as the road that will provide access to the future development to the west.

Amendment to the Amber Fields Planned Unit Development Agreement
The Amber Fields Planned Unit Development agreement included several deviations from the Code, most

of the deviations are related to the single-family detached lot areas of the development. The applicant is requesting a deviation from the single-family attached dwelling and townhome requirements within the City's Code. Currently, single-family attached dwellings that are not adjacent to RR-Rural Residential, R-1-Low Density Residential, and R-1A- Low Density Residential are allowed up to a maximum of six (6) dwelling units per building but are only allowed up to a maximum of four (4) dwelling units per building if adjacent to those zoning districts. The applicant is requesting to deviate from a maximum of four (4) dwelling units per building to eight (8) dwelling units per building. The preliminary plat meets all the other dimensional standards of the Amber Fields Planned Unit Development Agreement.

Standard	Requirement	Proposed Standard
Maximum Units Per Building	6 dwellings units per building, 4 dwelling units per building if adjacent to RR, R-1, R-1A zoning districts	8 dwelling units per building

Streets and Parking

There is one access point into the preliminary plat area with that access into the site coming from a connection of Road A with 148th Street West. Road A is the private street entrance into the site and provides access to two private streets that loop within the townhome area. The loop street consists of three roads as identified as Roads B, C, and D. Road E extends through the central area of the development between the loop streets. These four streets have twenty-one intersecting driveways with a fifth private Road, Road F, providing access to the future neighboring development to the west. Akron Ave extends along the east side of this addition and no street or trail connections are planned from Akron Avenue. There are no pedestrian facilities planned for this addition of Amber Fields. A multi-purpose trail extends along the south side of 148th Street West and a trail is identified to extend along the west side of Akron Avenue. A pedestrian trail is planned to extend adjacent to the south side of this subdivision within the central greenway park proposed within Amber Fields.

Prior to City Council review there were a total of 782 parking stalls proposed to be provided throughout the subdivision. 364 garage stalls, 364 driveway stalls, and 54 guest stalls. The driveway and garage stall numbers met the City's requirement, but the guest stall parking did not meet the required minimum. To meet the required guest/overflow parking amount there would need to be 91 parking spots so and additional 37 parking spots were needed to be added throughout the site. The applicant submitted updated preliminary plat information which included the additional 37 parking spots throughout the subdivision.

Parks

The Parks and Recreation staff has reviewed the park dedication requirement for Amber Fields Third Addition as part of the overall Master Development Plan in order to take into account the multiple playgrounds and extensive open space within the development. Therefore, there is no park dedication requirement for this specific phase of Amber Fields. Currently there are no pedestrian facilities identified within this addition, but a condition within the engineering's memo states that a pedestrian access to the adjacent trails towards UMore Park will need to be included in the site plan.

Tree Preservation and Landscaping

A tree inventory was conducted for the overall Amber Fields development area, and a total of 1,983 caliper inches of trees were identified for replacement following the formula laid out in the City Code. The initial

phase of construction, which includes 148th Street West and the extension of Auburn Avenue to it, includes 325 caliper inches of trees as mitigation. A total of 1,573 caliper inches of trees will be provided as replacement in this phase and as well as future phases of Amber Fields. Already over 20% of the required replacement trees have been accounted for and staff is confident the remainder will be made up as development continues.

The landscape plan submitted by the applicant shows a total of 190 trees to be planted throughout the 3rd addition. The City Code requires for multi-family/townhome developments a minimum of 8 trees plus one tree per unit, which the landscape plan that was submitted conforms with those requirements. A total of 190 trees will be planted with this development, therefore a landscaping surety in the amount of $62,700 (190 trees x $300 plus 10%) is required as a condition of approval.

Utilities

The site is served by sanitary sewer located within 148th Street West. The sanitary sewer system extends within Road A to the site and provides service to the entire subdivision. Trunk sanitary sewer is identified to be extended within Akron Avenue along the east side of this addition. The sanitary sewer within Akron Avenue must be installed prior to development of this subdivision. Water will be provided to the site via an 8" main within Road F for looping of the system to the west. An additional 8" watermain stub will need to be extended to Akron Avenue for looping to the east. Stormwater is managed across the entire site with detention and retention ponds located in the central open area of Amber Fields.

Engineering Review

The City's engineer has provided a memorandum containing comments related to the plans provided. Notable comments include: the private Road F must extend into the adjacent parcel as a private road to a public street, outlots A, B, C, D, E & F must have a drainage and utility easement dedicated over them, and pedestrian access to the adjacent trails and towards UMore Park needs to be included in the site plan. The engineer's memo is included with the attachments.

Final Plat

The final plat contains the residential parcels of the first phase of development and dedicated right of way. In the first phase 68 of the 182 townhome lots will be constructed. Additionally, the final plat contains five outlots. Outlot A encompasses all of phase two of the project, which will consist of the remaining 114 townhome lots within he development. Outlot B contains the private streets within the first phase of development. Outlots C, D, and E are the common ground areas adjacent to the townhome development. The final plat is consistent with the preliminary plat provided by the applicant.

RECOMMENDATION

The Planning Commission and staff are recommending approval of the preliminary and final plats and the major amendment to the Amber Fields planned unit development agreement, subject to conditions in the recommended action and contained within the engineer's memorandum dated May 11, 2022. This recommendation is based on information provided by the applicant and reviewed in this report.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 -

A RESOLUTION APPROVING THE PRELIMINARY PLAT AND FINAL PLAT FOR AMBER FIELDS THIRD ADDITION

WHEREAS, the City of Rosemount received a request for Preliminary Plat and Final Plat approval from Maplewood Development, concerning property legally described as:

Outlot L, AMBER FIELDS, Dakota County, Minnesota

WHEREAS, on May 24, 2022, the Planning Commission of the City of Rosemount held a public hearing and reviewed the Preliminary and Final Plats for Amber Fields 3rd Addition; and

WHEREAS, on May 24, 2022 the Planning Commission recommended approval of the Preliminary Plat and Final Plat for Amber Fields Third Addition, subject to conditions; and

WHEREAS, on June 21, 2022, the City Council of the City of Rosemount reviewed the Planning Commission's recommendations.

NOW, THEREFORE, BE IT RESOLVED, the Council of the City of Rosemount hereby approves the Preliminary Plat and Final Plat for Amber Fields Third Addition, subject to the following conditions:

a. Execution of a subdivision agreement.
b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated May 11, 2022 (and associated stormwater review memo dated May 17, 2022).
c. Drainage and utility easements shall be dedicated over all outlots.
d. Payment of $62,700 as a landscape surety.
e. Payment of trunk area charges in the amount of:
    i. Sanitary Sewer Trunk Charge: $1,075/acre
    ii. Watermain Trunk Charge: $6,500/acre
    iii. Storm Sewer Trunk Charge: $6,865/acre

ADOPTED this 21st day of June, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022-XX

A RESOLUTION APPROVING A MAJOR AMENDMENT REVISING SINGLE FAMILY ATTACHED DWELLING AND TOWNHOME STANDARDS IN THE AMBER FIELDS PLANNED UNIT DEVELOPMENT

WHEREAS, the Community Development Department of the City of Rosemount received a request from Maplewood Development, Inc to amend the Amber Fields Planned Unit Development Agreement to revise the single family attached dwelling and townhome standards to allow for a maximum of 8 units per building within the Amber Fields Planned Unit Development; and

WHEREAS, on May 24, 2022, the Planning Commission of the City of Rosemount held a public hearing and reviewed the Major Amendment for the Amber Fields Planned Unit Development Agreement; and

WHEREAS, on May 24, 2022, the Planning Commission recommended approval of the Major Amendment to the Amber Fields Planned Unit Development Agreement, subject to conditions; and

WHEREAS, on June 21, 2022, the City Council of the City of Rosemount reviewed the Planning Commission's recommendations.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Rosemount hereby approves the Major Amendment to the Amber Fields Planned Unit Development Agreement to revise the single-family attached dwelling and townhome standards, subject to the following conditions:

1. To allow for a maximum of 8 dwelling units per building.
2. Execution of the Major Amendment to the Amber Fields Planned Unit Development Agreement.

ADOPTED this 21st day of June, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

A MAJOR AMENDMENT TO THE AMBER FIELDS PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT REVISING SINGLE FAMILY ATTACHED DWELLING AND TOWNHOME STANDARDS

THIS DECLARATION made this 21st day of June 2022, by and between **MAPLEWOOD DEVELOPMENT, INC.**, (hereinafter referred to as the "Declarant"), and the **CITY OF ROSEMOUNT**, **a Minnesota municipal corporation** (hereinafter referred to as the "City");

WHEREAS, Declarant is the owner of the real property described on Attachment One, attached hereto and hereby made a part hereof (hereinafter referred to as the "Subject Property"); and

WHEREAS, the Subject Property is subject to a Planned Unit Development Agreement, "Amber Fields Master Development Plan", dated September 7, 2021, (hereinafter referred to as the "Planned Unit Development Agreement"); and

WHEREAS, Declarant wishes to amend the Planned Unit Development agreement to revise the single-family attached dwelling and townhome standards which amendment has been approved and consented by the City of Rosemount, acting through the City Council, as evidenced by the duly authorized signatures of its officers affixed hereto.

NOW, THEREFORE, the Declarant declares that the Subject Property is, and shall be, held, transferred, sold, conveyed and occupied subject to the covenants, conditions, and restrictions, hereinafter set forth.

1. The use and development of the Subject Property shall conform to the following documents, plan and drawings:

    a. City Resolution No. 2022-XX; Attachment 2
    b. Site Plan (Sheet 13 of 39); Attachment 3

All of which attachments are copies of original documents on file with the City and are made part hereof.

2. The use and development of the Subject Property shall conform to the Amber Fields Master Development Plan Planned Unit Development Agreement except as modified herein.

    a. **Section 11-2-8 A. Single Family Attached Dwellings and Townhome Requirements and Standards:** The maximum number of units per building shall be 8.

3. Except as modified by paragraphs 1 and 2 of this Amendment, the Planned Unit Development Agreement shall remain in full force and effect.

4. The obligations and restrictions of this Amendment run with the land of the Subject Property and shall be enforceable against the Declarant, its successors and assigns, by the City of Rosemount acting through its City Council. This Amendment may be amended from time to time by a written amendment executed by the City and the owner or owners of the lot or lots to be affected by said amendment.

IN WITNESS WHEREOF, the undersigned as duly authorized agents, officers or representatives of Declarant have hereunto set their hands and seals as of the day and year first above written.

DECLARANT

_____.

By_____
Its_____

By_____
Its_____

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by _____ and _____, the _____ and _____, for and on behalf of_____, a_____, by and on behalf of said _____.

_____
Notary Public

This Amendment is approved and consented to by the City Council of the City of Rosemount.

CITY OF ROSEMOUNT

By:_____
William H. Droste, Mayor

And by:_____
Erin Fasbender, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by William H. Droste and Erin Fasbender, the Mayor and City Clerk, respectively, for and on behalf of the City of Rosemount, a Minnesota corporation, by and on behalf of said corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
City of Rosemount
2875 145th Street West
Rosemount, MN 55068
651-423-4411

EXCERPT FROM THE MAY 24, 2022 PLANNING COMMISSION MEETING MINUTES

5.d. Request by Maplewood Development, Inc. for approval of the Amber Fields 3rd Addition Preliminary and Final Plats and a Major Amendment to the Amber Fields Planned Unit Development. **(22-39-AMD, 22-40-PP, 22-41-FP)**

Planner Hogan gave a presentation and summary of the staff report for the Planning Commission.

Chair Kenninger clarified if part of this property would require only four dwelling units, because it is located next to R1-Low Density Residential. Hogan stated that it is okay to have the 6 dwelling units. Kenninger inquired if side-walks will be apart of the plan. Hogan stated that the developer will need to include a trail or side-walk in their site plan review. Kenninger question if there will be additional guest parking spots. Hogan stated that prior to City Council approval, the applicant will have to show where the additional parking will be located.

Commissioner Reed inquired if there will be street parking. Hogan stated that there will not be, provided will be 364 garage stalls and driveway stalls. Nemcek stated that there will be as much parking available as possible throughout the development.

The public hearing opened at 8:52 pm.

Public Comments: None.

MOTION by Kenninger to close the public hearing.
Second by Reed.
Ayes: 6. Nays: 0. Motion Passes.

The public hearing closed at 8:53 pm.

Additional Comments: None.

MOTION by Hebert to recommend the City Council approve the Preliminary and Final Plats for Amber Fields 2nd Addition, subject to:

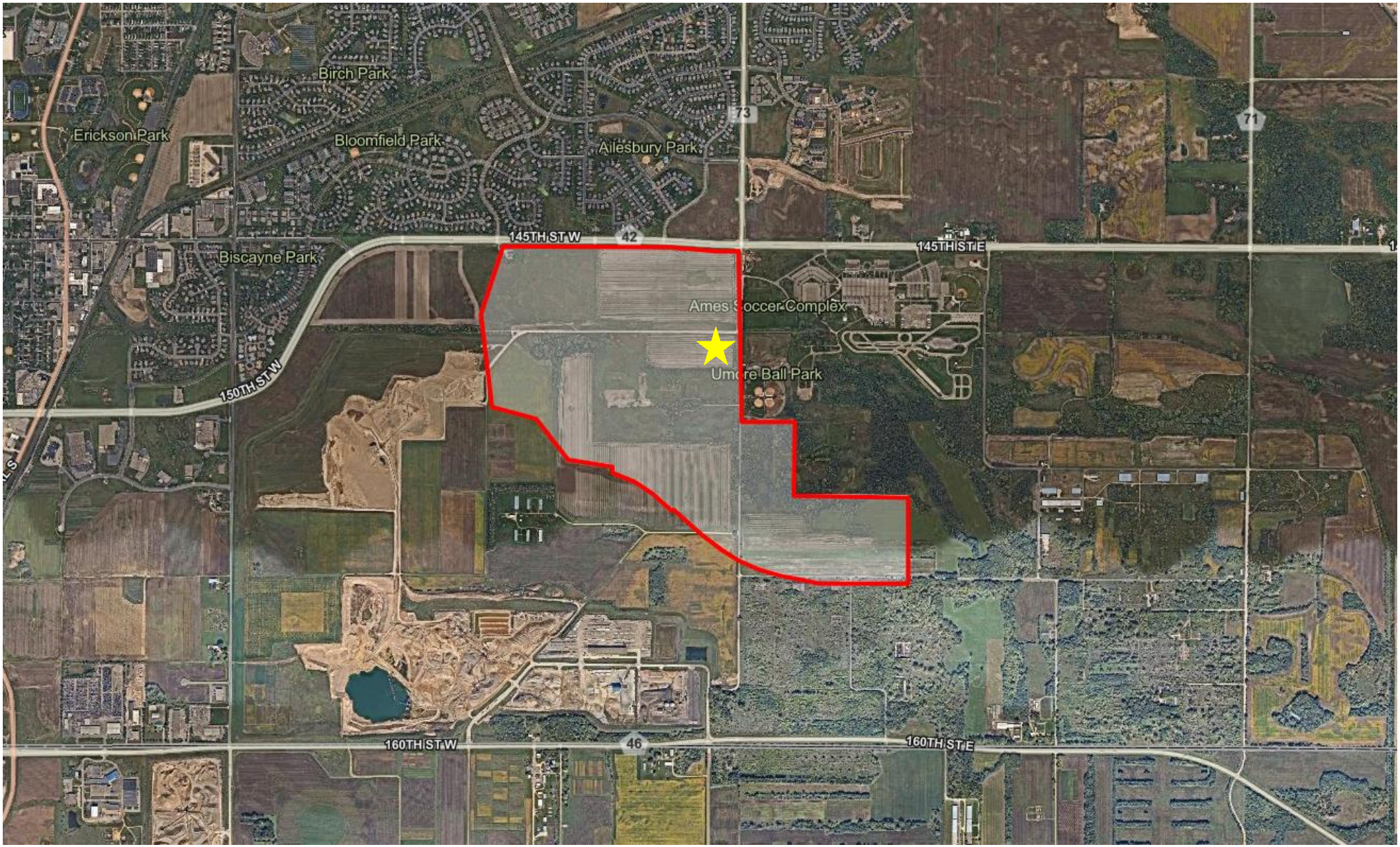
a. Execution of a Subdivision Agreement.
b. Conformance with all requirements of the City Engineer as detailed in the attached memorandum dated May 11, 2022.
c. Drainage and utility easements shall be dedicated over all outlots.
d. An updated parking plan must be submitted prior to City Council review showing compliance with the parking stall requirements.
e. Payment of $62,700 as a landscape surety.
f. Payment of trunk area charges in the amount of:
    i. Sanitary Sewer Trunk Charge: $1,075/acre
    ii. Watermain Trunk Charge: $6,500/acre
    iii. Storm Sewer Trunk Charge: $6,865/acre

Second by Thiagarajan.
Ayes: 5. Nays: 0. Motion Passes.

MOTION by Hebert to recommend the City Council approve a Major Amendment to the Amber Fields Planned Unit Development Agreement, subject to:

a. Section 11-2-18 A. Single-Family Attached Dwellings and Townhome Requirements: Building Site: A maximum of eight (8) dwelling units may be attached per building.

Second by Reed.
Ayes: 6. Nays: 0. Motion Passes.


Birch Park
Erickson Park
Bloomfield Park
Ailesbury Park
73
71
145TH ST W
42
145TH ST E
Biscayne Park
Ames Soccer Complex
Umore Ball Park
150TH ST W
160TH ST W
46
160TH ST E

AMBER FIELDS THIRD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Earl Street Partners II, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot L, AMBER FIELDS, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as AMBER FIELDS THIRD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Earl Street Partners II, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20 ___.

Signed: Earl Street Partners II, LLC

by _____
Mario J. Cocchiarella, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20 ___, by Mario J. Cocchiarella, Chief Manager of Earl Street Partners II, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Signature

_____
Printed Name
Notary Public, _____
My Commission Expires _____

SURVEYORS CERTIFICATE

I Peter Goers 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 _____ , 20 ___.

_____
Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____ , 20 ___, by Peter Goers.

_____
Signature

_____
Printed Name
Notary Public,_____
My Commission Expires_____

CITY COUNCIL, CITY OF ROSEMOUNT, MINNESOTA

This plat was approved by the City Council of ROSEMOUNT, Minnesota, this _____ day of _____, 20 ___ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ _____
Mayor Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20 ___.

_____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20 ___.

_____, Director
Amy A. Koethe, Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of AMBER FIELDS THIRD ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20 ___, at ___ o'clock ___.M. and was duly filed in Book_____ of Plats, Page_____ , as Document Number _____ .

_____
Amy A. Koethe, County Recorder

AMBER FIELDS THIRD ADDITION



VICINITY MAP
SECTION 27, T115, R19
NOT TO SCALE

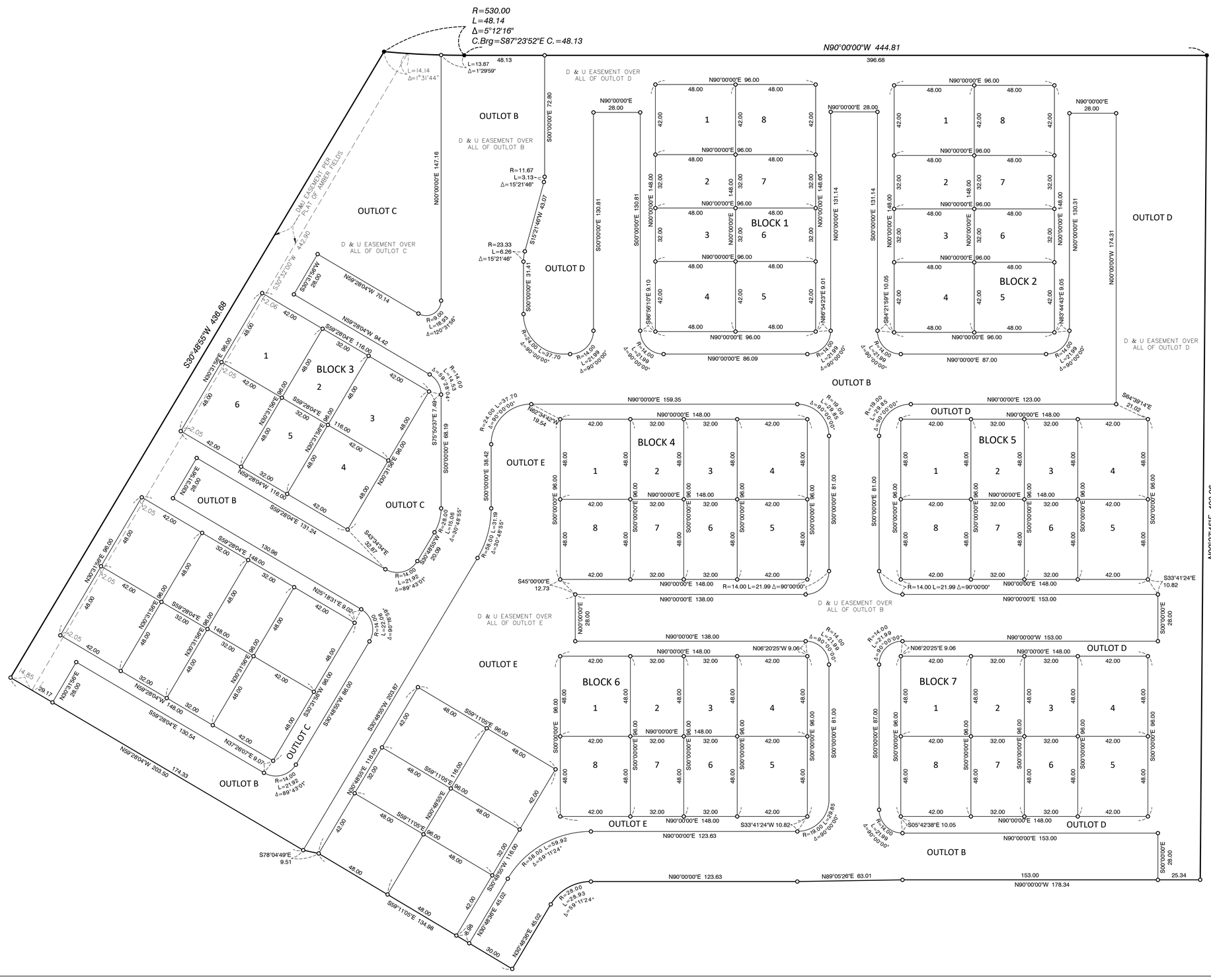
THE EAST LINE OF OUTLOT L, AMBER FIELDS, IS ASSUMED TO HAVE A BEARING OF N00°27'45"E.

- ● Denotes monument found 1/2 inch iron pipe marked by license no. 44110
- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no. 44110 unless otherwise shown
- ▲ Found nail

Scale in feet
0 60 120 180

AMBER FIELDS THIRD ADDITION

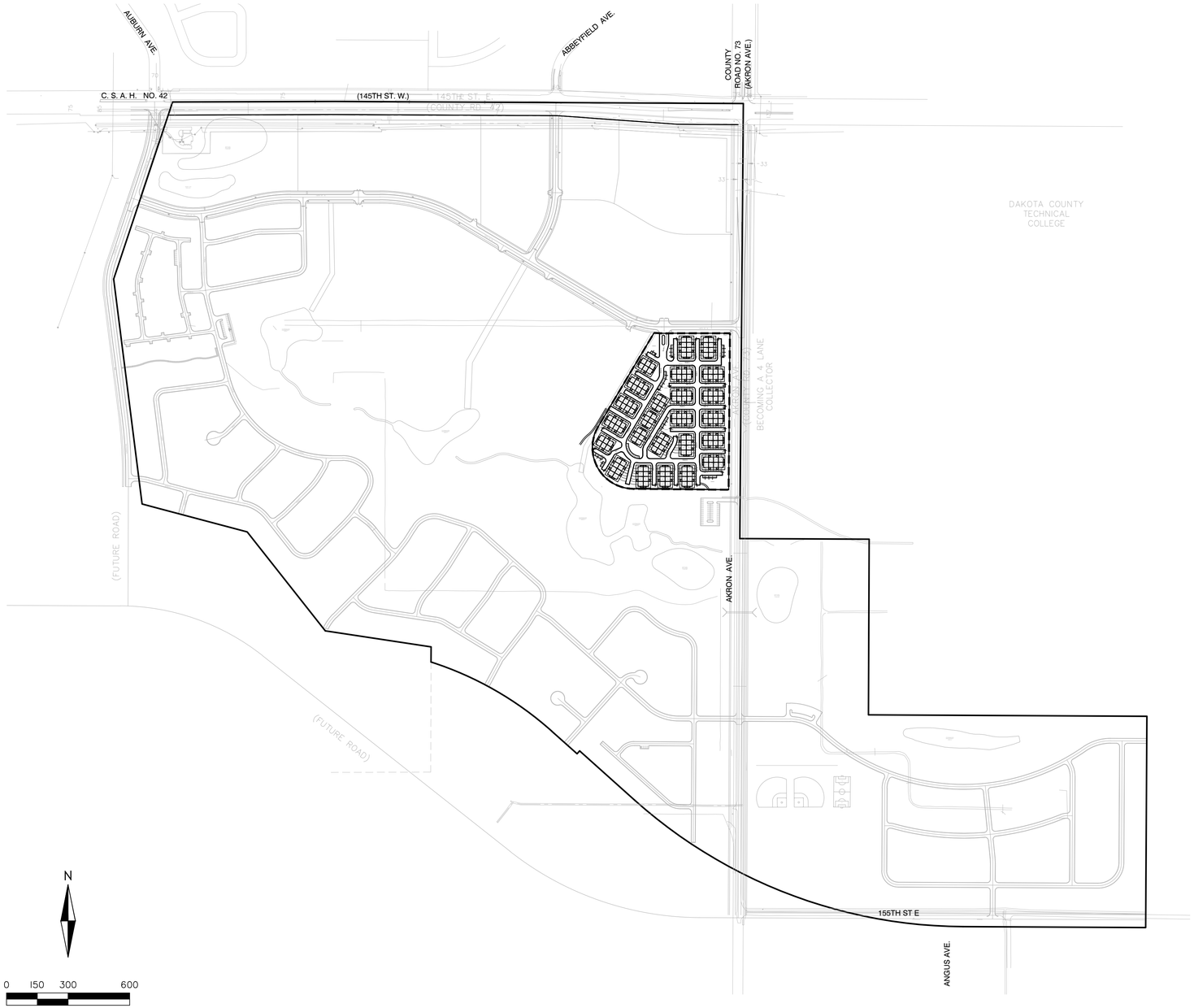
INSET
SEE SHEET 2 OF 3 SHEETS

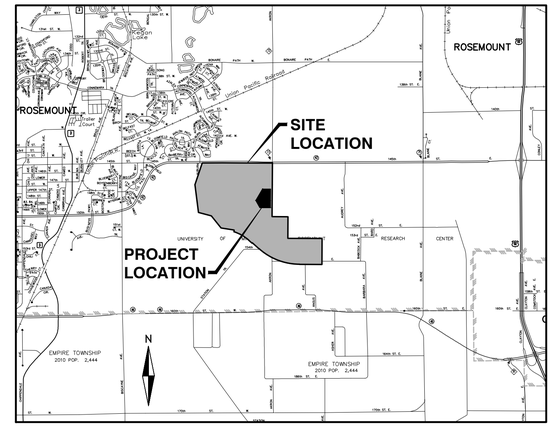


SHEET 3 OF 3 SHEETS

AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA





VICINITY MAP

SCALE: 1" = 4000'

DEVELOPER

MAPLEWOOD DEVELOPMENT
1128 HARMON PLACE
SUITE 320
MINNEAPOLIS, MN 55403
PH: 612-746-4046
CONTACT: MARIO J. COCCHIARELLA

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVENUE SOUTH
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

CLARK WICKLUND
LICENSE NO. 40922
EM: cwicklund@alliant-inc.com

SURVEYOR

PETER D. GOERS
LICENSE NO. 44110
EM: pgoers@alliant-inc.com

LANDSCAPE ARCHITECT

MARK KRONBECK
LICENSE NO. 26222
EM: mkronbeck@alliant-inc.com

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2-5	DETAILS
6-7	EXISTING CONDITIONS PLAN
8-11	PRELIMINARY PLAT
12	PHASING PLAN
13-16	SITE PLAN
17-20	GRADING AND DRAINAGE PLAN
21-22	GRADING PROFILES
23-26	EROSION AND SEDIMENT CONTROL PLAN
27	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
28-31	SANITARY SEWER AND WATERMAIN PLAN
32-35	STORM SEWER PLAN
36-39	LANDSCAPE PLAN

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

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 3RD ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
COVER SHEET

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

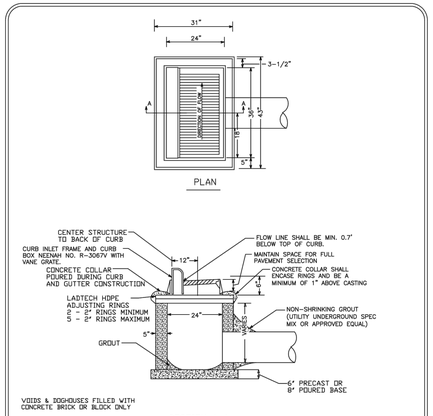
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.4

1

SHEET 1 of 39

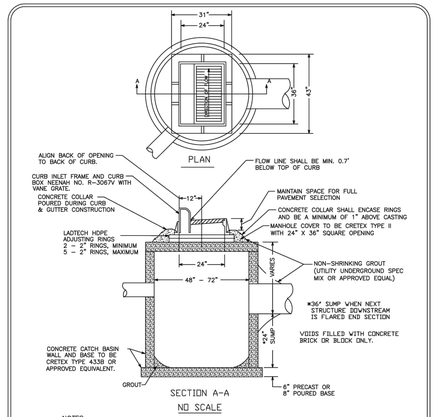
Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4cove.dwg Jun 03, 2022 - 2:37pm



NO SCALE

NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. GROUT BOTTOM TO DRAIN TO CENTER
3. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
4. ADJUSTING RINGS SHALL HAVE MORTAR JOINTS – PLASTER OUTSIDE, STRIKE CLEAN INSIDE
5. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER

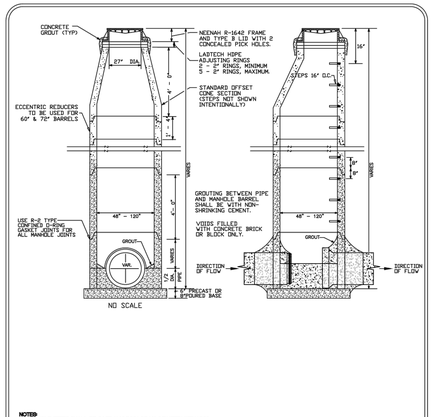
ROSEMOUNT MINNESOTA	STANDARD CATCH BASIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 03-01-01	SD-1
		Revised: 01-21-15	



NO SCALE

NOTES:
1. REINFORCING TO CONSIST OF #4 BARS @ 8" O.C., 4' MINIMUM LENGTH, EACH SIDE OF CASTING
2. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED @ 16" O.C. PARALLEL WITH THE CURB
3. GROUT BOTTOM TO DRAIN TO CENTER
4. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED
5. ADJUSTING RINGS SHALL HAVE MORTAR JOINTS – PLASTER OUTSIDE, STRIKE CLEAN INSIDE
6. INLET PROTECTION TO BE INSTALLED IN CATCH BASIN AND MAINTAINED AS DIRECTED BY THE ENGINEER
7. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE
8. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"

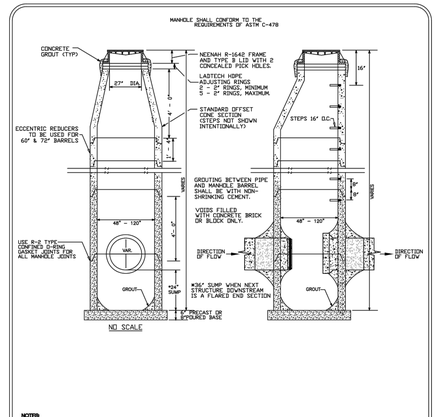
ROSEMOUNT MINNESOTA	CATCH BASIN SUMP MANHOLE	Special Details	
Standard Plate Library for the City of Rosemount		Date: 03-01-01	SD-2
		Revised: 01-21-15	



NO SCALE

NOTES
1. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE
2. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
3. MANHOLE COVER SHALL BE CAST WITH THE WORDS "STORM SEWER"
4. THE INITIAL AND FINAL PAINTING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
5. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE

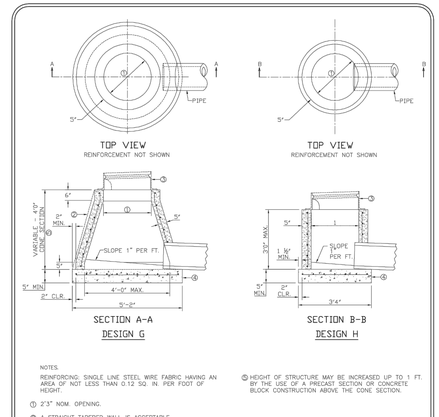
ROSEMOUNT MINNESOTA	STANDARD MANHOLE FOR STORM DRAIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	SD-3
		Revised: 01-21-15	



NO SCALE

NOTES
1. MANHOLE STEPS SHALL BE CAST ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF THE MANHOLE
2. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
3. MANHOLE COVER SHALL BE CAST WITH THE WORDS "STORM SEWER"
4. THE INITIAL AND FINAL PAINTING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
5. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16"
6. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE

ROSEMOUNT MINNESOTA	STANDARD MANHOLE WITH SUMP FOR STORM DRAIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	SD-4
		Revised: 01-16-06	



NOTES.

REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.

① 2'-3" NOM. OPENING.

② A STRAIGHT TAPERED WALL IS ACCEPTABLE.

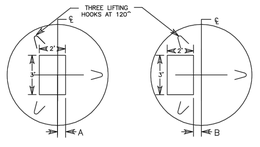
③ REFER TO PLAN FOR CASTINGS REQUIRED. USE ADJUSTING RINGS WHERE NECESSARY. CASTING AND PRECAST CONC. ADJUSTING RINGS, SHALL BE SET ON FULL MORTAR BEDS. CASTING INCLUDED IN PAYMENT FOR EACH CATCH BASIN.

④ 8 IN. POURED CONCRETE BASE. BASE REINFORCEMENT: 0.12 SQ. IN. PER FT. IN EACH DIRECTION. AN APPROVED ALTERNATE PRECAST CONCRETE BASE MAY BE USED.

⑤ HEIGHT OF STRUCTURE MAY BE INCREASED UP TO 1 FT. BY THE USE OF A PRECAST SECTION OR CONCRETE BLOCK CONSTRUCTION ABOVE THE CONE SECTION.

ROSEMOUNT MINNESOTA	CATCH BASIN DESIGN G & H	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-02-07	SD-5
		Revised: 02-02-07	

MANHOLE TOP SLAB WITH OFF-SET 2' x 3' HOLE					
STRUCTURE DIAMETER (in.)	COVER DIAMETER (in.)	MINIMUM L (in.)	A (in.)	B (in.)	WEIGHT OF COVER (lbs)
48	58	6	9		930
54	65	8	6		1710
60	72	8	3		2230
66	79	8	0		2810
72	86	8		3	3440
78	93	8		6	4120
84	100	8		9	4860
90	108	8		12	5760
96	114	8		15	6490
102	120	8		18	7260
108	126	12		21	12100
120	144	12		24	16100



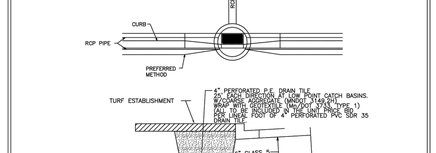
NO SCALE

PRECAST COVER DETAIL

NO SCALE

NOTE:
CONTRACTOR TO SUBMIT REINFORCEMENT DETAIL FOR PRECAST COVER TO ENGINEER FOR APPROVAL.

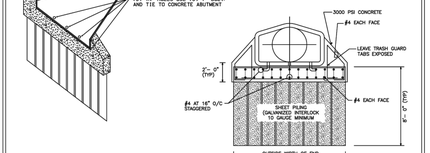
ROSEMOUNT MINNESOTA	PRECAST COVER DETAIL	Special Details	
Standard Plate Library for the City of Rosemount		Date: 02-02-07	SD-6
		Revised: 02-02-07	



4"PERFORATED POLYETHYLENE (PE) DRAIN TILE

NO SCALE

ROSEMOUNT MINNESOTA	4" PERFORATED PE SUBDRAIN	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date: 01-06-05	SD-7
		Revised: 02-02-07	



NO SCALE

NOTE:
THIS DRAWING IS TYPICAL FOR ALL FLARED END SECTIONS 24 INCHES IN DIAMETER OR LARGER. ALL TRASH GUARDS WILL BE GALVANIZED.

ROSEMOUNT MINNESOTA	FES SHEET PILING	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-13-06	SD-8
		Revised: 03-17-08	

G:\DETAILS\Rosemount\SD-8 (FES SHEET PILING Revised 03-17-08).dwg, 3/17/2008 12:29:55 PM

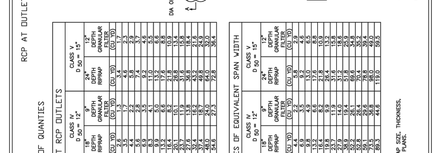


TABLE OF QUANTITIES

RIPRAP AT RCP OUTLETS

DIA ROUND PIPE	SPAN PIPE ARCH	CLASS V 12" DEPTH RIPRAP	CLASS V 24" DEPTH RIPRAP	CLASS V 36" DEPTH RIPRAP	CLASS III 12" DEPTH RIPRAP	CLASS III 24" DEPTH RIPRAP	CLASS III 36" DEPTH RIPRAP	CLASS II 12" DEPTH RIPRAP	CLASS II 24" DEPTH RIPRAP	CLASS II 36" DEPTH RIPRAP
		CY / 100	CY / 100	CY / 100	CY / 100	CY / 100	CY / 100	CY / 100	CY / 100	CY / 100
12"	18"	1.1	2.2	3.3	1.4	2.8	4.2	1.6	3.2	4.8
15"	24"	1.4	2.8	4.2	1.8	3.6	5.4	2.0	4.0	6.0
18"	30"	1.7	3.4	5.1	2.2	4.4	6.6	2.4	4.8	7.2
21"	36"	2.0	4.0	6.0	2.6	5.2	7.8	2.8	5.6	8.4
24"	42"	2.3	4.6	6.9	3.0	6.0	9.0	3.2	6.4	9.6
30"	48"	2.9	5.8	8.7	3.8	7.6	11.4	4.0	8.0	12.0
36"	54"	3.5	7.0	10.5	4.6	9.2	13.8	4.8	9.6	14.4
42"	60"	4.1	8.2	12.3	5.4	10.8	16.2	5.6	11.2	16.8
48"	66"	4.7	9.4	14.1	6.2	12.4	18.6	6.4	12.8	19.2
54"	72"	5.3	10.6	15.9	7.0	14.0	21.0	7.2	14.4	21.6
60"	78"	5.9	11.8	17.7	7.8	15.6	23.4	8.0	16.0	24.0
66"	84"	6.5	13.0	19.5	8.6	17.2	25.8	8.8	17.6	26.4
72"	90"	7.1	14.2	21.3	9.4	18.8	28.2	9.6	19.2	28.8
78"	96"	7.7	15.4	23.1	10.2	20.4	30.6	10.4	20.8	31.2
84"	102"	8.3	16.6	24.9	11.0	22.0	33.0	11.2	22.4	33.6
90"	108"	8.9	17.8	26.7	11.8	23.6	35.4	12.0	24.0	36.0
96"	114"	9.5	19.0	28.5	12.6	25.2	37.8	12.8	25.6	38.4
102"	120"	10.1	20.2	30.3	13.4	26.8	40.2	13.6	27.2	40.8
108"	126"	10.7	21.4	32.1	14.2	28.4	42.6	14.4	28.8	43.2
120"	144"	11.9	23.8	35.7	15.8	31.6	47.4	16.0	32.0	48.0

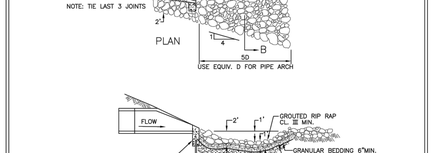
RIPRAP AT RCP-A OR BOXES OF EQUIVALENT SPAN WIDTH

DIA ROUND PIPE	SPAN PIPE ARCH	CLASS V 12" DEPTH RIPRAP	CLASS V 12" DEPTH GRANULAR RIPRAP	CLASS V 24" DEPTH GRANULAR RIPRAP	CLASS IV 12" DEPTH RIPRAP	CLASS IV 12" DEPTH GRANULAR RIPRAP	CLASS IV 24" DEPTH GRANULAR RIPRAP	CLASS III 12" DEPTH RIPRAP	CLASS III 12" DEPTH GRANULAR RIPRAP	CLASS III 24" DEPTH GRANULAR RIPRAP
		CY / 100	CY / 100	CY / 100	CY / 100	CY / 100	CY / 100	CY / 100	CY / 100	CY / 100
12"	18"	1.1	1.0	2.0	1.3	1.2	2.4	1.4	1.3	2.6
15"	24"	1.4	1.3	2.6	1.7	1.6	3.2	1.8	1.7	3.4
18"	30"	1.7	1.6	3.2	2.1	2.0	4.0	2.2	2.1	4.2
21"	36"	2.0	1.9	3.8	2.5	2.4	4.8	2.6	2.5	5.0
24"	42"	2.3	2.2	4.4	2.9	2.8	5.6	3.0	2.9	5.8
30"	48"	2.9	2.8	5.6	3.7	3.6	7.2	3.8	3.7	7.4
36"	54"	3.5	3.4	6.8	4.5	4.4	8.8	4.6	4.5	9.0
42"	60"	4.1	4.0	8.0	5.3	5.2	10.4	5.4	5.3	10.6
48"	66"	4.7	4.6	9.2	6.1	6.0	12.0	6.2	6.1	12.2
54"	72"	5.3	5.2	10.4	6.9	6.8	13.6	7.0	6.9	13.8
60"	78"	5.9	5.8	11.6	7.7	7.6	15.2	7.8	7.7	15.4
66"	84"	6.5	6.4	12.8	8.5	8.4	16.8	8.6	8.5	17.0
72"	90"	7.1	7.0	14.0	9.3	9.2	18.4	9.4	9.3	18.6
78"	96"	7.7	7.6	15.2	10.1	10.0	20.0	10.2	10.1	20.2
84"	102"	8.3	8.2	16.4	10.9	10.8	21.6	11.0	10.9	21.8
90"	108"	8.9	8.8	17.6	11.7	11.6	23.2	11.8	11.7	23.4
96"	114"	9.5	9.4	18.8	12.5	12.4	24.8	12.6	12.5	25.0
102"	120"	10.1	10.0	20.0	13.3	13.2	26.4	13.4	13.3	26.6
108"	126"	10.7	10.6	21.2	14.1	14.0	28.0	14.2	14.1	28.2
120"	144"	11.9	11.8	23.6	15.7	15.6	31.2	15.8	15.7	31.4

NOTE: REQUIREMENTS FOR RIPRAP SIZE, THICKNESS, WILL BE DESIGNATED IN PLANS.

ROSEMOUNT MINNESOTA	RIPRAP DETAILS	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	SD-9
		Revised: 03-17-08	

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NOTE:
1. CONCRETE GROUT MATERIAL WILL BE USED ON ALL PIPE OUTLETS 21" DIA. OR LARGER.
2. PLACE RIPRAP INTO THE CONCRETE GROUT AFTER THE GROUT HAS BEEN PLACED AT A 8"-10" UNIFORM DEPTH.
3. DIMENSIONS AND C.Y. OF CONCRETE WILL BE DETERMINED BY ENGINEER.

ROSEMOUNT MINNESOTA	GROUTED RIPRAP AT OUTLETS	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-19-06	SD-10
		Revised: 03-17-08	

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AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

DETAILS

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CLARK WICKLUND, PE

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QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

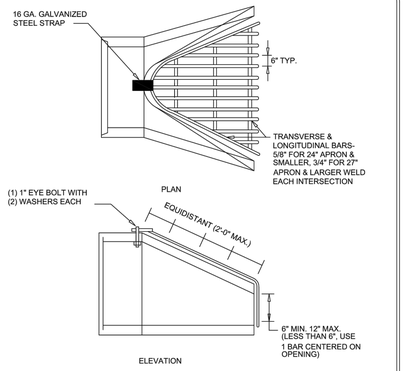
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.4

2

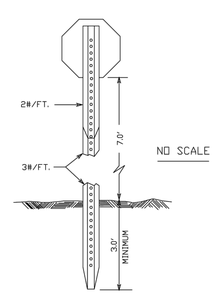
SHEET 2 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4detl.dwg, Jun 03, 2022 - 2:37pm



NOTES:
1. ENTIRE TRASH GUARD ASSEMBLY TO BE HOT-DIP GALVANIZED AFTER FABRICATION
2. SIZE OF TRASH GUARD VARIABLE DEPENDENT ON SIZE OF FLARED END SECTION
3. PLACE TRASH GUARDS ON APRONS 15" AND LARGER, UNLESS OTHERWISE NOTED

ROSEMOUNT MINNESOTA	TRASH GUARD FOR STORM SEWER APRONS	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-21-15	SD-11
		Revised: 01-21-15	



NO SCALE

TRAFFIC SIGN SPECIFICATIONS

STOP SIGN SHALL BE R1-1, 30" X 30" OR AS DIRECTED BY CITY ENGINEER. STOP SIGN AND STREET SIGNS SHALL NOT BE INSTALLED ON THE SAME POST.

MATERIAL:

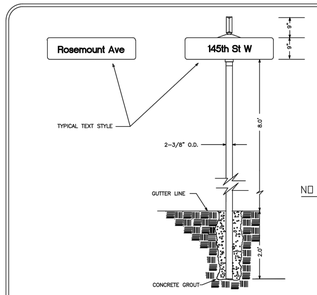
ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY. GAUGE SHALL BE: .080 ON THE LONGEST SIDE UP TO 30" ,100 ON THE LONGEST SIDE OVER 30"

REFLECTING SHEETING SHALL BE DIAMOND GRADE 3 (DG3). ALL SIGNS CONFORM TO SECTION 3352, SIGNS AND MARKERS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

CHANNEL POST SPECIFICATIONS

STEEL CHANNEL POSTS SHALL WEIGH 2LB./FT. OR 3LB./FT. AS REQUIRED. POSTS SHALL BE PUNCHED ON 1" CC. POSTS SHALL BE OF THE 4-RIB DESIGN.

ROSEMOUNT MINNESOTA	TRAFFIC SIGN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	SI-1
		Revised: 02-17-12	



NO SCALE

STREET SIGN SPECIFICATIONS

MATERIAL:

ALUMINUM BLANKS SHALL BE CONSTRUCTED OF 5052-H38 ALLOY, HAVE A GAUGE OF .080, BE NOTCHED FOR USE WITH 5-450 BRACKETS, HAVE HOLES PUNCHED AT EACH END FOR BOLTING TOGETHER, AND BE 9" AS REQUIRED. BLANKS SHALL HAVE 1 1/2" ROUND CORNERS.

PLATES SHALL BE COVERED WITH DIAMOND GRADE 3 (DG3) REFLECTIVE SHEETING, WHITE ON GREEN. (PRIVATE STREETS SHALL BE WHITE ON BROWN) LETTERING SHALL BE SERIES C, 6" U.C. AND 4.5" L.C.

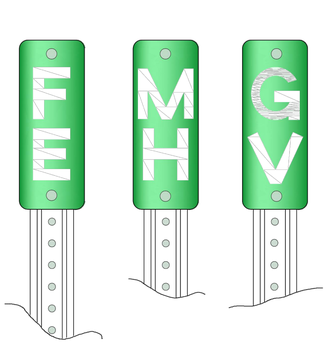
E-450 BRACKETS ARE TO BE ALUMINUM DESIGNED FOR USING 9" PLATES AS REQUIRED.

TUBULAR POSTS SPECIFICATIONS

TUBULAR POSTS USED FOR MOUNTING STREET NAME/TRAFFIC CONTROL SIGNS, SHALL VARY IN LENGTH, SHALL BE 2-3/8" O.D., SHALL BE GALVINIZED AND SHALL HAVE A WEIGHT OF 2LB./FT.

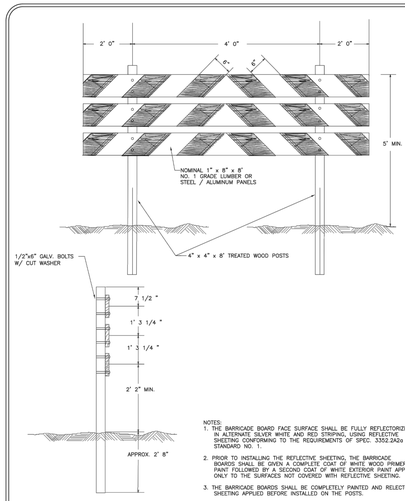
ABBREVIATIONS
Ave FOR AVENUE
Blvd FOR BOULEVARD
Cir FOR CIRCLE
Ct FOR COURT
Dr FOR DRIVE
E FOR EAST
Pkwy FOR PARKWAY
Pl FOR PLACE
St FOR STREET
Ter FOR TERRACE
Trl FOR TRAIL
W FOR WEST

ROSEMOUNT MINNESOTA	TYPICAL STREET SIGNS	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	SI-2
		Revised: 2-17-12	



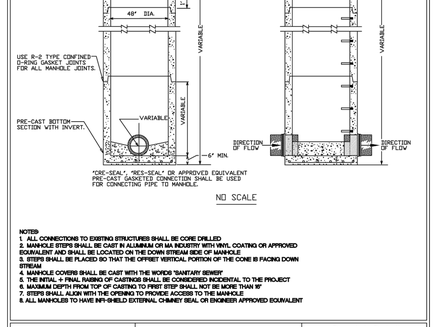
NOTES:
1. STRUCTURE MARKER SIGNS SHALL BE FURNISHED AND INSTALLED FOR ALL STRUCTURES LOCATED OUTSIDE OF THE STREET RIGHT OF WAY AND SHALL BE CONSIDERED INCIDENTAL.
2. 0.065" THICK ALUMINUM SIGN, WHITE LETTERS ON GREEN DIAMOND GRADE 3 (DG3) REFLECTORIZED BACKGROUND.
3. U-CHANNEL POST, MINIMUM 12LB./FT. 6'- 6" LONG, PAINTED GREEN.

ROSEMOUNT MINNESOTA	STRUCTURE MARKER SIGN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 1-26-06	SI-3
		Revised: 02-17-12	



NOTES:
1. THE BARRICADE BOARD FACE SURFACE SHALL BE FULLY RELECTORIZED IN ALTERNATE SILVER WHITE AND RED STRIPING, USING REFLECTIVE SHEETING CONFORMING TO THE REQUIREMENTS OF SPEC. 3352.2A2a STANDARD NO. 1.
2. PRIOR TO INSTALLING THE REFLECTIVE SHEETING, THE BARRICADE BOARDS SHALL BE GIVEN A COMPLETE COAT OF WHITE WOOD PRIMER PAINT FOLLOWED BY A SECOND COAT OF WHITE EXTERIOR PAINT APPLIED ONLY TO THE SURFACES NOT COVERED WITH REFLECTIVE SHEETING.
3. THE BARRICADE BOARDS SHALL BE COMPLETELY PAINTED AND RELECTORIZED SHEETING APPLIED BEFORE INSTALLED ON THE POSTS.

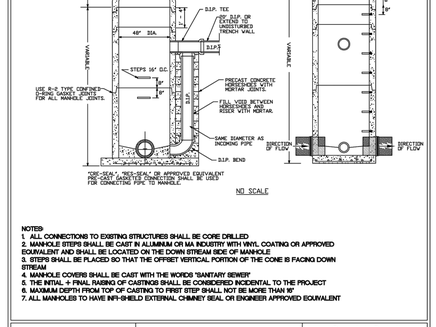
ROSEMOUNT MINNESOTA	PERMANENT BARRICADE	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date: 02-02-07	SI-4
		Revised: 02-02-07	



NO SCALE

NOTES:
1. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED
2. MANHOLE STEPS SHALL BE CAST IN ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF MANHOLE
3. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
4. MANHOLE COVERS SHALL BE CAST WITH THE WORDS "SANITARY SEWER"
5. THE INITIAL + FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16'
7. STEPS SHALL ALIGN WITH THE OPENING TO PROVIDE ACCESS TO THE MANHOLE
8. ALL MANHOLES TO HAVE INFI-SHIELD EXTERNAL CHIMNEY SEAL OR ENGINEER APPROVED EQUIVALENT

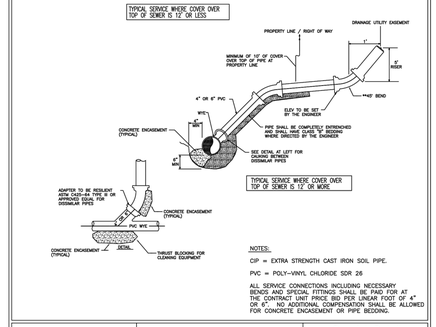
ROSEMOUNT MINNESOTA	STANDARD MANHOLE FOR SANITARY SEWER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-11-06	SS-1
		Revised: 01-21-15	



NO SCALE

NOTES:
1. ALL CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE DRILLED
2. MANHOLE STEPS SHALL BE CAST IN ALUMINUM OR MA INDUSTRY WITH VINYL COATING OR APPROVED EQUIVALENT AND SHALL BE LOCATED ON THE DOWN STREAM SIDE OF MANHOLE
3. STEPS SHALL BE PLACED SO THAT THE OFFSET VERTICAL PORTION OF THE CONE IS FACING DOWN STREAM
4. MANHOLE COVERS SHALL BE CAST WITH THE WORDS "SANITARY SEWER"
5. THE INITIAL + FINAL RAISING OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
6. MAXIMUM DEPTH FROM TOP OF CASTING TO FIRST STEP SHALL NOT BE MORE THAN 16'
7. ALL MANHOLES TO HAVE INFI-SHIELD EXTERNAL CHIMNEY SEAL OR ENGINEER APPROVED EQUIVALENT

ROSEMOUNT MINNESOTA	STANDARD DROP MANHOLE (OUTSIDE)	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	SS-2
		Revised: 01-21-15	

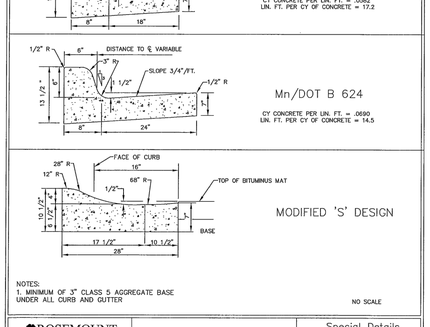


NOTES:
CIP = EXTRA STRENGTH CAST IRON SOIL PIPE.

PVC = POLY-VINYL CHLORIDE SDR 26

ALL SERVICE CONNECTIONS INCLUDING NECESSARY BENDS AND SPECIAL FITTINGS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER LINEAR FOOT OF 4" OR 6". NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR CONCRETE ENCASEMENT OR PIPE BEDDING.

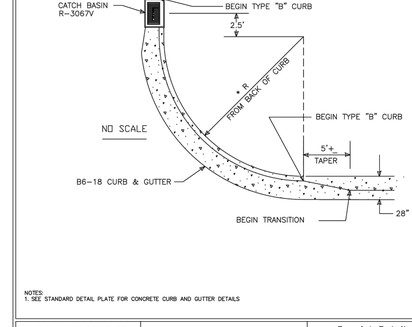
ROSEMOUNT MINNESOTA	TYPICAL SERVICE CONNECTIONS FOR SANITARY SEWER	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date: 01-06-05	SS-3
		Revised: 02-14-02	



NOTES:
1. MINIMUM OF 3" CLASS 5 AGGREGATE BASE UNDER ALL CURB AND GUTTER

NO SCALE

ROSEMOUNT MINNESOTA	CONCRETE CURB AND GUTTER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	ST-1
		Revised: 03-02-10	



NOTES:
1. SEE STANDARD DETAIL PLATE FOR CONCRETE CURB AND GUTTER DETAILS

ROSEMOUNT MINNESOTA	STANDARD STREET RADIUS FOR CONCRETE CURB AND GUTTER	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date: 01-06-05	ST-2
		Revised: 01-01-95	

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AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

DETAILS

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BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

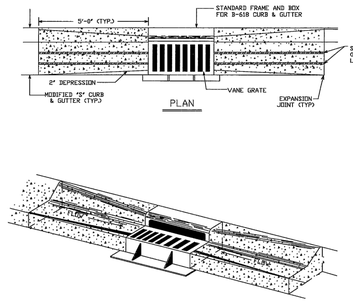
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.4

3

SHEET 3 of 39

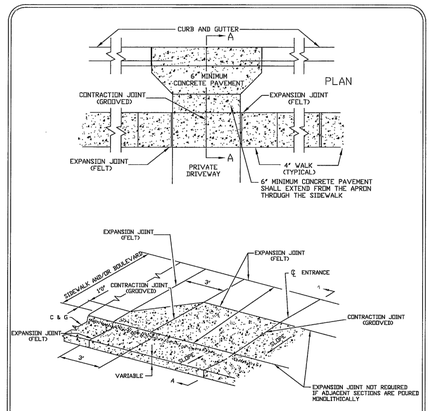
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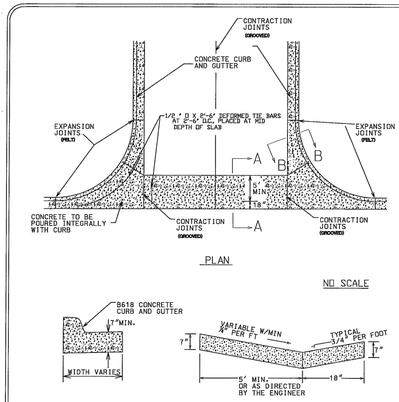
NOTES:
1. MODIFIED "S" CURB AND GUTTER TO BE FORMED INTO B618 TYPE CURB AT CATCH BASIN CASTING

ROSEMOUNT MINNESOTA	SURMOUNTABLE CURB & GUTTER AT CATCH BASIN	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	ST-3
		Revised: 03-02-10	



NOTES:
1. DRIVEWAYS WITH GRADE GREATER THAN 10% MUST OBTAIN ENGINEERING DEPT. APPROVAL.
2. DRIVEWAY AREA MUST MEET CODE FOR LOT COVERAGE.
3. NO DRIVEWAY SHALL BE CLOSER THAN 40' FROM END OF CORNER RADII.
4. DRIVEWAY WIDTH IS 22' MAXIMUM FROM RIGHT-OF-WAY LINE TO BACK OF CURB.
5. DRIVEWAYS SHALL BE NO CLOSER THAN 5' FROM THE ADJACENT PROPERTY LINE.
6. A FORD A-1 METER BOX IS REQUIRED FOR ALL CURB STOPS LOCATED WITHIN THE DRIVEWAY.
7. JOINT WIDTH SHALL BE AS SPECIFIED IN MnDOT 2521. APPROVAL OF LARGER JOINT WIDTHS SHALL BE AS SPECIFIED IN SP-173 OF DIVISION 2 IN THE CITY OF ROSEMOUNT GENERAL SPECIFICATIONS.

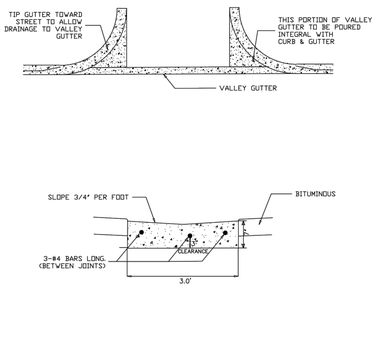
ROSEMOUNT MINNESOTA	TYPICAL RESIDENTIAL DRIVEWAY	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-11-06	ST-4
		Revised: 03-02-10	



NO SCALE

NOTES:
1. STEEL TO BE USED WHEN DRIVEWAY SLAB IS NOT POURED INTEGRAL WITH GUTTER (SEE ABOVE).
2. WHERE SIDEWALKS EXIST OR ARE PROPOSED, THE DRIVEWAY SHALL EXTEND THROUGH THE SIDEWALK WITH THE CURB DROPPED.
3. 2% MAXIMUM CROSS-SLOPE ON SIDEWALKS.
4. JOINT WIDTH SHALL BE AS SPECIFIED IN MnDOT 2521. APPROVAL OF LARGER JOINT WIDTHS SHALL BE AS SPECIFIED IN SP-173 OF DIVISION 2 IN THE CITY OF ROSEMOUNT GENERAL SPECIFICATIONS.

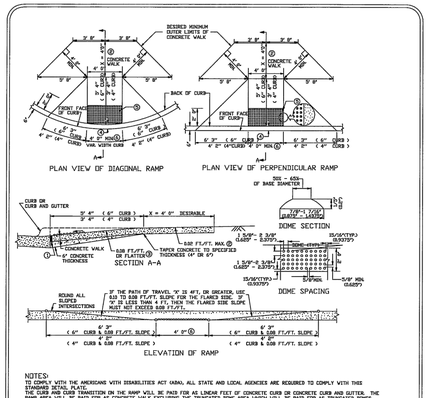
ROSEMOUNT MINNESOTA	COMMERCIAL AND MULTI-FAMILY DRIVEWAY WITH CURB	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-11-06	ST-6
		Revised: 03-02-10	



NO SCALE

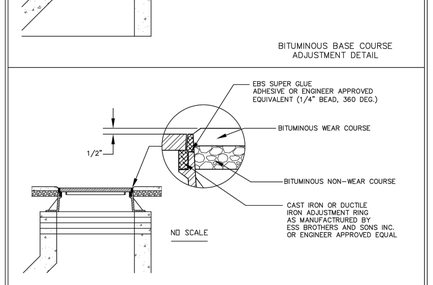
NOTES:
1. SEE PLATE NO. ST-2 FOR CONCRETE CURB AND GUTTER DETAILS
2. #4 ROD TO BE USED IN VALLEY GUTTER FROM EXPANSION JOINT TO EXPANSION JOINT
3. PAID AS 7" CONCRETE VALLEY GUTTER

ROSEMOUNT MINNESOTA	TYPICAL CONCRETE VALLEY GUTTER	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date: 01-10-06	ST-7
		Revised: 02-04-02	



NOTES:
1. COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), ALL STATE AND LOCAL AGENCIES ARE REQUIRED TO COMPLY WITH THIS STANDARD DETAIL PLATE.
THE CURB AND CURB TRANSITION ON THE RAMP WILL BE PAID FOR AS LINEAR FEET OF CONCRETE CURB OR CONCRETE CURB AND GUTTER. THE RAMP AREA WILL BE PAID FOR AS CONCRETE WALK EXCLUDING THE TRUNCATED DOME AREA WHICH WILL BE PAID FOR AS TRUNCATED DOMES BY THE SQUARE FOOT. BIKE TRAILS SHALL HAVE TRUNCATED DOMES ACROSS THE ENTIRE WIDTH OF TRAIL WHEN THE TRAIL CROSSES A ROAD. DOMES ARE NOT TO BE USED ON SIDEWALKS OR TRAILS WHEN CROSSING ALLEYS OR DRIVEWAYS.
① 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.
② WHEN POSSIBLE, PROVIDE A CLEAR PATH OF TRAVEL 4' X 4' WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4' X 4' LANDING WILL ALLOW WHEELCHAIRS TO NAVIGATE AROUND THE PEDESTRIAN RAMP. NO SIGNALS, SIGNS, CABINETS, OR OTHER OBSTRUCTIONS ARE ALLOWED IN THE RAMP OR PATH OF TRAVEL.
③ WHEN A MEDIAN IS NOT WIDE ENOUGH FOR TWO PEDESTRIAN RAMPS AND A 48" LANDING BETWEEN THEM, THE PEDESTRIAN CROSSING SHALL BE CUT THROUGH THE MEDIAN AT STREET LEVEL.
④ PLACE THE DETECTABLE WARNINGS (TRUNCATED DOMES) AT THE BACK OF CURB. WHEN THE DETECTABLE WARNING SYSTEM IS A PRECAST MATERIAL, THE CURB SHALL BE RAISED FORMED TO FILL THE GAP.
⑤ ADA REQUIRED TRUNCATED DOME AREA SHALL BE 8' 0" MIN. IN DIRECTION OF TRAVEL, AND SHALL EXTEND THE FULL WIDTH 4' 0" TYP. FOR SIDEWALKS, BIKE TRAILS, AND RAMPS. THE TRUNCATED DOMES SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE RED.
⑥ 6" MIN FOR NEW CONSTRUCTION SIDEWALKS. 8" 0" MIN. FOR NEW CONSTRUCTION TRAIL OR PATH. EXISTING CURB CUTS SHALL BE REPLACED ON ALL RETROFIT PROJECTS. IN SITUATIONS WHERE THE CURB CUT WIDTH EXCEEDS 4' 0", THE DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH.

ROSEMOUNT MINNESOTA	PEDESTRIAN CURB RAMP (TRUNCATED DOMES)	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	ST-8
		Revised: 03-02-10	



NO SCALE

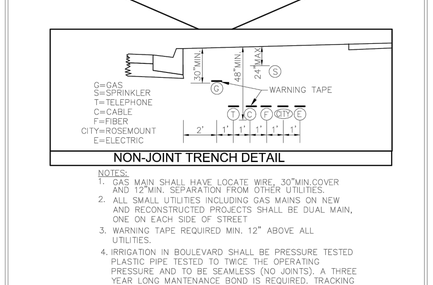
BITUMINOUS BASE COURSE ADJUSTMENT DETAIL

NO SCALE

NOTES:
1. THE HEIGHT OF THE CAST IRON OR DUCTILE IRON ADJUSTMENT RING IS DETERMINED BY THE THICKNESS OF THE OVERLAY.
2. CAST IRON OR DUCTILE IRON ADJUSTMENT RINGS TO BE INSTALLED AS PER MANUFACTURE'S RECOMENDATION.

BITUMINOUS WEAR COURSE ADJUSTMENT DETAIL

ROSEMOUNT MINNESOTA	CASTING ADJUSTMENT DETAIL	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date: 11-26-05	ST-9
		Revised: 11-26-05	

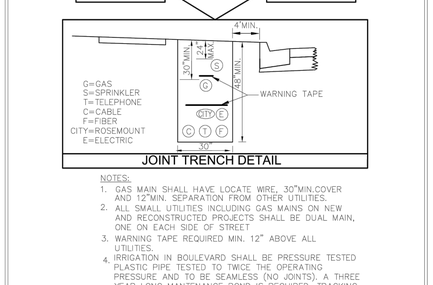


NON-JOINT TRENCH DETAIL

NOTES:
1. GAS MAIN SHALL HAVE LOCATE WIRE, 30"MIN.COVER AND 12"MIN. SEPARATION FROM OTHER UTILITIES.
2. ALL SMALL UTILITIES INCLUDING GAS MAINS ON NEW AND RECONSTRUCTED PROJECTS SHALL BE DUAL MAIN, ONE ON EACH SIDE OF STREET
3. WARNING TAPE REQUIRED MIN. 12" ABOVE ALL UTILITIES.
4. IRRIGATION IN BOULEVARD SHALL BE PRESSURE TESTED PLASTIC PIPE TESTED TO TWICE THE OPERATING PRESSURE AND TO BE SEAMLESS (NO JOINTS). A THREE YEAR LONG MANTENANCE BOND IS REQUIRED. TRACKING WIRE ALSO TO BE BURIED IN CROSSING.
5. SEE PROJECT PLANS AND SPECIFICATIONS FOR STREET AND RIGHT OF WAY WIDTH.
6. BOULEVARD WIDTH MAY VARY DEPENDING ON SIDEWALK/TRAIL INSTALLATION.

ROSEMOUNT MINNESOTA	SMALL/PRIVATE UTILITY TYPICAL SECTION NON-JOINT TRENCH	Special Details	
Standard Plate Library for the City of Rosemount		Date: 09-03-07	PU-1
		Revised: 03-25-09	

G:\DETAILS\Rosemount\PU-1 (PRIVATE UTILITY NON-JOINT TRENCH Rev 09-03-07).dwg, Layout1

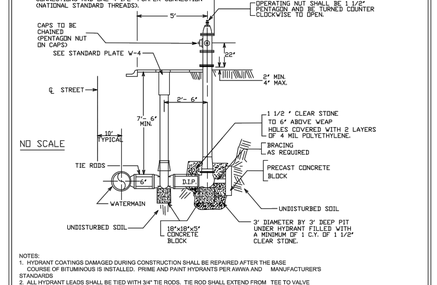


JOINT TRENCH DETAIL

NOTES:
1. GAS MAIN SHALL HAVE LOCATE WIRE, 30"MIN.COVER AND 12"MIN. SEPARATION FROM OTHER UTILITIES.
2. ALL SMALL UTILITIES INCLUDING GAS MAINS ON NEW AND RECONSTRUCTED PROJECTS SHALL BE DUAL MAIN, ONE ON EACH SIDE OF STREET
3. WARNING TAPE REQUIRED MIN. 12" ABOVE ALL UTILITIES.
4. IRRIGATION IN BOULEVARD SHALL BE PRESSURE TESTED PLASTIC PIPE TESTED TO TWICE THE OPERATING PRESSURE AND TO BE SEAMLESS (NO JOINTS). A THREE YEAR LONG MANTENANCE BOND IS REQUIRED. TRACKING WIRE ALSO TO BE BURIED IN CROSSING.
5. SEE PROJECT PLANS AND SPECIFICATIONS FOR STREET AND RIGHT OF WAY WIDTH.
6. BOULEVARD WIDTH MAY VARY DEPENDING ON SIDEWALK/TRAIL INSTALLATION.

ROSEMOUNT MINNESOTA	SMALL/PRIVATE UTILITY TYPICAL SECTION JOINT TRENCH	Special Details	
Standard Plate Library for the City of Rosemount		Date: 09-03-07	PU-2
		Revised: 03-25-09	

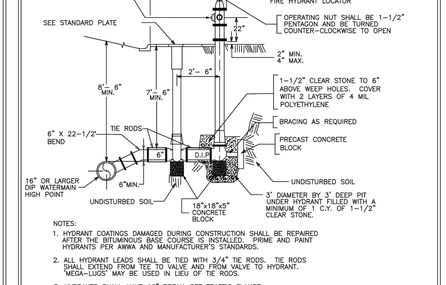
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NO SCALE

NOTES:
1. HYDRANT COATINGS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BASE COURSE OF BITUMINOUS IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURER'S STANDARDS
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" TIE RODS. TIE ROD SHALL EXTEND FROM TEE TO VALVE AND VALVE TO HYDRANT. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS
3. HYDRANTS SHALL HAVE A 16" BREAK OFF TRAFFIC FLANGE
4. ALL RODS AND RETAINERS TO BE COATED WITH BITUMASTIC.
5. YELLOW 'OUT OF ORDER' TAG TO BE INSTALLED ON THE PUMPER CONNECTION AFTER BACKFILL
6. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT
7. TYPICAL HYDRANT SHALL BE PAINTED 'FIRE HYDRANT' RED

ROSEMOUNT MINNESOTA	TYPICAL HYDRANT INSTALLATION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	W-1
		Revised: 02-01-98	



NOTES:
1. HYDRANT COATINGS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AFTER THE BITUMINOUS BASE COURSE IS INSTALLED. PRIME AND PAINT HYDRANTS PER AWWA AND MANUFACTURER'S STANDARDS.
2. ALL HYDRANT LEADS SHALL BE TIED WITH 3/4" TIE RODS. TIE RODS SHALL EXTEND FROM TEE TO VALVE AND FROM VALVE TO HYDRANT. "MEGA-LUGS" MAY BE USED IN LIEU OF TIE RODS.
3. HYDRANTS SHALL HAVE 16" BREAK-OFF TRAFFIC FLANGE.
4. ALL TIE RODS AND RETAINERS TO BE COATED WITH BITUMASTIC.
5. WATERMAIN OVERDEPTH INCIDENTAL
6. RAW WATER MAIN HYDRANTS SHALL BE PAINTED BLACK
7. TRUNK WATER MAIN HYDRANTS SHALL BE PAINTED RED

ROSEMOUNT MINNESOTA	TYPICAL BLOW OFF HYDRANT INSTALLATION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 2-09-06	W-2
		Revised: 2-09-06	

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AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

DETAILS

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CLARK WICHLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

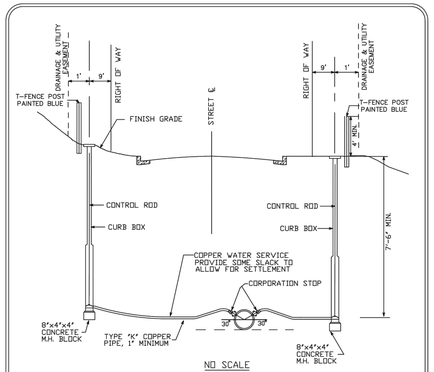
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.4

4

SHEET 4 of 39

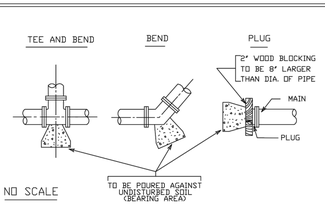
Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4detl.dwg Jun 03, 2022 - 2:38pm



NO SCALE

NOTES:
1. CURB BOXES & RODS SHALL BE ADJUSTABLE UP AND DOWN FOR 7½' OF COVER
2. COPPER IS TO BE ONE PIECE, NO JOINTS, COUPLINGS, ETC., ALLOWED FROM MAIN TO CURB STOP
3. WATER SERVICE AND SANITARY SEWER SERVICE SHALL HAVE A 3' HORIZONTAL SEPARATION
4. CURB BOXES LOCATED IN DRIVEWAYS OR PARKING LOTS SHALL BE COVERED WITH A FORD A-1 METER BOX COVER

ROSEMOUNT MINNESOTA	TYPICAL WATER SERVICE	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date 01-06-05	W-4
		Revised 02-14-02	

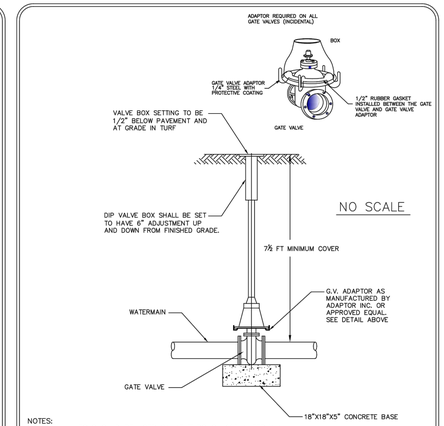


NO SCALE

PIPE SIZE	BEARING AREA
6"	4.0 SQ. FT.
8"	6.0 "
10" – 12"	12.0 "
16"	20.0 "

NOTES:
1. THRUST BLOCKING TO BE USED FOR BENDS 22½° AND OVER
2. THRUST BLOCKING SHALL ONLY BE USED WHERE WORKING PRESSURES ARE LESS THEN 150 PSI
3. ALL FITTINGS MUST HAVE MEGA-LUGS. ¾" TIE RODS INSTALLED WHERE NECESSARY TO RESTRAIN ALL JOINTS
4. POURED CONCRETE THRUST BLOCKING WILL BE REQUIRED ON ALL WATERMAIN PLUGS AND ON ALL FITTINGS FOR 12" DIAMETER PIPE AND LARGER

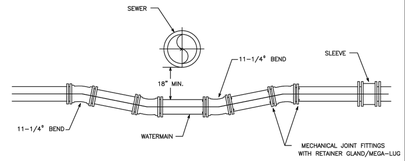
ROSEMOUNT MINNESOTA	THRUST BLOCKING FOR WATER MAIN	Special Details	
StandardPlate Library forthe Cityof Rosemount		Date 01-06-05	W-5
		Revised 01-01-95	



NO SCALE

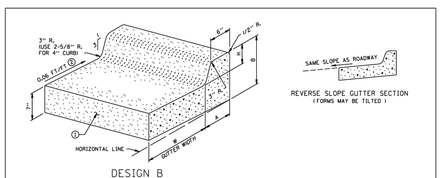
NOTES:
1. GATE VALVES SHOULD BE USED ON 4" THROUGH 16" WATERMAIN.
2. VALVE BOX INSERTS ARE NOT ALLOWED UNLESS APPROVED BY THE ENGINEER.
3. VALVE BOXES SHALL BE INSTALLED PLUMB AND SHALL ALLOW A 4" P.V.C. PIPE TO PASS ENTIRELY OVER THE GATE VALVE NUT AFTER INSTALLATION IS COMPLETE.
4. ALL VALVES SHALL BE TIED WITH ¾" THREADED TIE RODS TO THE MAIN. MEGA LUGS MAY BE USED IN LIEU OF TIE RODS.
5. THE INITIAL & FINAL RAISING OF VALVE BOXES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

ROSEMOUNT MINNESOTA	GATE VALVE AND BOX INSTALLATION	Special Details	
Standard Plate Library for the City of Rosemount		Date 01-06-05	W-6
		Revised 02-01-98	



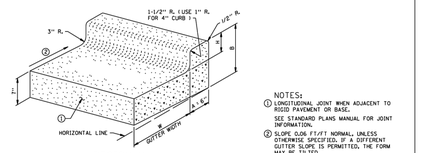
NOTES:
1. MINIMUM OF FOUR (4) 11½° BENDS
2. ¾" TIE RODS INSTALLED WHERE NECESSARY TO RESTRAIN ALL JOINTS
3. INSULATION IS REQUIRED WHEN 18" MINIMUM IS NOT MET

ROSEMOUNT MINNESOTA	WATERMAIN OFFSET	Special Details	
Standard Plate Library for the City of Rosemount		Date 01-06-05	W-7
		Revised 02-01-97	



DESIGN B

REVERSE SLOPE GUTTER SECTION (FORMS MAY BE TILTED)



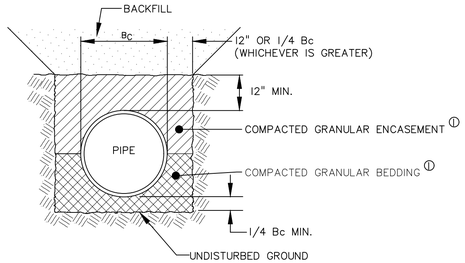
DESIGN V

NOTES:
① LONGITUDINAL JOINT WHEN ADJACENT TO RIGID PAVEMENT OR BASE.
SEE STANDARD PLANS MANUAL FOR JOINT INFORMATION.
② SLOPE 0.06 FT/FT NORMAL, UNLESS OTHERWISE SPECIFIED. IF A DIFFERENT GUTTER SLOPE IS PERMITTED, THE FORM MAY BE TILTED.

DESIGN B	W = 12"	W = 18"	W = 24"	W = 30"	W = 36"
	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
DIMENSIONS H	A	B	DESIGN NO.	CU. YDS. / LIN. FT.	CU. YD. / SQ. FT.	DESIGN NO.	CU. YDS. / LIN. FT.	CU. YD. / SQ. FT.	DESIGN NO.	CU. YDS. / LIN. FT.	CU. YD. / SQ. FT.	DESIGN NO.	CU. YDS. / LIN. FT.	CU. YD. / SQ. FT.	DESIGN NO.	CU. YDS. / LIN. FT.	CU. YD. / SQ. FT.
4	7-5/8"	11-1/2"	B412	0,0420	23,8	B418	0,0529	18,9	B424	0,0637	15,7	B430	0,0745	13,4	B436	0,0853	11,7
6	8"	13-1/2"	B612	0,0474	25,1	B618	0,0582	17,2	B624	0,0690	14,5	B630	0,0798	12,5	B636	0,0906	11,0
8	8-5/8"	15-1/2"	B812	0,0529	18,3	B818	0,0637	15,7	B824	0,0745	13,4	B830	0,0853	11,7	B836	0,0962	10,4
9	9"	16-5/8"	B912	0,0559	17,8	B918	0,0667	15,0	B924	0,0775	12,9	B930	0,0883	11,3	B936	0,0991	10,1
10	9-3/8"	17-5/8"	B1012	0,0589	17,0	B1018	0,0697	14,4	B1024	0,0805	12,4	B1030	0,0913	11,0	B1036	0,1021	9,8

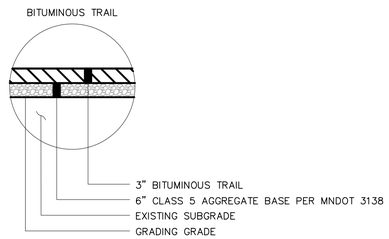
DESIGN V	W = 12"	W = 18"	W = 24"	W = 30"	W = 36"
	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE
DIMENSIONS H	A	B	DESIGN NO.	CU. YDS. / LIN. FT.	CU. YD. / SQ. FT.	DESIGN NO.	CU. YDS. / LIN. FT.	CU. YD. / SQ. FT.	DESIGN NO.	CU. YDS. / LIN. FT.	CU. YD. / SQ. FT.	DESIGN NO.	CU. YDS. / LIN. FT.	CU. YD. / SQ. FT.	DESIGN NO.	CU. YDS. / LIN. FT.	CU. YD. / SQ. FT.
4	6"	11-3/8"	V412	0,0396	25,3	V418	0,0504	19,9	V424	0,0612	16,4	V430	0,0720	13,9	V436	0,0828	12,1
6	6"	13-3/8"	V612	0,0426	23,5	V618	0,0534	18,7	V624	0,0642	15,6	V630	0,0750	13,4	V636	0,0858	11,7
8	6"	15-3/8"	V812	0,0457	21,9	V818	0,0565	17,7	V824	0,0673	14,9	V830	0,0781	12,8	V836	0,0889	11,3
9	6"	16-3/8"	V912	0,0472	21,2	V918	0,0580	17,2	V924	0,0688	14,5	V930	0,0796	12,6	V936	0,0904	11,1
10	6"	17-3/8"	V1012	0,0487	20,5	V1018	0,0595	16,8	V1024	0,0703	14,2	V1030	0,0811	12,4	V1036	0,0919	10,9

APPROVED MARCH 11, 1994	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE	STANDARD PLATE NO.
R.W. Campbell	CONCRETE CURB AND GUTTER DESIGN B AND DESIGN V	2531	7100H
ACTING STATE DESIGN ENGINEER		REVISION DATE 2-28-05	



① GRANULAR BEDDING AND ENCASEMENT SHALL CONFORM TO THE GRADATION REQUIREMENTS IDENTIFIED IN THE PROJECT SPECIFICATIONS. ALL BEDDING AND ENCASEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.

PIPE BEDDING



8' TRAIL SECTION

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AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

DETAILS

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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

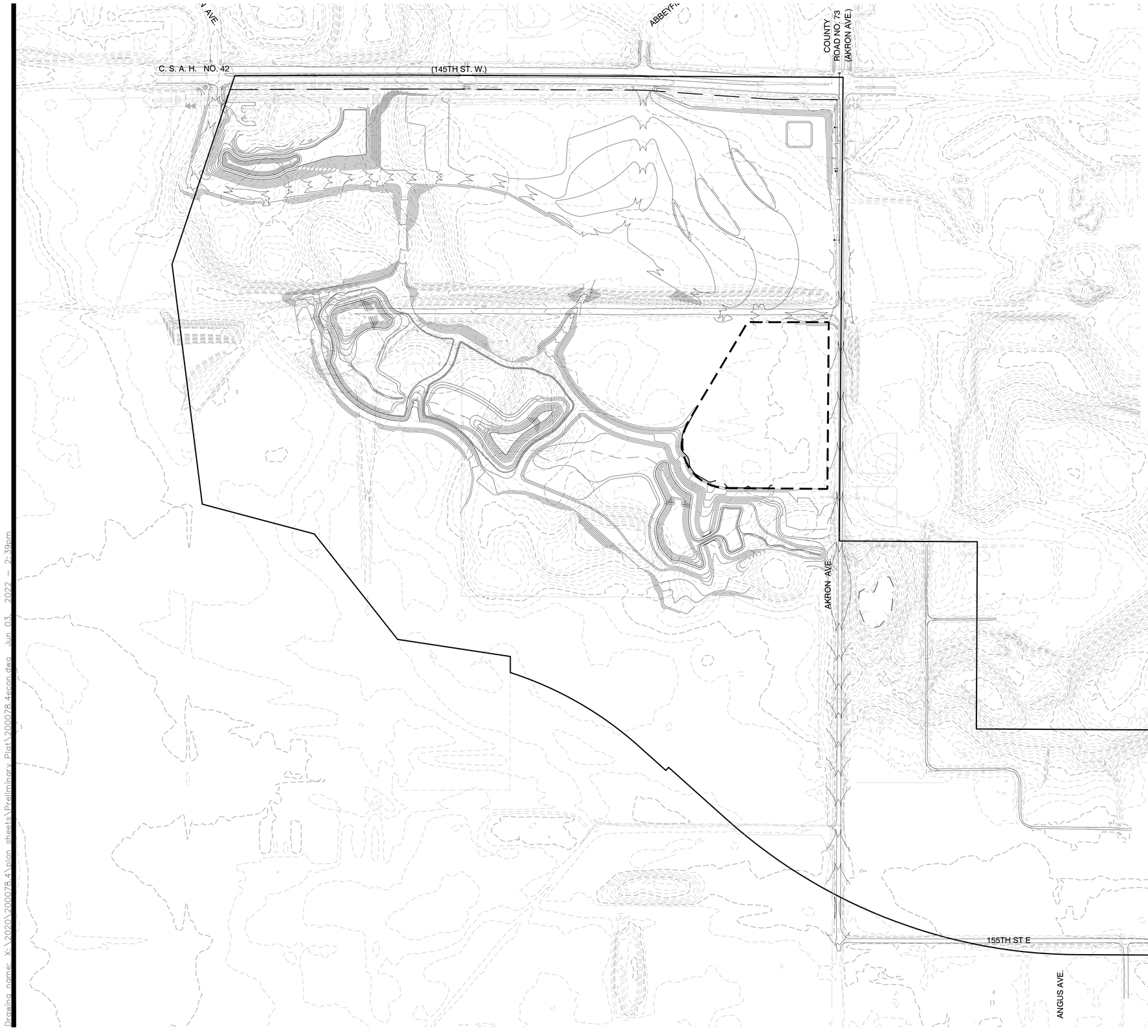
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.4

5

SHEET 5 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4detl.dwg Jun 03, 2022 - 2:38pm



LEGEND

- SET IRON MONUMENT
- IRON MONUMENT FOUND
- FOUND DAKOTA CO. CIM
- FOUND NAIL
- SET MAG NAIL
- WATER VALVE
- TELEPHONE BOX
- ELECTRIC BOX
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- GAS METER
- POWER POLE
- STORM MANHOLE
- CATCH BASIN
- TRANSFORMER
- FIBER OPTIC BOX
- CLEAN OUT
- SANITARY SEWER
- GAS
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- WATERMAIN
- STORM SEWER
- FIBER OPTIC
- FENCE
- EDGE OF WETLAND
- EDGE OF TREES
- FORCE MAIN
- CONCRETE
- BITUMINOUS
- WELL
- GAS METER
- AIR CONDITIONER
- HYDRANT
- GAS VALVE
- CULVERT
- BOLLARD
- HAND HOLE

NOTES:

1. CONTOURS BEYOND OVERALL SITE BOUNDARY ARE PER LIDAR.
2. REFER TO MASS GRADING PLANS.

989 EXISTING CONTOUR
989 MASS GRADING CONTOUR
PROJECT LIMITS

N

0 150 300 600
SCALE IN FEET

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EXISTING CONDITIONS PLAN - OVERALL VIEW

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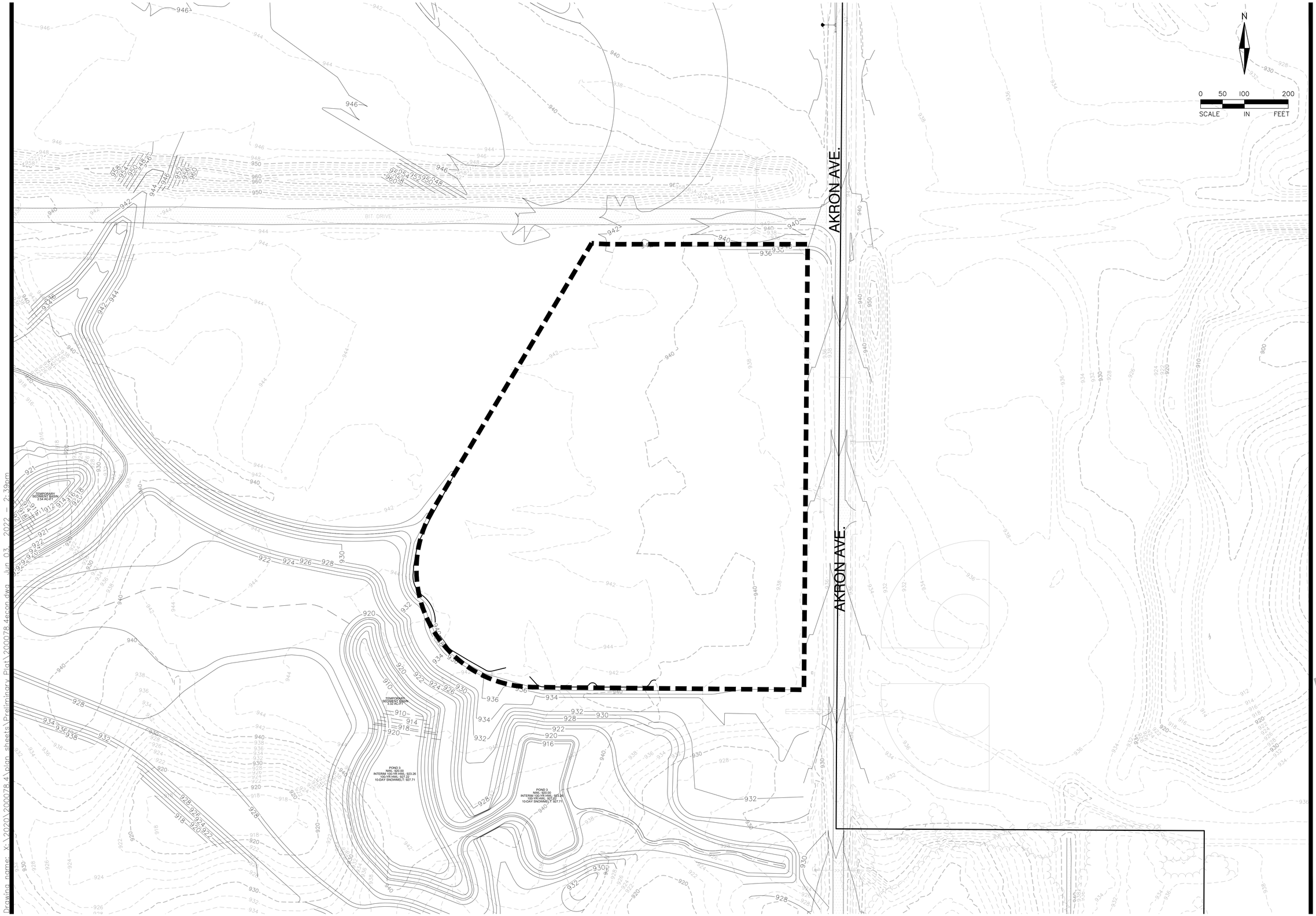
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.4

6

SHEET 6 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4econ.dwg Jun 03, 2022 - 2:39pm



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EXISTING CONDITIONS PLAN

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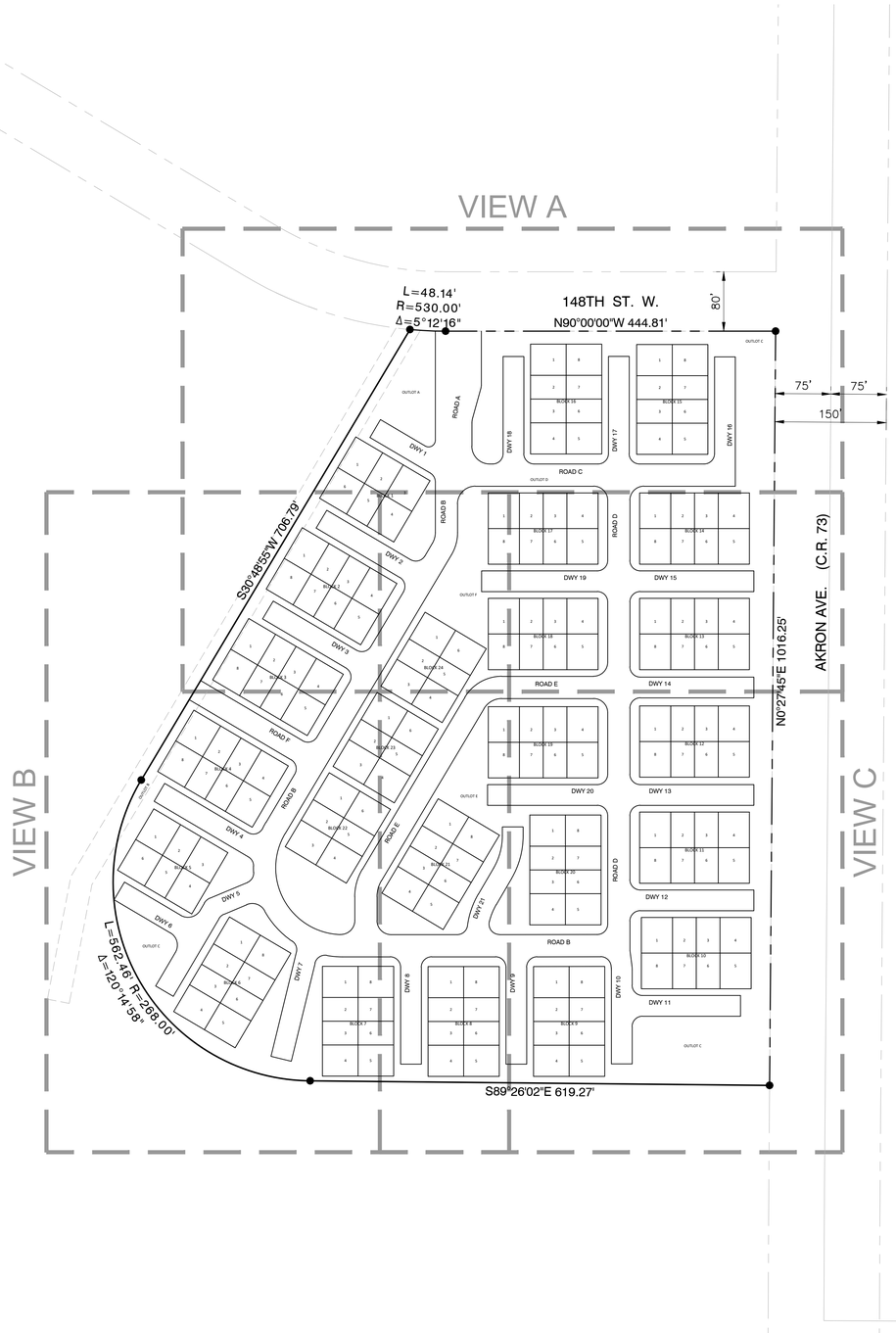
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.4

7

SHEET 7 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4econ.dwg Jun 03, 2022 - 2:39pm



N

LEGEND:

- PROPERTY LINE
- LOT LINE
- R.O.W
- EASEMENT LINE
- FOUND IRON MONUMENT

0 50 100 200

SCALE IN FEET

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L1	2,016	0.05
B1-L2	1,536	0.04
B1-L3	2,016	0.05
B1-L4	2,016	0.05
B1-L5	1,536	0.04
B1-L6	2,016	0.05
B2-L1	2,016	0.05
B2-L2	1,536	0.04
B2-L3	1,536	0.04
B2-L4	2,016	0.05
B2-L5	2,016	0.05
B2-L6	1,536	0.04
B2-L7	1,536	0.04
B2-L8	2,016	0.05
B3-L1	2,016	0.05
B3-L2	1,536	0.04
B3-L3	1,536	0.04
B3-L4	2,016	0.05
B3-L5	2,016	0.05
B3-L6	1,536	0.04
B3-L7	1,536	0.04
B3-L8	2,016	0.05
B4-L1	2,016	0.05
B4-L2	1,536	0.04
B4-L3	1,536	0.04
B4-L4	2,016	0.05
B4-L5	2,016	0.05
B4-L6	1,536	0.04
B4-L7	1,536	0.04
B4-L8	2,016	0.05
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B5-L2	1,536	0.04
B5-L3	2,016	0.05
B5-L4	2,016	0.05
B5-L5	1,536	0.04
B5-L6	2,016	0.05
B6-L1	2,016	0.05
B6-L2	1,536	0.04
B6-L3	1,536	0.04
B6-L4	2,016	0.05
B6-L5	2,016	0.05
B6-L6	1,536	0.04
B6-L7	1,536	0.04
B6-L8	2,016	0.05
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B7-L2	1,536	0.04
B7-L3	1,536	0.04
B7-L4	2,016	0.05
B7-L5	2,016	0.05
B7-L6	1,536	0.04
B7-L7	1,536	0.04
B7-L8	2,016	0.05
B8-L1	2,016	0.05
B8-L2	1,536	0.04
B8-L3	1,536	0.04
B8-L4	2,016	0.05
B8-L5	2,016	0.05

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B8-L6	1,536	0.04
B8-L7	1,536	0.04
B8-L8	2,016	0.05
B9-L1	2,016	0.05
B9-L2	1,536	0.04
B9-L3	1,536	0.04
B9-L4	2,016	0.05
B9-L5	2,016	0.05
B9-L6	1,536	0.04
B9-L7	1,536	0.04
B9-L8	2,016	0.05
B10-L1	2,016	0.05
B10-L2	1,536	0.04
B10-L3	1,536	0.04
B10-L4	2,016	0.05
B10-L5	2,016	0.05
B10-L6	1,536	0.04
B10-L7	1,536	0.04
B10-L8	2,016	0.05
B11-L1	2,016	0.05
B11-L2	1,536	0.04
B11-L3	1,536	0.04
B11-L4	2,016	0.05
B11-L5	2,016	0.05
B11-L6	1,536	0.04
B11-L7	1,536	0.04
B11-L8	2,016	0.05
B12-L1	2,016	0.05
B12-L2	1,536	0.04
B12-L3	1,536	0.04
B12-L4	2,016	0.05
B12-L5	2,016	0.05
B12-L6	1,536	0.04
B12-L7	1,536	0.04
B12-L8	2,016	0.05
B13-L1	2,016	0.05
B13-L2	1,536	0.04
B13-L3	1,536	0.04
B13-L4	2,016	0.05
B13-L5	2,016	0.05
B13-L6	1,536	0.04
B13-L7	1,536	0.04
B13-L8	2,016	0.05
B14-L1	2,016	0.05
B14-L2	1,536	0.04
B14-L3	1,536	0.04
B14-L4	2,016	0.05
B14-L5	2,016	0.05
B14-L6	1,536	0.04
B14-L7	1,536	0.04
B14-L8	2,016	0.05
B15-L1	2,016	0.05
B15-L2	1,536	0.04
B15-L3	1,536	0.04
B15-L4	2,016	0.05
B15-L5	2,016	0.05
B15-L6	1,536	0.04

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B15-L7	1,536	0.04
B15-L8	2,016	0.05
B16-L1	2,016	0.05
B16-L2	1,536	0.04
B16-L3	1,536	0.04
B16-L4	2,016	0.05
B16-L5	2,016	0.05
B16-L6	1,536	0.04
B16-L7	1,536	0.04
B16-L8	2,016	0.05
B17-L1	2,016	0.05
B17-L2	1,536	0.04
B17-L3	1,536	0.04
B17-L4	2,016	0.05
B17-L5	2,016	0.05
B17-L6	1,536	0.04
B17-L7	1,536	0.04
B17-L8	2,016	0.05
B18-L1	2,016	0.05
B18-L2	1,536	0.04
B18-L3	1,536	0.04
B18-L4	2,016	0.05
B18-L5	2,016	0.05
B18-L6	1,536	0.04
B18-L7	1,536	0.04
B18-L8	2,016	0.05
B19-L1	2,016	0.05
B19-L2	1,536	0.04
B19-L3	1,536	0.04
B19-L4	2,016	0.05
B19-L5	2,016	0.05
B19-L6	1,536	0.04
B19-L7	1,536	0.04
B19-L8	2,016	0.05
B20-L1	2,016	0.05
B20-L2	1,536	0.04
B20-L3	1,536	0.04
B20-L4	2,016	0.05
B20-L5	2,016	0.05
B20-L6	1,536	0.04
B20-L7	1,536	0.04
B20-L8	2,016	0.05
B21-L1	2,016	0.05
B21-L2	1,536	0.04
B21-L3	1,536	0.04
B21-L4	2,016	0.05
B21-L5	2,016	0.05
B21-L6	1,536	0.04
B21-L7	1,536	0.04
B21-L8	2,016	0.05
B22-L1	2,016	0.05
B22-L2	1,536	0.04
B22-L3	2,016	0.05
B22-L4	2,016	0.05
B22-L5	1,536	0.04
B22-L6	2,016	0.05
B23-L1	2,016	0.05

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B23-L2	1,536	0.04
B23-L3	2,016	0.05
B23-L4	2,016	0.05
B23-L5	1,536	0.04
B23-L6	2,016	0.05
B24-L1	2,016	0.05
B24-L2	1,536	0.04
B24-L3	2,016	0.05
B24-L4	2,016	0.05
B24-L5	1,536	0.04
B24-L6	2,016	0.05
OUTLOT A	30,224	0.69
OUTLOT B	13,847	0.32
OUTLOT C	130,605	3.00
OUTLOT D	186,417	4.28
OUTLOT E	27,456	0.63
OUTLOT F	36,367	0.83
TOTAL	750,548	17.23

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ROSEMOUNT, MINNESOTA

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PRELIMINARY PLAT - OVERALL VIEW

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BY DATE

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04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

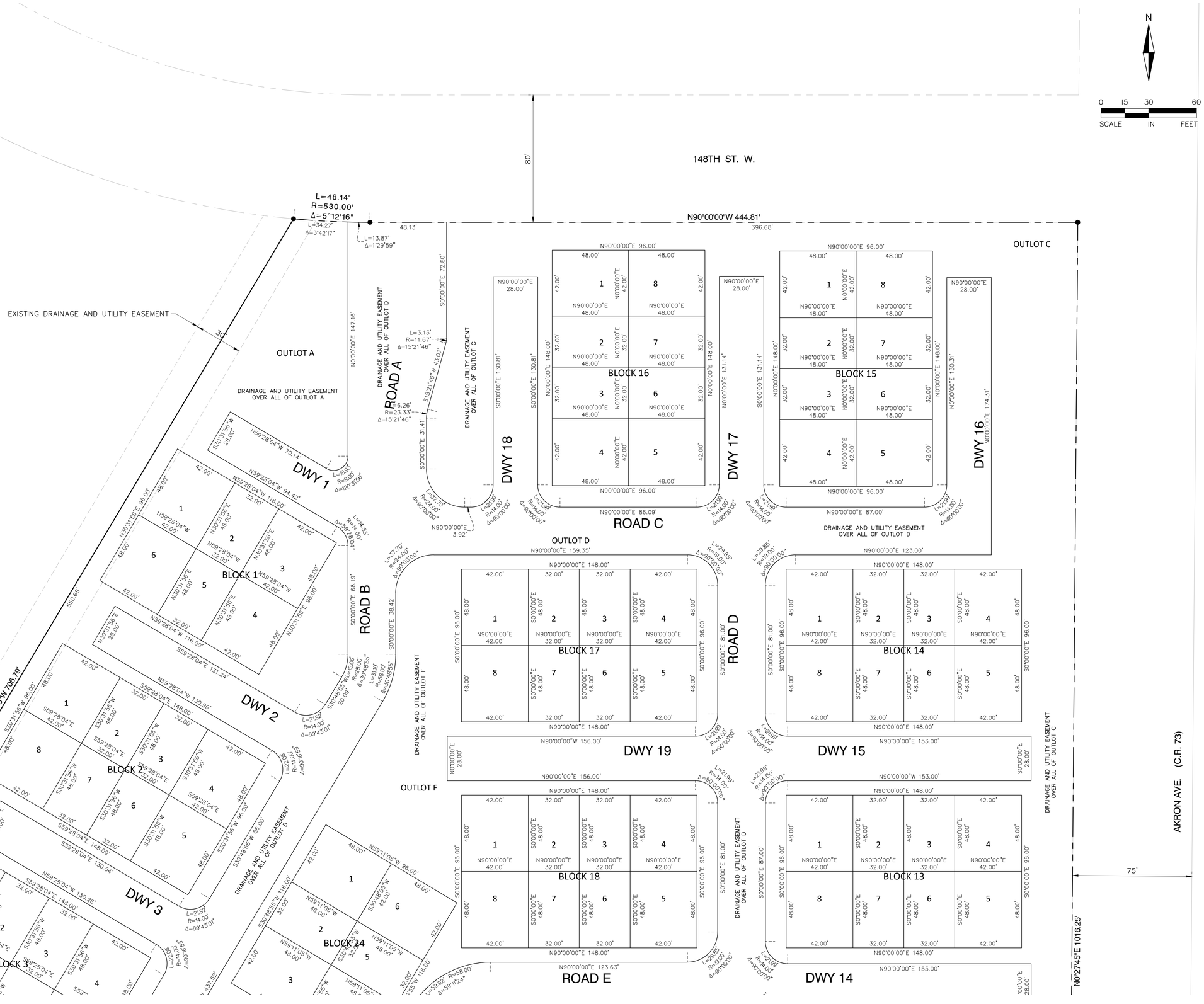
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: ELL
PROJECT NO: 220-0078.4

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SHEET 8 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4preplat.dwg Jun 03, 2022 - 3:15pm


148TH ST. W.
80'
N90°00'00"W 444.81'
396.68'
48.13'
L=48.14'
R=530.00'
Δ=5°12'16"
L=34.27'
Δ=3°42'17"
L=13.87'
Δ=1°29'59"
OUTLOT C
EXISTING DRAINAGE AND UTILITY EASEMENT
30'
OUTLOT A
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A
N0°00'00"E 147.16'
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT D
ROAD A
S0°00'00"E 72.80'
L=3.13'
R=11.67'
Δ=15°21'46"
S15°21'46"W 43.07'
R=6.26'
R=23.33'
Δ=15°21'46"
S0°00'00"E 31.41'
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT C
DWY 18
DWY 17
DWY 16
DWY 1
S30°31'56"W 28.00'
N59°28'04"W 70.14'
L=18.85'
R=9.00'
Δ=120°31'56"
N59°28'04"W 94.42'
N59°28'04"W 116.00'
L=14.53'
R=14.00'
Δ=59°28'04"
N30°31'56"E 96.00'
S0°00'00"E 68.19'
ROAD B
N30°31'56"E 28.00'
N59°28'04"W 116.00'
S59°28'04"E 131.24'
S30°48'55"W 706.79'
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A
DWY 2
N59°28'04"W 130.96'
S59°28'04"E 148.00'
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT D
S30°48'55"W 86.00'
DWY 3
N59°28'04"W 130.26'
S59°28'04"E 130.54'
S30°48'55"W 20.00'
R=58.00'
Δ=30°48'55"
L=21.92'
R=14.00'
Δ=89°43'01"
R=66.00'
Δ=30°48'55"
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 24
N59°11'05"W 96.00'
S30°48'55"W 116.00'
N59°11'05"W 48.00'
S30°48'55"W 42.00'
N59°11'05"W 116.00'
N59°11'05"W 48.00'
S30°48'55"W 32.00'
N59°11'05"W 48.00'
S30°48'55"W 42.00'
N59°11'05"W 96.00'
S30°48'55

N

0 15 30 60
SCALE IN FEET

EXISTING DRAINAGE AND UTILITY EASEMENT
30'

L=562.46' R=268.00'
Δ=120°14'58"

OUTLOT C
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT C

DWY 6
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT D

OUTLOT B
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT B

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A

BLOCK 5
BLOCK 6
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 1

DWY 5
DWY 4
DWY 3
DWY 2

ROAD F
ROAD B
ROAD E

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT C

DWY 7
DWY 8

BLOCK 7
BLOCK 8

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT D

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT F

BLOCK 22
BLOCK 23
BLOCK 24
BLOCK 21

DWY 21

OUTLOT E
OUTLOT F

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT E

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ROSEMOUNT, MINNESOTA

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PRELIMINARY PLAT - VIEW B

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BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: ELL
PROJECT NO: 220-0078.4

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SHEET 10 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4preplat.dwg Jun 03, 2022 - 3:15pm

N

0 15 30 60

SCALE IN FEET

S89°26'02"E 619.27'

N0°27'45"E 1016.25'

75'

AKRON AVE. (C.R. 73)

ROAD E

ROAD B

ROAD D

OUTLOT C

OUTLOT E

OUTLOT F

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT C

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT D

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT E

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT F

DWY 8

DWY 9

DWY 10

DWY 11

DWY 12

DWY 13

DWY 14

DWY 15

DWY 19

DWY 20

DWY 21

DWY 2

BLOCK 8

BLOCK 9

BLOCK 10

BLOCK 11

BLOCK 12

BLOCK 13

BLOCK 14

BLOCK 17

BLOCK 18

BLOCK 19

BLOCK 20

BLOCK 21

BLOCK 23

BLOCK 24

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PRELIMINARY PLAT SUBMITTAL

PRELIMINARY PLAT - VIEW C

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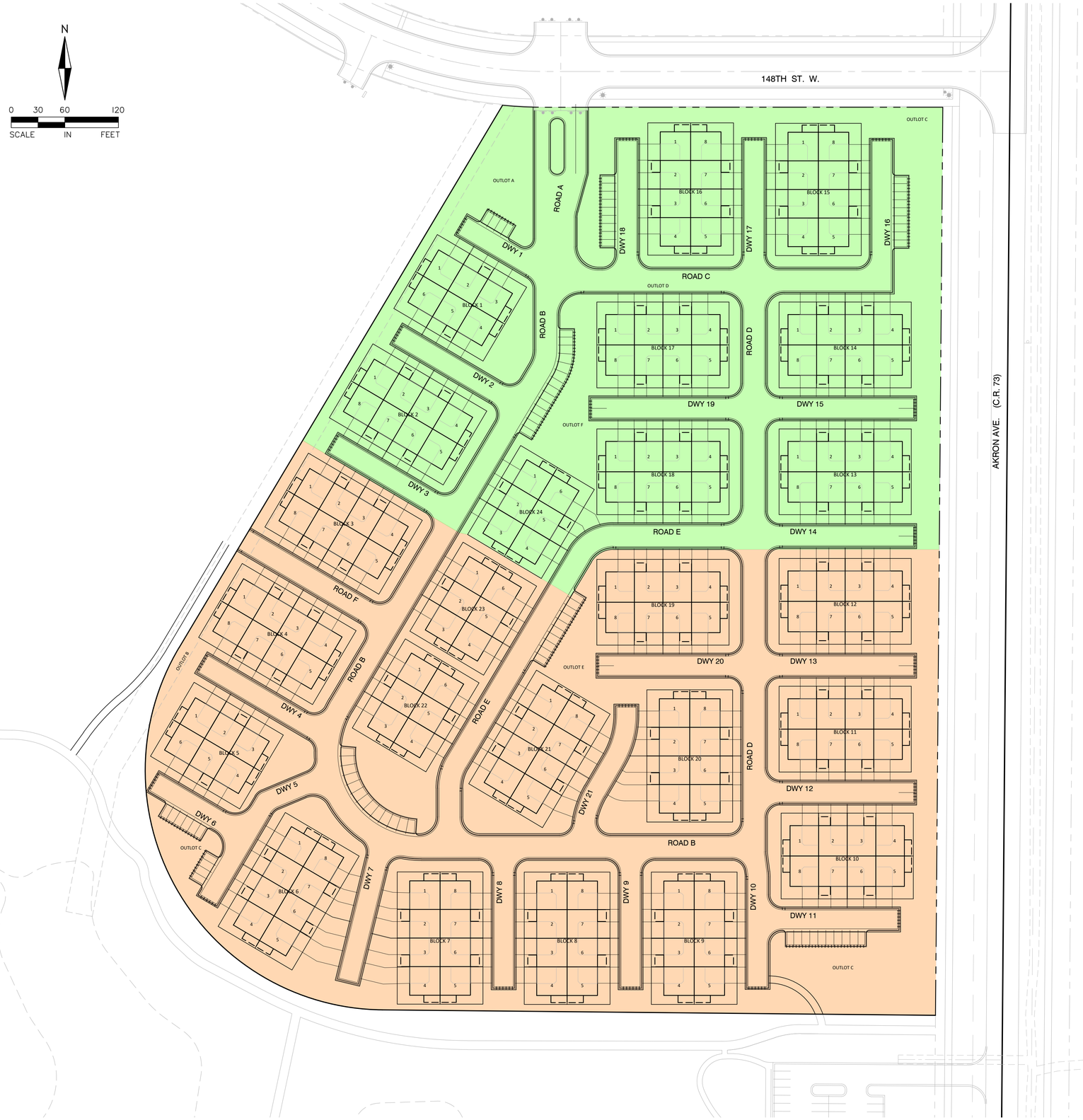
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: ELL
PROJECT NO: 220-0078.4

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SHEET 11 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4preplat.dwg Jun 03, 2022 - 3:15pm



LEGEND:

- PROPERTY LINE
- LOT LINE
- ROW
- PHASE 1 – 68 UNITS (TOWNHOME)
- PHASE 2 – 114 UNITS (TOWNHOME)

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PHASING PLAN - OVERALL VIEW

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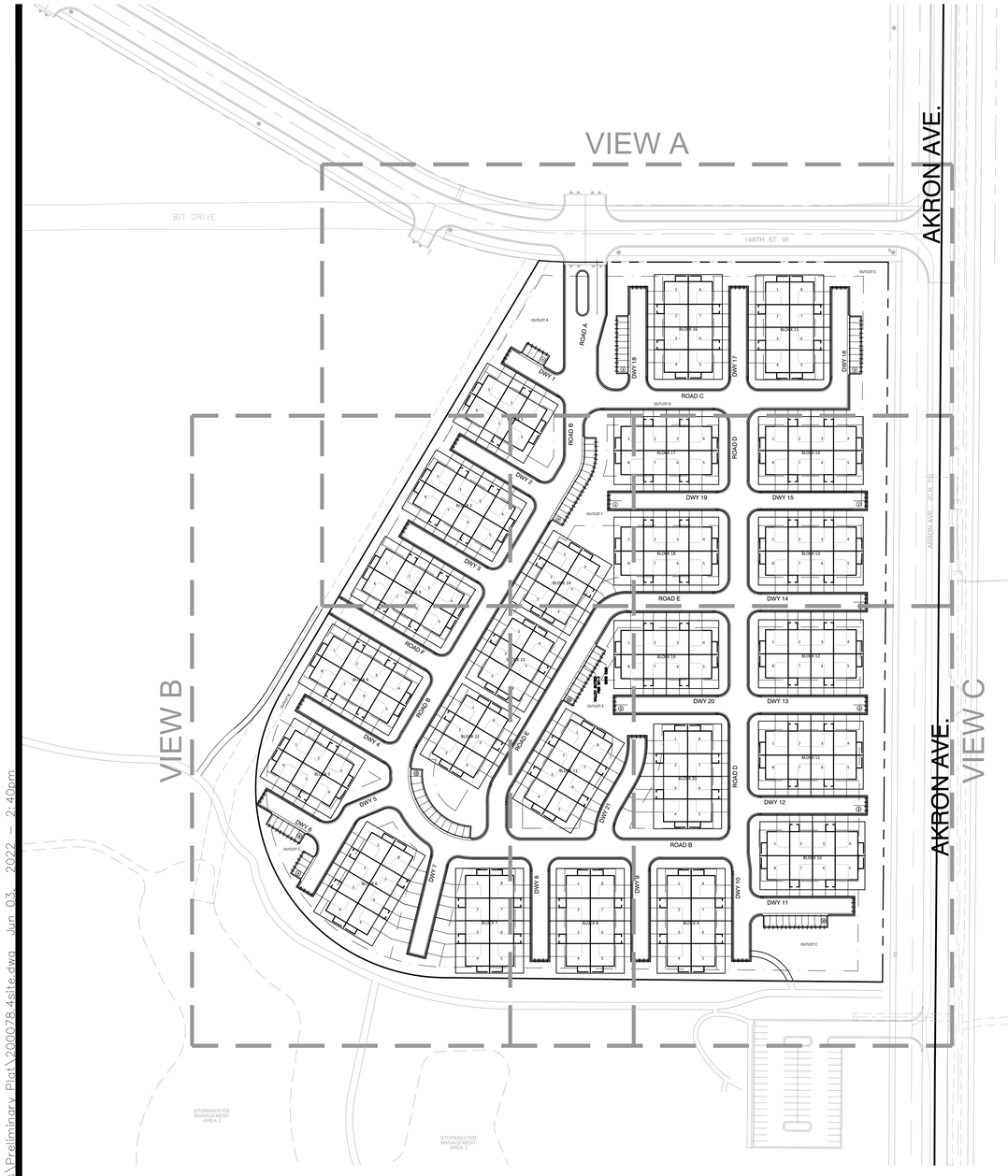
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	ELL
PROJECT NO:	220-0078.4

12

SHEET 12 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4phas.dwg Jun 03, 2022 - 2:40pm



TOWNHOME LOT DATA:

LOT BREAKDOWN	
BUILDINGS	24
8 UNITS	19
6 UNITS	5
TOTAL TOWNHOME (24' WIDE)	182 UNITS
PRIMARY STRUCTURE SETBACKS	
ROW (AKRON AVE)	35 FT
ROW (148TH ST W)	20 FT
SITE PERIMETER (SOUTH/WEST)	15 FT
PARKING PROVIDED	
GARAGE STALLS / UNIT	364 (2*182)
DRIVEWAY STALLS / UNIT	364 (2*182)
GUEST STALLS TOTAL	91
TOTAL PARKING PROVIDED	782 (4.3/UNIT)
PRIVATE ROAD WIDTH	26' FACE-FACE
PRIVATE DRIVEWAY DEPTH	24' MIN.

TOTAL DENSITY CALCULATIONS:

AREA AND DENSITY

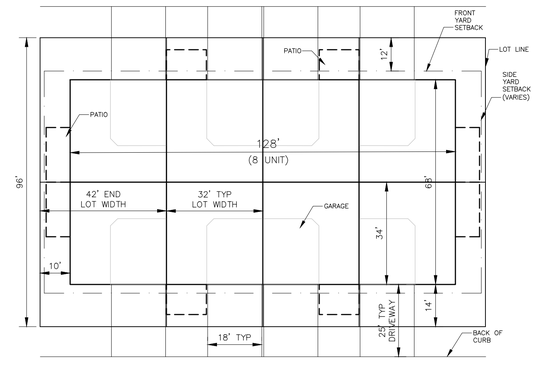
GROSS AREA	17.23 AC
TOTAL UNITS	182 UNITS
DENSITY	10.56 UNITS/AC

LEGEND:

- EASEMENT LINE
- BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- OUTFALL CURB AND GUTTER

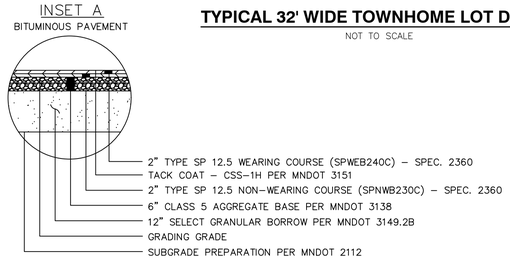
SITE PLAN NOTES:

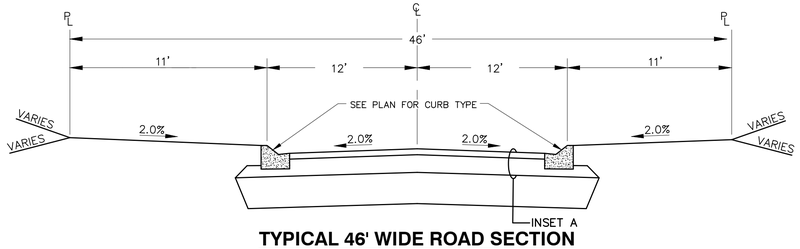
1. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
2. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A MIN. THREE FOOT (3') TRANSITION.
3. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
4. PAVEMENT STRIPING SHALL BE 4 INCH WHITE.
5. ALL WORK WITHIN THE R.O.W. STALL COMPLY WITH CITY OF ROSEMOUNT ENGINEERING DESIGN STANDARDS.
6. ALL STREET SIGNAGE, PUBLIC & PRIVATE, SHALL COMPLY WITH THE MN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. ALL CURB AND GUTTER TO BE CONCRETE B618 OR SURMOUNTABLE TYPE AS NOTED, PER CITY OF ROSEMOUNT STANDARDS.
8. TYPICAL PRIVATE PARKING STALL = 9'x18'



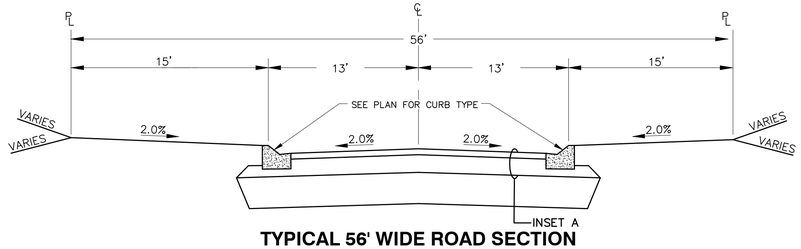
TYPICAL 32' WIDE TOWNHOME LOT DETAIL

NOT TO SCALE





TYPICAL 46' WIDE ROAD SECTION



TYPICAL 56' WIDE ROAD SECTION



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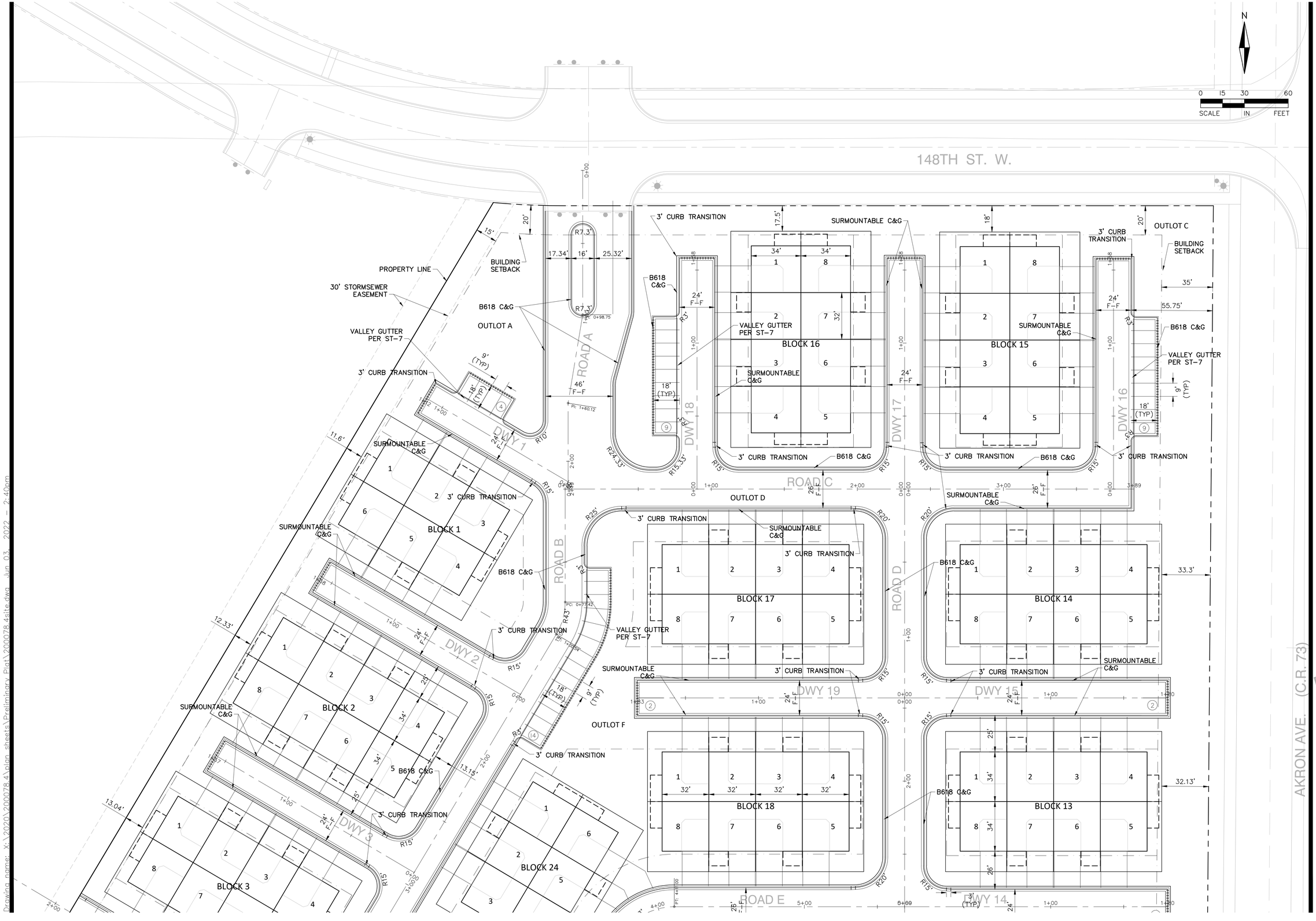
PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	CAB
PROJECT NO:	220-0078.4

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SHEET 13 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4site.dwg Jun 03, 2022 - 2:40pm



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SITE PLAN - VIEW A

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PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	CAB
PROJECT NO:	220-0078.4

14

SHEET 14 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4site.dwg Jun 03, 2022 - 2:40pm



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SITE PLAN - VIEW B

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PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	CAB
PROJECT NO:	220-0078.4

15

SHEET 15 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4site.dwg Jun 03, 2022 - 2:40pm



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SITE PLAN - VIEW C

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PROJECT TEAM DATA

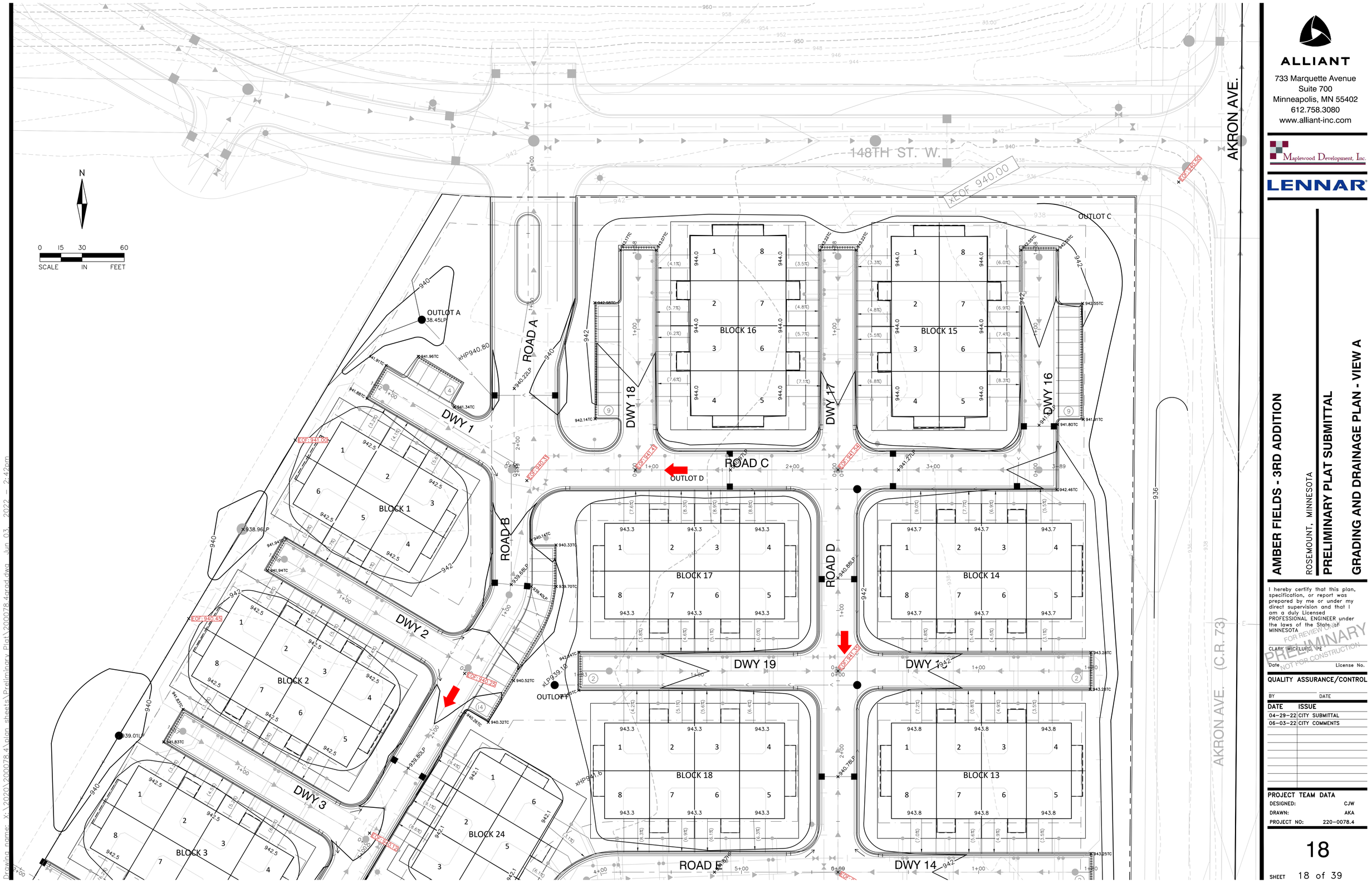
DESIGNED: CJW
DRAWN: CAB
PROJECT NO: 220-0078.4

16

SHEET 16 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4site.dwg Jun 03, 2022 - 2:40pm


VIEW A
VIEW B
VIEW C
AKRON AVE.
AKRON AVE.
BIT DRIVE
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
ROAD H
DWY 1
DWY 2
DWY 3
DWY 4
DWY 5
DWY 6
DWY 7
DWY 8
DWY 9
DWY 10
DWY 11
DWY 12
DWY 13
DWY 14
DWY 15
DWY 16
DWY 17
DWY 18
DWY 19
DWY 20
DWY 21
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK 21
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT H
OUTLOT I
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BY DATE

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06-03-22	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.4

18

SHEET 18 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4grad.dwg Jun 03, 2022 - 2:42pm

TEMPORARY SEDIMENT BASIN 3.32 AC-FT

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06-03-22	CITY COMMENTS

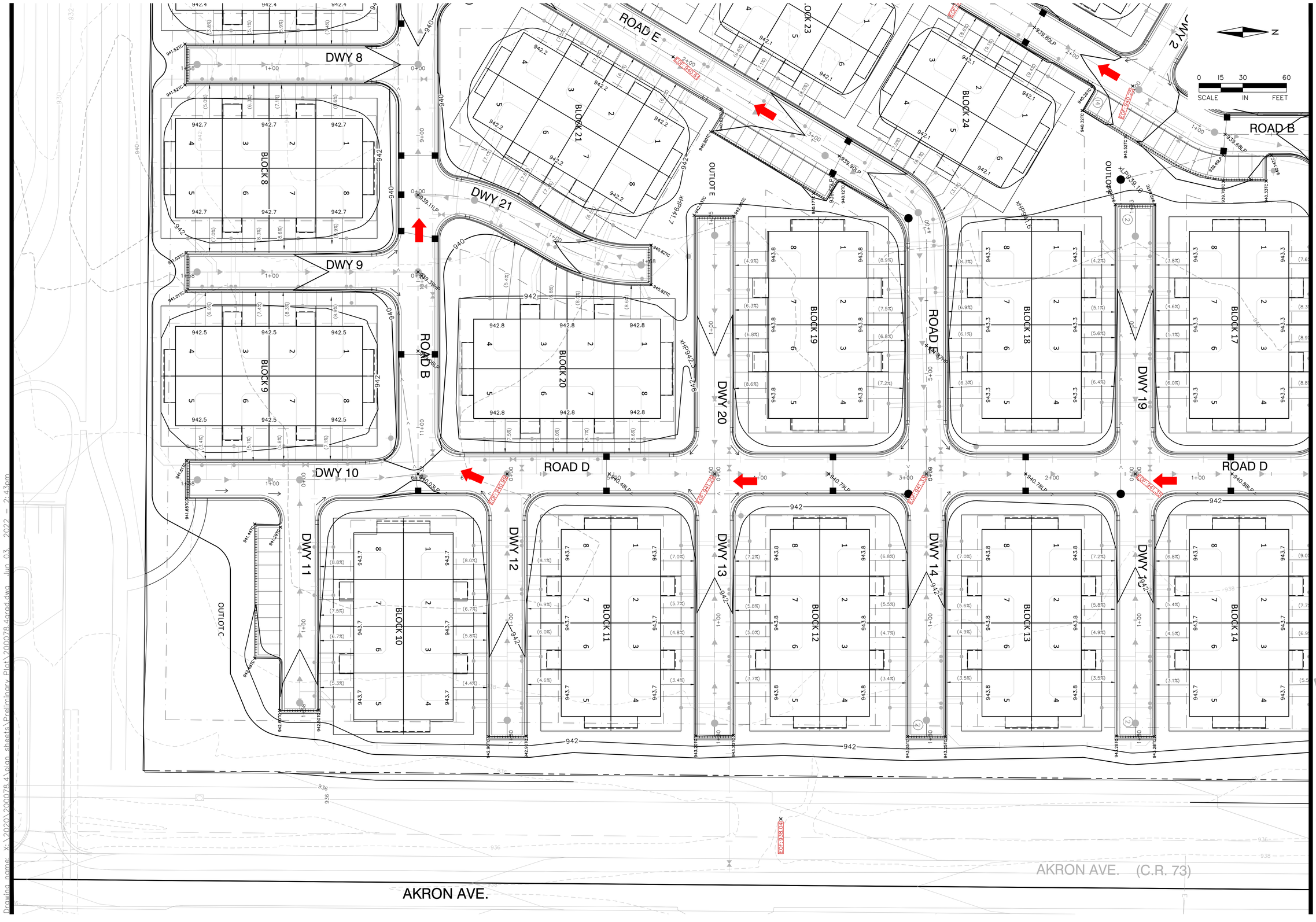
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DESIGNED:	CJW
DRAWN:	AKA
PROJECT NO:	220-0078.4

19

SHEET 19 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4grad.dwg Jun 03, 2022 - 2:42pm



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06-03-22	CITY COMMENTS

PROJECT TEAM DATA

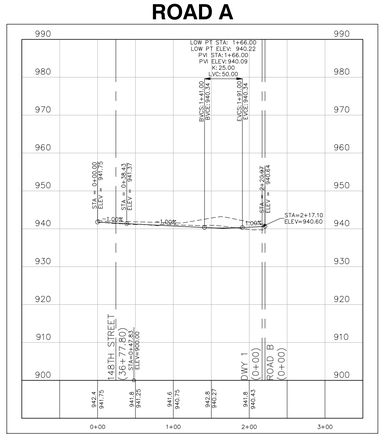
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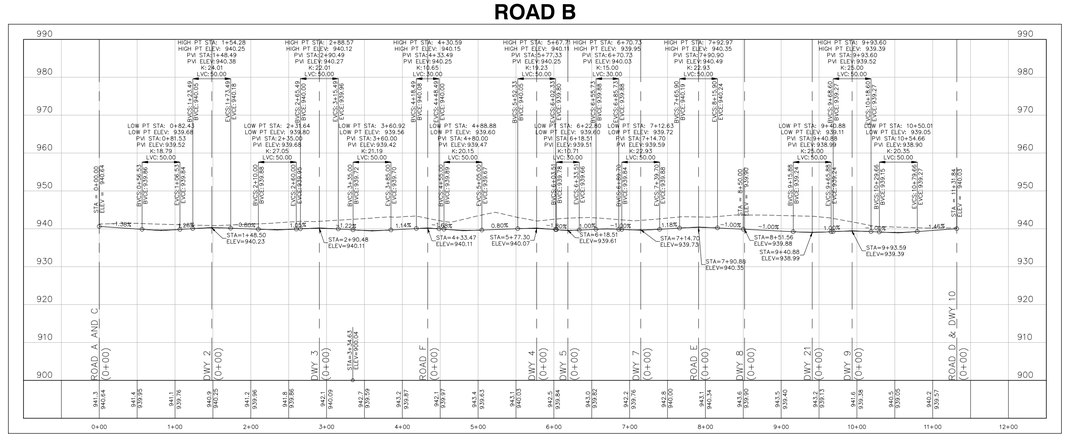
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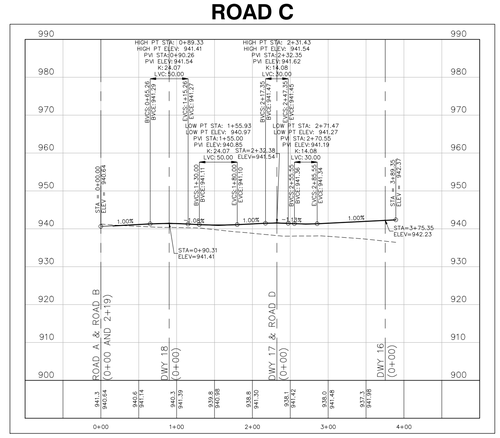
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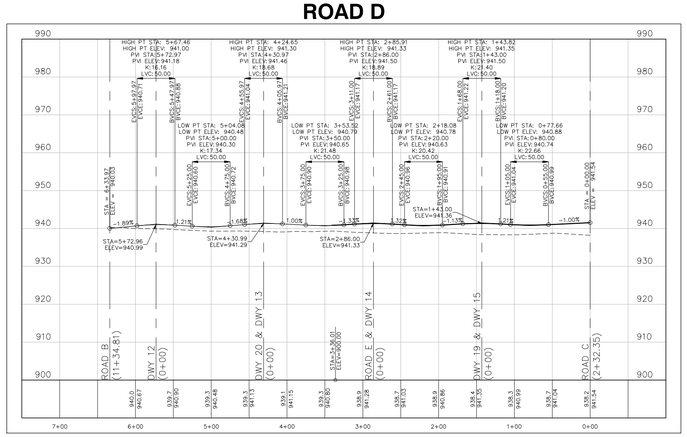
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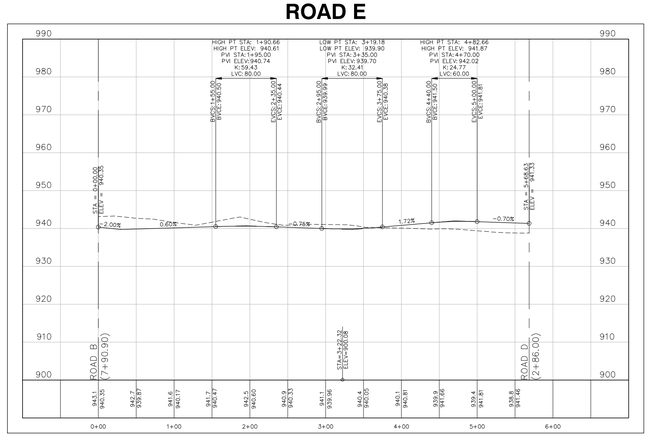
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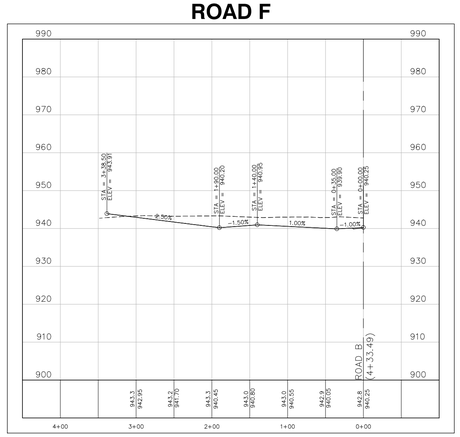
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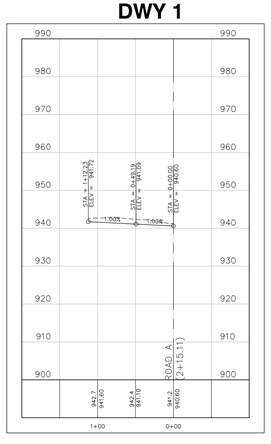
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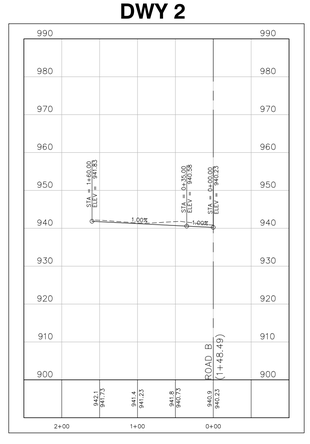
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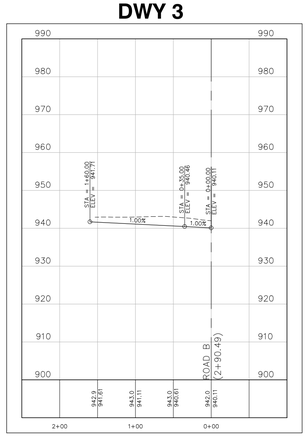
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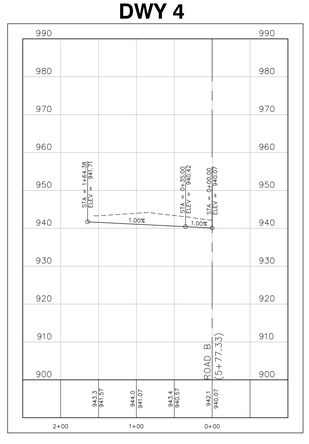
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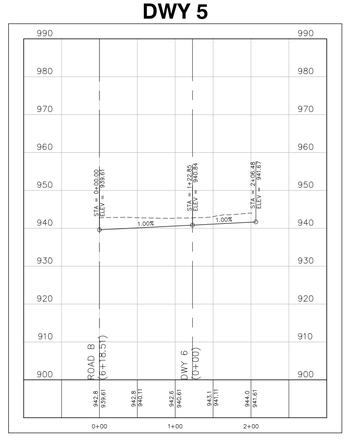
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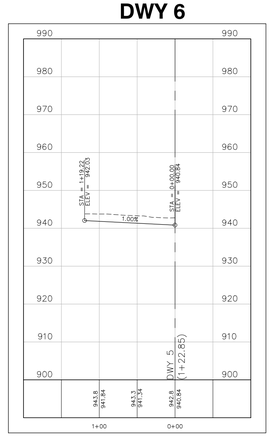
DWY 4



DWY 5



DWY 6



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SCALE IN FEET

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06-03-22	CITY COMMENTS

PROJECT TEAM DATA

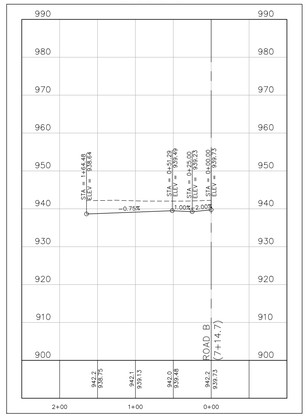
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DRAWN: AKA
PROJECT NO: 220-0078.4

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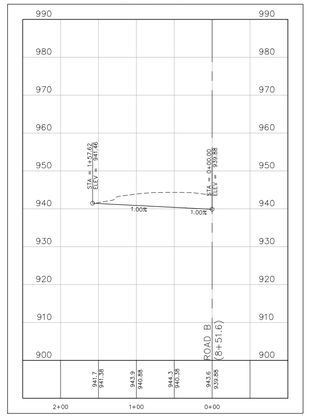
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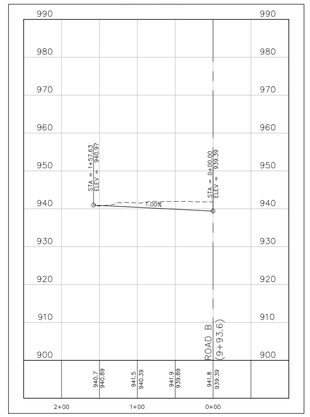
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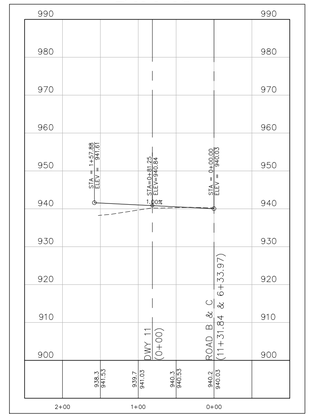
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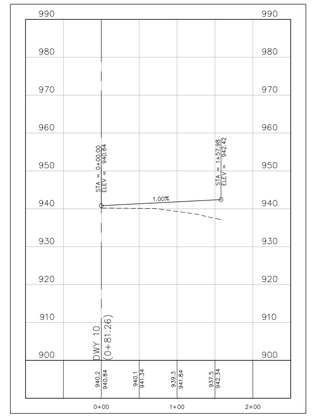
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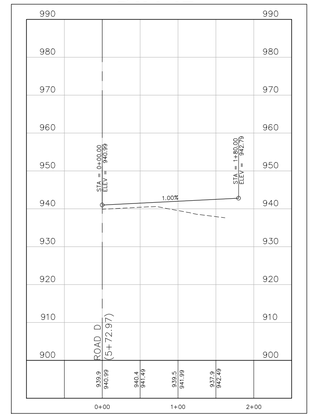
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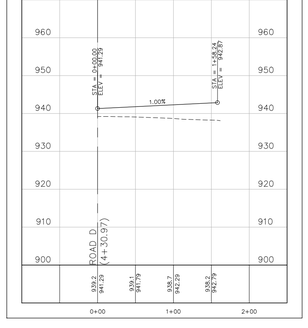
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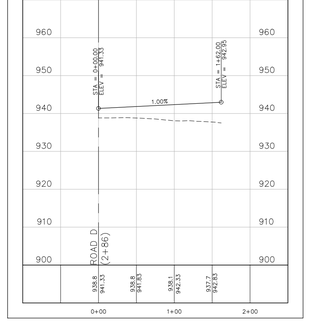
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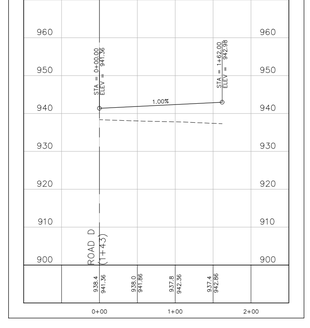
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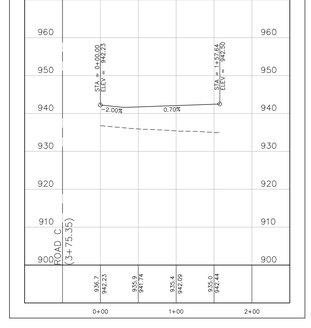
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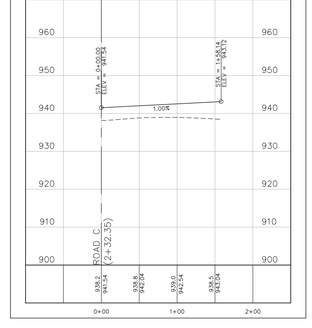
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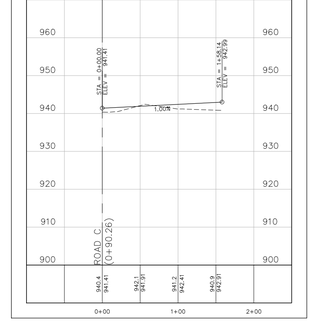
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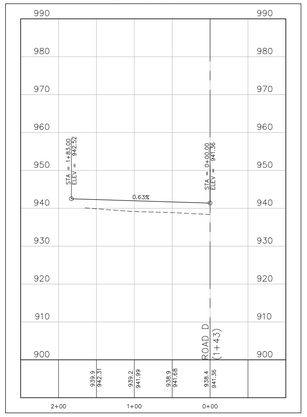
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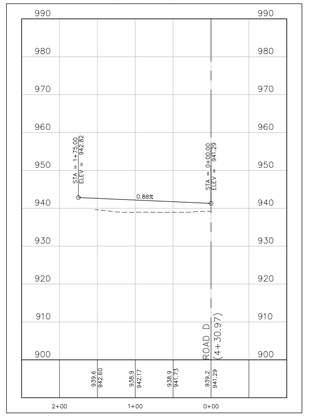
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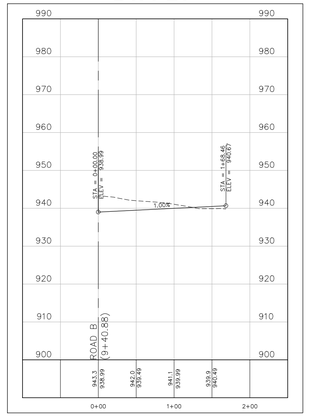
DWY 19



DWY 20



DWY 21



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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: AKA
PROJECT NO: 220-0078.4

22

SHEET 22 of 39

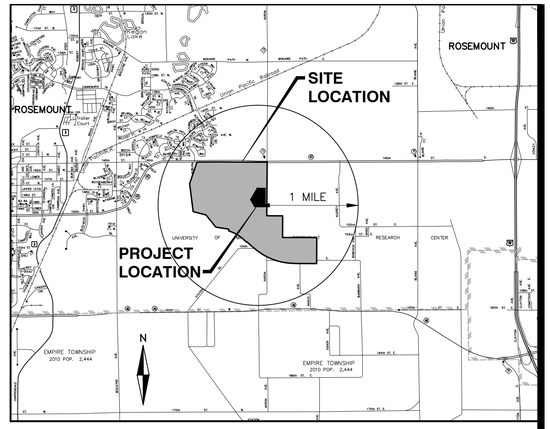
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0 50 100 200

SCALE IN FEET



VICINITY MAP

SCALE: 1" = 4000'

NOTE TO CONTRACTOR:

THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN IN AMBER FIELDS MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPS NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPS ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN. IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPS REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPS AS WELL AS INSTALL THE ADDITIONAL BMPS REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPS INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

NOTES:

1. SEE SHEET 27 FOR ALL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
2. ELECTRONIC COPY OF THE WEEKLY INSPECTION REPORTS SHALL BE PROVIDED TO THE ENGINEERING PROJECT COORDINATOR EACH WEEK.
3. THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE MANAGED BY A PERSON THAT IS TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION OF THE DEVELOPMENT AS A WHOLE.
4. INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT WITHIN A 24-HOUR PERIOD. THESE INSPECTIONS SHALL BE SUBMITTED TO THE CITY ON A WEEKLY BASIS FOR RECORD KEEPING PURPOSES.
5. SWPPP INSPECTOR INFORMATION MUST BE PROVIDED AT THE PRE-CONSTRUCTION MEETING AND WHO THAT CONTACT WILL BE DURING GRADING, UTILITY AND STREET IMPROVEMENTS AND DURING BUILDING OF HOMES.
6. TEMPORARY SEDIMENT BASINS AND FLOCCULANT TREATMENT WILL BE REQUIRED PRIOR TO DISCHARGING WATER FROM THE CONSTRUCTION SITE.
7. 6" OF TOPSOIL TO BE SPREAD OVER DISTURBED AREAS TO REDUCE LONG-TERM WATER USE FOR IRRIGATION AND TO IMPROVE STORMWATER RUNOFF QUALITY.
8. ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

CONSTRUCTION SEQUENCING:

MASS GRADING PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL THE PRE-GRADING SILT FENCES AND INLET PROTECTION BMPS ON THE SITE.
4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPS.
5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. INSTALL POST STREET AND UTILITY SILT FENCE.
8. INSTALL PRIVATE SMALL UTILITIES.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT. NO TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES TO BE REMOVED WITHOUT CITY APPROVAL.

ACTIVE SWPPP MAP LEGEND

* FIELD MANAGER TO COLOR CODE DURING CONSTRUCTION AS NECESSARY

- CURB LOGS / MULCH SOCKS
- PAVEMENT (DRIVEWAY/ROADS)
- TEMPORARY HYDROMULCH
- SILT FENCE
- SOD
- EROSION CONTROL BLANKET
- TEMPORARY MULCH COVER
- STOCKPILES
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- BIFF/PORT-O-POTTY
- SWP SIGN/MAILBOX

SEDIMENT BARRIERS
1. SILT FENCE (MnDOT 3886)
2. CURB LOG
3. ROCK WEEPER

INLET PROTECTION DEVICES
1. WIMCO (MnDOT TYPE A & C)
2. INFRASAFE STORM DRAIN/CULVERT
3. SILT SACK (MnDOT TYPE A)
4. DANDY BAG (MnDOT TYPE B)

ANTI-TRACKING CONTROL
1. 2" CRUSHED CLEAR ROCK (LAND DEVELOPMENT)

TEMPORARY SEED MIX
1. MnDOT-21-111 (OATS 21-120 DAY STABILIZATION)
2. MnDOT-22-111 (1-2 YR. STABILIZATION)

PERMANENT SEED MIX/STABILIZATION
1. MnDOT 25-151 (RESIDENTIAL TURF)
2. SOD

STABILIZATION BMP'S
1. STRAW/HAY MnDOT TYPE 1 MULCH
2. EROSION CONTROL BLANKET MnDOT CAT. 3
3. HYDROMULCH MnDOT TYPE 5
4. TURF REINFORCEMENT MAT SC250 NORTH AMERICAN GREEN OR EQUAL-MNDOT CAT 6

GRADING ACTIVITY
1. CONCRETE WASHOUT IS DONE BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.

LEGEND:

- 985 EXISTING CONTOUR
- 985 MASS GRADING CONTOUR
- 985 PROPOSED CONTOUR
- DIRECTION OF DRAINAGE
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED EASEMENT
- PROPERTY LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY
- TEMPORARY SEDIMENT BASIN
- PRE SF PROPOSED SILT FENCE (PRE-GRADING)
- PST SF PROPOSED SILT FENCE (POST-GRADING)
- INLET PROTECTION
- BIO-ROLLS/LOGS
- DND DO NOT DISTURB AREAS
- TEMPORARY DRAINAGE ROUTING DURING MASS GRADING
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SEED (MNDOT 25-151)
- ULTIMATE DISCHARGE ROUTE

SWPPP BMP QUANTITIES (PER PLAN):

DISTURBED AREA	TBD
SILT FENCE	TBD
INLET PROTECTION	TBD
BIOROLL	TBD
SEED/SOD POST GRADING AREA	TBD

SEE FINAL PLAT SET

EROSION CONTROL RESPONSIBLE PARTY:

TBD

CONTRACTOR:

TBD

ALLIANT
733 Marquette Avenue
Suite 700
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612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - OVERALL VIEW

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

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Date License No.

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06-03-22	CITY COMMENTS

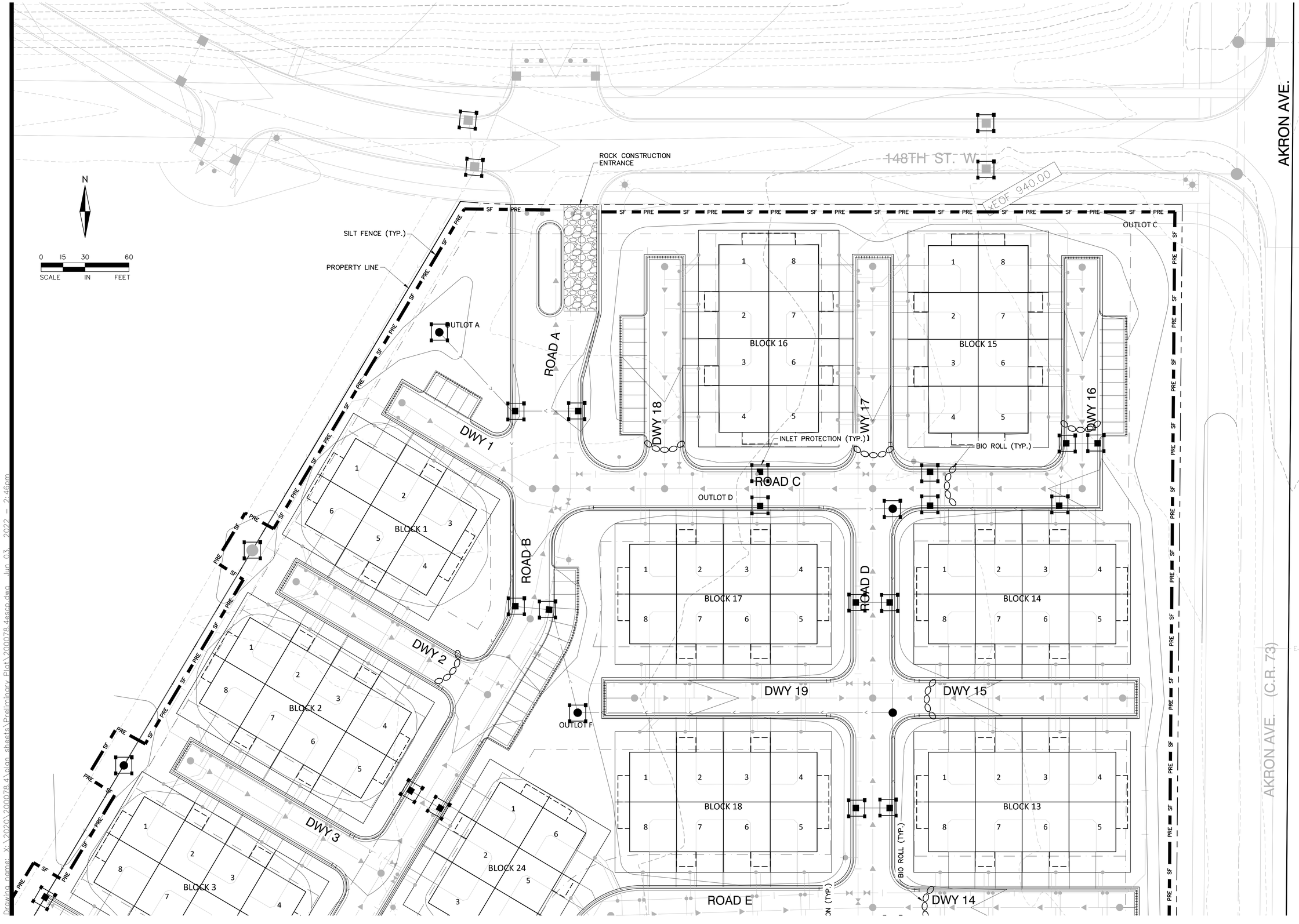
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JCH
PROJECT NO: 220-0078.4

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SHEET 23 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4esca.dwg Jun 03, 2022 - 2:46pm



Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4esca.dwg Jun 03, 2022 - 2:46pm

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Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW A

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BY DATE

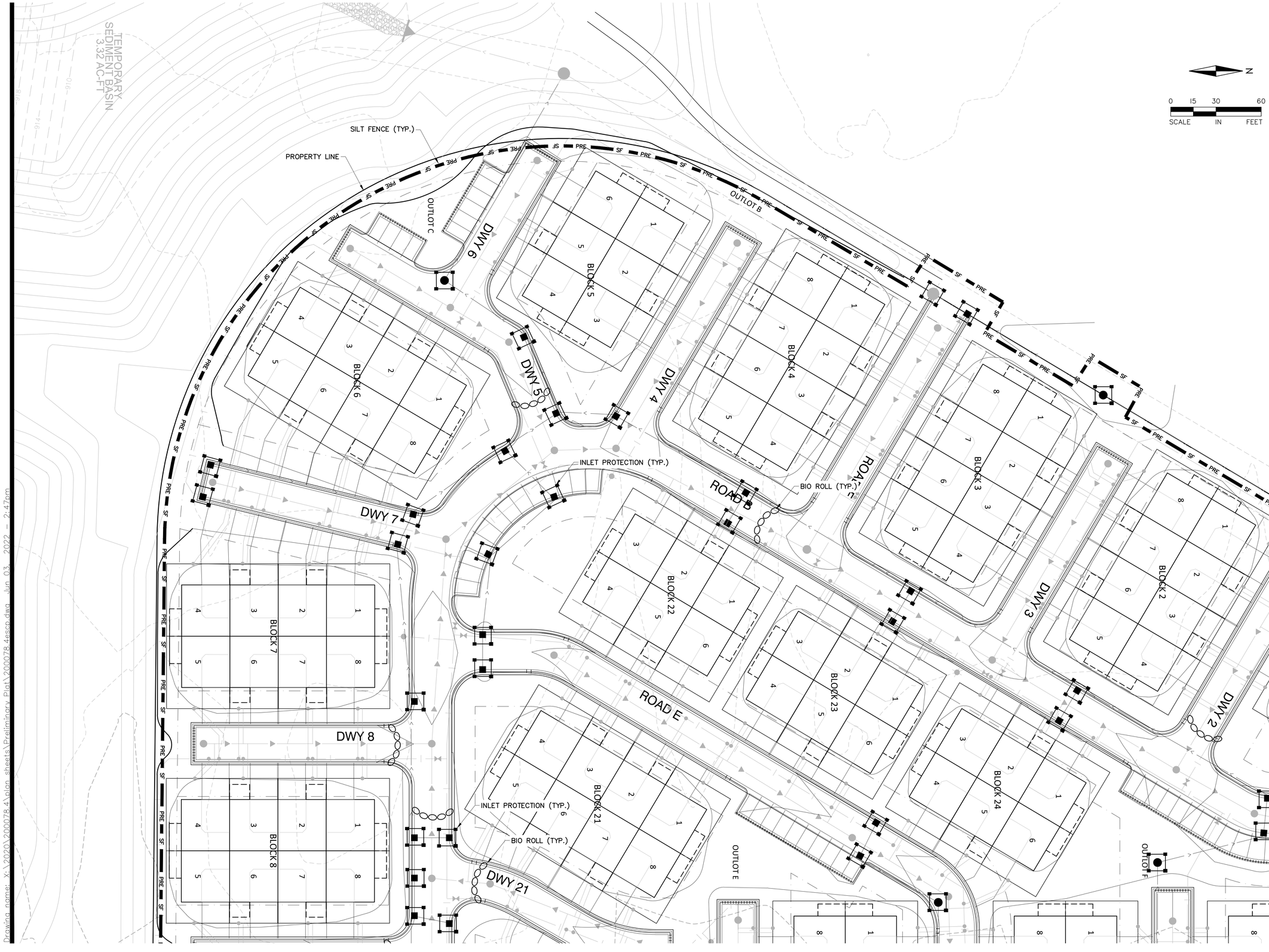
DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JCH
PROJECT NO: 220-0078.4

24

SHEET 24 of 39



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Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Maplewood Development, Inc.

LENNAR

AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW B

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06-03-22	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JCH
PROJECT NO:	220-0078.4

25

SHEET 25 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4esca.dwg Jun 03, 2022 - 2:47pm



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AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

EROSION AND SEDIMENT CONTROL PLAN - VIEW C

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CLARK J. WICHLUND, PE

Date License No.

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QUALITY ASSURANCE/CONTROL

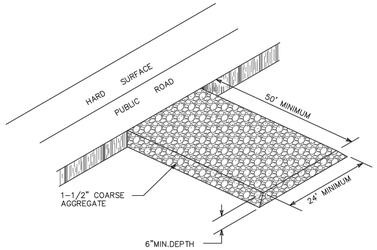
BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

PROJECT TEAM DATA

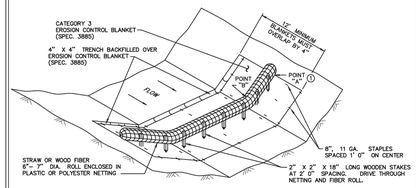
DESIGNED:	CJW
DRAWN:	JCH
PROJECT NO:	220-0078.4

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Notes:
1. CRUSHED CONCRETE IS NOT ALLOWED
2. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 24' X 50'
3. GEOTEXTILE FABRIC REQUIRED UNDERNEATH COARSE AGGREGATE FOR DRIVEWAYS LARGER THAN 24 FEET x 12 FEET, HEAVY TRAFFIC OR AS DIRECTED BY THE ENGINEER
4. MAINTENANCE IS INCIDENTAL

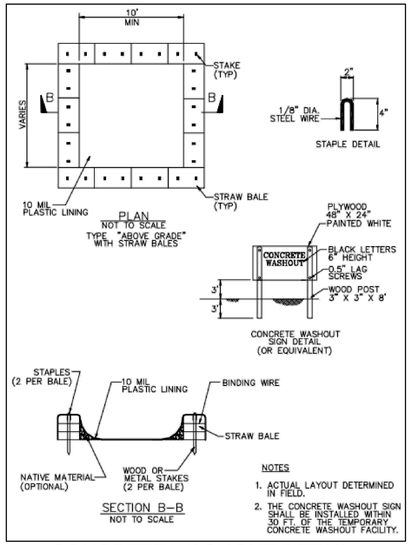
ROSEMOUNT MINNESOTA	ROCK CONSTRUCTION ENTRANCE	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-10-06	EC-1
		Revised: 01-10-06	



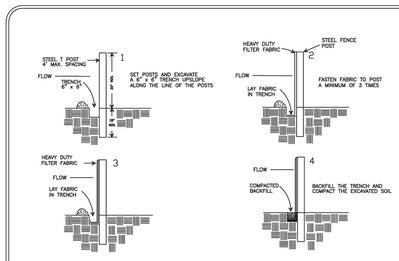
BIOROLL BLANKET SYSTEM
(SPEC. 3897)

Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE BIOROLL DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE BIOROLL SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS SECTION 3897.

ROSEMOUNT MINNESOTA	BIO-ROLL BLANKET	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-19-06	EC-2
		Revised: 01-21-15	



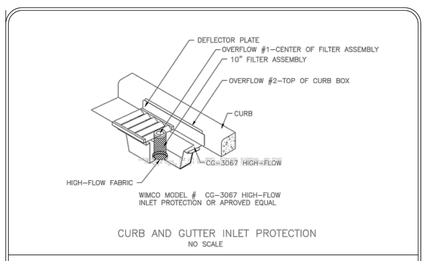
CONCRETE WASHOUT DETAIL



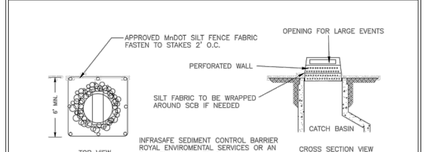
Maintenance
1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF THE BARRIER, OR AS DIRECTED BY THE ENGINEER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
5. WETLANDS ARE TO BE PROTECTED BY TWO ROWS OF H.D. SILT FENCE. DOUBLE H.D. SILT FENCE IS REQUIRED AROUND WATER BODIES, STEEP SLOPES AND HIGHLY ERODIBLE SOILS.
6. ALL MATERIAL & INSTALLATION MUST CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE MNDOT CONSTRUCTION SPECIFICATIONS TABLE 3886-1.

ROSEMOUNT MINNESOTA	PLACEMENT & CONSTRUCTION OF SYNTHETIC FILTER BARRIER	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-06-05	EC-3
		Revised: 03-17-08	

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CURB AND GUTTER INLET PROTECTION
NO SCALE



REAR YARD INLET PROTECTION
NO SCALE

ROSEMOUNT MINNESOTA	STORM SEWER INLET PROTECTION	Special Details	
Standard Plate Library for the City of Rosemount		Date: 01-19-06	EC-6
		Revised: 01-19-06	

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SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.

3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.

6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

EROSION CONTROL SCHEDULE:

1. THE CITY OF ROSEMOUNT SHALL INSPECT THAT ALL SEDIMENT AND EROSION CONTROL BMP'S ARE IN PLACE PRIOR TO AND LAND DISTURBANCE AS IDENTIFIED ON THE APPROVED GRADING PLAN.

2. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.

3. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.

4. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.

5. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 22-112 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.

6. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF ROSEMOUNT AND THE WATERSHED DISTRICT.

2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.

3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.

4. THE SWPPP MAY BE REVISED AT ANYTIME OF THE PROJECT TIMELINE AS LONG AS THE BMP'S ARE SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION AND ACCEPTED ENGINEERING PRACTICES (SECTION 7 OF MPCA NPDES PERMIT).

- ALL SWPPP CHANGES MUST BE DONE BY A QUALIFIED INDIVIDUAL (21.2A OR 21.2B OF MPCA NPDES PERMIT).

5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.

7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.

8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.

9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.

10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.

11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.

12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.

13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/2 OF THE FENCE HEIGHT.

14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.

15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.

16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOD IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.

17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 22-112 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 25-151 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.

18. POND AND BASIN AREAS SHALL BE SEEDED IN ACCORDANCE WITH LANDSCAPE PLAN.

19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

20. AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.

2. REPLACEMENT/REPAIR – BMP'S SHALL BE REPAIRED, REPLACED OR SUPPLEMENT OF ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN SECTION 11.5 OR 11.6.

3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.

4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.

5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. IF EVIDENCE OF EROSION AND SEDIMENT BMP DEPOSITION IS DISCOVERED CONTRACTOR MUST COMPLETE REMOVAL OR STABILIZATION WITHIN (7) CALENDER DAYS OF DISCOVERY.

6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND

MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE AND TIME OF INSPECTIONS;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS:
F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN SECTION 6.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

3. CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.

4. NO ENGINE DEGREASING IS ALLOWED ON SITE.

PERMANENT COVER:

THE CONTRACTOR MUST ENSURE COMPLETE COVER OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER PERMANENT COVER IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE PERMANENT COVER. PERMANENT COVER CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE PERMANENT COVER; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHEDBACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

THE CITY OF ROSEMOUNT MUST INSPECT AND APPROVE ALL VEGETATION COVER FOR ACCEPTANCE.

DEWATERING:

1. IF UTILITY INSTALLATION WORK ENCOUNTERS GROUNDWATER, THE CONTRACTOR SHALL PROVIDE A PLAN TO THE CITY AND PROJECT ENGINEER FOR REVIEW. THE PLAN AT MINIMUM SHALL BE A DEWATERING PLAN INCLUDING WATER ROUTING, STORAGE, AND DISCHARGE LOCATION.
2. IF ANY TEMPORARY DEWATERING IS REQUIRED ONSITE THE CONTRACTOR SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ACCEPTABLE DISCHARGE POINTS APPROVED BY THE CITY AND PROJECT ENGINEER.
3. ANY ACCUMULATED SEDIMENT ALONG EXISTING CURB AND GUTTER THAT HAS COLLECTED AS A RESULT OF DISCHARGING DEWATERING HOSES SHALL BE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF AFTER EACH DISCHARGING EVENT.
4. ONSITE DEWATERING SHALL NOT CAUSE EROSION. DEWATERING DISCHARGE SHALL NOT BE DIRECTED INTO INFILTRATION AREAS.

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

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AMBER FIELDS - 3RD ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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CLARK WICKLUND, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: CJW
DRAWN: JCH
PROJECT NO: 220-0078.4

27

SHEET 27 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4escn.dwg Jun 03, 2022 - 2:47am


VIEW A
VIEW B
VIEW C
AKRON AVE.
AKRON AVE.
148TH ST. W.
BIT DRIVE
GRAVEL DRIVE
GRAVEL DRIVE
GRAVEL DRIVE
OLD WELL FILLED TO TOP
TOP OF CRUSHED/BARED CMP
WELL 208404
WELL 441909
STORMWATER MANAGEMENT AREA 3
STORMWATER MANAGEMENT AREA 3
North line of the NE1/4 of NW1/4 of Sec.34, T.115, R.19
DAKOTA CO. FND MAG & DISC
FND MAG & WASHER
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT H
OUTLOT I
Easement per 354706
Grantee Easement (No Width) per Doc. No. 354706
INV=934.07
INV=934.16
INV=930.11
INV=927.76
INV=927.54
INV=927.64
INV=927.37
INV=927.47
INV=927.27
INV=927.07
INV=926.90
INV=926.76
INV=926.55
INV=926.43
INV=926.23
INV=926.33
INV=926.27
INV=926.10
INV=925.97
INV=925.83
INV=925.62
INV=925.52
INV=925.24
INV=925.11
INV=924.97
INV=924.81
INV=924.55
INV=924.45
INV=924.20
INV=924.12
INV=923.93
INV=923.63
INV=923.33
INV=922.51
INV=922.22
INV=921.74
INV=921.70
INV=921.69
INV=921.31
INV=920.89
INV=920.49
INV=919.94
INV=930.87
INV=930.83
INV=930.45
INV=930.29
INV=930.74
INV=931.96
INV=931.19
INV=931.15
INV=930.39
INV=930.74
INV=931.27
INV=931.37
INV=931.68
INV=931.92
INV=931.81
INV=931.21
INV=930.12
INV=930.93
INV=930.12
INV=929.74
INV=929.92
INV=929.82
INV=929.04
INV=928.95
INV=928.29
INV=928.20
INV=927.99
INV=927.77
INV=927.64
INV=927.54
INV=927.27
INV=927.07
INV=926.91
INV=926.65
INV=926.56
INV=926.33
INV=926.23

N

0 15 30 60
SCALE IN FEET

148TH ST. W.

AKRON AVE.

CONNECT TO EXISTING 8" STUB FIELD VERIFY IE 919.28

CONNECT TO EXISTING 8" PVC C900 W/M STUB. USE FITTINGS AS NECESSARY.

PROPERTY LINE

OUTLOT A

OUTLOT C

OUTLOT D

OUTLOT F

8" DIP CL 52 WATERMAIN

2" IRRIGATION SERV. (SEE NOTE 15)

8"x8" TEE W/ 8" G.V.

8"x8" TEE W/ 8" G.V. (2)

8"x8" CROSS W/ 8" G.V. (2)

8"x8" CROSS W/ 8" G.V. (3)

8" W/M

HYD W/ G.V. (TYP)

45° BENDS (2)

22.5° BEND

MH 1 MH 2 MH 3 MH 4 MH 5 MH 6 MH 7 MH 8 MH 30 MH 31 MH 32 MH 33 MH 34 MH 35 MH 36 MH 37 MH 38

ROAD A ROAD B ROAD C ROAD D ROAD E

DWY 1 DWY 2 DWY 3 DWY 14 DWY 15 DWY 16 DWY 17 DWY 18 DWY 19

BLOCK 1 BLOCK 2 BLOCK 3 BLOCK 13 BLOCK 14 BLOCK 15 BLOCK 16 BLOCK 17 BLOCK 18 BLOCK 24

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4utl.dwg Jun 03, 2022 - 2:48pm

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AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN - VIEW A

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PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JCH
PROJECT NO:	220-0078.4

29

SHEET 29 of 39

N

0 15 30 60
SCALE IN FEET

PROPERTY LINE
MH 16
MH 17
MH 15
MH 14
MH 12
MH 10
MH 11
MH 13
MH 19
MH 18
MH 8
MH 9
MH 6
MH 42
MH 7
MH 21
MH 20
MH 5
MH 4
MH 22
MH 23
MH 41A
MH 24
MH 44
MH 41
MH 37
OUTLOT C
OUTLOT B
OUTLOT E
OUTLOT F
DWY 6
DWY 5
DWY 4
DWY 7
DWY 8
DWY 21
DWY 3
DWY 2
ROAD B
ROAD A
BLOCK 5
BLOCK 6
BLOCK 4
BLOCK 3
BLOCK 2
BLOCK 1
BLOCK 22
BLOCK 23
BLOCK 21
BLOCK 24
BLOCK 7
BLOCK 8
CAP W/M FOR FUTURE CONNECTION
8" G.V.
8"x8" TEE W/ 8" G.V.
8"x8" TEE W/ 8" G.V. (2)
HYD W/ G.V. (TYP)
8" W/M
1+00
2+00
3+00
3+19
4+00
5+00
6+00

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PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JCH
PROJECT NO:	220-0078.4

30

SHEET 30 of 39

N

0 15 30 60
SCALE IN FEET

PROPERTY LINE

MH 21 MH 20 MH 26 MH 25 MH 22 MH 23 MH 24 MH 41A MH 5 MH 4 MH 44 MH 41 MH 37 MH 50 MH 48 MH 46 MH 43 MH 39 MH 36 MH 49 MH 47 MH 45 MH 40 MH 38

8" W/M
8"x8" TEE W/ 8" G.V.
8"x8" TEE W/ 8" G.V. (2)
HYD W/ G.V. (TYP)
2" IRRIGATION SERV. (SEE NOTE 15)
8"x8" CROSS W/ 8" G.V. (2)
8"x8" CROSS W/ 8" G.V. (3)
8" G.V.
CAP W/M FOR FUTURE CONNECTION

DWY 8 DWY 21 DWY 9 DWY 10 DWY 11 DWY 12 DWY 13 DWY 20 DWY 14 DWY 15 DWY 16

ROAD B ROAD D ROAD E

BLOCK 8 BLOCK 21 BLOCK 23 BLOCK 24 BLOCK 9 BLOCK 20 BLOCK 19 BLOCK 18 BLOCK 17 BLOCK 10 BLOCK 11 BLOCK 12 BLOCK 13 BLOCK 14

OUTLOT C OUTLOT E OUTLOT F

40' Pipeline Easement per Doc. No. 959106

GRAVEL DRIVE

AKRON AVE. AKRON AVE. (C.R. 73)

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06-03-22	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JCH
PROJECT NO: 220-0078.4

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SHEET 31 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4util.dwg Jun 03, 2022 - 2:48pm



LEGEND:

- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- ROW
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER

N

0 50 100 200

SCALE IN FEET

UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS, LOWER WATERMAIN AS NECESSARY. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 2'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF ROSEMOUNT ENGINEERING GUIDELINES.
6. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

STORM SEWER SCHEDULE:

MH/CB FROM	MH/CB TO	PIPE. DIA. [IN.]	P. SLOPE S [%]	P. TYPE	PIPE LENGTH	FROM INVERT	TO INVERT	RIM ELEV.	STR. TYPE	CAST TYPE	BUILD [FT]	PIPE CLASS
CB 91	CBMH 90	15	0.0050	RCP	102.7	935.05	934.54	939.00	27	R-4342	3.95	CL-V
CBMH 90	EX. STUB	15	0.0050	RCP	20.5	934.54	934.43	939.92	48	R-3067-V	5.38	CL-V
CB 79	CBMH 78	15	0.0035	RCP	25.7	936.86	936.77	940.81	2x3	R-3067-VB	3.95	CL-V
CBMH 78	CBMH 77	15	0.0035	RCP	44.8	936.77	936.61	941.23	48	R-3067-VB	4.46	CL-V
CBMH 77	CBMH 75	15	0.0035	RCP	88.2	936.61	936.30	941.54	48	R-3067-V	4.93	CL-V
CB 76	CBMH 75	15	0.0100	RCP	27.3	936.99	936.72	940.94	2x3	R-3067-VB	3.95	CL-V
CBMH 75	MH 72	18	0.0035	RCP	25.5	936.05	935.97	940.70	48	R-3067-VB	4.65	CL-V
CB 74	CBMH 73	15	0.0035	RCP	27.7	936.70	936.60	940.65	2x3	R-3067-VB	3.95	CL-V
CBMH 73	MH 72	15	0.0050	RCP	90.7	936.60	936.15	940.57	48	R-3067-VB	3.97	CL-V
MH 72	CBMH 70	21	0.0035	RCP	64.0	935.72	935.49	941.58	60	R-1642	5.86	CL-III
CB 71	CBMH 70	15	0.0035	RCP	27.3	936.60	936.50	940.55	2x3	R-3067-VB	3.95	CL-V
CBMH 70	MH 61	24	0.0035	RCP	75.3	935.24	934.98	940.55	60	R-3067-VB	5.31	CL-III
CB 63	CBMH 62	15	0.0035	RCP	27.3	936.51	936.41	940.46	2x3	R-3067-VB	3.95	CL-V
CBMH 62	MH 61	18	0.0035	RCP	65.0	936.16	935.94	940.46	48	R-3067-VB	4.30	CL-V
MH 61	CBMH 60	27	0.0035	RCP	222.8	934.73	933.95	941.15	60	R-1642	6.42	CL-III
CBMH 60	CBMH 12	27	0.0035	RCP	70.9	933.95	933.70	939.10	60	R-4342	5.15	CL-III
CB 58	CBMH 57	15	0.0035	RCP	28.6	935.69	935.59	939.64	2x3	R-3067-VB	3.95	CL-V
CBMH 57	MH 56	18	0.0035	RCP	60.2	935.34	935.13	939.65	48	R-3382	4.31	CL-V
MH 56	MH 55	18	0.0035	RCP	188.7	935.13	934.47	940.65	48	R-1642	5.52	CL-V
MH 55	CBMH 53	18	0.0035	RCP	51.7	934.47	934.29	941.10	48	R-1642	6.63	CL-V
CB 54	CBMH 53	15	0.0035	RCP	27.3	936.52	936.42	940.47	2x3	R-3067-VB	3.95	CL-V
CBMH 53	CBMH 51	21	0.0035	RCP	155.0	934.04	933.50	940.47	48	R-3067-VB	6.43	CL-III
CB 52	CBMH 51	15	0.0035	RCP	27.7	936.13	936.03	940.08	2x3	R-3067-VB	3.95	CL-V
CBMH 51	CBMH 50	24	0.0035	RCP	129.0	933.50	933.04	940.16	48	R-3067-VB	6.66	CL-III
CBMH 50	CBMH 40	27	0.0035	RCP	96.5	932.79	932.46	939.71	60	R-3067-VB	6.92	CL-III
CB 41	CBMH 40	15	0.0035	RCP	27.3	934.78	934.68	938.73	2x3	R-3067-VB	3.95	CL-V
CBMH 40	CBMH 38	27	0.0035	RCP	84.4	932.46	932.16	938.73	60	R-3067-VB	6.27	CL-III
CB 39	CBMH 38	15	0.0035	RCP	27.8	935.02	934.92	938.97	2x3	R-3067-VB	3.95	CL-V
CBMH 38	CBMH 37	30	0.0035	RCP	25.0	931.66	931.57	938.91	60	R-3067-V	7.25	CL-III
CBMH 37	CBMH 35	30	0.0035	RCP	26.7	931.57	931.48	938.79	60	R-3067-VB	7.22	CL-III
CB 36	CBMH 35	15	0.0035	RCP	27.3	934.98	934.88	938.93	2x3	R-3067-VB	3.95	CL-V
CBMH 35	CBMH 34	30	0.0035	RCP	90.4	931.48	931.16	938.93	60	R-3067-V	7.45	CL-III
CBMH 34	CBMH 33	30	0.0035	RCP	100.0	931.16	930.81	939.84	60	R-3067-VB	8.68	CL-III
CBMH 33	CBMH 30	30	0.0035	RCP	27.0	930.81	930.72	938.87	60	R-3067-VB	8.06	CL-III
CB 32	CBMH 31	15	0.0035	RCP	26.1	934.32	934.23	938.27	2x3	R-3067-V	3.95	CL-V
CBMH 31	CBMH 30	15	0.0035	RCP	138.2	934.23	933.75	938.27	48	R-3067-V	4.04	CL-V
CBMH 30	CBMH 20	33	0.0035	RCP	72.6	930.72	930.47	938.85	72	R-3067-VB	8.13	CL-III
CB 24	CBMH 23	15	0.0035	RCP	27.3	935.50	935.40	939.45	2x3	R-3067-VB	3.95	CL-V
CBMH 23	CBMH 22	15	0.0035	RCP	50.5	935.40	935.23	939.45	48	R-3067-VB	4.05	CL-V
CBMH 22	CBMH 21	15	0.0035	RCP	56.4	935.23	935.03	939.71	48	R-3067-VB	4.48	CL-V
CBMH 21	CBMH 20	15	0.0035	RCP	48.4	935.03	934.86	939.95	48	R-3067-VB	4.92	CL-V
CBMH 20	CBMH 3	33	0.0035	RCP	43.9	930.47	930.31	939.47	72	R-3067-VB	9.00	CL-III
CB 15	CBMH 13	15	0.0035	RCP	73.2	934.55	934.29	938.50	27	R-4342	3.95	CL-V
CB 14	CBMH 13	15	0.0035	RCP	47.3	935.59	935.42	939.54	2x3	R-3067-VB	3.95	CL-V
CBMH 13	CBMH 11	15	0.0035	RCP	133.2	934.29	933.83	939.84	48	R-3067-VB	5.55	CL-V
CBMH 12	CBMH 11	27	0.0035	RCP	27.3	933.70	933.60	939.40	60	R-3382	5.70	CL-III
CBMH 11	CBMH 9	30	0.0035	RCP	143.8	933.35	932.85	939.36	60	R-3067-VB	6.01	CL-III
CB 10	CBMH 9	15	0.0035	RCP	27.7	935.45	935.35	939.40	2x3	R-3067-VB	3.95	CL-V
CBMH 9	CBMH 7	30	0.0040	RCP	128.6	932.60	932.09	939.47	60	R-3067-VB	6.87	CL-III
CB 8	CBMH 7	15	0.0035	RCP	27.7	935.35	935.25	939.30	2x3	R-3067-VB	3.95	CL-V
CBMH 7	CBMH 5	33	0.0035	RCP	127.2	931.84	931.39	939.24	60	R-3067-VB	7.40	CL-III
CB 6	CBMH 5	15	0.0035	RCP	27.7	935.25	935.15	939.20	2x3	R-3067-VB	3.95	CL-V
CBMH 5	CBMH 4	36	0.0035	RCP	102.1	931.14	930.78	939.28	60	R-3067-VB	8.14	CL-II
CBMH 4	CBMH 3	36	0.0040	RCP	36.0	930.78	930.64	939.87	60	R-3067-V	9.09	CL-II
CBMH 3	CBMH 2	42	0.0048	RCP	54.8	930.31	930.05	939.53	84	R-3067-VB	9.22	CL-II
CBMH 2	MH 1	42	0.0050	RCP	65.9	930.05	929.72	940.01	72	R-3067-V	12.96	CL-II
MH 1	EX. STUB	42	0.0050	RCP	150.4	925.79	925.04	940.78	84	R-1642	14.99	CL-II

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AMBER FIELDS - 3RD ADDITION

ROSEMOUNT, MINNESOTA

PRELIMINARY PLAT SUBMITTAL

STORM SEWER PLAN - OVERALL VIEW

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BY DATE

DATE	ISSUE
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06-03-22	CITY COMMENTS

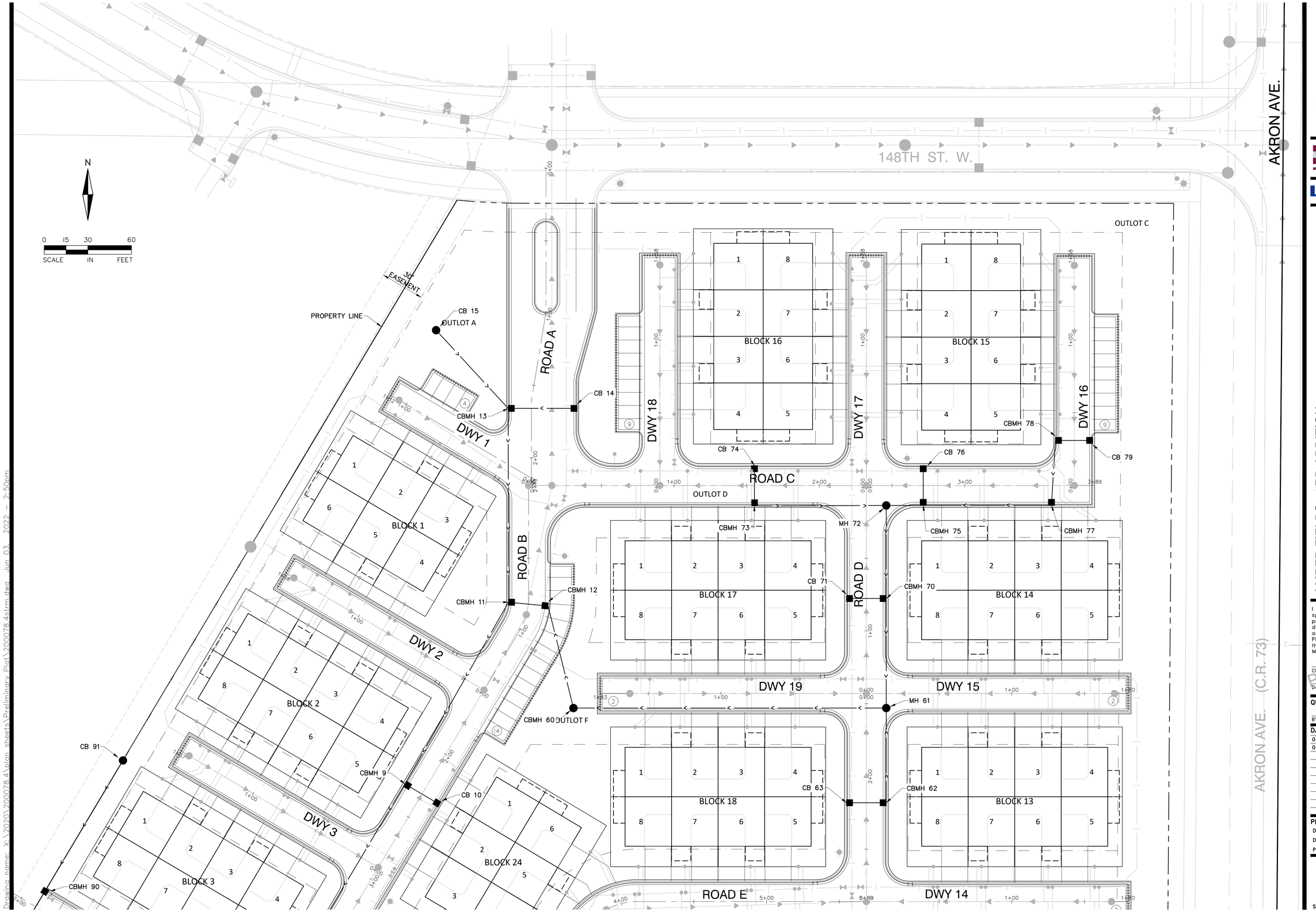
PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JCH
PROJECT NO: 220-0078.4

32

SHEET 32 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4strm.dwg Jun 03, 2022 - 2:49pm



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PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JCH
PROJECT NO:	220-0078.4

33

SHEET 33 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4strm.dwg Jun 03, 2022 - 2:50pm

N

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SCALE IN FEET

CONNECT TO
EXISTING 42" STUB
IE 925.04

OUTLOT C

DWY 6

MH 1

BLOCK 5

CBMH 2

DWY 5

CBMH 3

CBMH 4

DWY 4

BLOCK 6

CBMH 20

CBMH 31

CBMH 32

DWY 7

CBMH 30

CBMH 21

CBMH 33

ROAD B

CB 6

CBMH 22

BLOCK 22

CBMH 23

CB 24

BLOCK 7

CBMH 34

DWY 8

ROAD E

BLOCK 21

PROPERTY LINE

BLOCK 8

CBMH 35

CBMH 36

CBMH 37

CBMH 38

CBMH 39

DWY 21

OUTLOT E

CBMH 57

MH 56

OUTLOT B

30'
EASEMENT

PROPERTY LINE

EXISTING
CBMH 402

CONNECT TO EX. 15"
STUB @ IE 934.43

CBMH 90

CB 91

BLOCK 4

CBMH 5

ROAD F

BLOCK 3

CBMH 7

DWY 3

CB 8

BLOCK 23

CBMH 9

DWY 2

BLOCK 2

BLOCK 1

CB 10

BLOCK 24

CB 58

CBMH 11

ROAD B

CBMH 12

CBMH 60

OUTLOT F

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STORM SEWER PLAN - VIEW B

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06-03-22	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: CJW
DRAWN: JCH
PROJECT NO: 220-0078.4

34

SHEET 34 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4strm.dwg Jun 03, 2022 - 2:50pm

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SCALE IN FEET

PROPERTY LINE

CBMH 34
DWY 8
CBMH 35
CBMH 76
CB 24
ROAD E
BLOCK 21
BLOCK 23
CB 10
DWY 2
CBMH 11
ROAD B
CBMH 12
CB 58
CBMH 57
OUTLOT E
OUTLOT F
CBMH 60
BLOCK 8
CBMH 37
DWY 21
CBMH 38
CBMH 39
DWY 9
MH 56
BLOCK 24
BLOCK 19
BLOCK 18
BLOCK 17
ROAD B
CBMH 40
CBMH 41
BLOCK 9
BLOCK 20
DWY 20
ROAD E
DWY 19
CB 52
CB 54
CB 63
CB 71
ROAD D
DWY 10
CBMH 50
CBMH 51
CBMH 53
MH 55
CBMH 62
MH 61
CBMH 70
DWY 11
DWY 12
DWY 13
DWY 14
DWY 15
OUTLOT C
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
PROPERTY LINE
AKRON AVE.
AKRON AVE. (C.R. 73)

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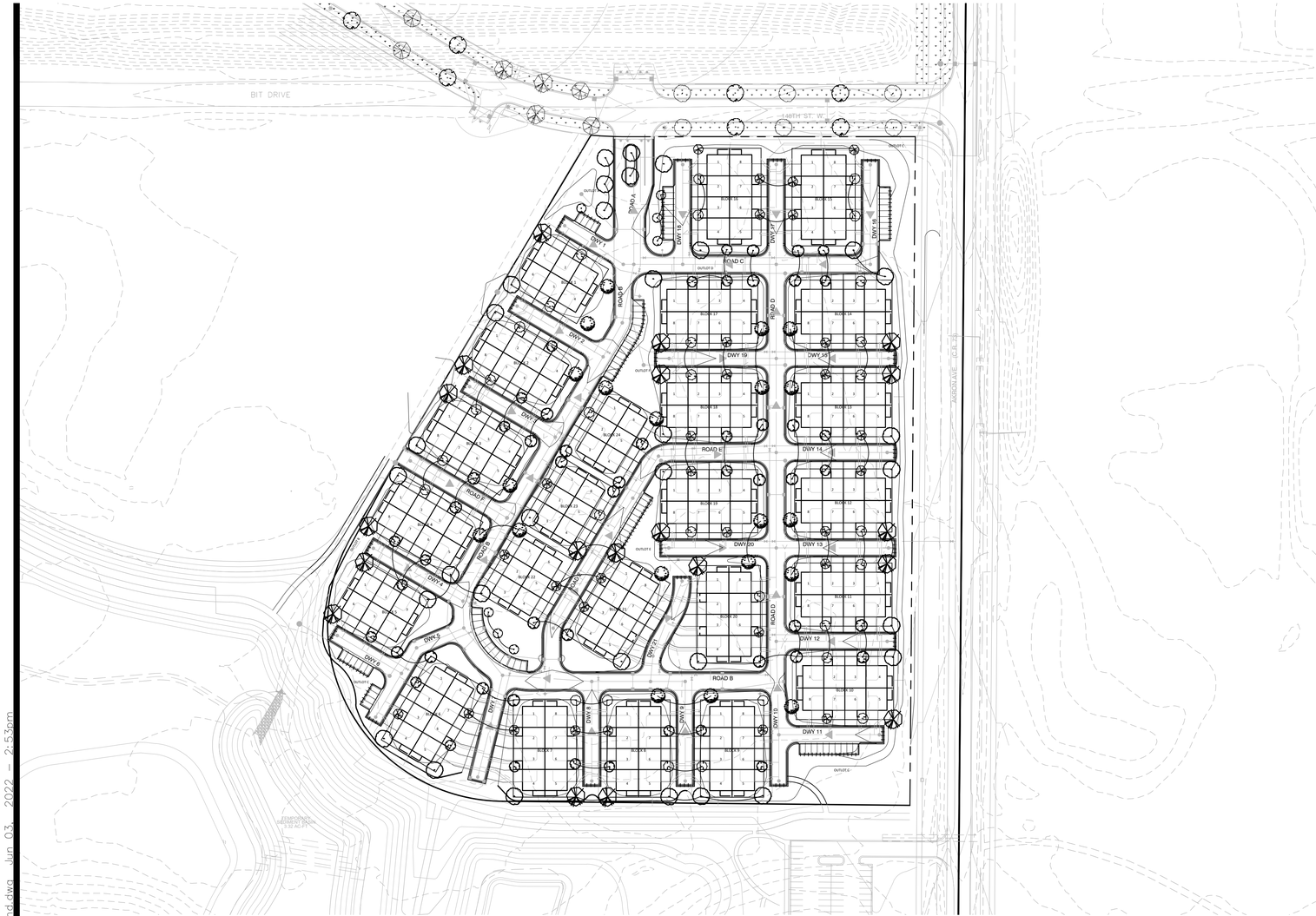
DATE	ISSUE
04-29-22	CITY SUBMITTAL
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PROJECT TEAM DATA

DESIGNED:	CJW
DRAWN:	JCH
PROJECT NO:	220-0078.4

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SHEET 35 of 39



LANDSCAPE SCHEDULE:

sc	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
30	**CS**	Crimson Spire Oak	Quercus 'Crimson Spire'	2.5" Cal.	Straight Trunk, No V-Crotch
20	**DP**	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'	2.5" Cal.	Straight Trunk, No V-Crotch
19	**HL**	Skyline Honey Locust	Gleditisia tricanthos var. inermis 'Skycole'	2.5" Cal.	Straight Trunk, No V-Crotch
7	**JL**	Japanese Tree Lilac	Syringa reticulata	2.5" Cal.	Clump Form
30	**PS**	Prairie Sentinel Hackberry	Celtis occidentalis 'JFS-KSU1'	2.5" Cal.	Straight Trunk, No V-Crotch
32	**RM**	Autumn Blaze Red Maple	Acer x freemanii 'Jeffersred'	2.5" Cal.	Straight Trunk, No V-Crotch
28	**RR**	Red Rocket Maple	Acer rubrum 'Red Rocket'	2.5" Cal.	Straight Trunk, No V-Crotch
24	**SL**	Sentry Linden	Tilia americana 'Sentry'	2.5" Cal.	Straight Trunk, No V-Crotch

Note: Plan supercedes schedule in event of a descrepancy

LANDSCAPE REQUIREMENTS:

MULTI-FAMILY:
8 TREES
+ 1 TREE PER UNIT IF 1-3 STORY
+ 1 TREE PER 2 UNITS IF 4+ STORY

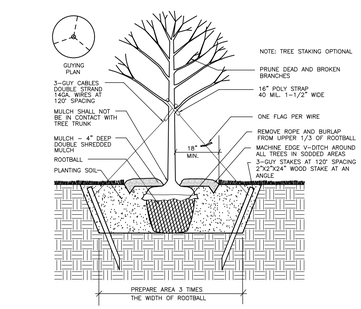
TOTAL UNITS 1-3 STORY: 182
REQUIRED TREES: 190 (182 + 8)
PROVIDED TREES: 190

LANDSCAPE NOTES:

1. INSTALL 6" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AND ANNUAL FLOWER AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
3. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF DARK BROWN COLOR SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
4. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
5. PLANT SOIL SHALL CONSIST OF 1:1:1, SELECT LOAMY TOPSOIL, PEAT MOSS, PIT RUN SAND.
6. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
9. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
10. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
11. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
13. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
14. LANDSCAPE CONTRACTOR SHALL INSTALL KENTUCKY BLUE GRASS SOD IN DENOTED AREAS INCLUDING ALL R.O.W. PER LOCAL INDUSTRY STANDARDS. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS.
15. SUPPLY DESIGN AND INSTALLATION FOR NEW WATER EFFICIENT IRRIGATION SYSTEM. DESIGN SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE OF NEW SOD, LANDSCAPE ISLANDS AND PLANTING AREAS. SOD, SEED AND SHRUB AREAS TO BE ON SEPARATE ZONES. DESIGN TO INCLUDE DRIP IRRIGATION IN SHRUB AREAS ADJACENT TO BUILDING. EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN/FREEZE SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. AND WORK OF OTHER SECTIONS.
16. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY FOR A LANDSCAPE INSTALLATION INSPECTION OF ALL PLANTINGS.

N

0 50 100 200
SCALE IN FEET



1 **TREE PLANTING DETAIL**
NOT TO SCALE

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AMBER FIELDS - 3RD ADDITION
ROSEMOUNT, MINNESOTA
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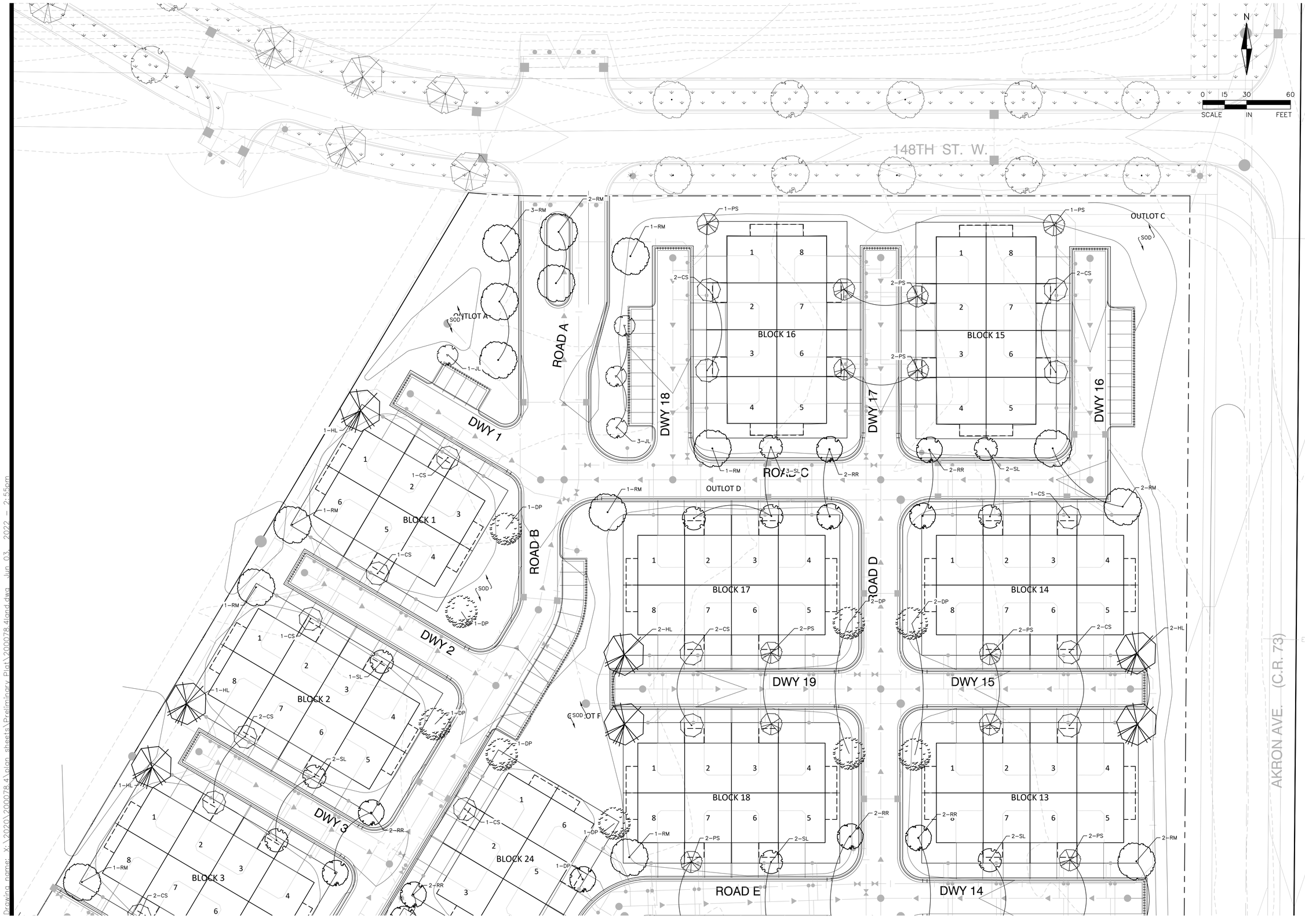
DATE	ISSUE
04-29-22	CITY SUBMITTAL
06-03-22	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: CKS
DRAWN: CKS
PROJECT NO: 220-0078.4

36

SHEET 36 of 39

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DESIGNED:	CKS
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37

SHEET 37 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4land.dwg Jun 03, 2022 - 2:55pm

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OUTLOT B
DWY 6
DWY 5
DWY 4
DWY 7
ROAD B
ROAD F
ROAD E
DWY 3
DWY 2
DWY 8
DWY 21
DWY 9
BLOCK 5
BLOCK 6
BLOCK 4
BLOCK 3
BLOCK 22
BLOCK 23
BLOCK 2
BLOCK 1
BLOCK 7
BLOCK 21
BLOCK 24
BLOCK 8
OUTLOT A
OUTLOT F
SOD
1–HL
1–SL
1–RM
1–PS
2–RR
3–SL
2–CS
3–RM
3–JL
3–DP
3–RS
2–HL
2–SL
2–PS
2–CS
1–DP
1–CS
2–SL

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LANDSCAPE PLAN - VIEW B

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PROJECT TEAM DATA

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SHEET 38 of 39

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LANDSCAPE PLAN - VIEW C

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PROJECT NO:	220-0078.4

39

SHEET 39 of 39

Drawing name: X:\2020\200078.4\plan sheets\Preliminary Plat\200078.4land.dwg Jun 03, 2022 - 2:58pm

Memorandum

To: Anthony Nemcek, Senior Planner

CC: Stacy Bodsberg, Planning & Personnel Secretary
Brian Erickson, City Engineer

From: Tim Hanson PE, WSB Engineering Consultant

Date: May 11, 2022

Re: Amber Fields Third Addition Preliminary Plat
Preliminary Plat Submittal Review
Grading and Drainage Plan Review
Preliminary Utility Plan Review
Landscaping Plan Review
WSB File Number 020079-000

SUBMITTAL:

Maplewood Development has submitted a Preliminary Plat for Amber Fields Third Addition for the development of Outlot L, Amber Fields. The outlot is proposed to be replatted into182 townhouse lots and 6 Outlots. Amber Fields Third Addition is located on the easterly side of the Amber Fields Addition extending from 148th Street and adjacent to the west side of Akron Avenue and directly across Akron Avenue from the Umore Ballfields. The plans submitted were prepared by Alliant Engineering. Review comments were generated from the Preliminary Plat Submittal dated 04-29-2022. The submittal included the following:

- Existing Conditions
- Preliminary Plat
- Phasing Plan
- Site Plan
- Grading and Drainage Plan
- Erosion and Sediment Control Plan
- Sanitary Sewer and Watermain Plan
- Storm Sewer Plan
- Landscape Plan

EXISTING CONDITIONS

The parent parcel of Amber Fields Third Addition consist of an easterly portion of the Amber Fields subdivision which was subdivided into several outlots for future development. Amber Fields is a portion of the UMORE Property located between the southerly extension of Auburn Avenue and Akron Avenue, south of CSAH 42. The parent parcel consists of land previously utilized for agricultural purposes and grass land. Amber Fields Third Addition is 17.23 acres.

PRELIMINARY PLAT

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Amber Fields Third Addition extends one private streets south from 148th Street. Road A is the private street entrance providing access to two private streets that provide an interior loop of the townhouse area. The loop street consists of three roads as identified on the submittal, Road B, Road C, and Road D. A fourth private street, Road E extends through the central area of the plat between the loop street. These four streets have 21 intersecting driveways and a fifth private street, Road F, that extends west from Road B to the westerly plat border. The private street, Road F, provides a secondary access to the area from the adjacent parcel. Road F must be extended as a private street terminating at a public street.

Akron Avenue extends along the east side of the Amber Fields Third Addition. No street or trail connections are identified from Akron Avenue to Amber Fields Third Addition, nor is Akron Avenue identified to be constructed.

There are no local public streets proposed in Amber Fields Third Addition

There are no pedestrian facilities identified within the Third Addition. A multi-purpose trail extends along the south side of 148th Street and a trial is identified to extend along the west side of Akron Avenue. A pedestrian trail is identified to extend adjacent to the south side of Amber Fields Third Addition within the central greenway park proposed with Amber Fields. There are no trail connections identified from the Third Addition to the adjacent trails.

Six Outlots are identified in the preliminary plat of Amber Fields Third Addition, Outlot A, B, C, E, & F are the common ground areas adjacent to the townhouse development and will be owned and maintained by the homeowner's association, Outlot D contains the private streets and driveways of the Third Addition. All Outlots will be owned and maintained by the development's Homeowners Association.

Phase 1 development of Amber Hills Third Addition consists of the primary access, Road A, extending from 148th Street, Road C, and a portion of Roads B and D. Nine driveways extend from these streets providing access to 54 townhouse units.

1. The private Road F must extend into the adjacent parcel as a private road to a public street. This street extension will be maintained by Amber Fields Third Addition Homeowners Association.
2. Outlots A, B, C, D, E, & F must have a drainage and utility easement dedicated over the outlot.
3. Pedestrian access to the adjacent trails and towards Umore Park needs to be include in the site plan.
4. The typical section for the private streets indicates Right of Way (ROW). For clarity purposes, remove "ROW" from the typical section and identify the street width in the title, ie 24 foot or 26 foot wide.

The development Fees are indicated below based on the 2022 Schedule of Rates and Fees.

- **Sanitary Sewer Trunk Charge: $1,075/acre**
- **Watermain Trunk Charge: $6,500/acre**
- **Storm Sewer Trunk Charge: $6,865/acre**

GRADING AND DRAINAGE

The entire preliminary plat has its runoff directed to the south to Pond 3 located in Amber Fields Central Greenway area. The runoff is conveyed by storm sewer to the southwest corner of the

subdivision where the storm sewer connects to an existing storm sewer installed with Amber Fields.

5. The emergency overflow elevation identified in the southeast corner of Block 23 must be reset to accommodate the proposed elevations for Block 23 and 24.
6. Show existing contours adjacent to the plat for 200 feet beyond the plat boundary.

SANITARY SEWER AND WATERMAIN – UTILITY PLAN

Amber Fields Third Addition sanitary sewer system extends within Road A from the sanitary sewer in 148th Street. This sewer extension provides service to the entire subdivision. The sanitary sewer system extends within each of the Roads and each of the Driveways identified on the plan. Trunk sanitary sewer is identified to be extended within Akron Avenue along the east side of Amber Fields 3rd Addition. This sanitary sewer is deep requiring a large area for installation. The sanitary sewer within Akron Avenue must be installed prior to development of Amber Fields 3rd Addition.

Eight-inch watermain is identified to be extended within the streets and driveways. Each driveway has a watermain stub that terminates at the end of the driveway. The watermain stubs must be looped or a flushing hydrant installed at the end of each driveway. An eight-inch watermain is stubbed to the subdivision boundary within Road F for looping of the system to the west. An additional 8 inch watermain stub needs to be extended to Akron Avenue for looping to the east. Gate valve and fire hydrant placement will be detail reviewed with the construction plans for the subdivision.

7. Trunk sanitary sewer extension must be completed before development of Amber Fields 3rd Addition.
8. Watermain stubs within driveways must be looped.
9. Watermain stub needs to extend to Akron Avenue for looping purposes.

STORM SEWER

Storm sewer design and layout will be reviewed with the Surface Water Management submittal which was submitted on 04-29-2022.

10. Detail review of the storm sewer system and design will be completed with the construction plans for the subdivision.

SURFACE WATER MANAGEMENT

The proposed Surface Water Management plan for the preliminary plat is currently being reviewed. Comments included in the Surface Water Management review shall be incorporated in the project design.

LANDSCAPE PLAN

The Landscape plan was reviewed for conflicts with infrastructure. Tree plantings should allow space for access and maintenance of proposed infrastructure.

General

Infrastructure design shall be completed in accordance with the City of Rosemount's Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City's General Specifications and Standard Detail Plates for Street and Utility Construction.

Memorandum

To: Brian Erickson, City Engineer
Nick Egger, Director of Public Works
Anthony Nemcek, Senior Planner
Jane Byron, Storm Water Specialist

From: Bill Alms, PE
Kendra Fallon, PE

Date: May 17, 2022

Re: Amber Fields 3rd Addition Stormwater Review
WSB Project No. 020403-000

I have reviewed the documents provided by Alliant Engineering in April 2022. Documents reviewed include:

- Amber Fields – 3rd Addition – Civil Plans
- Amber Fields Third Final Plat 04292022

It should be noted that there are outstanding comments on other previously submitted portions of the development that should be addressed.
Applicant should provide responses to each comment. I offer the following comments below.

Grading, Drainage, and Erosion Control Comments:

1. General
    a. No comments.
2. Ponds and Wetlands
    a. No comments.
3. Emergency Overflow Routes:
    a. No comments.
4. Retaining Walls:
    a. No comments.
5. Erosion Control:
    a. No comments.
6. Grading:
    a. Grading at the southern edge of the 3rd Addition is shown with a 3:1 slope. Update to 4:1 slopes per the City's Engineering Guidelines.

Stormwater Management Plan:

1. General Storm Sewer Design
    a. Pipe and structure information should be added to the plans (invert and rim elevations, pipe type and class, pipe slope).
    b. Profiles views of the proposed storm sewer should be provided in future submittals.

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c. Updated storm sewer sizing calculations should be submitted for the 3rd Addition. The storm sewer sizing calculations provided with the 148th Street construction documents do not include some of the storm sewer shown in the 3rd Addition.
    i. Additionally, an updated catch basin drainage area map should be submitted for the 3rd Addition.
d. Catch basins should be moved out from in front of proposed driveways. Shift CBMH 915 out from in front of the driveway.
e. It is unclear how CB 90-CB 92 are proposed to tie into the trunk storm sewer line directly beneath it. Applicant should show the connection in profile view and/or clarify the proposed connection.
f. Last accessible structures within the roadway prior to outletting should include a sump.

2. Water Quantity
    a. No comments.
3. Rate/Volume Control
    a. No comments.
4. Freeboard
    a. The City requires 1.5 feet between the EOF elevation and building elevation. This is not currently being provided for the townhomes proposed on Block 22-23 (941.8) with respect to the EOFs on Road E (940.35/940.75). Please update.
5. Water Quality
    a. No comments.
6. Easements
    a. The easement shown over the trunk line on the west side of the property extends to the edge of what is assumed to be a patio off the townhomes. Future maintenance on the trunk line may require reconstructing a portion of these patios.

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM:	Application for an On-Sale Brewer Taproom, Off-Sale Small Brewer License – DCJD,LLC, dba, North 20 Brewing Company	**AGENDA SECTION:** Public Hearing
PREPARED BY:	Erin Fasbender, City Clerk	**AGENDA NO.** 7.a.
ATTACHMENTS:	Draft Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to Approve an On-Sale Brewer Taproom, Off-Sale Small Brewer License and Off Sale 128 Ounces per Day for DCJD, LLC, dba, North 20 Brewing Company for the premise located at 12266 Bacardi Ave West and authorize sales on Sundays		

BACKGROUND

DCJD, LLC has applied for an On-Sale Brewer Taproom, Off-Sale Small Brewer License and Off Sale – 128 Ounces per Day for North 20 Brewing Company located at 12266 Bacardi Ave West in accordance with Title 3, Chapter 1 in city code. North 20 Brewing Company will be housed in a barn-style building to fit in with the rural setting, seating 97 guests. North 20 anticipates opening to the public as soon as possible following approval of licensing from the city and then the state.

The Police Department has conducted the appropriate background check on the corporation and determined that there are no issues that would disqualify the applicants from obtaining a liquor license.

The applicant will be subject to all regulations set forth in the City Code under Title 3, Chapter 1, and Minnesota Statute 340A. The applicant has paid the investigation fees and has submitted a Certificate of Liability insurance including minimum coverage set by state statute. The fee for the liquor licenses will be pro-rated and determined upon issuance. The license will expire December 31st each year.

The applicant also requests to conduct on-sale business on Sundays. Council may authorize a taproom to conduct on-sale business on Sundays with no additional license needed. North 20 Brewing Company wishes to serve alcohol on an outdoor patio. The submitted application and site plan meet the requirements set forth in section 3-1-14. Currently, a temporary fence is in place until material is available for the permanent fencing which is expected to arrive the end of July. Upon council approval, the state will do a final approval for the taproom and an inspection will be required for the off-sale prior to state approval.

The 2022 Minnesota Legislative Session resulted in the passage of a new law, Minnesota Statute 340A. 29. This law has created a new class of off-sale license for small brewers with production up to 7,500 barrels of beer annually and allows the off-sale of malt beverages up to 128 ounces, per customer, per day. The applicant is interested in the new small brewer off-sale license and has submitted the application to conduct these sales. If approved by council, the completed application goes to the Alcohol and Gambling Enforcement Division to be entered into the statewide liquor license database.

Representatives from North 20 Brewing Company will be present at the Council meeting to answer any

questions the Council may have regarding the request for a liquor license.

RECOMMENDATION

Upon holding the public hearing, staff recommends approval of the an On-Sale Brewer Taproom, Off-Sale Small Brewer License and Off Sale – 128 Ounces per Day for DCJD,LLC, dba, North 20 Brewing Company for the premise located at 12266 Bacardi Ave West.

CITY OF ROSEMOUNT
RESOLUTION NO. 2022- XX

A RESOLUTION APPROVING LIQUOR LICENSE FOR DCJD,LLC, dba, NORTH 20 BREWING COMPANY

WHEREAS, the City Council, pursuant to City Code Section 3-1-6 (B) held a public hearing on June 21, 2022, with respect to issuance of a liquor license for DCJD, LLC, dba, North 20 Brewing Company, for the premise located at 12266 Bacardi Ave, Rosemount, MN; and

WHEREAS, the City Council has reviewed the application as it is on file with the City Clerk; and

WHEREAS, the Chief of Police has reviewed the application as it is on file with the City Clerk; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rosemount as follows:

1. To grant and approve a license for " On-Sale Brewer Taproom, Off-Sale Small Brewer License and Off Sale 128 Ounces per Day " to DCJD,LLC, dba, North 20 Brewing Company, on premises located at 12266 Bacardi Ave, Rosemount, MN, in accordance with plans on file with the City, subject to:

   A. All terms and conditions of City Code Title 3, Chapter 1 as amended, and Minnesota Statute 340A.

   B. Liquor sales and consumption shall take place at the premise.

   C. Council may authorize a taproom to conduct on-sale business and sales of growlers on Sundays with no additional license needed.

   D. Allows the off-sale of malt beverages up to 128 ounces, per customer, per day.

2. The Mayor and City Clerk are hereby authorized to execute said license.

3. This license shall expire at 11:59 o'clock p.m., December 31, 2022.

ADOPTED this 21st day of June, 2022.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting Date: June 21, 2022

AGENDA ITEM:	Authorizing the Updated Rosemount Business Subsidy Policy	**AGENDA SECTION:** Public Hearing
PREPARED BY:	Eric Van Oss, Economic Development Coordinator	**AGENDA NO.** 7.b.
ATTACHMENTS:	Resolution, Business Subsidy Policy	**APPROVED BY:** LJM

RECOMMENDED ACTION:

1. Hold a Public Hearing
2. Motion to Adopt a resolution approving the updated Business Subsidy Policy

BACKGROUND

The City Council recently met to update their strategic plan and identify new goals for 2022/2023. Reviewing and revising the city's business subsidy policy under the bucket of "Growing Rosemount" was one of those goals.

In the 1998 legislative session, the Business Subsidy Act was adopted, which required all local governments to have a policy for public subsidies in excess of $150,000. The Port Authority reviewed and adopted the attached policy in 2000. Since then, the City has used primarily Tax Increment Financing (TIF) to facilitate numerous economic development projects such as the Waterford, Culver's, The Morrison, and Project Osprey.

Historically, the Business Subsidy Policy has largely been in the form of TIF driven redevelopment housing projects. Within the last several years interest in greenfield development for Business Park and Industrial uses has dramatically increased. Staff anticipates that that more businesses will seek subsides for distribution and light manufacturing facilities. As the policy is 20 years old, staff believes it is a good time to revisit the subsidy policy and to ensure it is in line with the goals and priorities of the Port Authority.

The current policy outlines the criteria for approval but does not outline how the policy advances the economic development goals/priorities of the Port Authority and City Council via the Comprehensive Plan. Other cities have revised their Business Subsidy Polices to prioritize issue areas such as transportation/utility infrastructure, elimination of blight, creating of workforce housing, increased wage goals and new/unmet services.

At the March Port Authority meeting, Commissioners and staff discussed the need for an updated policy and broad concepts to include. Staff reviewed the 2040 Comprehensive Plan, Council/Port goals, and other cities business subsidy policies. The current policy only addresses the statutory and regulatory process of administering subsidies. Staff suggests changing the structure of the policy to include sections that outline the purpose, subsidy criteria, application process, minimum requirements and subsidy agreement. Currently there is an informal process and it is applied on a project-by-project basis; however, given the flurry of activity, staff believes a codified process would be helpful to streamline subsidy requests.

At the May Port Authority meeting, Commissioners commented on the draft Business Subsidy Policy and staff incorporated changes as needed. To formally adopt the policy, the City Council must hold a public hearing and subsequently vote to adopt the attached resolution, which will then be sent to the Minnesota Department of Employment and Economic Development to be recorded as the City's updated official Business Subsidy Policy.

RECOMMENDATION

The Rosemount Port Authority and staff recommend City Council approve the attached updated Business Subsidy Policy.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ADOPTION OF THE BUSINESS SUBSIDY POLICY

WHEREAS, a Business Subsidy Policy Update has been completed pursuant to Minnesota Statutes 116J.993, Subdivision 3, for private development.;

WHEREAS, the criteria set forth in this document are guidelines only. The City Council reserves the right in its discretion to approve business subsidies that vary from the criteria stated herein if the City Council determines that the subsidy nevertheless serves a public purpose;

WHEREAS, The City Council may amend the business subsidy criteria at any time. Amendments to these criteria are subject to public hearing requirements pursuant to Minnesota Statutes, Section 116J.993 through 116J.994;

WHEREAS, in accordance with Business Subsidy Criteria, Business Subsidy requests must comply with applicable state statutes. The City Council ability to grant business subsidies is governed by the limitations established in Minnesota Statutes 116J.993 through 116J.994;

WHEREAS, all new projects approved by the City Council should meet the following minimum approval criteria. However, it should not be presumed that a project meeting these criteria will automatically be approved. Meeting these criteria creates no contractual rights on the part of any potential developer or the City Council;

NOW THEREFORE BE IT RESOLVED, by the City Council of Rosemount, MN that the City of Rosemount adopts the Business Subsidy Policy dated June 21st, 2022.

ADOPTED this 21st day of June 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

Rosemount Business Subsidy Policy

1. PURPOSE

The purpose of the Rosemount Business Subsidy Policy is to establish criteria for the granting of business subsidies, including assistance through Tax Increment Financing (TIF), Tax Abatement, and other incentive and assistance programs that may become available through the City. For the purposes of this document, the term "City" includes the Rosemount City Council, the Rosemount Port Authority, City staff, financial consultants, and legal counsel.

This policy will be used as criteria for providing subsidies, in addition to the requirements and limitations set forth by provision of Minnesota Statutes Section 116J.993 through 116J.995, as amended (the "Business Subsidy Act"). The criteria set forth in this Business Subsidy Policy shall be used as a guide in processing and reviewing an application requesting a business subsidy and shall be used in conjunction with other relevant policies of the City. The City may amend this Business Subsidy Plan at any time. Amendments to this Plan are subject to public hearing requirements contained in the Business Subsidy Act.

The City reserves the right to approve or reject projects on a case-by-case basis, taking into consideration established polices, project criteria, and demand on City services in relation to the potential benefits form the project. Meeting this policy criteria does not guarantee the award of business assistance for the project. Approval or denial of one project is not intended to set precedent for approval or denial of another project. The City has the right to deviate from this policy. Any applicant who is not in good standing with the City regarding licenses, fees, code violations, or other City issues will not be considered for a business subsidy.

2. BUSINESS SUBSIDY CRITERIA

Because projects vary greatly in structure and public benefit derived, each project will be considered on its own merits. Consideration will be given to projects providing public benefits in two or more of the following categories:

1. The creation of new jobs/increase in total payroll. A project must create a minimum of 5 jobs. Preference will be given to higher paying jobs that also provide benefits such as health care. Projects that result in the retention of existing jobs can also be considered for business subsidies. To be considered under this job retention category, it must be demonstrated – to the satisfaction of the City - that the loss of jobs is specific and can be demonstrated.
    a. *Potential Wage Criteria*: The project provided a business subsidy must have demonstrate one third of the full-time equivalent positions will be paying at least 200% of the State of MN Minimum Wage. The City will seek to create jobs with higher wages as appropriate for the overall public purpose of the assistance. Wage goals may also be set to enhance existing jobs through increased wages, which increase must result in wages higher than the minimum under this Section.
2. Projects that make a minimum capital investment of $1 million.

3. "But-For" Test. When there is a substantial likelihood that the project would not go forward or would not go forward in the same capacity without the business subsidy. This criterion may be met based solely on representation of the recipient of the business subsidy.
4. Other Economic or Redevelopment Goals. If creation of jobs is determined not to be a goal of a project (and by extension wages) the proposed business subsidy must achieve specific, tangible, and measurable goals related to one or more of the following:
    a. Projects that provide value in the forms of needed transportation and other utility infrastructure improvements including regional infrastructure in the community that would be completed in conjunction with the project.
    b. Redevelopment projects that result in the stabilization of business districts or neighborhoods by elimination of blighting conditions.
    c. Projects create new business or residential opportunities in Downtown Rosemount.
    d. Projects that enhance or increase the economic diversity of the community by attracting businesses or industries not currently located in the City. New job wage requirements will apply to any new jobs created.
    e. Projects that result in the development of affordable, senior, or workforce housing.
    f. Multi-family housing with high-amenities considered market rate
    g. Quality of Life based on business/projects. Those business/entities that provide a desirable good or service and address an unmet demand in the community will be considered. New job wage requirements will apply to any new jobs created.
    h. Provides opportunity for the attraction of destination-oriented uses such as outdoor recreation, entertainment and shopping.

3. BUSINESS SUBSIDY APPLICATION PROCESS

The applicant will complete and submit the City's Application for Business Subsidy along with the required application fee (refer to the current year's adopted fee schedule). The application fee covers the City's outside financial analysis costs and the development of a business subsidy agreement by legal counsel. The applicant will also provide any additional information requested by the city. Prior to approval of a business subsidy's financing plan and when deemed appropriate by the City Council, the developer shall provide any required market and financial feasibility studies, appraisals, soil boring, information provided to private lenders for the project, and other information or data as requested.

The applicant will be liable for any additional costs beyond the initial deposit. All materials submitted to the City in connection with a business subsidy application shall become the property of the City and is subject to data privacy law. The review process shall involve at least the following:

1. Staff shall review the application materials and make a preliminary recommendation to the City regarding:

    a. The completeness of the application, and

    b. Whether the application meets the goals and criteria of this policy.

2. If the City concurs with the recommendation, a public hearing will be set.

3. At the time of the scheduled public hearing, staff will make a final recommendation to the City regarding the approval or denial of the subsidy application. This recommendation will be based on:

   a. Applicable credit analysis.

   b. Financial structure of the proposed project/application.

   c. Legal compliance of the project/application.

4. The City will conduct the public hearing, during which it will take citizen comment on issuing the subsidy. After the public hearing is closed, the City will either approve or deny the Business Subsidy request. If the subsidy is approved, the business and the City will enter into a Business Subsidy Agreement.

4. BUSINESS SUBSIDY MINIMUM PROJECT REQUREMENTS

All new projects approved by the City Council should meet the minimum approval criteria outlined in Section 2. However, it should not be presumed that a project meeting these criteria will automatically be approved. Meeting these criteria creates no contractual rights on the part of any potential developer or the City Council. The project must be in accord with the Comprehensive Plan, Zoning Ordinances and other Economic Development Plans or required changes to the plan and ordinances must be under active consideration by the City at the time of approval. Each Tax Increment Financing subsidy and Tax Abatement will be analyzed and evaluated by the City Council. Each project shall be measured against the general criteria in Sections 1 through 5 and the specific criteria in the City Council Tax Increment Financing Policy.

5. SUBSIDY AGREEMENT

In granting a business assistance, if required by the Business Subsidy Act, the City shall enter into a subsidy agreement with the recipient that provides the following information:

   a. Wage and job goals (if applicable)

   b. Commitment to provide necessary information for reporting purposes

   c. Five-year operation commitment after the benefit date

   d. Recourse for failure to meet goals required by the Statutes

The subsidy agreement may be incorporated into a broader development agreement for a project. The assistance agreement will commit the recipient to provide the reporting information required by the Business Subsidy Act, if any.

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM:	Request by Landco Investments of Rosemount for a Rezoning and Minor Amendment to the Rosewood Commons Planned Unit Development Agreement to Construct a Memory Care and Assisted Living Facility	**AGENDA SECTION:** New Business
PREPARED BY:	Anthony Nemcek, Senior Planner	**AGENDA NO.** 9.a.
ATTACHMENTS:	Ordinance; Resolution; Minor Amendment to the PUD agreement; Excerpt from the May 24, 2022 Planning Commission Meeting Minutes; Site Location; Rosewood Commons PUD layout; Rezoning Exhibit; Site Plan; Utility Plan; Landscape Plan; Photometric Plan; Building Elevations and Architectural Renderings; Engineer's Memo dated April 26, 2022.	**APPROVED BY:** LJM

RECOMMENDED ACTION:

1) **Motion** to adopt an Ordinance amending Ordinance B City of Rosemount Zoning Ordinance to change the zoning of Lot 1, Block 1 Rosewood Commons from C4 PUD-General Commercial Planned Unit Development to R4 PUD-High Density Residential Planned Unit Development

2) **Motion** to adopt a resolution approving a Minor Amendment to the Rosewood Commons Planned Unit Development Agreement, subject to conditions

SUMMARY

The City Council is being asked to consider a request by Landco Investments of Rosemount for approval of a rezoning and site plan review for a site in the Rosewood Commons Planned Unit Development to construct a 32-suite assisted living and memory care facility. The owner of the property had originally received approval to construct a hotel on the site alongside six apartment and mixed-use buildings to the east. The applicant is proposing to replace the hotel with the proposed assisted living and memory care facility and eventually build the hotel further west on the site. Even though the specific site is designated in the Comprehensive Plan for commercial uses, Section 11-10-6: Planned Unit Developments of the City Code allows for the rezoning of the site from commercial to residential through the PUD process. With the rezoning, the proposed building meets the site and building requirements of the R4-High Density Residential zoning district. To memorialize the change and formalize its approval, the applicant is also requesting approval of a minor amendment to the Rosewood Commons Planned Unit Development Agreement. No additional deviations from the zoning ordinance are being requested with the minor amendment. Minor amendments are reviewed and approved by the City Council in a single step, therefore

the Planning Commission was not asked to take action to recommend approval of that request. The Planning Commission approved the site plan review for the proposed facility at its meeting in May, and it is recommending approval of the rezoning. Staff is recommending to the City Council approval of the minor planned unit development.

Owner:	Warren and Kathleen Israelson
Applicant:	Landco Investments of Rosemount
Site Area in Acres:	1.67 acres
Total Dwelling Units:	32 private suites (20 Assisted Living/12 Memory Care)
Gross Density:	19.6 units/acre
Net Density:	19.6 units/acre
Comprehensive Plan Guiding:	CC-Community Commercial and HDR-High Density Residential
Current Zoning:	C4 PUD-General Commercial Planned Unit Development
Requested Zoning:	R4 PUD-High Density Residential PUD

Surrounding Land Uses
North: High Density Residential
East: High Density Residential
South: Community Commercial
West: High Density Residential/Community Commercial.

PLANNING COMMISSION ACTION

The Planning Commission reviewed this request and held a public hearing during its meeting on May 24, 2022. The Commission asked about a prior request for a similar facility that would have been located to the southeast of the Rosewood Commons development at the intersection of County Road 42 and Business Parkway. Staff confirmed their recollection but was unsure if this is the same applicant as the one who originally hoped to build along 42. Staff reaffirmed the City's goals of maintaining the land along 42 for true commercial uses.

The Commission encouraged the use of colors to create a cohesive feel throughout the Rosewood Commons development. The Commission also asked about the timing of the proposed facility compared to the construction of the apartments that have been approved just east of the site. Staff provided an anticipated timeline in which roads within the development would be constructed and site grading would occur simultaneously.

The applicant provided responses to the comments and questions of the Commission. The applicant is amenable to providing some color to the elevations, and they provided an outline of the timing of the project consistent with staff's description. The Planning Commission voted unanimously to approve the site plan and to recommend approval of the rezoning of the site.

BACKGROUND

The City Council approved the Rosewood Commons Planned Unit Development, Preliminary Plat, and Site Plan for the first phase of development at its meeting in fall of 2020. Initially, the landowner had proposed a memory care facility on a parcel adjacent to County Road 42 immediately east of Business Parkway. Because the City has been intent on maintaining the commercial land use designation for properties along County Road 42, the proposed memory care facility was removed from the original plan. On October 5, 2020, the City Council subsequently approved the proposed development plan.

The Rosewood Commons development area has seen continued interest from developers of the proposed type of facility, while the market has not shown much interest in a hotel at this time. The subject parcel is

a good fit for the proposed use because it is adjacent to the future apartment buildings which will contain 55-plus/senior housing units, and its quasi-commercial nature allows for a transition between the heavier commercial uses to the west such as the future hotel. Because the Planned Unit Development area contains both high density residential and commercial uses, the proposed rezoning is considered in conformance with the comprehensive plan as the overall unit mix still falls within the anticipated range of the original PUD as approved.

ISSUE ANALYSIS

Legal Authority. Site plan reviews and rezonings, are *quasi-judicial* decisions for the City meaning that the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance are being followed. Generally, if these applications meet the City's established requirements they must be approved. Staff review of each application is provided below.

Rezoning

The subject parcel is located within the Rosewood Commons Planned Unit Development. The original anticipated use for the site was a hotel, which is a permitted use in the C4-General Commercial zoning district (and is now planned for further west on the site). The applicant is proposing an assisted living facility on the site, which is not a permitted use in the C4-General Commercial zoning district but is permitted in the R4-High Density Residential zoning district.

Rosemount City Code Section 11-10-6: Planned Unit Developments allows for planned unit developments with a mix of uses so long as the overall area of the planned unit development is designated for those uses in the Comprehensive Plan. In this case, the comprehensive plan shows a mix of high density residential and commercial uses. Further, that section of the code also requires that "each residential PUD or the residential portion of each mixed-use PUD shall have a density within the range specified in the comprehensive plan for the PUD site. The density of individual buildings or lots within a PUD may exceed these standards, provided the density for the entire PUD does not exceed the permitted standards." In this case, rezoning the former hotel parcel to High Density Residential to accommodate the assisted living and memory care facility will result in a gross residential density for the site of 21.33 units per acres within the residential portion of the Rosewood Commons planned unit development, which falls within the 12-30 units per acre range anticipated for high density residential uses in the comprehensive plan.

The developer of Rosewood Commons anticipates additional apartments to be constructed in the future to the west of the subject area, and a comprehensive plan amendment would be required to accommodate that additional residential density as there is no more land within the Rosewood Commons planned unit development designated for residential uses in the comprehensive plan.

Minor Amendment to the Rosewood Commons Planned Unit Development.

The applicant is proposing an amendment to the planned unit development that would alter the configuration of the building on the site and change the use from a hotel to a memory care and assisted living facility. The applicant is not requesting any deviations from the standards of the R4 zoning district. This amendment is to memorialize the change in layout and use for the subject parcel. Minor planned unit development amendments are not reviewed by the Planning Commission, although the requested amendment was summarized by staff during the Planning Commission meeting on May 24, 2022.

Site Layout

The subject parcel is rectangular in shape and positioned in a north/south orientation. The building is also rectangular and positioned on the site along the parcel's north/south axis. The main entrance to the building will be located near the center of the eastern façade of the building with parking. The parking and two access points will be located east of the building. A patio area will be located between the western building façade and the western parcel boundary. The Rosewood Commons Planned Unit Development has been designed to provide access to the various uses within the development via internal drive aisles.

Therefore, the original approval allowed for minimal setbacks from most parcel boundaries not adjacent to public rights of way. In the case of the proposed assisted living and memory care facility, all the building setback requirements of the R4 zoning district are met while some surface parking and drive aisles have been placed closer to the eastern property boundary.

The table on the following page compares the dimensional standards of the R4-High Density Residential zoning district with the dimensions of the proposed development.

Building Performance Standards for the R4 – High Density Residential District		
Standard	**Required**	**Proposed**
Minimum Lot Size	22,500 square feet	72,745 square feet
Front (East)	30 ft.	65.1 ft.
Side (South)	10 ft.	63 ft.
Side (North)	10 ft.	49 ft.
Rear (West)	10 ft.	30 ft.
Maximum Lot Coverage	75%	62.7%

Exterior Materials and Massing

The building will be a single story, well below the maximum building height for the High-Density Residential zoning district, with a hipped roof featuring gables to create visual interest. The exterior walls of the building are articulated to break up the long facades, and combination of brick, lap siding, and shakes is used on the exterior. Exterior elevations are included in the attachments. The exterior materials and massing meet the requirements of the R4 zoning district.

Access and Parking

Access into the site is made from the east and is provided by an internal drive being constructed by the developer of Rosewood Commons. Entry into the site comes from two access points near the northeast and southeast corners of the subject parcel. Along that internal drive are 19 angled parking stalls, which are separate from the off-street parking provided by the applicant's plans. Within the subject parcel the applicant's plans show 24 parking stalls. The zoning ordinance requires one stall per employee for nursing homes, which is much lower than the number of stalls provided by the applicant's plans.

Pedestrian Circulation

The Rosewood Commons planned unit development includes sidewalks along the internal drives, within the development a sidewalk extends along the entire parking area. Additional sidewalks provide access to the building entrances at the northwest corner and south end of the building. The sidewalk extends further to connect with the concrete patio at the rear of the building. At the building entrance, the bituminous pavement is flush with the sidewalk surface to accommodate the residents of the facility.

RECOMMENDATION

The Planning Commission has reviewed and approved the site plan for the facility, subject to approval of an amendment to the zoning map to change the zoning of the site from C4 PUD to R4 PUD. The Commission and staff are recommending approval of the rezoning request and staff is recommending approval of the Minor Amendment to the Rosewood Commons Planned Unit Development Agreement.

City of Rosemount

Ordinance No. B-282

AN ORDINANCE AMENDING ORDINANCE B CITY OF ROSEMOUNT ZONING ORDINANCE

Suite Living

THE CITY COUNCIL OF THE CITY OF ROSEMOUNT, MINNESOTA, ORDAINS AS FOLLOWS:

Section 1. Ordinance B, adopted September 19, 1989, entitled "City of Rosemount Zoning Ordinance," is hereby amended to rezone property from C4-PUD-General Commercial Planned Unit Development to R4 PUD – High Density Residential Planned Unit Development that is located within the Rosewood Commons Planned Unit Development legally described as follows:

Lot 1, Block 1, Rosewood Commons, Dakota County, Minnesota

Section 2. The Zoning Map of the City of Rosemount, referred to and described in said Ordinance No. B as that certain map entitled "Zoning Map of the City of Rosemount," shall not be republished to show the aforesaid rezoning, but the Clerk shall appropriately mark the said zoning map on file in the Clerk's office for the purpose of indicating the rezoning hereinabove provided for in this Ordinance and all of the notation references and other information shown thereon are hereby incorporated by reference and made part of this Ordinance.

Section 3. This ordinance shall be effective immediately upon its passage and publication according to law.

ENACTED AND ORDAINED into an Ordinance this 21st day of June, 2022.

CITY OF ROSEMOUNT

_____

William H. Droste, Mayor

ATTEST:

_____

Erin Fasbender, City Clerk

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 -

A RESOLUTION APPROVING A MINOR AMENDMENT TO THE ROSEWOOD COMMONS PLANNED UNIT DEVELOPMENT AGREEMENT

WHEREAS, the Community Development Department of the City of Rosemount received a request from LandCo Investments of Rosemount to amend the Rosewood Commons Planned Unit Development Agreement to replace the development plan for the site of a proposed hotel with a memory care and assisted living facility; and

WHEREAS, staff has prepared and recommends a Minor PUD Amendment with the new development plan;

WHEREAS, on June 21st, 2022, the City Council of the City of Rosemount reviewed the application and staff recommendation.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Rosemount hereby approves the Minor Amendment to the Rosewood Commons Planned Unit Development Agreement to replace the development plan for the site of a proposed hotel with a memory care and assisted living facility.

ADOPTED this 21st day of June, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

A MINOR AMENDMENT TO THE ROSEWOOD COMMONS PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT REPLACING THE SITE PLAN FOR A PROPOSED HOTEL WITH THAT OF A MEMORY CARE AND ASSISTED LIVING FACILITY

THIS DECLARATION made this 21st day of June, 2022, by and between **LandCo Investments of Rosemount** (hereinafter referred to as the "Declarant"), and the **CITY OF ROSEMOUNT**, **a Minnesota municipal corporation** (hereinafter referred to as the "City");

WHEREAS, Declarant is the owner of the real property as described on Attachment One, attached hereto and hereby made a part hereof (hereinafter collectively referred to as the "Subject Property"); and

WHEREAS, the Subject Property is subject to a Planned Unit Development Agreement, "Rosewood Commons Master Development Plan Planned Unit Development Agreement", dated _____, 20__ and recorded with the Dakota County Recorder as document number _____ on _____, (hereinafter referred to as the "Planned Unit Development Agreement"); and

WHEREAS, Declarant wishes to amend the Planned Unit Development Agreement as hereinafter provided, which amendment has been approved and consented to by the City of Rosemount, acting through its City Council, as evidenced by the duly authorized signatures of its officers affixed hereto.

NOW, THEREFORE, the Declarant declares that the Subject Property is, and shall be, held, transferred, sold, conveyed and occupied subject to the covenants, conditions, and restrictions, hereinafter set forth.

1. The use and development of the Subject Property shall conform to the Planned Unit Development Agreement except as shown on the plans shown on Attachment 2.

2. Except as modified by paragraph 1 of this Amendment, the Planned Unit Development Agreement shall remain in full force and effect.

3. The obligations and restrictions of this Amendment run with the land of the Subject Property and shall be enforceable against the Declarant, its successors and assigns, by the City of Rosemount acting through its City Council. This Amendment may be amended from time to time by a written amendment executed by the City and the owner or owners of the lot or lots to be affected by said amendment.

IN WITNESS WHEREOF, the undersigned as duly authorized agents, officers or representatives of Declarant have hereunto set their hands and seals as of the day and year first above written.

DECLARANT

LandCo Investments of Rosemount

By_____
Its_____

By_____
Its_____

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by _____ and _____, the _____ and _____, for and on behalf of LandCo Investments of Rosemount, a _____, by and on behalf of said _____.

_____
Notary Public

This Amendment is approved and consented to by the City Council of the City of Rosemount.

CITY OF ROSEMOUNT

By:_____
William H. Droste, Mayor

And by:_____
Erin Fasbender, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by William H. Droste and Erin Fasbender, the Mayor and City Clerk, respectively, for and on behalf of the City of Rosemount, a Minnesota corporation, by and on behalf of said corporation.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
City of Rosemount
2875 145th Street West
Rosemount, MN 55068
651-423-4411

EXCERPT FROM THE MAY 24, 2022 PLANNING COMMISSION MEETING MINUTES

5.b. Request by Landco Investments of Rosemount for a Rezoning and Site Plan Review Approval to Construct a Memory Care and Assisted Living Facility. (22-36-SP, 22-37-RZ)

Senior Planner Nemcek gave a presentation and summary of the staff report for the Planning Commission.

Commissioner Rivera inquired about the location of the facility. Nemcek stated that it'll be located where the original plan had the hotel, and the hotel will move further west on the property.

Commissioner Thiagarajan questioned if some color could be added to the exterior gray and maybe add a few features to tie in the surrounding existing buildings.

Commissioner Rivera inquired if the developers are the same for the projects. Nemcek stated that the overall site is the same developer, the builders of the apartments and assisted living facility are different. The proposed project is anticipated to start first.

The public hearing opened at 8:02 pm.

Public Comments:
Jeremy Larson, 1824 Buerkle Road, Landco Investments of Rosemount, Applicant, stated that the exterior color can absolutely be adjusted. Grading on the site will start at the same time that the roads will be constructed.

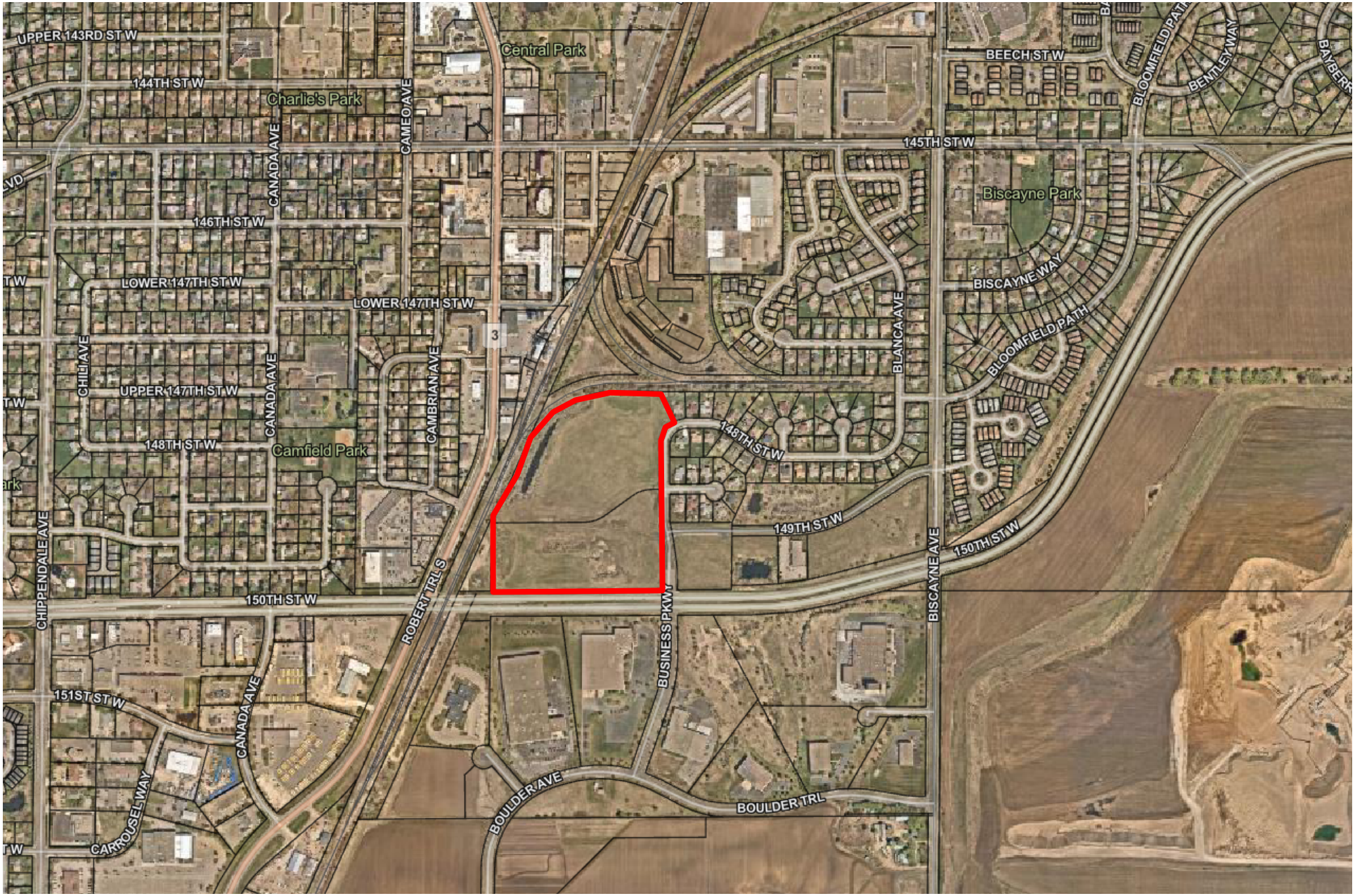
> **MOTION** by Kenninger to close the public hearing.
> **Second** by Reed.
> Ayes: 6. Nays: 0. Motion Passes.

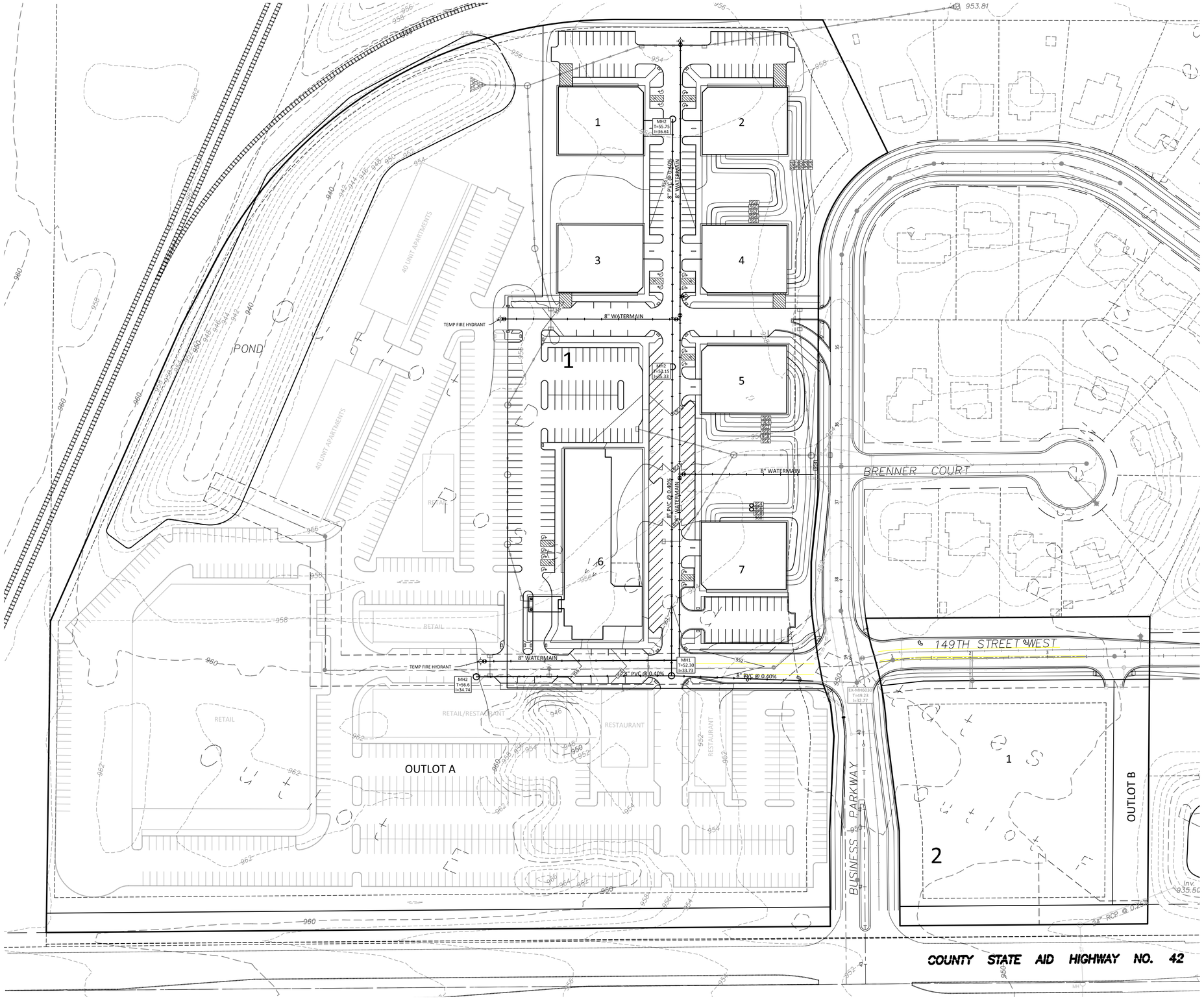
The public hearing closed at 8:05 pm.

Additional Comments: None.

> **MOTION** by Thiagarajan to recommend the City Council approve a rezoning of the subject parcel from C4 PUD-General Commercial Planned Unit Development to R4 PUD-High Density Residential Planned Unit Development.
> **Second** by Marlow.
> Ayes: 6. Nays: 0. Motion Passes.

> **MOTION** by Hebert to approve the site plan to allow Landco Investments of Rosemount to construct a 32-unit assisted living and memory care facility on Lot 1, Block 1, Rosewood Commons, subject to the following conditions:
>
> a. Approval of a Minor Amendment to the Rosewood Commons Planned Unit Development Agreement.
> b. The applicant shall update the landscape plan to provide a total of 25 trees.
> c. Site signage shall require a separate sign permit and meet the requirement of signs in the R4 zoning district.
> d. The maximum height for pole-mounted lighting is 20".
> e. Conformance with the requirements contained in the Engineer's memo dated April 26, 2022.
>
> **Second** by Marlow.
> Ayes: 6. Nays: 0. Motion Passes.


UPPER 143RD ST W
144TH ST W
Charlie's Park
Central Park
BEECH ST W
BLOOMFIELD PATH
BENTLEY WAY
BAYBERRY
CANADA AVE
CAMEO AVE
145TH ST W
Biscayne Park
146TH ST W
LOWER 147TH ST W
LOWER 147TH ST W
BISCAYNE WAY
BLANCA AVE
BLOOMFIELD PATH
CHILI AVE
UPPER 147TH ST W
CANADA AVE
CAMBRIAN AVE
148TH ST W
Camfield Park
148TH ST W
149TH ST W
150TH ST W
CHIPPENDALE AVE
ROBERT TRL S
BUSINESS PKWY
BISCAYNE AVE
150TH ST W
151ST ST W
CANADA AVE
CARROUSEL WAY
BOULDER AVE
BOULDER TRL



N

0 60 120 180

KJwalk INC.
6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Minnesota.

Luke Warren Israelson
Registration #: 51362 Date: 8/7/2020

Date:	Revision:
02/21/2020	Original
03/02/2020	Revised
05/06/2020	Revised
08/07/2020	Revised

ROSEWOOD COMMONS
ROSEMOUNT, MN

ROSEWOOD COMMONS

For Review
August 7, 2020

Preliminary Utilities

SHEET 4 of 6

FILE PATH: G:\My Drive\Work Files\Rosemount Projects\Rosewood Center Apartments Hotel\Engineering\CAD\DWGS\RCE-Site Plan revised-1.dwg

Figure 3: Existing Zoning Designations

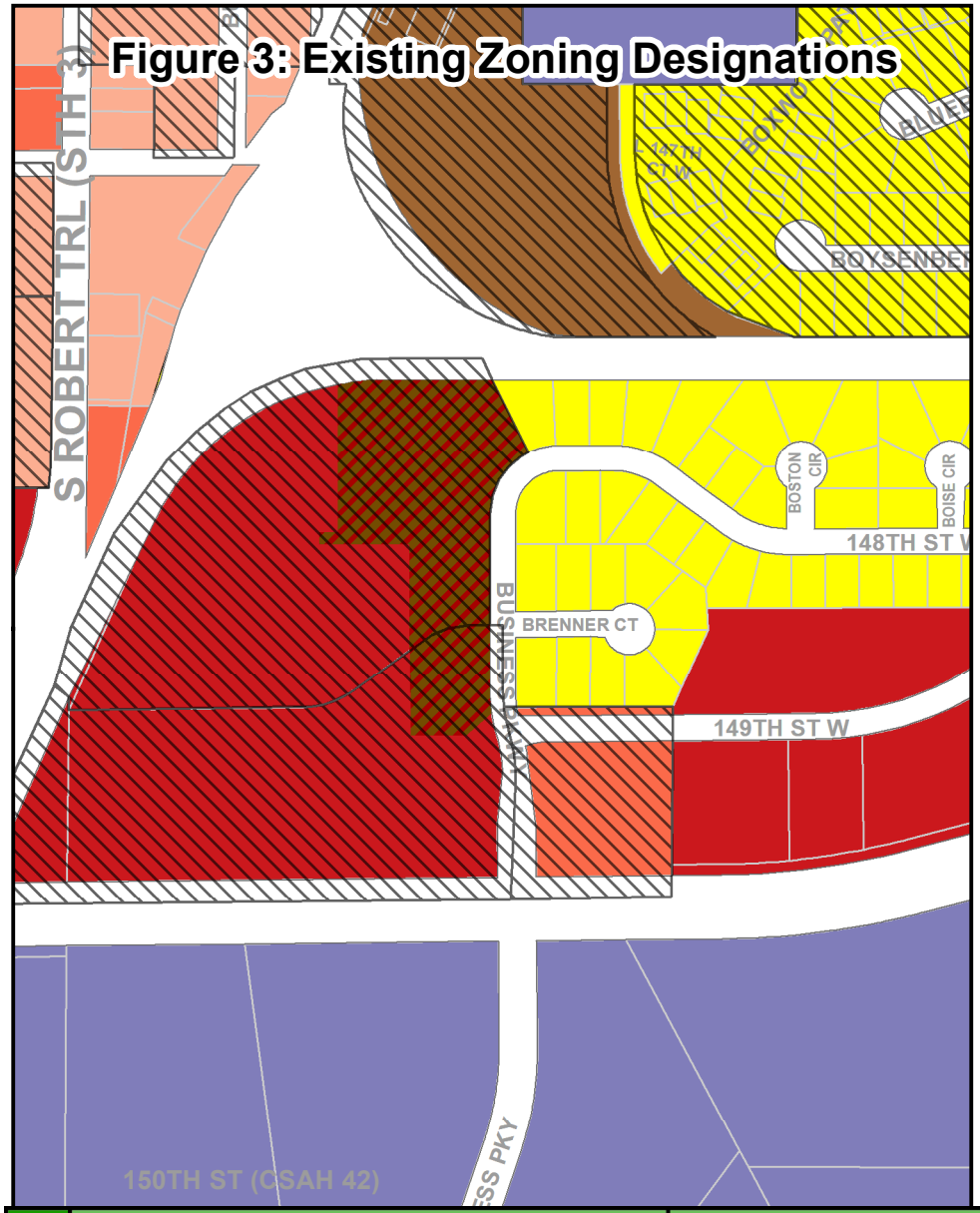
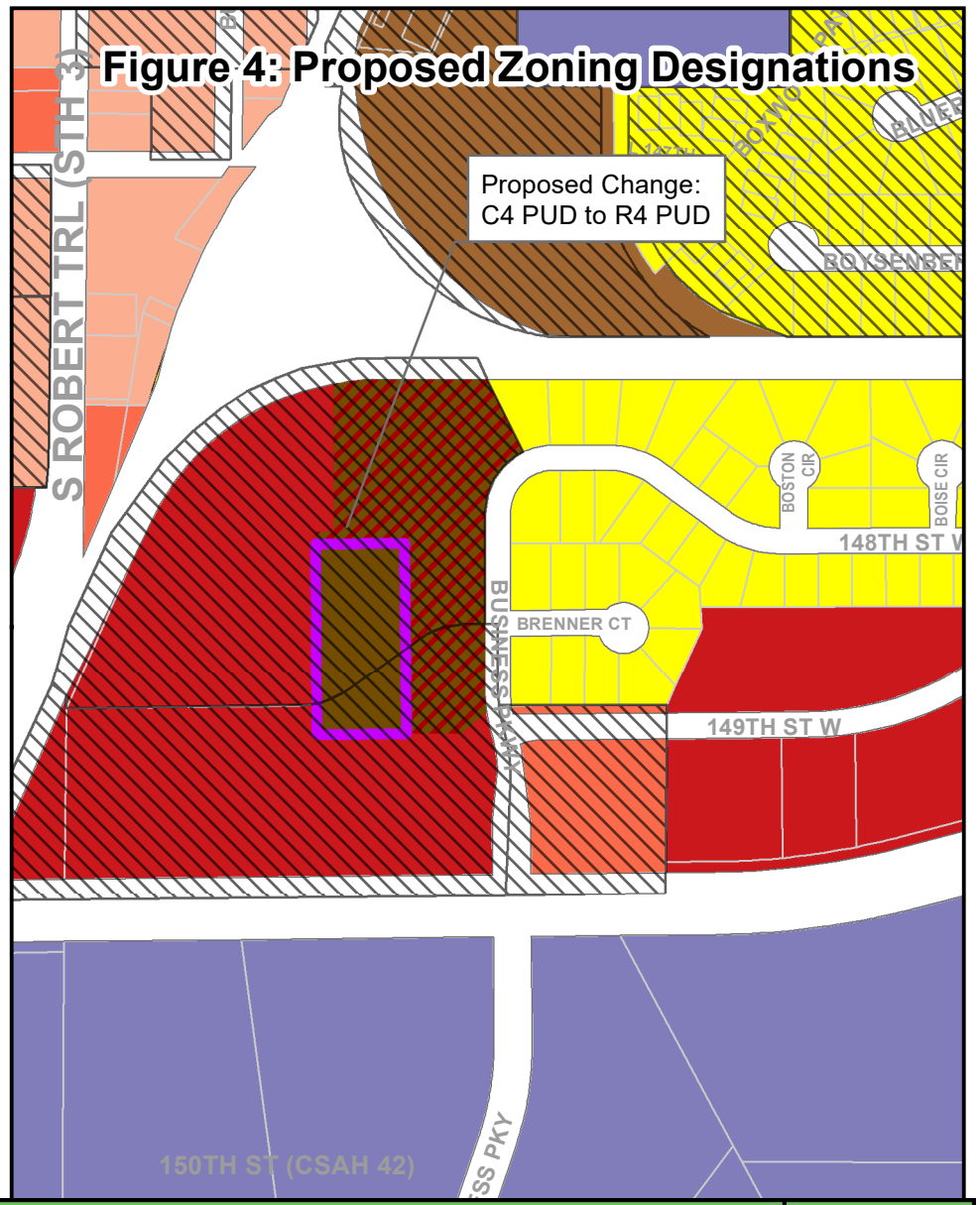


Figure 4: Proposed Zoning Designations



ROSEMOUNT
MINNESOTA

PUD Zoning

Residential:
- R1 - Low Density Residential
- R4 - High Density Residential

Commercial:
- DT - Downtown District
- C3 - Highway Service Commercial
- C4 - General Commercial

Industrial:
- BP - Business Park

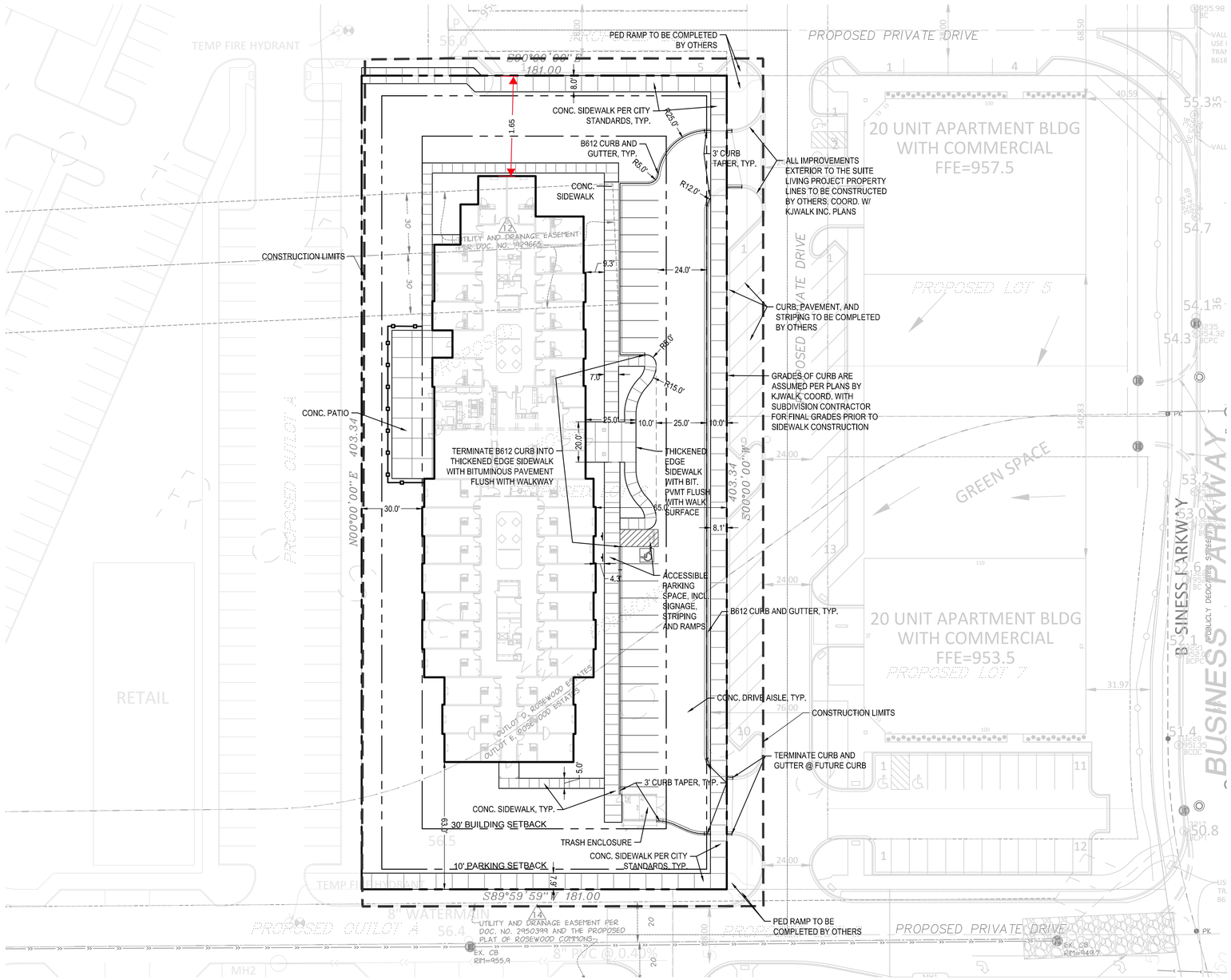
N

Proposed Zoning Amendment

0 270 540 Feet

5/20/2022

MXD: T:\Project\CommDev\LandUse\ProposedChanges\RosewoodEstates\RosewoodEstatesZoning.mxd PDF: I:\GIS\Map_Library\CommDev\LandUse



CITY OF ROSEMOUNT SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

OPERATIONAL NOTES:

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE
TRASH REMOVAL:	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES:	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	0 SF	0.0%	21,121 SF	28.9%
ALL PAVEMENTS	0 SF	0.0%	24,639 SF	33.8%
ALL NON-PAVEMENTS	0 SF	0.0%	27,244 SF	37.3%
TOTAL SITE AREA	73,004 SF	0.0%	73,004 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	0 SF	0.0%
PROPOSED CONDITION	45,760 SF	62.7%
DIFFERENCE (EX. VS PROP.)	45,760 SF	62.7%

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE PLAN LEGEND:

SPECIALTY PAVEMENT (IF APPLICABLE) - PROVIDE BID FOR THE FOLLOWING OPTIONS, INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS.
1. STAMPED & COLORED CONCRETE
2. CONCRETE PAVERS
MAKERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL PRIOR TO CONSTRUCTION.

PERVIOUS PAVEMENT (IF APPLICABLE) - CONCRETE PAVER PERVIOUS SYSTEM. INCLUDE ALL BASE MATERIAL AND APPURTENANCES AS SPECIFIED PER MANUFACTURER SPECIFICATIONS & INSTRUCTIONS.
MAKE: BELGARD, OR EQUIVILANT
MODEL: AQUASTONE, OR EQUIVILANT
COLOR: T.B.D. - PROVIDE SAMPLES, SHOP DRAWINGS & PRODUCT DATA REQUIRED PRIOR TO CONSTRUCTION.

LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.

HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.

CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL

PROPERTY LINE

CONSTRUCTION LIMITS

CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN

TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS (IF APPLICABLE)

SIGN AND POST ASSEMBLY (IF APPLICABLE). SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY

ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

Know what's **below.** **Call** before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
ROSEMOUNT MEMORY CARE
150TH ST W & BUSINESS PKWY, ROSEMOUNT, MN 55068

HAMPTON COMPANIES, LLC.
1824 BUERKLE RD, WHITE BEAR LAKE, MN 55110

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.

ROBERT A. LATTA
DATE 04/26/22 LICENSE NO. 59612

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/26/2022	CITY SUBMITTAL

DRAWN BY:RL, MD, EH REVIEWED BY: RL, RB
PROJECT NUMBER: 21488

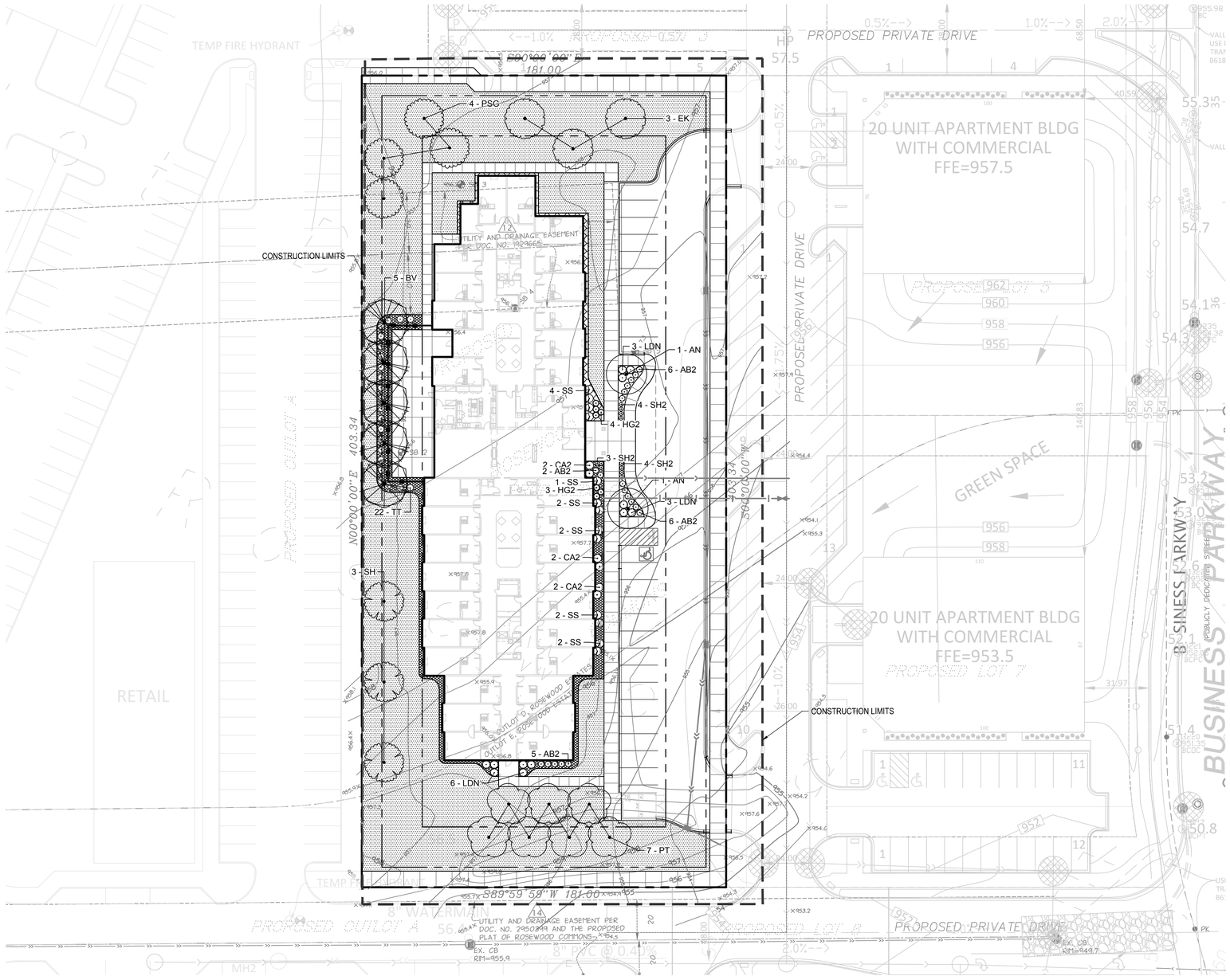
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED - SEE SCHEDULE BELOW
2. ALL TREES SHALL BE MULCHED TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK. SEE MULCH SCHEDULE BELOW.
3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE SCHEDULE SHALL GOVERN AND CONTRACTOR SHALL RECONCILE BETWEEN THE TWO BEFORE INSTALLATION.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE MIN. 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
13. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

REQUIRED LANDSCAPE		
SITE AREA	73,004.0	SF
BUILDING PERIMETER	791.0	LF
REQUIRED PLANTINGS		
8 TREE PER 3,000 SF OF LAND AREA	25	TREES
* Spacing must include trees at the boulevard at 50 foot minimum intervals.		
1 FOUNDATION PLANTING PER 10 LINEAR FEET OF BUILDING PERIMETER	80	SHRUBS
REPLACEMENT TREES FROM REMOVALS	0	TREES

SEE SHEET L1.1 FOR PLANTING SCHEDULE

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, SHREDDED CEDAR	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	NA	NA	NA	
DOG PARK MULCH	4" DEPTH, SHREDDED WOOD, SEE REMARKS	YES	YES	ORGANIC MULCH SPECIFICALLY FOR USE IN DOG PARKS. SHALL KNIT TOGETHER TO FORM MATTED, ACCESSIBLE SURFACE, SHALL BE TREATED WITH ANTI-MICROBIAL AGENT.
NATIVE SEED AREAS	NA	NA	NA	
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

LEGEND

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.
DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

Know what's **below.** **Call** before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
ROSEMOUNT MEMORY CARE
150TH ST W & BUSINESS PKWY, ROSEMOUNT, MN 55068

HAMPTON COMPANIES, LLC.
1824 BUERKLE RD, WHITE BEAR LAKE, MN 55110

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.

Robert L. Binder
DATE 04/26/22 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/26/2022	CITY SUBMITTAL

DRAWN BY:RL, MD, EH REVIEWED BY: RL, RB
PROJECT NUMBER: 21488

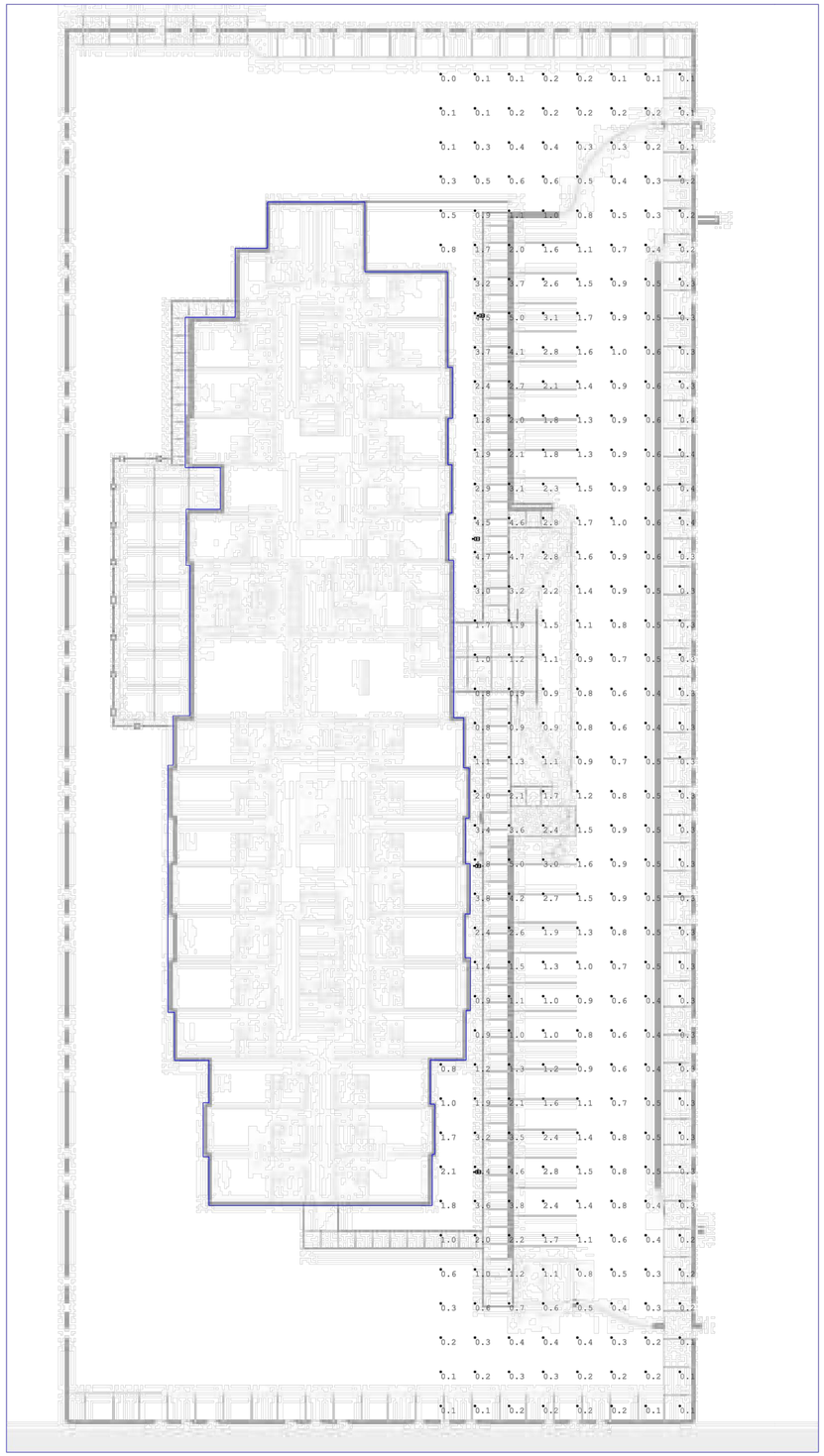
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

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Scale: 1 inch= 22 Ft.

The Lighting Analysis, exhibits, Energy Analysis and/or Visual Simulation (“Lighting Design) provided by ROUZER, represents a professional interpretation of lighting equipment performance based upon design parameters and information supplied by others. These design parameters may vary from the actual field conditions. ROUZER recommends that each and therefore actual measured results of the lighting installation be verified by actual measurements. Due to the variable nature of the quantity and quality of light, ROUZER cannot and does not warrant, represent or guarantee, either implied or stated with regard to actual measured light levels or energy consumption values. ROUZER shall not be held liable for any loss or damage resulting from variances between design parameters and actual field conditions. ROUZER recommends the appropriate commissioning of the lighting installation to verify performance, completeness or reliability of the lighting installation. Any reliance on the Lighting Design for any purpose whatsoever is done exclusively at the user’s own risk. ROUZER expressly disclaims any responsibility for damages, either implied or stated, not represents the appropriateness, completeness or reliability of the lighting installation. Any reliance on the Lighting Design for any purpose whatsoever is done exclusively at the user’s own risk. ROUZER expressly disclaims any responsibility for damages, either implied or stated, resulting from the use of the Lighting Design. The Lighting Design is issued, in whole or in part, specifically stated on drawings created and submitted by ROUZER. The Lighting Design is issued, in whole or in part, specifically for the purpose stated on the drawings created and submitted by ROUZER. The Lighting Design is issued, in whole or in part, specifically for the purpose stated on the drawings created and submitted by ROUZER. The Lighting Design is issued, in whole or in part, specifically for the purpose stated on the drawings created and submitted by ROUZER. The Lighting Design is issued, in whole or a project’s construction documentation package.

REVISION SUMMARY

DATE	DESCRIPTION

PHOTOMETRIC PLAN

LT1.0

Scale: as noted

Date:4/15/2022

Filename: Rosewood Commons.AGI

Drawn By: Eric Nephew

Job Name:
Rosewood Commons
Lighting Layout
Version A

Prepared For: JH Larson

Filename: C:\Users\Eric\Desktop\AGI32\Rosewood Commons.AGI

ROUZER GROUP



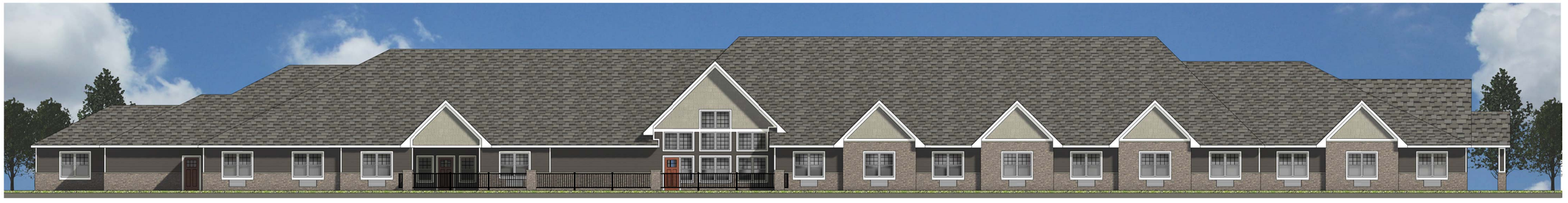
1 A4.1 PROPOSED FRONT ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



2 A4.1 PROPOSED SIDE ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



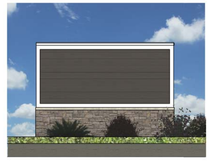
3 A4.1 PROPOSED SIDE ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



4 A4.1 PROPOSED REAR ELEVATION
3/32" = 1'-0" (ON 24x36 SHEET)



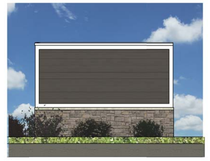
5 A4.1 TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)



6 A4.1 TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)



7 A4.1 TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)



8 A4.1 TRASH ENCLOSURE ELEV.
3/16" = 1'-0" (ON 24x36 SHEET)

Rosa Architectural Group Inc.
1084 Sterling Street
St. Paul, MN 55119
tel: 651-739-7988
fax: 651-739-3165

Suite Living
of Rosemount
150th St. W & Business Pkwy
Rosemount, MN 55068

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PRINT NAME:
SIGNED:
REG. NO. DATE:

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: RUSSELL R ROSA
SIGNED: Russ Rosa
REG. NO. 18039 DATE: 4/4/2022

CITY SUBMITTAL
NOT FOR
CONSTRUCTION

PROJECT #: 22216
DATE: APR. 4, 2022
DRAWN BY: JL
CHECKED BY: RR
REVISIONS:

PROPOSED
COLOR
ELEVATIONS

SHEET
A4.1

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ROSA ARCHITECTURAL GROUP

SUITE LIVING OF ROSEMOUNT

ROSEMOUNT, MINNESOTA



PROJECT TEAM

DEVELOPER

HAMPTON COMPANIES LLC
1824 BUERKLE ROAD
WHITE BEAR LAKE, MN 55110

ARCHITECT

ROSA ARCHITECTURAL GROUP, INC.
1084 STERLING STREET N
ST. PAUL, MN 55119

CIVIL ENGINEER

CIVIL SITE GROUP
4931 W. 35th STREET, SUITE 200
ST. LOUIS PARK, MN 55416

SURVEYOR

CIVIL SITE GROUP
4931 W. 35th STREET, SUITE 200
ST. LOUIS PARK, MN 55416

SHEET INDEX

ARCHITECTURAL

T1.1	TITLE SHEET
A1.1	OVERALL FLOOR PLAN
A2.1	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	COLORED ELEVATIONS

CIVIL

C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
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SW1.4	SWPPP - ATTACHMENTS
SW1.5	SWPPP - ATTACHMENTS

Rosa Architectural Group Inc.
1084 Sterling Street
St. Paul, MN 55119
tel: 651-739-7988
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PRINT NAME: _____

SIGNED: _____

REG. NO. _____ DATE: _____

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PRINT NAME: RUSSELL R. ROSA

SIGNED: Russ Rosa

REG. NO. 18039 DATE: 4/4/2022

CITY SUBMITTAL
NOT FOR CONSTRUCTION

PROJECT #:	22216
DATE:	APR. 4, 2022
DRAWN BY:	JL
CHECKED BY:	RR
REVISIONS:	

TITLE SHEET & PROJECT INFO

SHEET
T1.1

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ROSA ARCHITECTURAL GROUP

Memorandum

To: Anthony Nemcek, Senior Planner

CC: Stacy Bodsberg, Planning & Personnel Secretary
Brian Erickson, City Engineer

From: Tim Hanson PE, WSB Engineering Consultant

Date: April 26, 2022

Re: Suite Living Preliminary Plans
WSB File Number 020371-000
City Project Number

SUBMITTAL:

Hampton Companies, LLC. has submitted preliminary construction plans for the development of lot 6, Block 1, Rosewood Commons, which is located north of County Road 42, east of Canadian Pacific Railroad and west of Business Parkway. The plans submitted were prepared by Civil Site Group. Review comments were generated from preliminary construction plan submittal dated 04.26.2022. The submittal included the following:

- Cover Sheet
- Site Survey
- Removal Plans
- Site Plan
- Grading Plan
- Utility Plan
- Details
- Landscape Plan
- SWPP Plan

SITE SURVEY
Lot 6, Block 1, Rosewood Commons is located in the interior portion of the Rosewood commons Plat, north and adjacent to the private drive of 149th Street. The lot is also adjacent to the westside of the north-south private street that extends north from 149th Street. Access to the lot is provided by two driveway connections along the north-south private street. These driveways were identified in the development plans for Rosewood Commons.
The site survey identifies an existing 60-foot-wide drainage and utility easement extending into lot 6. It does not appear that this easement is currently utilized as no public utilities or ponding are located within the easement area. This easement must be vacated as it extends into the proposed building.

REMOVAL PLAN
The current site does not have any improvements on the lot nor is it forested.

SITE PLAN

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

Access to the lot extends from the north-south private drive into the sites parking lot which has 24 parking stalls. A 5-foot concrete sidewalk extends around the south, east, north and a portion of the west side of the building, the sidewalk is 7-foot wide adjacent to the parking lot. The sidewalk provides exterior access to a patio area on the west side of the building and to an emergency exit on the south side of the building. An 8-foot-wide sidewalk extends around the outer perimeter of the lot which is for the publics use within the Rosewood Commons development.

GRADING AND DRAINAGE

The single lot has its runoff extend away from the building in each direction. Runoff to the east flows to the east side of the parking lot where it is collected in a storm sewer system. The north and south sides of the building has their runoff flow to the private streets proposed along each side of the lot and is collected by storm sewer proposed with Rosewood Commons. The western side of the building has its runoff flow to the west. There are no existing or proposed improvements, (at this time) to the west of the building so this runoff will flow to an open area. Future improvements identify a parking lot being constructed adjacent to the west of the building. The storm sewer system provided for this parking lot will have to have capacity for the runoff extending from lot 6. A maintenance agreement will be needed for the off-site storm sewer systems which collect runoff from this site.

There is one low point in the parking lot. The Emergency overflow for the low point is along the curb line of the parking lot, however it is only 1.07 feet below the lowest floor of the building. The site plan needs to be adjusted to increase the height of the building above the emergency overflow to 1.5 feet.

SANITARY SEWER AND WATERMAIN – UTILITY PLAN

The proposed 6-inch sanitary sewer that serves the building extends from an eight-inch sanitary sewer line within the north-south private street. The proposed 6-inch watermain extends from an 8-inch watermain within the same street.

STORM SEWER

Storm sewer is proposed along the easterly curb line of the parking lot. The storm sewer flows south connecting to a storm sewer system proposed with Rosewood Commons. The last manhole structure prior to its connection with the Rosewood Commons storm sewer needs to have a 3-foot sump.

Storm sewer design and layout will be reviewed with the Surface Water Management submittal.

SURFACE WATER MANAGEMENT

The proposed Surface Water Management plan for the preliminary plat is currently being reviewed. Comments included in the Surface Water Management review shall be incorporated in the project design.

LANDSCAPE PLAN

The Landscape plan was reviewed for conflicts with infrastructure. Tree plantings should allow space for access and maintenance of proposed infrastructure.

General

Infrastructure design shall be completed in accordance with the City of Rosemount's Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City's General Specifications and Standard Detail Plates for Street and Utility Construction.

ROSEMOUNT
CITY COUNCIL

EXECUTIVE SUMMARY

City Council Regular Meeting: June 21, 2022

AGENDA ITEM:	Request by SKB Environmental, Inc. for Approval of a Comprehensive Plan Amendment, Zoning Map Amendment, Preliminary Plat, and Amended Interim Use Permit Associated with an Expansion of the SKB Landfill Facility.	**AGENDA SECTION:** New Business
PREPARED BY:	Anthony Nemcek, Senior Planner	**AGENDA NO.** 9.b.
ATTACHMENTS:	Resolutions; Ordinance; Excerpt from the May 24, 2022 Planning Commission Meeting Minutes; Location Map, Cover Letter, Future Land Use Map Amendment, Zoning Map Amendment, Preliminary Plat, Updated Road Alignment, Project Description and Operations Narrative; Aerial Location Map, Preliminary Site Construction Plans – Cover Sheet, Existing Conditions, Removals, Tree Survey, Site Plan, Grading Plan, Utility Plan, Landscape Plan, Soil Borings (not attached), , SSTS Assessment (not attached), Storm Water Management Plan (not attached), Cultural Resource Investigation (not attached), Interim Use Permit Narrative, Existing IUP Agreement, Dakota County License, Gem-Ash License, IUP Plans – Existing Conditions, Site Plans, Expansion Grades, Leachate Piping Plan, Final Cover Grades, Cross Sections, Northwest Expansion Plans, Overall Storm Water Management Plan, Utility Plans, Design Details, City Engineer Review Memo (with storm water review comments).	**APPROVED BY:** LJM

RECOMMENDED ACTION: Staff and the Planning Commission are recommending the Council take the following actions:

1) **Motion** to adopt a resolution approving a Comprehensive Plan Amendment to change the future land use designation of 119.1 acres east of the existing SKB Landfill from GI – General Industrial, LI – Light Industrial, and BP – Business Park to WM – Waste Management, subject to conditions.

2) **Motion** to adopt an Ordinance amending Ordinance B City of Rosemount Zoning Ordinance to change the zoning of 119.1 acres east of the existing SKB Landfill from GI – General Industrial and AG – Agricultural to WM – Waste Management.

3) **Motion** to adopt a resolution approving the SKB Rosemount 2nd Addition Preliminary Plat subject to conditions.

4) **Motion** to approve an Interim Use Permit amendment allowing an expansion of the SKB Environmental Landfill and related building construction, subject to the following conditions:
   a) Approval of the expansion plans by the Minnesota Pollution Control Agency and Dakota County.
   b) The utility plans must be updated to include the extension of trunk water main service along the northern boundary of Lot 1, Block 1 and within the right-of-way for the new City street immediately east of Lot 1, Block 1.
   c) Provision of a minimum of a 30-foot easement outside of the street right-of-way for the planned regional trail along Ehlers Path/140th Street. The grading plans must be updated to include grades that will support future construction of a trail.
   d) The existing private access driveway to Courthouse Boulevard (State Highway 55) will be eliminated upon completion of the new public street east of Lot 1, Block 1.
   e) Payment of all City costs associated with the design and construction of the new public road east of Lot 1, Block 1.
   f) The septic treatment area shall be clearly delineated on the development plans and conflicts with other activities in this area, including utilities, vehicle access, landscaping and other site improvements, must be avoided.
   g) The septic system must comply with all applicable city and state regulations with a final design and location approved by City.
   h) The buildings on the site will be required to connect to public sanitary sewer service within one year of this service being extended and available to the site. The City will plan on a service connection in the location shown on the site development plans.
   i) All new buildings within the landfill expansion area will be subject to the City of Rosemont's site plan review process. This review shall verify compliance with the City's building design, parking, and other site development requirements.
   j) The landscape plan shall be updated to include all required replacement plantings above and beyond any previous payments to the City as a fee in lieu of required trees.

ISSUE

The City Council is being asked to consider a series of requests from SKB Environmental, Inc. concerning a proposed expansion of its non-hazardous industrial waste containment facility (landfill) at 13425 Courthouse Boulevard into an area immediately east of the current landfill boundary. SKB currently owns several parcels with a combined area of around 183 acres east of the landfill site, 119.1 of which would be replatted into the landfill expansion area and the remainder of which would be retained for a future business park or commercial development. The separate components of the application include the following:

- Comprehensive Plan Amendment to change the future land use designation of 119.1 acres east of the existing landfill from GI – General Industrial, LI – Light Industrial, and BP – Business Park to WM – Waste Management.

- Zoning Map Amendment to change the zoning of the same 119.1 acres from GI – General Industrial and AG – Agricultural to WM – Waste Management
- Preliminary Plat to plat the 119.1-acre expansion area as the SKB Landfill 2nd Addition. The plat will also include a new public road and outlot for future business park development.
- Interim Use Permit revision to allow an expansion of the landfill into the 119.1 acres east of the present facility, the moving of existing and proposed buildings in the northwest part of the landfill into the expansion area, and expansion of the landfill into the northwest (former building) area.

The permit was last renewed by Rosemount in 2018 with no significant modifications to the previously approved plans except for a minor reconfiguration of the distribution between construction and demolition waste and industrial waste between two of the existing cells. The applicant is now requesting an expansion of the existing operational parameters for the site which requires a modification of the approved interim use permit.

Please note that prior City IUP reviews coincided with the timing of the facility's required Minnesota Pollution Control Agency (MPCA) permit (every five years). With its last approval in 2013, the MPCA granted the SKB landfill a permit that is valid for 10 years. The 2013 MPCA permit therefore continues to serve as the primary regulatory instrument for the site; however, the expansion will require a new MPCA permit which will result in a new 10-year permit for the facility (through 2031). In 2021, staff recommended that the City continue to review the permit every five years or in 2026, halfway through the MPCA permitting cycle. Staff is recommending the original schedule be followed, which means only 4 years will pass until the next review by the City. There is substantially more information required for the MPCA permit; the City's current review will focus primarily on any changes or issues that have occurred since the last review. Dakota County also permits the facility and their permit process is on a two-year cycle; the county will not issue a permit until both the City and State permitting process is completed.

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing during its May 24, 2022 meeting to review this request and receive public comment. Prior to the meeting, the Commission received letters from three residents who previously expressed concerns and opposition to the project. The letters, dated May 24, 2022, indicated their support for the project. Two different residents spoke at the meeting to express their concerns for the project. Michael Mohr, the owner of an agricultural property located at 13750 Courthouse Boulevard, described how he intended to build a home on the property. When he purchased the land, the zoning and land use maps indicated the designated use for the land across from his property was agriculture and the entrance to the landfill was a mile away. The proposed expansion would bring the landfill closer and move the entrance to the site across from the driveway to his property. The other resident who spoke at the meeting was Bonnie Troska, the owner of the property located at 13650 Courthouse Boulevard. Bonnie was concerned that there were incomplete plans for the proposed buildings and that access to the site should come from the south. The proposed buildings would have to go through the site plan review process prior to construction, but their locations will be consistent with the plans submitted.

The Planning Commission had questions about the landscaping and if there would additional reviews of the landscaping plan with the site plan reviews of the future buildings. The landscape plan provided with the submittal is the landscaping that will be installed with this project. When the individual buildings come in for site plan approval, the landscaping allocated to the areas around the buildings will be reviewed for compliance. The Commission also asked about moving the truck traffic to Ehlers Path, which is currently insufficient to accommodate that traffic.

The applicant also spoke about how the expansion would not add to the volume of traffic since it will simply extend the duration that waste can be brought into the site. The applicant also described various techniques

implemented to reduce the likelihood of waste leaving the site, such as netting.

The Commission acknowledged the concerns expressed by the residents that spoke, and it highlighted the fact that there is a substantial amount of conditions placed on their recommendation and that a lot of care went into the review of the proposed expansion prior to a recommendation of approval was made. The Commission voted unanimously to recommend approval of the project.

BACKGROUND & HISTORY

In 1992, Union Pacific Railroad (USPCI) was approved to construct and operate an industrial solid waste land disposal facility (landfill). The landfill was designed with ten containment cells with a total capacity of 2,520,000 cubic yards. In 1995, USPCI sold the landfill to Laidlaw, Inc. and in 1998 Laidlaw combined with Safety Kleen Corporation. In 1997, municipal solid waste (MSW) ash from the Hennepin County incinerator was permitted to be accepted at the landfill. In 2000, SKB purchased the landfill from Safety Kleen. At that time, the landfill was permitted to accept industrial waste and MSW ash with a total landfill capacity of 6,037,983 cubic yards covering approximately 70 acres of area with a permitted finish grade to the 930-foot elevation (100 feet measured from 140th Street East).

In 2003, SKB requested and was approved for an expansion of their facility to add construction and demolition debris to their approved fill material and an additional 9,320,608 cubic yards of waste (154% increase) for a total permitted capacity of 15,358,591 cubic yards of waste. The approved expansion permitted a total disposal area of 112 acres (60% increase) and finish grade to the 970-foot elevation (40% increase).

In 2008, SKB requested and was approved for an increase the disposal capacity by 11,515,512 cubic yards (75% increase) to a total capacity of 26,874,103 cubic yards. The expansion increased the permitted disposal area to 151 acres (35% increase) and a finish grade of 1,010-foot elevation (29% increase). The approved finish elevation is about 40 feet taller than the power lines on the site.

In 2012, SKB requested and was approved to accept source separate compostable material and process that material with yard waste into compost.

In early 2013, SKB requested and was approved to deposit low level industrial waste in their construction& demolition debris landfill cell. As part of SKB's 2013 IUP renewal, the City approved an increase the disposal capacity by 8,475,814 cubic yards (32% increase) to a total capacity of 35,349,917 cubic yards. The expansion also increased the permitted disposal area to 167.1 acres (11% increase) and a finish grade of 1,060-foot elevation (28% increase). The approved finish elevation is about 90 feet taller than the power lines on the site and 130 feet taller than the approved finish grade when the applicant bought the site in 2000.

In 2014, SKB requested and was approved to modify the previously approved IUP plans for a non-ferrous metal recycling facility to allow for a 4,200 square foot outdoor concrete waste depositing pad in addition to the 14,976 square foot recycling building.

In 2018, the City approved a subdivision and Planned Unit Development (PUD) final site development plan for 52 acres immediately east of the landfill site for three metals recycling buildings and a maintenance shop. In addition, SKB proposed as part of the PUD development that trucks emptying loads at the landfill would obtain fill material from the property to the east prior to departing from the landfill. The waste exchange has been occurring on this property over the last two years. The PUD will be replaced by the new interim use permit, if approved, and any recycling activity will be moved to the locations shown in the IUP plans and incorporated into the overall landfill operations.

The most recent permit issued for the SKB Landfill was a renewal of the Interim Use Permit approved by

the City in November of 2018. The applicant did not request any revisions to the plans at that time, and the City found all work performed in the previous five years adhered to the permit requirements. One minor modification approved by the PCA and Dakota County, was the reconfiguration of waste materials to be buried between cells three and five. Since this reconfiguration did not alter the approved final grades in any manner, it did not require any modification to the previous permit.

The applicant did make a request in 2021 that is similar to the one before the Planning Commission. Following the Planning Commission's recommendation to deny the request due to impacts on adjacent properties and neighborhood opposition, the applicant withdrew their request in order to work with the adjacent land owners to acquire those properties. It is staff's understanding that the applicant has reached agreements with the various landowners, which is the basis for the resubmittal of the request.

Surrounding Land Uses:	North: General Industrial (Spectro Alloys and Endres) and Agricultural East: Future Business Park South: Agriculture West: Public/Institutional (Rosemount Wastewater Treatment Plant) and Agriculture
Planned Land Uses:	North: General Industrial and Agricultural East: General Business Park South: Light Industrial West: Public/Institutional and General Industrial
Existing Zoning District:	WM - Waste Management, LI – Light Industrial, AG – Agricultural
Site Area:	370 Acres (230 existing landfill, 121 expansion, 19 future business park)
Approved Disposal Area:	167 Acres
Proposed Disposal Area:	236 Acres
Approved Disposal Capacity:	35,349,917 Cubic Yards
Proposed Disposal Capacity:	56,549,917 (increase of 21,500,000)
Approved Height:	1,060-foot elevation (230 feet, measured from 140th Street East)
Proposed Height:	No Changes

SUMMARY

Landfill Configuration

The SKB landfill facility is currently divided into six (6) different cells that accept three (3) different types of waste. Cells 1, 2, 3, and 6 are designed to accept industrial waste. Cells 1, 2, and 3 have a double liner. Cells 1, 2, and 3 are approved as designed while Cell 6 was expanded by 16 acres as part of the 2013 approval. SKB proposed a different liner construction for Cell 6 from the double-liner constructed in Cells 1,2, and 3 in 2013; this proposal was ultimately approved by the CPA and Dakota County after approval of the interim use permit renewal that year. The approved design will offer similar or more protection than the existing double-liner design.

Cell 3 contains a sub-cell (Cell 3M) that contains industrial waste containing PFCs from the 3M landfill clean up from Washington County. Each cell has its own liner and leachate collection system. The Cell 3M was approved by Dakota County and the Minnesota Pollution Control Agency (MPCA) with its own liner and leachate collection system. The leachate collected from Cell 3M is transported to the 3M Chemolite incinerator in Cottage Grove and burned. Cell 3M is now closed and being covered with traditional industrial waste.

Cell 4 is designed to accept mixed municipal waste (MSW) ash from the Hennepin Energy Recovery Center (HERC) MSW incinerator in Minneapolis. The liner for Cell 4 is identical to that installed in Cells 1, 2, and 3. The operations of Cell 4 are similar to Cells 1, 2, and 3 other than SKB is removing and recycling metals from the MSW ash.

Cell 5 is designed to accept construction & demolition (C&D) debris. Cell 5 has a single liner unlike the industrial waste and MSW ash cells that have a double liner. In early 2013, SKB received approval from the City and Dakota County to deposit industrial waste in Cell 5 that is no more than 25% of the soil reference value (SRV). The SRV is the value by which the material is considered hazardous. The MPCA allows industrial waste to be deposited into C&D cell provided that the industrial waste does not exceed 50% of the total cell volume.

SKB proposed one change to their vertical configuration in 2013 that was not approved until recently. Specifically, the area between Cell 3 and Cell 5 (referred to as a "saddle") was approved in 2008 to accept C&D waste. As part of its 2013 permit, SKB proposed to draw an imaginary vertical line between Cells 3 and 5 and place industrial waste on the Cell 3 side of the line and C&D and low-level industrial waste on the Cell 5 side of this line. SKB's rationale was the industrial waste leachate will drain straight down into the Cell 3 collection system and the C&D leachate will drain straight down into the Cell 5 collection system. The City and Dakota County expressed concern about this design and some of the assumptions that went into the proposal; however, the MPCA reviewed the modification and determined that the proposed design changes will not create an increased risk to the environment and approved the minor modification to the permit in August of 2018. The modification did not alter the overall permitted capacity of the landfill, and only revised the overall mixture of different waste types in the facility with more industrial waste and less construction and demolition waste. This change is reflected in the updated plans included with the IUP revisions.

Proposed Expansion and Site Modifications

SKB Environmental approached the City in 2019 with concerns that, based on the projected volumes of materials being deposited at the facility, it was nearing the capacity of certain cells on the site. In particular, SKB has estimated that it has roughly 5 ½ years of capacity of demolition materials and a little over 18 years to accept industrial waste. The MSW contributor ash cells will have a much longer period of time remaining. In order to be able to plan for continued operation of the landfill, SKB proposes to eliminate the planned PUD/metals recycling project previously approved by the City and instead use this property as part of an expansion of the facility to the east. When the applicant purchased the PUD land, it was part of a much larger land acquisition that resulted in SKB owning most of the land located east of the landfill site between Courthouse Boulevard, Ehlers Path, and County Highway 42 (with the exception of a 12-acre agricultural property right at the Highway 42/55 intersection and a 3.25-acre residential parcel along Highway 55).

The proposed expansion would add a new cell to the facility, Cell 7, that would accept industrial and demolition waste streams similar to several of the existing cells within the landfill. This cell would be located immediately east of Cell 5 at the eastern edge of the present operation, and tie directly into the existing planned slope in this area. The resulting expansion would not raise the overall permitted height of the landfill (1,060-foot elevation), but it would match the approved maximum height while pushing the fill area further to the east. The expansion will create more usable space within the new Cell 7 area and provide additional capacity in the slope that would now be filled between Cells 5 and 7. From a horizontal perspective, the permit revision for Cell 7 will add 71 additional acres to the footprint of the landfill. Vertically, the eastern expansion area will add 17,300,000 cubic yards of volume to the facility.

A secondary expansion area will add a smaller amount of additional waste storage volume within the existing permitted landfill area as part of the applicant's plan to move the shop, office, scale, and recycling building to new locations in the eastern expansion area. By removing these buildings, SKB will be able to add a new cell, referenced as Cell 8 in the plans, to the area east of Cells 1 and 4 at the western edge of their property. Similar to the Cell 7 situation, the proposed Cell 8 expansion will not increase the

approved height of the landfill, and it will push the exterior slope outward to cover the former building area. Cell 8 will add approximately 3 acres to the overall surface area of the landfill, with a corresponding volume increase of 3,900,000 cubic yards of material.

One of the more significant changes proposed for the landfill with the revised interim use permit is the construction of a new public street running north and south connecting State Highway 55 (Courthouse Boulevard) and Ehlers Path (140th Street) at the far eastern edge of the expansion area. All access to the landfill will occur from this street, and the existing private access to the State Highway will be eliminated. The 2021 submittal included a road alignment that was straighter, but in an effort to alleviate some of the concerns of the property owner to the north the applicant shifted the Highway 55 terminus of the new road westward. That alignment doesn't work with the turning patterns of the trucks entering and leaving the site, so staff has asked the applicant to update the plans to revert the alignment of that road back to what was originally proposed. The creation of this new road should help significantly improve safety along the highway by moving all truck movements turning movements into and out of the site to the new entrance. The new entrance will also provide much more stacking room for trucks and other vehicles by increasing the length of the private driveway between the access point and truck weighing station. Presently, there is limited space on the site for the stacking of vehicles entering the landfill, and there is potential for a line of trucks to back up onto the highway right-of-way. Although trucks will still need to turn from the highway to the new public road to access the site, the new intersection will be designed to meet MnDOT intersection requirements and will provide room for turn lanes for both northbound and southbound traffic. Finally, MnDOT is planning a large project this year to improve safety along the Highway 55 corridor near the SKB site, and the City will be able to coordinate the construction of its street with the other safety improvements.

The other site changes mentioned above will include the relocation of all existing buildings and structures in the western side of the existing landfill to new locations within the northern portion of the expansion area. In addition to moving these existing buildings, the applicant is also proposing to integrate the recycling and maintenance buildings planned as part of the 2018 PUD approval within the revised interim use permit. The proposed site plans show a series of buildings, including a maintenance building, storage bunker, gem ash recycling building, secondary recycling building, office building, scales, and scale houses near the northern property boundary (and Highway 55 right-of-way), all of which would be accessed via the new driveway that extends back to the public north/south street. The new buildings will be phased with other improvements within the expansion area and will be constructed over time rather than all at once. In the meantime, the applicant plans to access the existing buildings through the same private driveway once the existing Highway 55 access is eliminated. The updated interim use permit will require SKB to close off its existing access once the construction of the public road is completed.

The other significant site changes include the construction of a series of storm water retention ponds around the periphery of the existing landfill and proposed expansion area. The new or modified ponds will be located within the far northwestern area, along the Highway 55 right-of-way, along the new public street, and south of the expansion area along Ehlers Path. The latter ponding area will require the removal of the existing trees and slope immediately north of Ehlers Path. Under the previous PUD development plans the applicant would have preserved most of this slope; however, the landfill will substantially alter the finished grade in the area and will leave limited space to accommodate storm water runoff from the new grades. The applicant has inventoried all trees to be removed, and the project plans are subject to the City's tree protection and replacement requirements.

2018 Permit Update

The 2018 interim use permit renewal included an update on a few outstanding items within the previous

permit and incorporated updated conditions and requirements accordingly. A quick update on the status of these items is as follows:

Wetland Filling and Mitigation. SKB previously received approval from the City and other permitting agencies to fill wetlands in the southwest corner of the existing landfill area (Cell 6 area) through the State's wetland credit program. The grading work for this filling activity has commenced and is continuing this summer. The wetlands permit is valid until September of 2026, and the applicant will either need to complete all work specified in the permit by then or may need to apply for an extension. Please note that the wetland credits associated with the work have already been purchased and approved.

Grading/140th Street. Under previous permits, the applicant was given the ability to move some of the required ponding area into the right-of-way for 140th Street. The City required modifications to the grading plans with the 2018 permit to eliminate the use of any future City right-of-way for storm water purposed. The revised grading and storm water management plans associated with the present permit request must follow this requirement.

Vertical Expansion. The 2013 permit and subsequent 2018 renewal authorized an increase in the overall size and capacity of the landfill, and specifically an expansion of the finished elevation to 1,060 feet (an increase of 50 feet from the 2008 permit). The approved landfill height will result in a berm 230 feet higher than 140th Street East at the western edge of the site. This will also be 90 feet taller than the existing power lines and 130 feet taller (3.6 times) than the landfill that was permitted for when SKB purchased the landfill in 2000. The overall plan creates a ridge 230 feet tall along 140th Street East that slopes over the entire landfill to the north. Because 140th Street increases in elevation as it moves the east, the overall difference in the finished landfill height in comparison to the road will be somewhat less in the expansion area.

Recycling/Transfer Facility/Composting Site. The City authorized construction of the gem ash recycling building with the 2013 permit, and this facility has been in operation for the past seven years. The applicant has not constructed a transfer facility or source separated compostable material composting site that were authorized under permits as far back as 2003. Staff expressed concern about the amount of time that has passed since these specific components of the landfill were approved and added a condition to the 2018 permit that the transfer and composting facilities would no longer be included in any future permits beyond the next five years (until 2023). Should the City issue a new, revised interim use permit for 2022, staff is recommending the deadline for construction of these two facilities remain as stated in the last permit. The new IUP agreement will be drafted to provision that if they are not constructed and operational by November 5, 2023, they will no longer be considered allowed activities within the permit area. Staff is suggesting that if the applicant does want to conduct these activities on site, they should make use of the permit within the year or they can come before the Council in the future to again ask for the use and modify the permit.

ISSUE ANALYSIS

The applicant's submission materials provide a very thorough description of the operation and proposed expansion plans. For the purposes of this review, staff will be focusing on those aspects of the plans that will require modifications or further discussion with the City before implementation. The permit approved in 2018 will serve as the basis for the new permit since the overall operation and activity on the site will be substantially similar to the previous permit, just in new or different areas. Also note that while the interim use permit will identify the types and locations of buildings to be constructed, the applicant will need to follow the City's site plan review process prior to construction of any new buildings on the

property.

MPCA/Dakota County Permits

In addition to the City, the applicant must secure permits for the landfill expansion from the Minnesota Pollution Control Agency (MPCA) and Dakota County. The facility cannot operate without these permits in place, and staff is recommending a condition that ties the state and county permitting to the City's interim use permit process. The MPCA permit is valid for 10 years while the Dakota County permit is valid for two years. Staff is not aware of any past issues associated with either of these permits and will continue to reach out to these agencies if any issues or concerns arise within the landfill operation.

Comprehensive Plan Update

The landfill expansion area is presently guided for either GI – General Industrial, LI – Light Industrial, or BP – Business Park land uses in Rosemount's 2040 Comprehensive Plan. None of these land use categories allow for a landfill use, which is restricted to a special WM – Waste Management designation in the Plan. The existing landfill is guided for this land category, which is intended to "accommodate the need for management of waste generated by society while regulating the inherent environmental problems associated with waste management". Although the area presently guided for GI land uses does allow for the metals recycling buildings and other industrial activity, it does not allow for the waste management activities proposed in the expansion area. The WM category allows the landfill use in addition to recycling centers and related waste management activities (i.e. the office, lab, maintenance, and other uses).

Staff is supportive of the proposed land use amendment to expand the WM district partially because the proposed public street construction and existing roads around the site will help establish a defined limit fir the landfill with limited opportunities for further expansion outside of these borders. While the amendment will expand the overall footprint of the landfill, it will not result in a significant increase in activity since the applicant intends to maintain the current volume of material entering the facility on an annual basis. The expansion further provides opportunities to improve operations by moving access to a new public road and avoiding direct turning movements the adjacent state highway into and out of the facility. The WM expansion will leave room for additional business park development in the area and will still provide a gradual transition from the heavy industrial uses further to the north to the planned residential uses south of Highway 42.

Storm Water Management.

The City has completed its initial review of the proposed storm water plan associated with the revised interim use permit plans. The City's consulting engineer has provided comments concerning the plan, and some modification will be needed to meet all applicable City standards. One of the areas that does need some attention is the proposed retention basin located directly north of Ehlers Path. The current design acts as a dam due to the existing slope and the placement of a pond within this slope. This grading of this area will need to be revised in order to comply with Minnesota dam safety requirements. The overall plans will must be revised to address all comments from the Engineer. The overall storm water plan was previously updated to remove any ponding from the 140th Street right-of-way, and the proposed plans will conform to this requirement.

Utilities

The site is not presently served by pubic sanitary sewer, but it is partially within the 2030 MUSA (urban service boundary). Trunk water main is presently located within the Highway 55 right-of-way and service is stubbed into the site at the current private entrance. Trunk water main will need to be extended further to the east to serve the proposed buildings. The City Engineering is also requesting that this main be extended along the northern boundary of the expansion area and within the new north/south public street right-of-way connecting Highway 55 and Ehlers Path. The applicant's plans must be updated to address this requirement because they presently show the trunk watermain terminating near the proposed maintenance and recycling buildings. As new lots are platted within the City's urban service area,

developers are required to extend services to their project/property boundaries.

Because City sewer services are still a considerable distance to the subject site, the applicant is proposing to serve the new buildings with a new private sewage treatment system. Given the relatively limited need for public sanitary sewer services on the site, staff is supportive of a private system, but only until the public service is extended to the area. Staff is recommending a condition of approval that requires all buildings on the site to connect to public sanitary sewer service within one year of this service being extended and available to the site. The City will plan on a service connection in the location shown on the site development plans.

Grading – Excavation Activities

As part of the City's approval of the PUD for recycling activities in 2018, the applicant requested the ability to perform a waste exchange operation with its truck drivers. The approved grading plans for the PUD therefore show a significant amount of gravel material being removed from the site and made available to trucks leaving the site after depositing their waste products into the landfill. This excavation activity has been occurring over the last several years in accordance with the permit. The City ultimately approved the lowest grade that could be mined prior to construction of any buildings within the project area, which was approximately 18 feet below the current (at the time) grade.

With the request to now convert this area to be part of the active landfill area, the previous grading restrictions will be replaced by the proposed landfill plans. All the cells within the landfill area created by first excavating down to a base elevation much lower than the surrounding grades, placing a liner down to collect and prevent waste leachate from entering the ground water, and then placing waste material in the lined pit until it reaches the planned maximum elevation (which is limited based on the final slope to the peak of the landfill). The landfill interim use permit would allow excavation to a much lower elevation than was planned with the PUD waste exchange program, which in some portions of the landfill expansion area could be up to 50 feet lower. All cells within the landfill include a base, excavation level in addition to a final, covered elevation that will be reached upon closing of the cell. The ability for the applicant to go further down is limited by the current sub-surface conditions and the boundaries of the site. In addition, the amount of surface fill is limited for similar reasons since the applicant is required to maintain a 25% slope for the final vegetative cover.

Access/Traffic/New Public Road

Previous sections of this report discuss the proposed realignment of access to the landfill from the present private entrance along State Highway 55 to a new public road along the east side of the expansion area. SKB has agreed to pay for construction of the new public road and will dedicate right-of-way with the SKB 2nd Addition plat; however, they have also asked that the City assume responsibility for design and construction of the road. The City will be working on the design for this road, and it expects that the required subdivision agreement will address the City and applicant's responsibilities concerning construction of the road. The proposed plat provides 66-feet of right-of-way for the new public street; staff is recommending that this be increased to 80 feet because it is planned to be a major connection point between State Highway 55 and County Highway 42 in the future.

From a traffic perspective, the proposed expansion is not expected to generate any additional truck traffic beyond the current levels. The applicant has noted that the additional landfill space is needed to give them more time to operate the facility, not to give them the ability to process more waste on a daily basis. With the construction of a new public road and removal of direct access to the landfill from Highway 55, the overall safety for both the trucks entering the exiting the facility and the daily drivers along the highway should improve considerably under the proposed development plans. The timing of the interim use permit revision is also beneficial since MnDOT is planning on making safety improvements along this corridor that can be timed to match the closing of the current entrance.

One of the major areas of focus during the most recent public review of the landfill and PUD area involved the number of trucks that are expected enter and exit the facility on a typical operational day. With past reviews, SKB has indicated that there are between 200 to 1,000 trucks using the facility each day, with some variability based on the season, construction activity in the region, and other factors. While this amount of traffic can be accommodated by the major highways around the site, MnDOT did require specific improvements at the private entrance in conjunction with the construction of additional recycling buildings on the site. Without the private connection, these improvements are no longer necessary; however, the design of the new public road connection and intersection (which SKB's trucks will be using) will need to incorporate all of MnDOT's standards and requirements.

During previous reviews, the City has asked SKB to submit route maps of truck circulation within the facility and off-site, with the potential to require further information concerning traffic counts and updated route maps when deemed necessary in the future. The applicant should provide updated circulation maps for the new access and building areas; these maps can be provided at the time the new buildings are constructed.

Wetland Update

The filling of the wetlands is underway and will continue throughout this summer. If the applicant is not able to complete this work before November of this year, they will need to request an extension of the wetland mitigation permit.

Parks and Trails

Both the Met Council and Dakota County have commented that the interim use permit plans do not identify or reserve space for the planned future regional trail corridor through this area. Under previous permits, the applicant agreed to provide a 30-foot wide easement outside of the dedicated right-of-way along Ehlers Path/140th Street to accommodate the future regional. Staff is recommending that the proposed plans be revised to accommodate a trail easement along Ehlers Path/140th street consistent with those previous approvals. The trail is expected to cross Highway 55 near its intersection with County Highway 42, and it will eventually provide a connection between the developed and developing portions of Rosemount west of State Highway 52 and the Mississippi River Trail and Spring Lake Park Preserve.

With the platting of land for new building construction and expansion of the landfill, the applicant will need to pay fees in lieu of land dedication based on the City's current fee schedule. SKB previously paid these fees for the portion of the landfill expansion area that was platted with the metals recycling project. The new fees will therefore be based only on the 52.41 acres platted as Lot 1, Block 1 of the SKB Rosemount 2nd Addition subdivision. This fee is established at $50,000 per acre for an industrial subdivision.

Site Plan Review Process

The proposed development plans do not include detailed plans for each of the future buildings, and instead show a general location and arrangement for these structures within the facility. Prior to construction of any new buildings, the applicant will need to follow the City's site plan review and approval process, which means the Planning Commission will have the opportunity to review additional details concerning each building before it is constructed. The buildings will need to conform to the City's building standards and the standards established for structures on the landfill site under previous permits. Staff will review other site requirements, including building height, setbacks, parking, and landscaping with future permit submissions. The interim use permit will establish the overall plan for construction of future buildings, and future site plan approvals will need to be consistent with these plans.

Tree Preservation and Landscaping

The applicant has previously prepared a landscape plan associated with the metals recycling/PUD development area, and was short of the number of trees require for a GI – General Industrial project. The City accepted a cash payment in lieu of 227 tree that would have otherwise been required on the plans. With the elimination of the PUD and rezoning back to Waste Management, the overall landscape numbers will look different than were previously calculated and paid on the property. Because the City does not specify a specific planting requirement for the WM district, the applicant has calculated the landscaping requirements based on the "disturbed area" of the site rather than the entire landfill expansion area. There are also substantially more trees being removed from the property to provide room for storm water management than under this previous plan. The tree preservation calculations provided by the applicant indicate that they would need to replace 1,145 caliper inches of trees to meet the City's requirements, but they have also requested flexibility from this requirement because so many of the impacted trees are considered non-native or undesirable for this region.

Staff will need to review the previous approvals on the site and have some additional conversations with the applicant to determine how to best calculate the landscape requirements and any additional plantings that may be required to meet the City's standards. The landscape plan that has been prepared does provide a robust number of trees around the perimeter of the landfill expansion area and has been updated from the 2021 submittal to now contain 730 trees and 399 shrubs.

Final Plat

SKB has submitted a preliminary plat request in conjunction the interim use permit application, and it will need to receive approval for a final plat from the City before proceeding with development of the landfill expansion. In conjunction with a final plat, staff will be drafting a subdivision agreement to clarify the expectations and requirements for construction of the new public road and water services to the site.

Environmental Assessment Worksheet (EAW)

The proposed landfill expansion meets the threshold for a mandatory EAW, and this environmental review process was completed earlier this year. The EAW and comments on it were reviewed in accordance with Minnesota Rules 4410.1700 to determine if the project has potential for significant environmental effects.

The City of Rosemount received seven comments concerning the SKB Environmental EAW within the 30-day comment period, and all are included as part of the record and decision-making document approved by the City Council in May of this year. None of the comments received indicated the potential for significant environmental impacts (these comments were described in the adopted findings of fact). The response from the Met Council did include an indication that the EAW was incomplete or missing data; however, the City and project proposer participated in a follow-up meeting to discuss the comments with Met Council staff and determined that the comments could be addressed as part of the findings of fact. SKB Environmental has agreed to continue working with the Met Council to address any future regulatory changes concerning disposal of landfill leachate into the regional wastewater system and treatment of PFAS pollutants in particular. The City also committed to identifying a regional trail corridor on future development plans to address another aspect of the Met Council's comments.

Revised IUP Agreement

The primary City regulatory document for the SKB landfill has been the IUP Agreement approved with the original permit and subsequent revisions at the end of each five-year renewal period. Staff is not recommending any significant changes to the present agreement document (included as one of the attachments to this report), but staff is planning to incorporate any conditions added during the present review that go above and beyond those presently included in the agreement. A revised agreement will be presented to the City Council along with the Planning Commission recommendation.

Engineering Review

The City Engineer has provided the attached review document concerning the interim use permit request, including a separate document focusing on the storm water management plans for the site. Compliance with these comments has been included as a recommended condition of approval. The applicant will need to pay development-related fees, including water trunk area and storm water area charges based on the City's current fee schedule. These fees will be calculated for Lot, 1, Block 1 of the subdivision, with future payments due once the outlot is platted into buildable lots.

RECOMMENDATION

The Planning Commission and staff recommend approval of the Comprehensive Plan Amendment, Zoning Map Amendment, Preliminary Plat, and Interim Use Permit to allow SKB Environmental to expand the SKB Landfill into an adjacent 119.1 acres of land immediately east of the present facility with the conditions provided in the draft motions at the beginning of this report.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

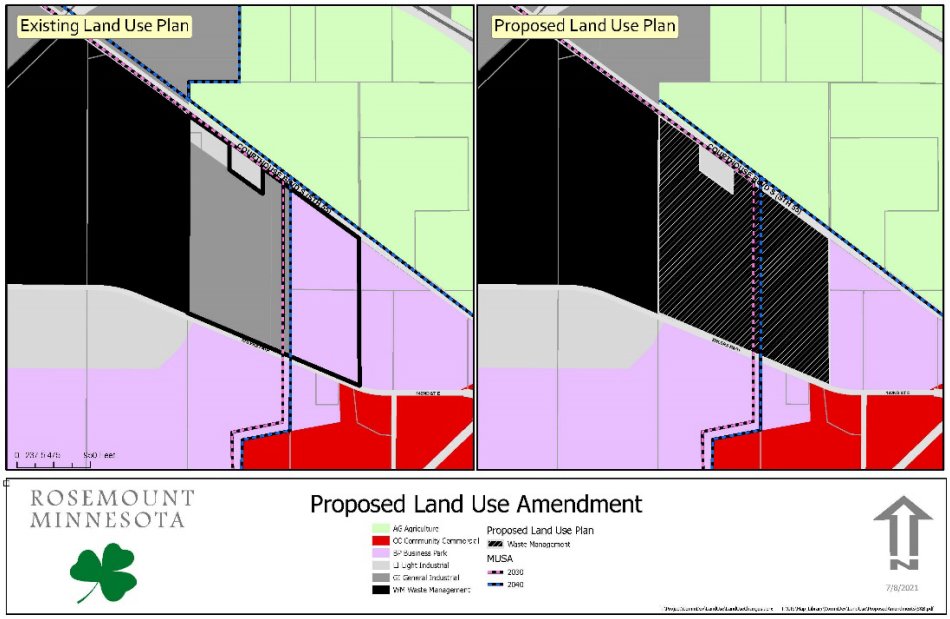
RESOLUTION 2022-

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE FUTURE LAND USE DESIGNATION OF 119.1 ACRES EAST OF THE EXISTING SKB LANDFILL FROM GI – GENERAL INDUSTRIAL, LI – LIGHT INDUSTRIAL, AND BP – BUSINESS PARK TO WM – WASTE MANAGEMENT

WHEREAS, the City of Rosemount is requesting a Comprehensive Plan Amendment concerning property legally described as follows:

> Outlot A, SKB ROSEMOUNT 1st Addition, according to the recorded plat thereof, Dakota County, Minnesota,
>
> and
>
> Lot 1, Block 1, PINE BEND DEVELOPMENT CO. 1ST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota,
>
> and
>
> That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 115, Range 1B, lying northerly on Dakota County Road No. 3B.

WHEREAS, on May 24, 2022, the Planning Commission of the City of Rosemount held a public hearing and reviewed the Comprehensive Plan amendment changing the land use of the subject properties from GI – General Industrial, LI – Light Industrial, and BP – Business Park to WM – Waste Management. The future land use amendments are as depicted on the following map:



and;

WHEREAS, on May 24, 2022 the Planning Commission recommended that the City Council adopt the amendments to the Comprehensive Plan described above; and

WHEREAS, on June 21, 2022, the City Council of the City of Rosemount reviewed the Planning Commission's recommendations; and

NOW, THEREFORE, BE IT RESOLVED, the Council of the City of Rosemount hereby approves an amendment to the Comprehensive Plan to change the future land use classification for 119.1 acres east of the existing SKB Landfill from GI – General Industrial, LI – Light Industrial, and BP – Business Park to WM – Waste Management. All said amendments are subject to approval of the Comprehensive Plan Amendment by the Metropolitan Council.

ADOPTED this 21st day of June, 2022, by the City Council of the City of Rosemount.

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

City of Rosemount
Ordinance No. B-XXX

AN ORDINANCE AMENDING ORDINANCE B CITY OF ROSEMOUNT ZONING ORDINANCE

SKB Environmental

THE CITY COUNCIL OF THE CITY OF ROSEMOUNT, MINNESOTA, ORDINANCE AS FOLLOWS:

Section 1. Ordinance B, adopted September 19, 1989, entitled "City of Rosemount Zoning Ordinance," is hereby amended to change the zoning of 119.1 acres east of the existing SKB Landfill from GI – General Industrial and AG – Agricultural to WM – Waste Management within the City of Rosemount legally described by Dakota County's property taxation and records department as follows:

> Outlot A, SKB ROSEMOUNT 1st Addition, according to the recorded plat thereof, Dakota County, Minnesota,
> and
> Lot 1, Block 1, PINE BEND DEVELOPMENT CO. 1ST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota,
> and
> That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 115, Range 1B, lying northerly on Dakota County Road No. 3B.

Section 2. The Zoning Map of the City of Rosemount, referred to and described in said Ordinance No. B as that certain map entitled "Zoning Map of the City of Rosemount," shall not be republished to show the aforesaid rezoning, but the Clerk shall appropriately mark the said zoning map on file in the Clerk's office for the purpose of indicating the rezoning hereinabove provided for in this Ordinance and all of the notation references and other information shown thereon are hereby incorporated by reference and made part of this Ordinance.

Section 3. This ordinance shall be effective immediately upon its passage and publication according to law.

ENACTED AND ORDAINED into an Ordinance this 21st day of June, 2022.

CITY OF ROSEMOUNT

_____
William H. Droste, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2022 - XX

A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR SKB ROSEMOUNT 2ND ADDITION

WHEREAS, the Community Development Department of the City of Rosemount received a request for Preliminary Plat approval from SKB Environmental, Inc., concerning property legally described as:

> Outlot A, SKB ROSEMOUNT 1st Addition, according to the recorded plat thereof, Dakota County, Minnesota,
>
> and
>
> Lot 1, Block 1, PINE BEND DEVELOPMENT CO. 1ST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota,
>
> and
>
> That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 115, Range 1B, lying northerly on Dakota County Road No. 3B.

WHEREAS, on May 24, 2022, the Planning Commission of the City of Rosemount held a public hearing and reviewed the Preliminary Plat for SKB Rosemount 2nd Addition; and

WHEREAS, on May 24, 2022, the Planning Commission recommended approval of the Preliminary Plat for SKB Environmental 2nd Addition, subject to conditions; and

WHEREAS, on June 21, 2022, the City Council of the City of Rosemount reviewed the Planning Commission's recommendations.

NOW, THEREFORE, BE IT RESOLVED, the Council of the City of Rosemount hereby approves the Preliminary Plat for SKB Rosemount 2nd Addition, subject to the following conditions:

a) Dedication of an 80-foot right of way for the planned new City street connecting Courthouse Boulevard and Ehlers Path along the east side of Lot 1, Block 1 of the plat.
b) Dedication of a minimum of 50 feet of right-of-way along the southern edge of the plat for Ehlers Path.
c) Execution of a subdivision agreement concerning the extension of a City water main to the project site and construction of a new public street east of Lot 1, Block 1.
d) Provision of all easements on the final plat as required by the City Engineer.
e) Compliance with the City Engineer's review memorandum dated May 10, 2022.
f) Payment of development fees specified in the City Engineer's review memorandum dated May 10, 2022.
g) Payment of a fee in lieu of park land dedication of $260,000 for 52.41 acres of platted industrial land.

ADOPTED this 21st day of June, 2022, by the City Council of the City of Rosemount.

_____

William H. Droste, Mayor

ATTEST:

_____

Erin Fasbender, City Clerk

EXCERPT FROM THE MAY 24, 2022 PLANNING COMMISSION MEETING MINUTES

5.a. Request by SKB Environmental, Inc. for Approval of a Comprehensive Plan Amendment, Zoning Map Amendment, Preliminary Plat and Amended Interim Use Permit Associated with an Expansion of the SKB Landfill Facility. **(22-30-CPA, 22-31-RZ, 22-32-PP, 22-33-FP)**

Senior Planner Nemcek gave a presentation and summary of the staff report for the Planning Commission.

Chair Kenninger inquired about where the proposed road will be located. Nemcek showed on the map where it would be and that it'll be aligned with the existing neighbor's driveway.

Commissioner Reed questioned if the added sewer will only be for the buildings. Nemcek stated that is correct.

Commissioner Thiagarajan questioned what the plan is for when the site closes. Nemcek stated that it will be a large hill.

Commissioner Hebert inquired about what kind of waste is being brought onto the site. Nemcek stated that the applicant can confirm.

The public hearing opened at 6:46 pm.

Public Comments:

Ryan O'Gara, 251 Starkey Street, St. Paul, SKB Environmental, Applicant, stated that SKB has been in contact with the surrounding neighbors and addressed their concerns. Required to have 20 years post-closing period. When the site closes, SKB are still the landowners and will be required to maintain the property. The type of waste that we accept is construction and demolition waste, industrial waste, and municipal solid waste.

Commissioner Rivera inquired if the concern about items blowing onto surrounding properties been addressed. Mr. O'Gara stated the concern was addressed. SKB worked with the Dakota County inspector to add additional netting around the property.

Michael Mohr, 13750 Courthouse Boulevard, stated that the proposed entrance will be right across the street from his driveway. When his property was purchased, Mr. Mohr checked to see what the future zoning of the area would look like. Mr. Mohr stated that he did meet with Mr. O'Gara and feels like none of his concerns have been taken care of. Would like to see SKB continue working with neighbors.

Commissioner Hebert questioned what Mr. Mohr's main concerns are. Mr. Mohr stated that the traffic being right at the end of his driveway, the noise that will be brought closer to his property and the buildings that are proposed to be added.

Bonnie Troska, 13650 Courthouse Boulevard, stated that she is concerned about the vague application and SKB needs to know exactly where the driveway and buildings are going.

> **MOTION** by Reed to close the public hearing.
> **Second** by Thiagarajan.
> Ayes: 6. Nays: 0. Motion Passes.

The public hearing closed at 7:09 pm.

Additional Comments:
Chair Kenninger questioned where the proposed buildings will be located. Nemcek stated that the proposed plan shows where the buildings will go.

Commissioner Reed inquired if the landscape plan that is proposed is what will happen. Nemcek stated that the landscape plan was included in the application. There will be trees placed all around the edge of the property on Highway 55, and by the added buildings.

Commissioner Rivera inquired if the truck traffic could be routed differently. Nemcek stated that Conley Ave will eventually be closed. The applicant can better speak to it.

Commissioner Reed inquired to Mr. O'Gara how the tailgate noise will change. Mr. O'Gara stated that the noise issue will stay the same as it is currently. Reed inquired if noise monitoring has ever been required. Mr. O'Gara stated that noise studies have been done in the past. Mr. Reed inquired as to how the dust from SKB will be improved. Mr. O'Gara stated that there is a lot of watering on the site to keep dust down. A street sweeper is also used. A wheel washing system is in place so that the drivers wash down their tiers before leaving the site. Reed inquired if along the proposed entrance, could additional landscaping be included to help with noise and viewing. Mr. O'Gara stated that if a specific property is obtained, an additional berm can be created.

Chair Kenninger inquired if the acquired properties will then become a part of SKB Environmental. Mr. O'Gara stated that the process hasn't gotten that far. But the idea would be to use that property to add additional landscape and screening. Kenninger inquired about additional nets around the property. Mr. O'Gara stated that they will be, depending on the cell height. Kenninger questioned what the additional buildings will be used for. Mr. O'Gara stated that they will be a truck scale, a lab, an office building, a replacement of our gem-ash building, and a recycling building. The buildings will all be built in phases.

Commissioner Marlow inquired what the life expectancy of the expansion. Mr. O'Gara stated that the expansion will allow for an additional 15-17 years of life, depending on the incoming volumes.

Tim Hanson, City Engineer, WSB Engineering, stated that the primary concern is having the trucks on a local street. The current condition of Ehlers Path and 142nd Street would not be able to withstand continued heavy truck traffic. There is not a lot of options to moving the layout of the road.

Commissioner Thiagarajan stated that the access into the site could be off Ehlers Path. Nemcek stated that the streets would have to be completely reconstructed. The road should go right away north/south to connect the two streets. Nemcek stated that noise studies are done in the evening. The landfill is only open during the day. It would be hard to monitor.

MOTION by Reed to recommend the City Council approve a Comprehensive Plan Amendment to change the future land use designation of 113 acres east of the existing SKB landfill from GI-General, LI-Light Industrial, and BP-Business Park to WM-Waste Management.
Second by Hebert.
Ayes: 6. Nays: 0. Motion Passes.

MOTION by Reed to recommend the City Council approve a Zoning Map Amendment to change the zoning of 113 acres east of the existing SKB landfill from GI-General Industrial and AG-Agricultural to WM-Waste Management.
Second by Hebert.
Ayes: 6. Nays: 0. Motion Passes.

MOTION by Reed to recommend the City Council approve the SKB Rosemount 2nd Addition Preliminary Plat subject to the following conditions:

a. Dedication of an 80-foot right of way for the planned new City street connecting Courthouse Boulevard and Ehlers Path along the east side of Lot 1, Block 1 of the plat.
b. Dedication of a minimum of 50 feet of right-of-way along the southern edge of the plat for Ehlers Path.
c. Execution of a subdivision agreement concerning the extension of a City water main to the project site and construction of a new public street east of Lot 1, Block 1.

d. Provision of all easements on the final plat as required by the City Engineer.
e. Compliance with the City Engineer's review memorandum dated May 10, 2022.
f. Payment of development fees specified in the City Engineer's review memorandum dated May 10, 2022.
g. Payment of a fee in lieu of park land dedication of $260,000 for 52.41 acres of platted industrial land.

Second by Hebert.
Ayes: 6. Nays: 0. Motion Passes.

MOTION by Reed to recommend the City Council approve an Interim Use Permit amendment allowing an expansion of the SKB Environmental landfill and related building construction subject to the following conditions:

a. Approval of the expansion plans by the Minnesota Pollution Control Agency and Dakota County.
b. The utility plans must be updated to include the extension of trunk water main service along the northern boundary of Lot 1, Block 1 and within the right-of-way for the new City street immediately east of Lot 1, Block 1.
c. Provision of a minimum of a 30-foot easement outside of the street right-of-way for the planned regional trail along Ehlers Path/140th Street. The grading plans must be updated to include grades that will support future construction of a trail.
d. The existing private access driveway to Courthouse Boulevard (State Highway 55) will be eliminated upon completion of the new public street east of Lot 1, Block 1.
e. Payment of all City costs associated with the design and construction of the new public road east of Lot 1, Block 1.
f. The septic treatment area shall be clearly delineated on the development plans and conflicts with other activities in this area, including utilities, vehicle access, landscaping and other site improvements, must be avoided.
g. The septic system must comply with all applicable city and state regulations with a final design and location approved by City.
h. The buildings on the site will be required to connect to public sanitary sewer service within one year of this service being extended and available to the site. The City will plan on a service connection in the location shown on the site development plans.
i. All new buildings within the landfill expansion area will be subject to the City of Rosemount's site plan review process. This review shall verify compliance with the City's building design, parking, and other site development requirements.
j. The landscape plan shall be updated to include all required replacement plantings above and beyond any previous payments to the City as a fee in lieu of required trees.
k. All buildings shall comply with fire code requirements for access around buildings.
l. No outside storage around the recycling buildings is allowed unless specifically authorized in the interim use permit.
m. Incorporation of all review comments from MnDOT.
n. Submission of route maps of truck circulation within the facility and off-site.
o. Tree clearing and grubbing will occur between August and March to avoid impacts to endangered species within the project area.
p. Compliance with the mitigation strategies included in the EAW for the project.
q. Compliance the City Engineer's review memorandum dated April 19, 2018.
r. Entry signs shall be subject to sign permits and normal zoning standards. Appropriate sight distances must be maintained.
s. Compliance with conditions from 2018 Interim Use Permit renewal, including the following:
    i. Stormwater basins 6A, 6B, 6C and associated grading shall be removed from within 50 feet of the 140th Street East centerline in conjunction with the updated storm water modeling. As an alternative, SKB Environmental may direct stormwater that would have otherwise been accommodated within these basins to the adjacent property east of the landfill provided it does not require a substantial change to the approved PUD and grading plans on the adjacent site.
    ii. SKB Environmental shall maintain an MPCA approved ground water monitoring system on the site and notify the City prior to the construction of any replacement wells.
    iii. Implement sediment control best management practices to reduce sediment tracking and dust on and off-site.

iv. Approval of the transfer facility and composting operation will be removed from IUP if operations not commenced prior to November of 2023.

t. Compliance with all other requirements of the City Engineer's review memorandum dated October 23, 2018.

Second by Hebert.

Ayes: 6. Nays: 0. Motion Passes.



SKB ROSEMOUNT	WENCK	AUG 2020
Site Aerial Photo		Figure 2

Stantec Consulting Services Inc.
1800 Pioneer Creek Center, Maple Plain, Mn 55359

April 11, 2022
File: 227702665

Mr. Anthony Nemcek
Senior Planner
Rosemount City Hall
2875 145th Street West
Rosemount, MN 55068

Reference: SKB Environmental Application for the Proposed Landfill Expansion on the property located immediately east of the current SKB Rosemount Landfill site – 13425 Courthouse Boulevard

Dear Mr. Nemcek,

On behalf of SKB Environmental, Inc. (SKB), enclosed are the following applications to support expansion of the SKB Rosemount Landfill:

- Comprehensive Guide Plan Amendment Application
- Rezoning Application
- Preliminary Plat Application
- Final Plat Application (to be submitted at later date following approval of preliminary plat)
- Interim Use Permit Application

The Applications are being submitted because SKB is proposing to increase the industrial waste and C&D landfill capacity by expanding onto approximately 163 acres of adjacent land immediately east of the current landfill disposal area. It is important to note that a previous application for this project was submitted to the City on June 1, 2021. An Environmental Assessment Worksheet (EAW) was also completed for this proposed landfill expansion. The Findings of Fact, Conclusions, and Record of Decision was issued on May 13, 2021 and found that the proposed project does not have the potential for significant environmental effects to trigger the need for an Environmental Impact Statement (EIS).

The project came before the City of Rosemount Planning Commission on July 13, 2021 and that meeting, the Planning Commission recommended that the City Council approve the Comprehensive Guide Plan Amendment, Rezoning Map, Preliminary Plat (with conditions), and the IUP (with conditions) by a 7-0 vote. Due to a meeting notification error, the project came before the Planning Commission a second time on August 10, 2021. Due to concerns raised by the neighbors about the project at this second meeting, the Planning Commission voted 6-0 to deny that the City Council approve the above referenced applications and encouraged SKB to work through project details with the neighbors. These applications to support expansion of the landfill are a result of SKB working with the City and neighbors.

Reference: **SKB Environmental Application for the Proposed Landfill Expansion on the property located immediately east of the current SKB Rosemount Landfill site – 13425 Courthouse Boulevard**

The attached applications have incorporated modifications to the June 1, 2021 submittal based on numerous discussions and meetings with the City and neighbors. The modifications have resulted in the landfill expansion area being approximately 119.1 acres in size, while the remaining 43.9 acres is being designated for business park development. In the previous June 1, 2021 application, the landfill expansion area was 113 acres while the remaining proposed business park was 50 acres. The layout of the proposed City road has also been modified based on discussions with the City and neighbors.

SKB believes this submittal addresses the concerns of the neighbors as well as the City's long-term vision for development of this area. The existing landfill is located within an area of the City that is classified as a "Waste Management Area" on the City's zoning map. The City's zoning code for the Waste Management District state that this district is intended to accommodate waste management, disposal, and recycling operations and that uses within this district shall be permitted by an Interim Use Permit. The approximately 119.1 acres of the 163 acres of adjacent land will also need to be rezoned to reflect WM "Waste Management Area". The 43.9 acres east of the new proposed city road, guided as a future business park to be developed according to the City's Zoning and Comprehensive Plan.

Attached again in support of this application are the following:

1. Comprehensive Guide Plan Amendment Application
2. Rezoning Application
3. Preliminary Plat Application with Preliminary Plat Drawing
4. Interim Use Permit Renewal Application
5. Project Description and Operations narrative with Preliminary Site Construction Plan Drawings
6. IUP Technical Memorandum and IUP Plan Drawings

The appropriate application fees are attached. If you have any questions, comments, please do not hesitate to contact me at 763-479-4226.

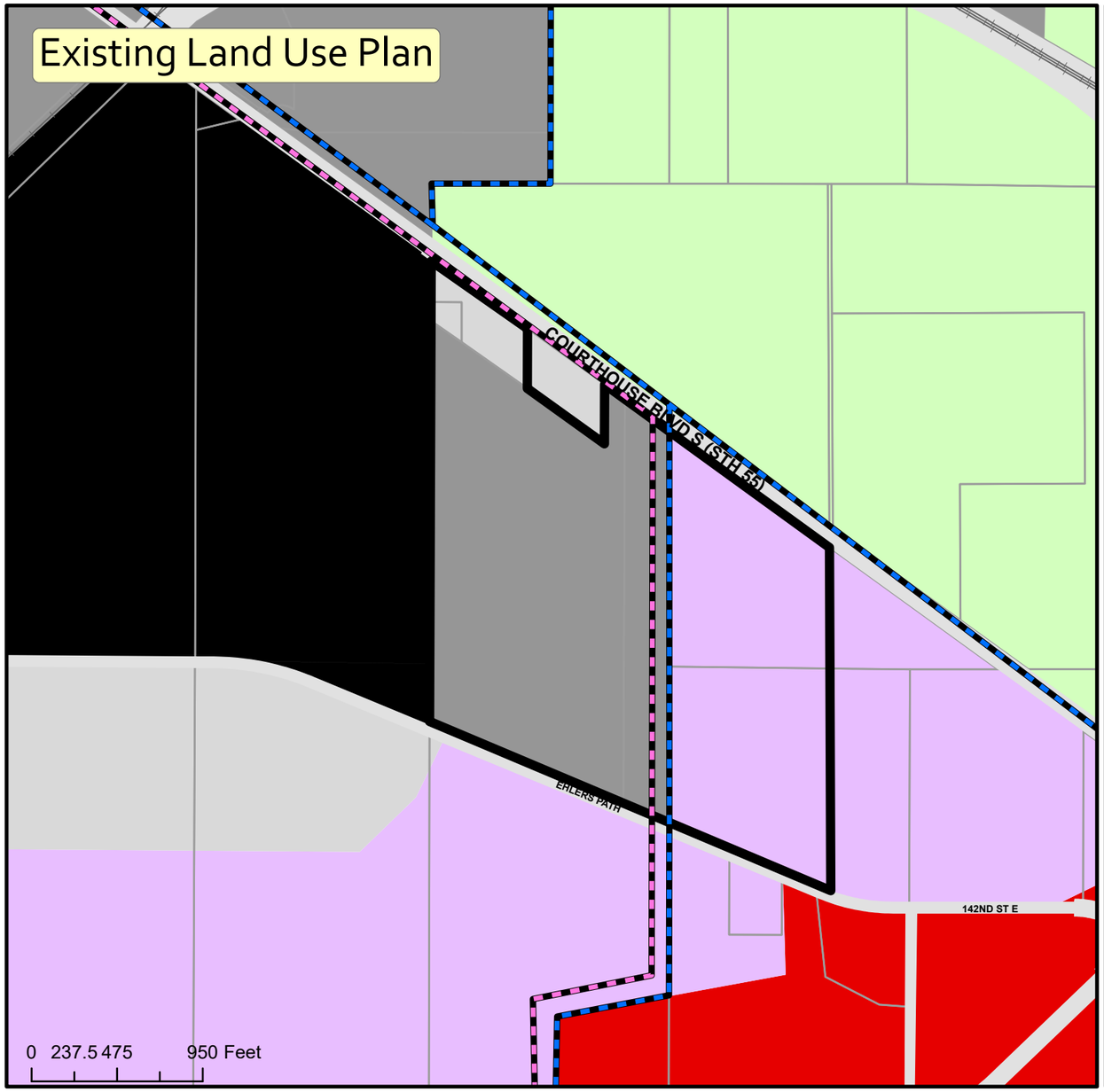
Sincerely,

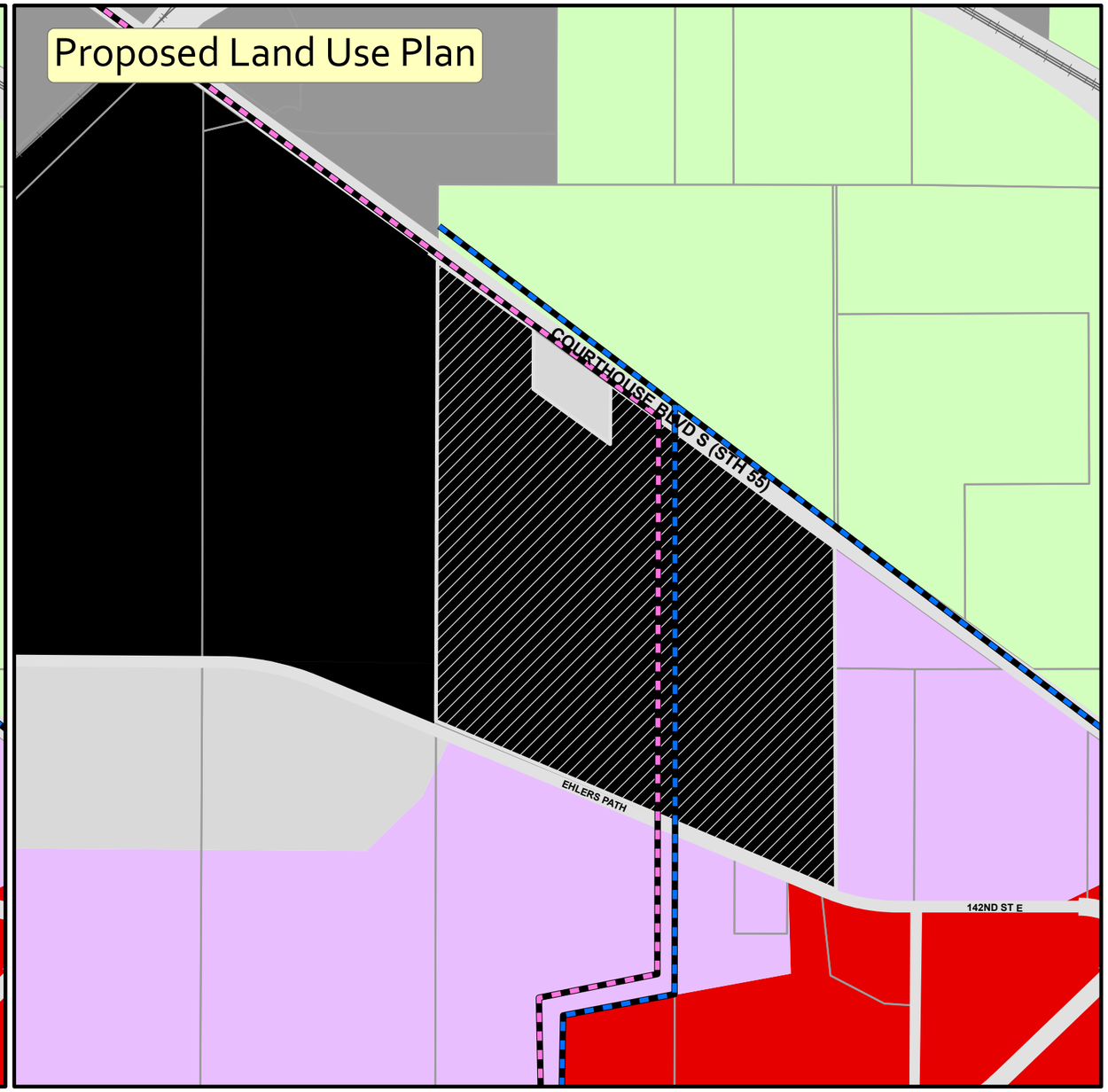
Stantec Consulting Services Inc.

Tom Shustarich, PE
Project Manager

Attachments Attachments 1-6

c. Dave Wiggins, SKB
Ryan O'Gara, SKB
Geoff Strack, SKB





ROSEMOUNT
MINNESOTA

Proposed Land Use Amendment

AG Agriculture
CC Community Commercial
BP Business Park
LI Light Industrial
GI General Industrial
WM Waste Management

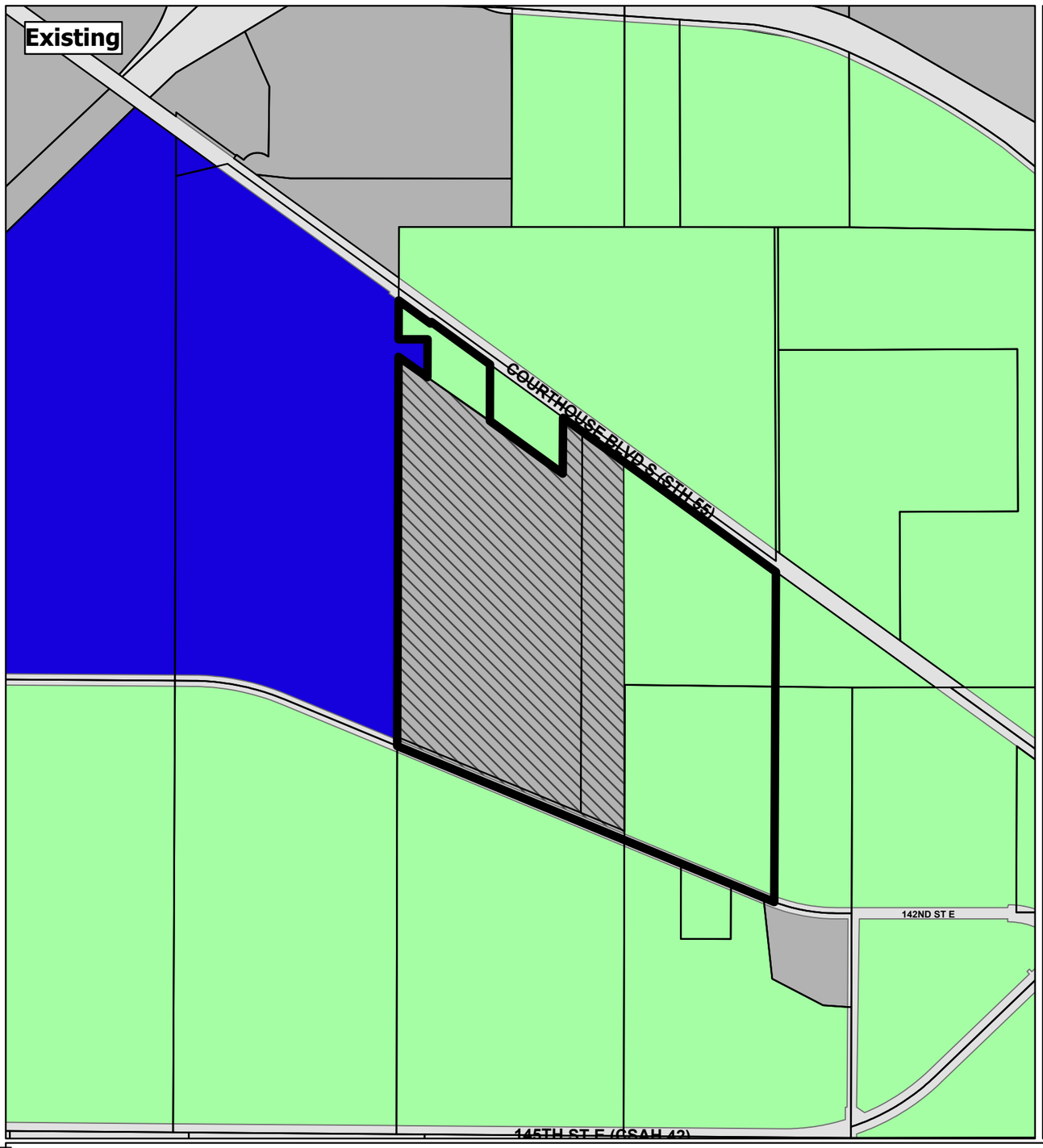
Proposed Land Use Plan
Waste Management

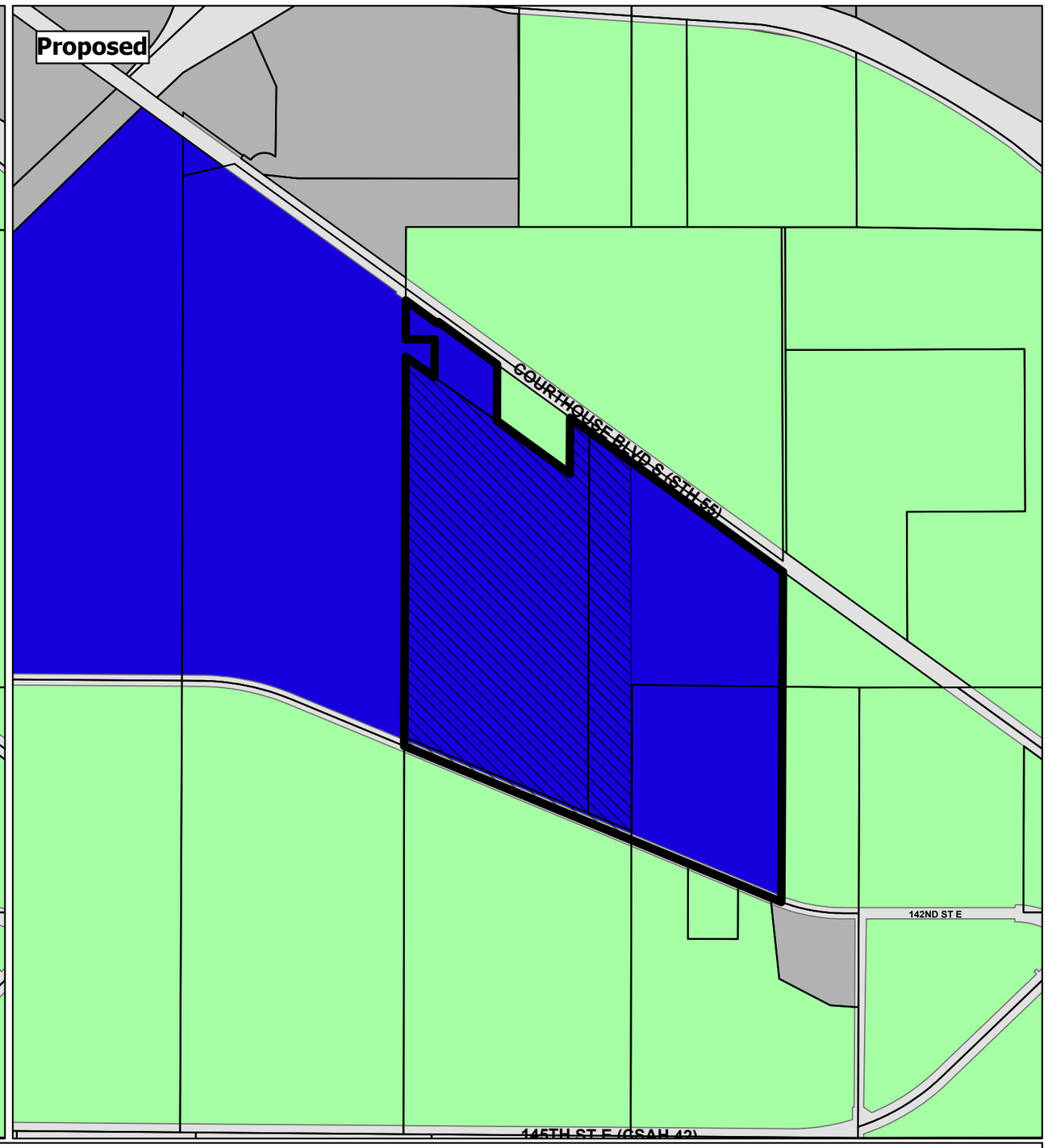
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N

7/8/2021

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ROSEMOUNT
MINNESOTA

Proposed Zoning Amendment

- GI - General Industrial
- AG - Agricultural
- WM - Waste Management
- Proposal Area
- Right Of Way

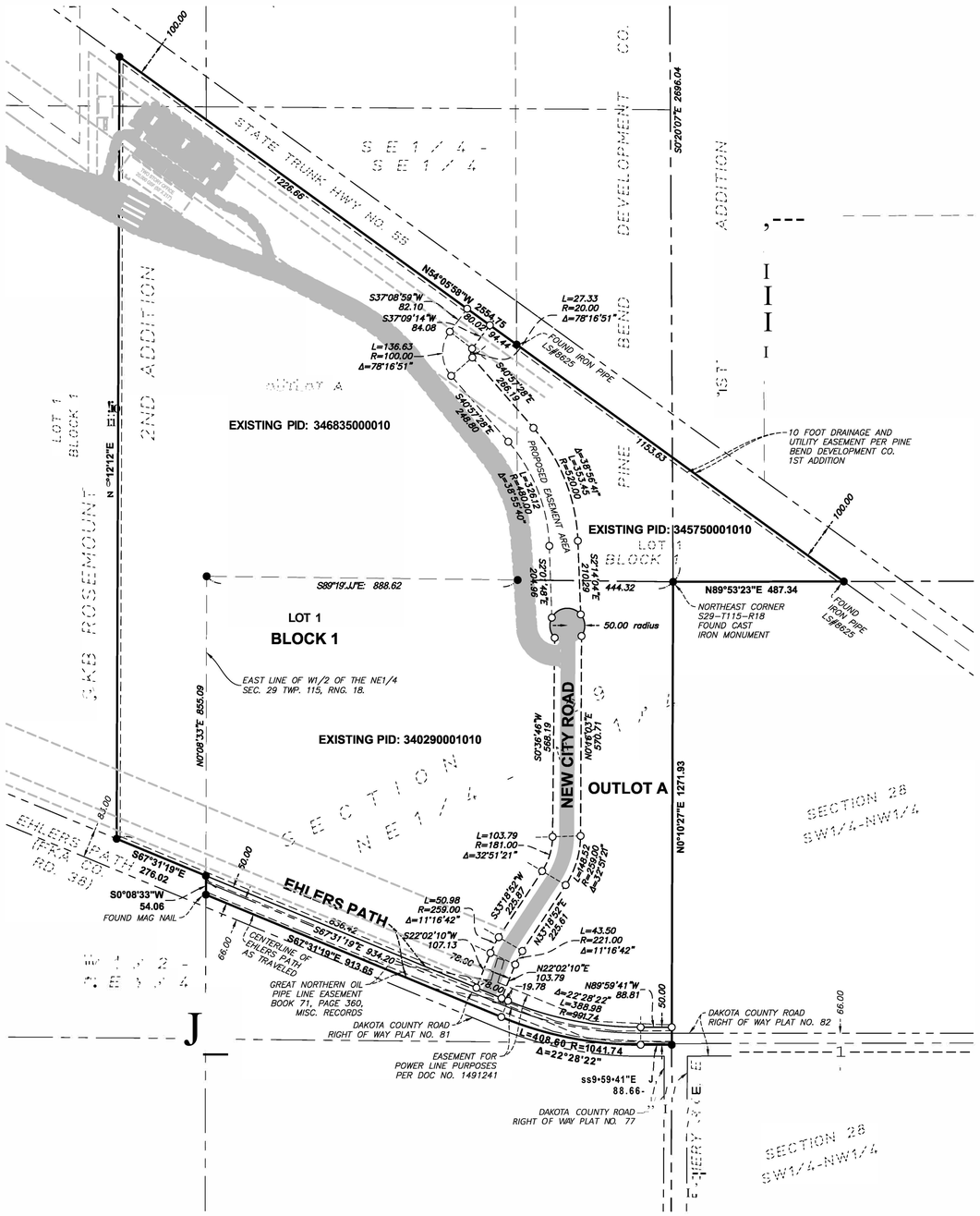
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7/8/2021

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Plot Date & Time: 23 March 2022 8:57 AM

PRELIMINARY PLAT - SKB ROSEMOUNT 2ND ADDITION



LEGEND

- ⊙ SET 3/4"X18" IRON PIPE MARKED LS 4305S
- • FOUND MONUMENT

N

0 200 400
SCALE IN FEET

OWNER/SUBDIVIDER:
SKB ENVIRONMENTAL
251 STARKEY STREET
ST. PAUL, MN 55107

SURVEYOR/ENGINEER:
WENCK ASSOCIATES
1802 WOODDALE DRIVE
WOODBURY, MN 55125

CURRENT ZONING:
GI-GENERAL INDUSTRIAL
AG-AGRICULTURAL

PROPOSED ZONING:
LOT 1: WASTE MANAGEMENT
OUTLOT A: AG-AGRICULTURAL

EXISTING PARCEL DESCRIPTIONS:

PID:346835000010, 345750001010, 340290001010

Outlot A, SKB ROSEMOUNT 1ST/ ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

And

Lot 1, Block 1, PINE BEND DEVELOPMENT CO. 1ST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

And

That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 115, Range 18, lying northerly of Dakota County Road No. 38.

AREA TABULATION:

LOT 1:	56.78 ACRES +/-
OUTLOT A:	15.10 ACRES +/-
EHLERS PATH:	1.63 ACRES +/-
NEW CITY ROAD:	2.09 ACRES +/-
TOTAL:	75.60 ACRES +/-

SURVEYORS CERTIFICATION:

I hereby certify that this survey was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

3/2/2022
Gary J. Bjorklund Date
LS 46563

Stantec
1802 WOODDALE DR.
WOODBURY, MN 55125
Ph:651-395-5212

CLIENT NAME
SKB ENVIRONMENTAL

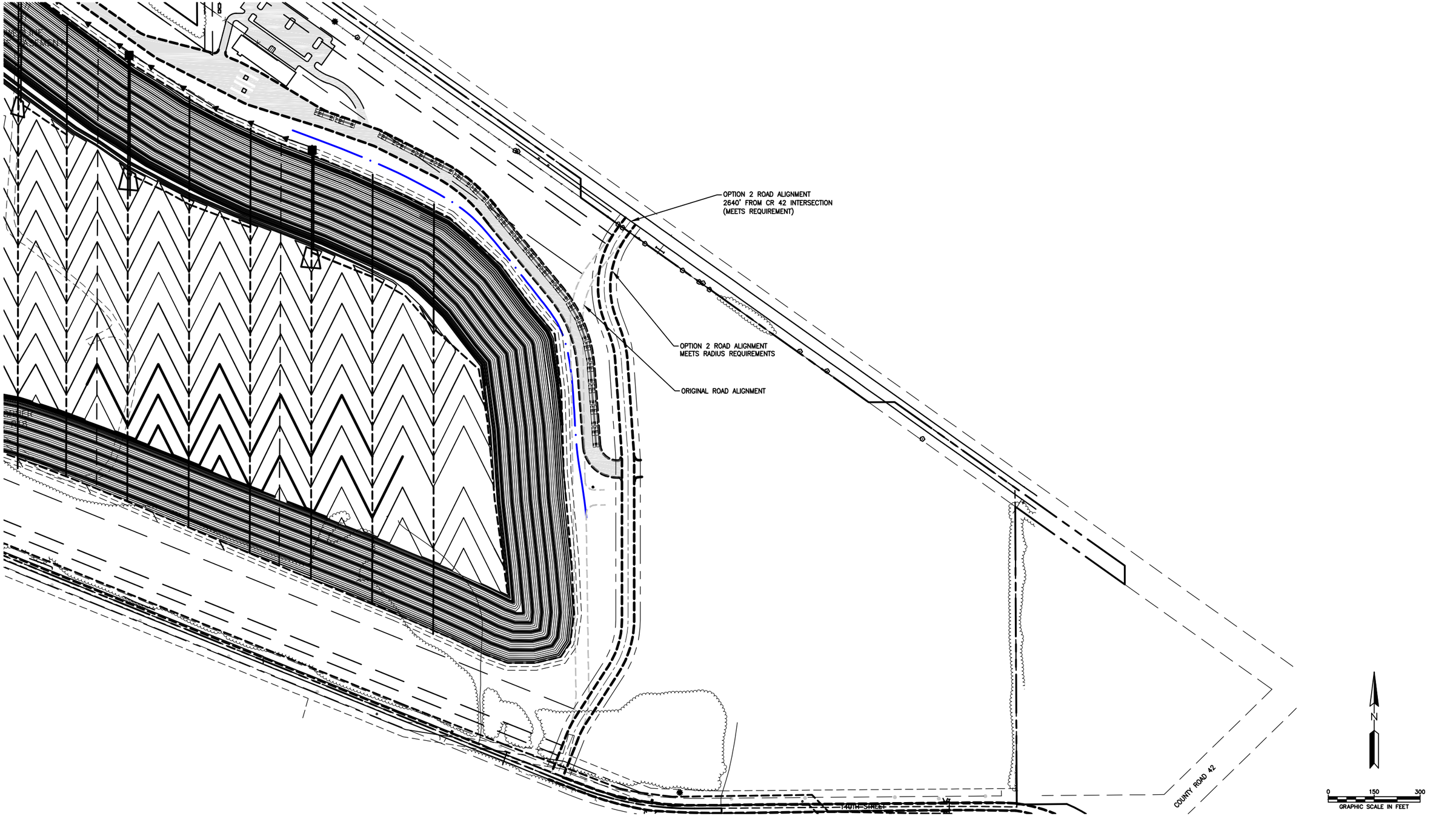
PROJECT TITLE
PRELIMINARY PLAT

OWN BY	CHK'D	APP'D	DWG DATE
XXX	XXX	XXX	SEE ABOVE

SCALE 1" = 200'
PROJECT NO. 227702665
SHEET NO. 1 OF 1

J:\227702\8\\\\\(0\survey\3053-2Cr- = 1Pre and Final Plats 3-2-2022.dwg

Plot Date & Time: 17 May 2022 2:19 PM



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#	DESCRIPTION	XXX	XXX	XX/XX/XX
REV	REVISION DESCRIPTION	DWN	APP	REV DATE

SEAL

SUB CONSULTANT

PRIME CONSULTANT

PROJECT TITLE

SKB ROSEMOUNT LANDFILL
ROSEMOUNT, MINNESOTA

SHEET TITLE

DWN BY	CHK'D	APP'D	DWG DATE	APRIL 2017
JVB	TJS	TJS	SCALE	AS NOTED

PROJECT NO.	SHEET NO.	REV NO.
3053-0064	FIGURE 1	

PROJECT DESCRIPTION
AND
OPERATIONS NARRATIVE



SKB Environmental Proposed Landfill Expansion

Project Description and Operations Narrative

April 2022

Prepared for:

City of Rosemount
Rosemount City Hall
2875 145th Street West
Rosemount, MN 55068

Prepared by:

Stantec Consulting Services Inc.
1800 Pioneer Creek Center
Maple Plain, MN 55359

Project Number: 227702665

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1.0 INTRODUCTION

1.1 PURPOSE

SKB Environmental, Inc. (SKB) respectfully submits to the City of Rosemount this Project Description and Operations Narrative in support of the Comprehensive Guide Plan Amendment Application, Rezoning Application, Preliminary Plat Application, and an Interim Use Application for the proposed expansion of the SKB Rosemount Industrial Waste Disposal Facility. The Facility is located at 13425 Courthouse Boulevard within sections 19, 20, and 29, Township 115N, Range 18W, Dakota County, Minnesota. There are currently multiple disposal areas at the Facility that receive different waste streams, which include demolition debris, industrial waste, and municipal solid waste combustor ash disposal. The expansion areas would receive only industrial waste and construction and demolition debris (C&D). SKB is proposing to increase the industrial waste and C&D landfill capacity by expanding onto 119.1 acres of adjacent land immediately east of the current landfill disposal area as well as in the area where the current office and scale are located. The two expansion areas will together provide approximately 21,200,000 cubic yards of disposal capacity. Although detailed development plans are not included as part of this project, a future business park is proposed for development on 43.9 acres east of the landfill.

The Preliminary Plat Drawing is titled – SKB Rosemount 2nd Addition and is provided with the Preliminary Plat Application. The legal description of the property for landfill expansion is on the Preliminary Plat. The proposed eastern landfill expansion is designated as Lot 1, Block 1. There is also an Outlot A detailed as part of the plat. The Preliminary Plat Application have been prepared in accordance with the applicable City codes.

The expansion project will provide for a new site entrance/exit off of a new City road to be designed and constructed by the City of Rosemount (City) which connects to Ehler's Path. The new entrance/exit is intended to improve traffic safety on Highway 55. In an effort to support environmental initiatives consistent with SKB and City values, the proposed landfill development will allow SKB the opportunity to continue to make investments in and expand its recycling operations. SKB will relocate the facility sustainability campus which will include buildings to serve recycling activities at the landfill. The Gem Ash building and storage bunker currently exist at the existing landfill and will be relocated to make room for when Cell 8 is built. The recycling and maintenance buildings approved as part of a previous PUD and will be relocated as part of the expansion. There is no change to previously approved activities only relocation.

Preliminary Site Construction Plans for Site Improvements detailing the proposed landfill expansion are provided in Appendix A.

It should be noted that this project came before the City of Rosemount Planning Commission in July and August 2021. Due to concerns raised by the neighbors regarding this project, the project was denied and it was requested that SKB work through project details with the neighbors. This narrative report details and supports expansion of the landfill as a result of SKB working with the City and neighbors. An EAW

was also completed for this project with the Findings of Fact, Conclusions, and Record of Decisions issued on May 13, 2021 and found that the proposed project does not have the potential for significant environmental effects to trigger the need for an Environmental Impact Statement.

.

1.2 GENERAL INFORMATION

Landowner

SKB Environmental, Inc.
Attn: David Wiggins
251 Starkey Street
St. Paul, MN 55107
(651) 224-6329

Applicant

SKB Environmental, Inc.
Attn: David Wiggins
251 Starkey Street
St. Paul, MN 55107
(651) 224-6329

Professional Consultants

Stantec Consulting Services Inc.
Attn: Mr. Tom Shustarich, PE
1800 Pioneer Creek Center
PO Box 249
Maple Plain, MN 55359
(763) 479-4226

1.3 CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed landfill expansion is consistent with nearby existing industrial uses and is consistent with a transition between planned use categories. The landfill and proposed business park meet the spirit and intent of the following goals and objectives as referenced in the Rosemount 2030 Comprehensive Land Use Plan:

- Chapter 4 – Economic Development. This project meets goal 2 to expand Rosemount's employment base to provide jobs that can support an entire household (p. 27). Grow Rosemount by attracting and supporting businesses.

- Chapter 6 - Environment and Natural Resources. This project meets goal 4 to encourage activities that reduce the consumption of finite resources and ensure there are opportunities to reuse or recycle natural resources (p. 43).

- Chapter 7 – Land Use. This project meets goal 7 to encourage and promote sustainable development, green building, and resource conservation (p.80).

1.4 BENEFITS TO THE CITY

In order to continue providing a valuable service to the region and as part of long-term business planning, SKB is proposing to expand the SKB Rosemount Industrial Waste Disposal Facility (the Facility). The proposed development will benefit the City of Rosemount in the following ways:

- Facilitate safe traffic conditions on Highway 55 by providing new City road and site access point
- New Business Park
- Continued Host Fees
- Local employment
- Park dedication fees
- A more rigorous cell capping schedule to reduce the amount of leachate generated.

The above benefits offered to the City by the landfill expansion is provided in more detail in the following text.

As the expansion moves east within the site, a new access will be provided on a new north/south public street located off of Ehler's Path and west of CSAH 42. This new road will provide a new entrance to the landfill expansion area as well as an entrance to the future business park. The existing access to TH 55 will be closed when the new access is constructed. The new proposed road will be designed by the City to accommodate traffic volumes from both the landfill and the future business park and provide for increased vehicle queuing capacity at the landfill. These proposed traffic improvements associated with the landfill and business park development will help fulfill safety improvements on TH 55 that are needed to accommodate existing and future traffic volumes.

A new business park is proposed for 43.9 acres to the east of the 119.1- acre landfill expansion area. The business park will allow for the expansion of commercial and industrial type businesses within the City of Rosemount and generate additional property tax revenue as well as provide for jobs.

The landfill has paid host fees to the City of Rosemount for many years. The amount of host fee paid to the City by SKB in 2021 was $2,356,051.04. The continued payment of host fees as part of the landfill expansion will continue to help reduce the tax burden on the City as well as fund various community development projects that City residents can benefit from.

The landfill expansion will continue to provide jobs for the 23 current employees at the landfill. In addition, the landfill expansion will result in the payment of park dedication fees for the 119.1- acre expansion area.

2.0 GENERAL PROJECT DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

Both USGS and Aerial site location maps are presented as Figures 1 and 2, respectively. A list of adjacent property owners within a 350- foot radius of the site is provided in Appendix B. The proposed facilities for the landfill expansion are proposed to be served by city water and sewer in the future upon the extension of sanitary sewer by the City.

The soils beneath the site consist predominantly of sands and gravels. This information is based on soil boring logs completed along the eastern boundary of the landfill as well as a site investigation completed in July 2015. Soil boring logs and a boring location map from the July 2015 investigation are provided in Appendix C.

2.2 GENERAL FACILITY DESCRIPTION

The existing SKB disposal facility in Rosemount consists of approximately 237 acres of which 170 acres is designed to accept non-hazardous industrial wastes, mixed municipal solid waste incinerator ash, and non-hazardous debris resulting from construction and demolition, including asbestos into the landfill. Other permitted activities at the site include a recycling/processing building, transfer station, and compost facility. The landfill is located at 13425 Courthouse Boulevard within sections 19, 20, and 29, Township 115N, Range 18W, Dakota County, Minnesota.

The landfill has been in operation since 1992 and was purchased in 2000 by SKB who has been operating the facility since that time. An initial Interim Use Permit (IUP) was issued by the City for the landfill when the facility opened in 1992, and SKB assumed the obligations of the IUP at the time it began operating the facility in 2000. The landfill has an existing IUP from the City of Rosemount that was renewed by the City on November 5, 2018 and expires on November 5, 2023. The landfill operates under Minnesota Pollution Control Agency (MPCA) solid waste permit number SW-383 (available upon request). The MPCA reissued SW-383 for the landfill in 2014 with a ten-year term until 2024. The landfill also operates under various solid waste facility licenses issued by Dakota County.

The existing landfill is located within an area of the City that is classified as a “Waste Management Area” on the City of Rosemount’s zoning map. The City’s zoning code for the Waste Management District state that this district is intended to accommodate waste management, disposal, and recycling operations and that uses within this district shall be permitted by an Interim Use Permit. The proposed project will expand onto 119.1 acres of adjacent land to the east and support the existing operations and maintenance of the SKB Rosemount facility. The eastern expansion area zoning will need to be changed to reflect WM – Waste Management area. Again, the northwest expansion area lies within the existing landfill which is zoned WM.

It is important to describe the existing landfill site and the operations, since SKB is proposing an extension of these with the industrial waste landfill expansion onto the adjacent eastern property.

The drive and parking areas in and around the proposed buildings will be mainly bituminous paved with a small area of Class 5 near the maintenance building. The Class 5 in this area is needed to adequately support the types of heavy equipment that will be around the maintenance building. There is approximately 305,000 square feet of bituminous paving proposed for the landfill expansion development. The landfill expansion area will be accessed via an entrance/exit gate off of the proposed new City road. The landfill expansion development has sufficient area to allow for the safe passage of all vehicles.

2.3 TREE INVENTORY AND PRESERVATION PLAN

A tree inventory and preservation plan were completed and is provided in Appendix D of this Project Description Narrative. As identified in the EAW completed for this project, SKB will clear and grub trees outside the prime nesting season of the Loggerhead Shrike, from August through March, to avoid adverse impacts to this State and Federally listed endangered species. The calculations for the number of trees to be removed are also provided in the Tree Inventory and Preservation Plan provided in the Preliminary Construction Plan Drawings (Appendix A).

2.4 SITE GRADING

Similar to the existing landfill operations and as required by MPCA rules, the proposed eastern industrial waste landfill expansion will be developed in phases or cells. As shown on the IUP Plan Sheets provided as Attachment 4 later in the IUP memorandum section of this submittal, the proposed eastern expansion will be identified as Phase 7 and be developed with three (3) cells. Due to the size of the northwestern expansion, it will be developed in one phase and identified as Phase 8. The Phase 7 cells, and estimated waste capacity (including final cover) of each cell, and Phase 8 are as follows:

Phase 7 - Eastern Expansion:

Cell 7A -	5,800,000 Cubic Yards
Cell 7B -	5,600,000 Cubic Yards
Cell 7C -	5,900,000 Cubic Yards
Total Phase 7	**~ 17,300 000 Cubic Yards (includes final cover requirements)**

Phase 8 - Northwestern Expansion:

Cell 8 -	3,900,000 Cubic Yards

SKB expects construction of new industrial waste cells or closure of cells once every two to five years for approximately three to four consecutive months at a time.

Upon completion of landfill development, the site will be final covered. The final cover is designed to prevent precipitation from entering the waste. SKB is committed to a more rigorous cell capping schedule, which will reduce the amount of leachate generated. The MPCA approved final capping system from top down is as follows:

- 6” topsoil and vegetative cover
- 30” cover soil
- A geocomposite drainage net

- 40 mil LLDPE geomembrane
- 12” buffer soil or intermediate cover layer

As final cover technologies advance, SKB may substitute, with MPCA and Dakota County approval, an item in the approved final cover profile with an equivalent or superior alternative.

Slopes on the final cover system will range from 2 percent on top to 25 percent on the side slopes. The highest elevation of the eastern expansion area will be approximately 1060 ft. NGVD where it ties into the highest elevation of the existing landfill. The existing land surface is approximately 900 to 908 ft NGVD. The construction of the expansion area will increase the height of the existing land surface by approximately 160 ft. The proposed final contours were designed not to maximize capacity, but rather improve the overall aesthetics of the landfill. Stormwater runoff from the landfill site will be controlled on-site by strategic placement of drainage swales, erosion control mats, and riprap, concrete, or gabion downslope structures. Runoff will be directed to a perimeter ditch system that takes surface water to the sedimentation ponds located around the site.

Stormwater run-on into the industrial waste disposal area will be prevented by site grading. Run-off from off-site and undeveloped areas will be collected in external perimeter channels and natural drainage pathways and routed away from the site.

Appropriate native seed mixes will be evaluated by SKB for use in open space areas around the stormwater ponds and other setback areas.

2.5 LANDSCAPING

Proposed landscaping plans were prepared by a landscape architect and presented in Appendix A-Preliminary Site Construction Plans. The required calculations with regards to landscaping are also provided on Plan Sheet No. L-101. Landscaping along the new site access road and site parking area are detailed on the Landscaping Plan Sheets. Based on City code requirements, calculations performed indicate that the number of trees required for development is 730 trees. The proposed landscaping plans provides for 730 trees. As shown on the Landscaping Plan Sheets, the new proposed trees adequately screen the proposed buildings and site operations on all sides. SKB has provided for foundation plantings around the proposed parking areas and around the proposed buildings. SKB has provided a total of 399 foundation plantings to meet the city requirements of 301 where planting space is available.

2.6 SITE UTILITIES

As previously stated, the proposed landfill expansion and associated buildings will be served by City sewer and water. Sanitary service is proposed at 6-inches and is to connect at a future City trunk line at 140th Street. Future watermain and sewer connection are based on the City East Side Study Plan and input from City staff. The proposed utility plan has been developed based on previous conversations and meetings with the City engineer and staff as part of previous PUD applications for this area. A proposed utility plan is provided on the Plan Sheets in Appendix A.

With regards to water service, a 6-inch water service connection is proposed for the landfill expansion development. The 6-inch water service will connect to a future 16-inch watermain in the northwest corner of the property. The proposed recycling building will not have potable water. The water service extension is based on a meeting with the City Engineer and is detailed on Plan Sheet C-401 in Appendix A.

To accommodate any uncertainties with the City's schedule and plans to extend the city trunk sewer, SKB is proposing a subsurface sewage treatment system (SSTS) for sanitary services for the landfill expansion including the office/shop building and recycling buildings on the sustainability campus. The septic system design will conform with city standards to provide adequate separation between the drain field and the groundwater. SKB will connect to the municipal sanitary sewer when extended to the site.

A site and soil assessment following methodologies laid out in Minnesota Rules Chapter 7080 and Title 9, Chapter 6 of the City of Rosemount Code of Ordinances was conducted at the proposed SSTS location on November 19, 2020. State code sets forth two methods for sizing a soil treatment area: utilize detailed USDA soil profile descriptions and/or in-field hydraulic percolation test (MN 7080.2150 Subp. 3 Tables IX and IXa). Rosemount SSTS ordinance requires using both methods and to use the more restrictive sizing factor of the two.

The site assessment was performed by a licensed Professional Soil Scientist and MPCA-certified SSTS Inspector. Five soil borings were conducted to a depth of 70 inches within or near the proposed drainfield locations. The observed soil profiles were consistent with one another and featured approximately 24 inches of clay loam and loam over sand and coarse sand. Coarse fragments did not exceed 35% in any observed soil horizon. No redoximorphic features or other indicators of seasonally saturated soil were observed within any boring. The observed soils were consistent with Web Soil Survey, which indicates the presence of well-drained sandy outwash subsoils under a mantle of loamy glaciofluvial deposits. Saturated hydraulic conductivity (ksat) testing was conducted using a constant head permeameter (Amoozemeter). Two test attempts were made within the sandy receiving soils below 24 inches. In both cases, the test holes drained rapidly and thus conducting measurements with the Amoozemeter was not feasible. SSTS site assessment information is provided in Appendix E.

Per state and local codes, a standard SSTS requires at least 36 inches of vertical separation from seasonal high groundwater. The five soil observations did not feature any indicators of seasonal soil saturation above 70 inches. This site is suitable for a subsurface trench or bed system with a maximum depth of 34 inches. Using the tables from MN 7080.2150 Subp. 3, the USDA soil profile descriptions generate a more restrictive soil loading rate than the in-field ksat testing. Per City code, the more restrictive result is to be used for determining the soil loading rate. The Table IX loading rate for sand or coarse sand with less than 35% coarse fragments is 1.2 gallons per day per square foot. However, MN 7080.2150 Subp. 3(L) states that drainfield distribution media cannot be placed directly on sandy soil with a percolation rate faster than 0.1 minutes per inch. It is Stantec's recommendation that the drainfield distribution media be placed within the clay loam soils immediately above the sandy outwash, and the drainfield be sized using a 0.45 gallons per day per square foot loading rate.

The design wastewater flow (DWF) was computed based off MN Rules Chapters 7080 – 7083 and Dakota County Subsurface Sewage Treatment System (SSTS) Ordinance 113 using MN Rules 7081.0130, Subpart 1, Table I Estimated Design Sewage Flow from Other Establishments. Specifically,

the DWF is based on the number of employees and people visiting the office. The DWF is used to size SSTS components including the septic tank, dose tank, and soil dispersal system. Table 2-1 below summarizes DWF calculation.

Table 1: Design Wastewater Flow Calculation

Flow Generator	No.	Flow/Generator (gpd)	Total Flow (gpd)
Employee	23	18	414
Office Visitor	6	13	78
		Wastewater Flow Subtotal:	492
		Total Design Wastewater Flow:	**500**

The proposed SSTS to serve the office would provide primary treatment prior to being dispersed to the soil. Raw sewage from the building would be conveyed to a septic tank equipped with an effluent screen to prevent large, suspended solids from flowing downstream to the dose tank. The dose tank would deliver settled wastewater to the absorption bed from submersible pumps within the tank. Pumps and floats would be controlled by a main control panel located adjacent the dose tank. The soil absorption bed would maintain a minimum vertical separation to seasonally saturated soil of 36-inches and be sized at a 0.45 gpd/ft^2 soil loading rate. Therefore, the total minimum infiltrative area required would be 1,115 ft^2. Effluent would be pumped to the soil dispersal area and distributed evenly by a network of PVC distribution laterals within a drainfield rock bed.

2.7 EROSION CONTROL PLAN

It is also important to note that the existing NPDES stormwater permit and associated Storm Water Pollution Prevention Plan (SWPPP) for the existing landfill will need to be updated to include the landfill expansion area. A detailed erosion control plan will be included within the updated SWPPP.

2.8 FLOOR PLANS

Building sizes and sections for the Gem Ash, Recycling building and maintenance building to be relocated are shown on the attached Plan sheets. The new office building is proposed to be 10,000 square feet. The buildings have not been designed and finalized at this early stage in the project but will be completed and submitted to the City as part of the building permit approval process.

2.9 LOT LIGHTING

Lighting will also be provided along the entrance/exit driveway areas. It is important to note that all outdoor lighting will be LED low profile. The outdoor lighting will be aimed downward and have bulb caps or shields to minimize any light pollution. All non-essential lighting will be turned off after business hours.

2.10 SIGNAGE

The appropriate signage for the landfill expansion will be placed at the new site entrance/exit. The proposed signage will be provided to the City for approval prior to installation.

3.0 PROPOSED FACILITY OPERATIONS

3.1 GENERAL FACILITY OPERATIONS

There are multiple disposal areas at the Rosemount Industrial Waste Landfill that receive separate waste streams. The disposal areas include demolition debris disposal, industrial waste disposal, and municipal solid waste combustor ash disposal. The landfill does not include municipal solid waste (MSW) disposal areas. Each solid waste disposal area has an allowable list of acceptable waste types that can be placed within the cells, specific to the demolition, industrial, and municipal solid waste combustor ash disposal. Acceptable wastes are defined and managed under the terms of the solid waste plans that are attached to the permit SW-383. Unacceptable wastes are rejected by the facility and waste haulers are required to take them offsite to an acceptable disposal facility.

Waste for disposal and/or recycling is transported to the facility via trucks which enter the facility at the main site access from Courthouse Boulevard (State Highway 55), where they access one of the scales at the facility before proceeding to the appropriate waste disposal area. Historically, the landfill receives between 100 and 1,000 trucks per day delivering waste to the facility. SKB is not proposing to change the solid waste transport methods or daily volumes received at the facility from the existing conditions under which the landfill has been operating but is proposing to create a new site entrance/exit to serve the existing landfill as well as proposed expansion areas. The existing site entrance/exit to the SKB facility located on MN Hwy 55 will be closed. The new site entrance/exit is shown on the attached Plan Drawings and is discussed in more detail in Section 3.4 of this Narrative Report.

There are currently seven disposal cells that comprise the SKB Rosemount Industrial Waste Landfill. The surface area of the disposal cells are as follows:

- Cell 1 (Industrial Waste) covers 5.1 acres and is closed
- Cell 2 (Industrial Waste) covers 17.1 acres
- Cell 3 (Industrial Waste) covers 39.4 acres
- Cell 3M area included within industrial waste areas and is closed
- Cell 4 (Combustor Ash) covers 12.5 acres
- Cell 5 (Demolition Waste) covers 41.2 acres
- Cell 6 (Permitted but not constructed Industrial Waste) covers 51.8 acres

Each disposal area is permitted for a total disposal capacity based on waste type. Cell 1 has been closed including the final cover and will not receive additional waste. Additionally, the Cell 3M disposal area is also closed. Cell 6 has been permitted and construction of Cell 6 was completed in 2021. SKB submitted a minor modification application to the current MPCA permit to alter the proposed base grades in Cell 6 to provide and maintain for a 5-foot separation from the subgrade to the groundwater table. This redesign of the base grades resulted in a loss of approximately 464,000 cubic yards of currently permitted disposal capacity in Cell 6. SKB will also be submitting to the MPCA as part of the eastern landfill expansion a permit application which will detail a redesign of the final cover grades. This final cover grade redesign will not increase the height of the landfill but will recoup approximately 200,000 CY of the 464,000 CY of disposal capacity lost due to raising the currently permitted base grades in Cell 6. The redesign of the

Cell 6 base grades and the redesign of the final cover grades over the existing landfill are shown and detailed on the Plan Drawings provided with the IUP memorandum.

3.2 STORMWATER MANAGEMENT

The surface water management system has been designed to manage the 100-year, MSE-3 storm event of 7.42 inches for the full landfill property boundary. The system consists of swales, downslope structures, perimeter ditches, catch basins and culverts draining to one of 12 stormwater features.

There are two discharge points from the site. Off-site drainage includes 97 acres and results in 151.1 cfs runoff during the 100-Yr storm event. As previously approved in the 2013 Master Plan, the drainage from Basin 6A/B is limited to the rate from off site.

3.2.1 Subwatersheds & Peak Runoff

As part of the two horizontal landfill expansions, stormwater management will be similar to current plan for the existing footprint and for the proposed northwest expansion. Stormwater from the north side and west side of the landfill will make its away around the west and south sides of the landfill via stormwater basins interconnected via culverts, weirs, and perimeter ditches to the southside of the landfill where it will discharge out a structure to the right-of-way of 140th St E. For the new eastern expansion and the southside of the existing landfill footprint, the water will be directed to one of five new interconnected stormwater basins on the eastern end with the final stormwater basin (8b) located on the east side of the access road. Basin 8b does not discharge during the 100-yr rainfall event.

HydroCAD-Stormwater Modeling Program using the SCS Curve Number method was used to calculate run-off hydrographs for the ultimate proposed landfill configuration. To determine surface water run-off for this analysis, the landfill was divided into subwatersheds depending on the contributing drainage areas. Peak runoff was estimated using a runoff curve number (CN) of 63 (contoured small grain, poor vegetation, HSG A) for the contributing landfill and perimeter pervious surface areas and a CN of 98 for gravel surfaces, paved roads, buildings and water surfaces.

Time of concentration was computed using hydraulic distance and flow velocity according to NRCS Hydrology Guide for Minnesota. Calculated time of concentration values were entered into the HydroCAD model as direct entry. A minimum time of concentration of 7 minutes was utilized.

These runoff calculations are used as inputs in the following calculations, sizing the various components of the surface water management system discussed below. Runoff calculations and a map showing the runoff subwatersheds are also provided.

3.2.2 Drainage Swales

Swales are placed on the 4H:1V slopes and are sloped at a minimum of 1 percent and a maximum of 2 percent to downslope structures. These are placed in order to intercept and direct flow, as well as minimize erosion. In order to minimize maintenance issues, a minimum 2 percent slope is preferred for

drainage swale construction with 1 percent being placed near the base of the slope. The following parameters were used for the drainage swales design:

- Bed Slope: 1%
- Inside Sideslope: 4H:1V
- Outside Sideslope: 2H:1V
- Mannings n: 0.035
- Flow Rate Q_{100}: Varies from 7.20 cfs to 45.62 cfs

The peak flow depth for a 100-year event will range from 0.98 to 1.95 feet, which will not exceed the depth of the swale, and the velocities will range from 2.5 feet/second to 4.0 feet/second.

- Bed Slope: 2%
- Inside Sideslope: 4H:1V
- Outside Sideslope: 2H:1V
- Mannings n: 0.035
- Flow Rate Q100: Varies from 2.96 cfs to 113.76 cfs

The peak flow depth for a 100-year event will range from 0.62 to 2.41 feet, which will not exceed the depth of the swale, and the velocities will range from 2.6 feet/second to 6.5 feet/second.

Drainage swales will be lined with erosion control matting and/or riprap, if required, where indicated on the drawings. Drainage swales with velocities greater than 4 feet/second will be lined with Category 4 Erosion Control Blanket and drainage swales with velocities less than 4 feet/second will be lined with a Category 2 Erosion Control Blanket.

3.2.3 Downslope Structures

Each swale discharges into a downslope structure. Turf reinforcement mat or concrete mat systems will be used where the downslope structure discharges to the stormwater basins.

Each segment of each downslope structures is designed to handle the peak flow for each subwatershed and summarized below:

Bed Slope:	25%	Bottom Width:	5 feet
Left & Right Sideslope:	3H:1V	Mannings n:	0.035

Based on the expected velocities and shear stress, each downslope structure will be lined with rock gabions mats, articulated concrete, rip rap or erosion stabilization mat capable of sustaining the design requirements presented above. Flow depth does not exceed the downslope channel maximum depth of two feet.

3.2.4 Stormwater Basins

Surface water discharges are directed through eight downslope structures and eventually travel on to one of 12 stormwater basins, around the perimeter of the landfill footprint. Basins 1 through 5 and basins 11 and 12 work in a series to provide sedimentation settlement, treatment, and peak flow attenuation of runoff. Pond 5 discharges via weir into a perimeter ditch that discharges into Basin 6A. Then Basin 6A in conjunction with Basin 6B ultimately would discharge off-site into the right-of-way of 140th Ln E. Basins 11 and 12 manage stormwater from the proposed building site. Then ponds 7 through 10 also work similar fashion to basins 1 through 5 and 11 and 12 to manage runoff from the southside and proposed eastern expansion. Basins 7 through 10 ultimately discharge off-site through Basin 8b. The network of basins have been sized per City of Rosemount requirements.

3.2.5 Variance request

A variance on the 4:1 side slope for Basins 3&4, 5, 6a and 6b is requested for the following reasons.

The off-site drainage that is directed through the stormwater features on the west need to be designed to handle the off-site drainage, not just drainage from the landfill. See Note 1.

Concept design for Basins was approved in the 2013 Master Plan with 3:1 side slopes

Site constraints (RR tracks on west and expanded ROW for 140th Ln) eliminate opportunity to increase storage in basins to handle off-site drainage

Note 1: Basin 3&4 do not accept drainage from off-site. However, Basin 5 needed to expand further north than previously design to accept off-site drainage and therefore reduce storage in 3&4.

Infiltrometer testing was completed onsite to estimate infiltration rates within the infiltration bench area. Testing was completed in site soils similar to those anticipated to be encountered during pond/bench excavation (determined based on boring log data from the site). Testing was completed in April 2019 using a double-ring infiltrometer. Results indicated an average infiltration rate of approximately 4.8 inches per hour. The City allows a maximum design infiltration rate of 3.0 inches per hour. Based on the on-site testing, the allowable maximum rate was used for design.

Per City comment, the infiltration area is required to be greater than or equal to the area as calculated below:

Basin DA (acres) ÷ Infiltration Rate (in/hr) * 0.0416 (conv. Factor) = Required Infiltration Area (acres)

Using the design infiltration rate of 3.0 inches per hour, the required infiltration area for the entire site development drainage area of 345.5 acres is greater than or equal to 4.79 acres. An infiltration area of approximately 16.14 acres has been provided. All ponds infiltrate within 48 hours.

Below is a table of the City of Rosemount requirements and the design parameters of the proposed stormwater basins:

Table 1: Stormwater Basins Design Summary

Requirement	Proposed Stormwater Ponds (Current Design Iteration)
No discharge or infiltration assumed for purposes of establishing the 100-year, 24-hour storm event HWL. Storage of the runoff from the 100-year 24-hour storm event is required on-site.	Does not discharge during 100-year event.
For events with longer duration, a maximum peak stormwater discharge rate will be limited to 0.05 cfs/acre.	The 200-year, 24-hour storm event was modeled and resulted in discharge of 13.81 cfs, the discharge elevation is approximately 345 acres in area; therefore, the discharge requirement has been met (0.04 cfs/acre discharge) for stormwater Basin #6A and Basin 8.
Development will be required to provide 1/12 of an acre-foot/acre/day of infiltration for the entire site's acreage. Maximum of 3.0 in/hour. The development drainage area is 345.5 acres; 1/12 ac-feet/acre * 345.5 acres = 28.8 ac-feet/day required.	Using the allowable maximum rate of 3.0 in/hr, based on the infiltration area, 101.63 ac-ft per day of infiltration is provided (infiltration area = 16.14 acres; 16.14 acres * 3.0 inches/hour * 24 hour/day ÷ 12 inches/foot = 96.84 ac-feet/day).
Permanent pool ("dead storage") volume greater or equal to the runoff from a 2.5- inch storm event over the contributing area.	2.5-inch run-off over the entire drainage area is 10.65 ac-feet. The "dead storage" provided is approximately 12.74 ac-feet, indicating conformance with this requirement.
Permanent pool average depth > 4 feet with maximum of < 10 feet.	The permanent pool depth for all the basins fall within that range.
Required Infiltration area ≥ 4.62 acres; drawdown time < 48 hours	The infiltration area provided is approximately 16.2 acres. The depth over the infiltration area is a maximum of 10' feet; using an infiltration rate of 3.0 inches/hr, the drawdown time is less than 48 hours.

3.3 HOURS OF OPERATION AND SERVICE

Hours of operation of the Facility are authorized as 6:00 a.m. through 8:00 p.m. Monday through Saturday under the terms of the existing IUP. The hours of operation for the Facility can be amended by the City

Council to accommodate special projects at the landfill. SKB is not currently proposing changes to the hours of operation listed in the IUP.

3.4 TRAFFIC, NOISE, DUST AND ODOR

It is important to note that a noise analysis, detailed traffic analysis, and dust and odor evaluation were completed as part of the EAW process for this project. There are no negative impacts anticipated with the landfill expansion related to traffic, noise, dust, or odor. Please refer to the EAW for more detailed information. There have been changes to the proposed City Road since the submittal of the EAW and an updated traffic section is provided below.

SKB Environmental, Inc. (SKB) is proposing to expand the SKB Rosemount Industrial Waste Disposal Facility located at 13425 Courthouse Boulevard (TH 55). There are currently multiple disposal areas at the Facility that receive different waste streams, which include demolition debris, industrial waste, and municipal solid waste combustor ash disposal. The expansion area would receive only industrial waste and SKB is proposing to increase the industrial waste landfill capacity by expanding onto approximately 113 acres of adjacent land immediately east of the current landfill disposal area. This expansion will provide approximately 20 years of industrial waste disposal operations beyond what is currently permitted for the Facility.

As the expansion moves east within the site, a new access will be provided on a new north/south public street located west of CSAH 42. The existing access to TH 55 will be closed when the new access is constructed. These changes will help fulfill safety improvements on TH 55 that are needed to accommodate existing and future traffic volumes. SKB has worked closely with the City of Rosemount and the Minnesota Department of Transportation (MnDOT) to develop and implement roadway safety improvements for this area. The proposed new north/south roadway to be constructed off of Ehlers Park will assist in these improvements by removing existing private access points from TH 55.

The proposed project will not increase the number of trips generated by the site. The existing trip generation is expected to continue in the future through the life of the facility. Existing trip generation for the site was determined through driveway counts completed on September 24 and 25, 2019. The resultant trip generation totals are shown in Table 1.

Table 2: **Existing Weekday Site Trip Generation**

Date	**Trucks**			**Other Vehicles (cars, pickups, etc.)**		
	AM Peak Hour (715-815)	PM Peak Hour (430-530)	Daily	AM Peak Hour (715-815)	PM Peak Hour (430-530)	Daily
September 24, 2019	97	6	1,329	19	22	156
September 25, 2019	110	6	1,310	7	16	125

There are approximately 30 parking spaces currently on site. The number of parking spaces in the future is expected to be approximately 100 to serve the new office location.

This analysis examined weekday a.m. and p.m. peak hour traffic impacts of the proposed project the following intersections:

- TH 55/SKB access (existing)
- TH 55/CSAH 42
- CSAH 42/142nd Street
- 142nd Street/future north-south street

To adequately address the impacts of the proposed project, forecasts and analyses were completed for the year 2040. Specifically, weekday a.m. and p.m. peak hour traffic forecasts were completed for the following scenarios:

- *2022 Existing*. Existing volumes were determined through traffic counts at the subject intersections. The existing volume information includes trips generated by the existing facility.

- *2040-Build*. Existing volumes at the subject intersections were increased by 1.3 percent per year to determine 2040 Build volumes. The 1.3 percent per year growth rate was calculated based on recent growth experienced near the site.
  The 2040 forecasts assume a new access will be provided on a new north/south public street located west of CSAH 42. The existing access to TH 55 will be closed when the new access is constructed. The new north/south roadway will extend north from 142nd Street and will end in a cul-du-sac south of TH 55.

- Traffic volumes were established for the forecasting scenarios described during the weekday a.m. and p.m. peak hours. The resultant traffic volumes are presented in Figure 1.

Traffic analyses were completed for the subject intersections for all scenarios during the weekday a.m. and p.m. peak hours using Synchro software. Initial analysis was completed using existing geometrics and intersection control.

Capacity analysis results are presented in terms of level of service (LOS), which is defined in terms of traffic delay at the intersection. LOS ranges from A to F. LOS A represents the best intersection operation, with little delay for each vehicle using the intersection. LOS F represents the worst intersection operation with excessive delay.

The LOS results for the study intersections are discussed below.

TH 55/SKB access (driveway stop control) - During the a.m. peak hour under existing conditions, all movements operate at LOS E or better and the overall intersection operates at LOS A. Under the 2040 scenario, the SKB access (south leg) is removed from the intersection. All remaining movements operate at LOS D or better and the overall intersection operates at LOS A.

During the p.m. peak hour under existing conditions, all movements operate at LOS E or better and the overall intersection operates at LOS A. Under the 2040 scenario, the SKB access (south leg) is removed

from the intersection. All remaining movements operate at LOS C or better and the overall intersection operates at LOS A.

TH 55/CSAH 42 (minor street stop control) - During the a.m. peak hour under existing conditions, the northbound left turn operates at LOS F while all other movements operate at LOS B or better. The overall intersection operates at LOS A. Under the 2040 scenario, the northbound left turn operates at LOS F while all other movement operate at LOS B or better. The overall intersection operates at LOS A.

During the p.m. peak hour under existing conditions, the northbound left turn operates at LOS F while all other movements operate at LOS E or better. The overall intersection operates at LOS A. Under the 2040 scenario, the northbound left turn and northbound right turn operate at LOS F while all other movement operate at LOS C or better. The overall intersection operates at LOS D.

CSAH 42/142nd Street (minor street stop control) - During the a.m. peak hour under existing conditions, all movements operate at LOS A and the overall intersection operates at LOS A. Under the 2040 scenario, all movements operate at LOS B or better and the overall intersection operates at LOS A.

During the p.m. peak hour under existing conditions, all movements operate at LOS B or better and the overall intersection operates at LOS A. Under the 2040 scenario, all movements operate at LOS B or better and the overall intersection operates at LOS A.

142nd Street/new north-south street (minor street stop control) - During the a.m. peak hour under existing conditions, all movements operate at LOS A and the overall intersection operates at LOS A. Under the 2040 scenario, all movements operate at LOS A and the overall intersection operates at LOS A.

During the p.m. peak hour under existing conditions, all movements operate at LOS A and the overall intersection operates at LOS A. Under the 2040 scenario, all movements operate at LOS A and the overall intersection operates at LOS A.

The analysis shows that due to the amount of background growth by 2040, the TH 55/CSAH 42 intersection is expected to operate at poor levels of service with the existing intersection geometrics and control. All other intersections are expected to operate at acceptable levels of service. The TH 55/CSAH 42 intersection would require dual westbound left turn lanes and traffic signal control. With these improvement in place, all movements operate at LOS E or better and the overall intersection operates at LOS D or better.

The traffic forecasts and analyses indicate the proposed project alone would not require specific improvement to accommodate the expected traffic volumes. As indicated, the expected increase in background traffic and safety of traffic entering and exiting the site will require the following mitigation improvements:

Existing Conditions

- All intersections operate at acceptable levels of service; therefore, no mitigation is recommended.
- Consider constructing an eastbound acceleration lane at the existing SKB access on TH 55.

2040 Condition

- The TH 55/CSAH 42 intersection is expected to operate at poor levels of service with the existing intersection geometrics and control. All other intersections are expected to operate at acceptable levels of service. The TH 55/CSAH 42 intersection would require dual westbound left turn lanes and traffic signal control.

3.5 CULTURAL RESOURCES SURVEY

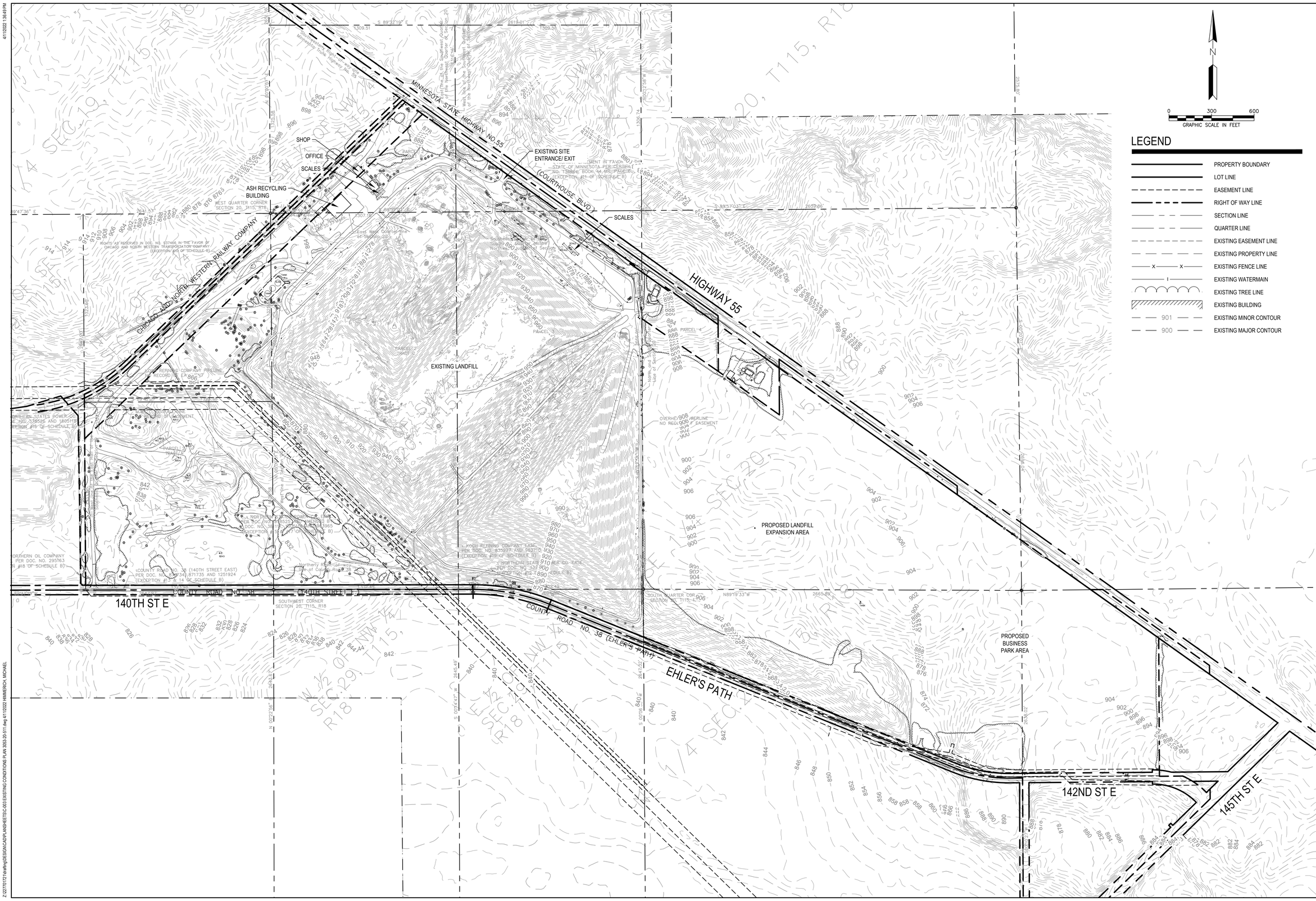
To supplement the EAW completed for this project a Cultural Resources Survey was completed at the site. No cultural resources were found and the findings are provided in a report in Appendix G.

3.6 REGIONAL CONSIDERATIONS

SKB is committed to working with the City and Dakota County to ensure that there is a path for a Regional trail. The trail can be accommodated with the proposed development project


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Nearmap
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LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING FENCE LINE
- EXISTING WATERMAIN
- EXISTING TREE LINE
- EXISTING BUILDING
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR

Stantec

7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268

SKB ENVIRONMENTAL

SKB ENVIRONMENTAL SITE IMPROVEMENTS

DAKOTA COUNTY, MINNESOTA 55068

PROJECT TITLE:

ISSUE NO:	DATE:	DESCRIPTION:
1	12/15/2020	CLIENT REVIEW SET
2	02/26/2021	PRELIMINARY PLAT SUBMITTAL
3	05/27/2021	FINAL SUBMITTAL TO CITY
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5	03/04/2022	PROJECT UPDATES
6	04/11/2022	CITY RESUBMITTAL

CERTIFICATION:

NOT FOR CONSTRUCTION

PROJECT NO.: 227701721

DWN BY:	CHK'D BY:	APP'D BY:
MDH	RAG	TJS

ISSUE DATE: 04/11/2022

ISSUE NO.: 6

SHEET TITLE:

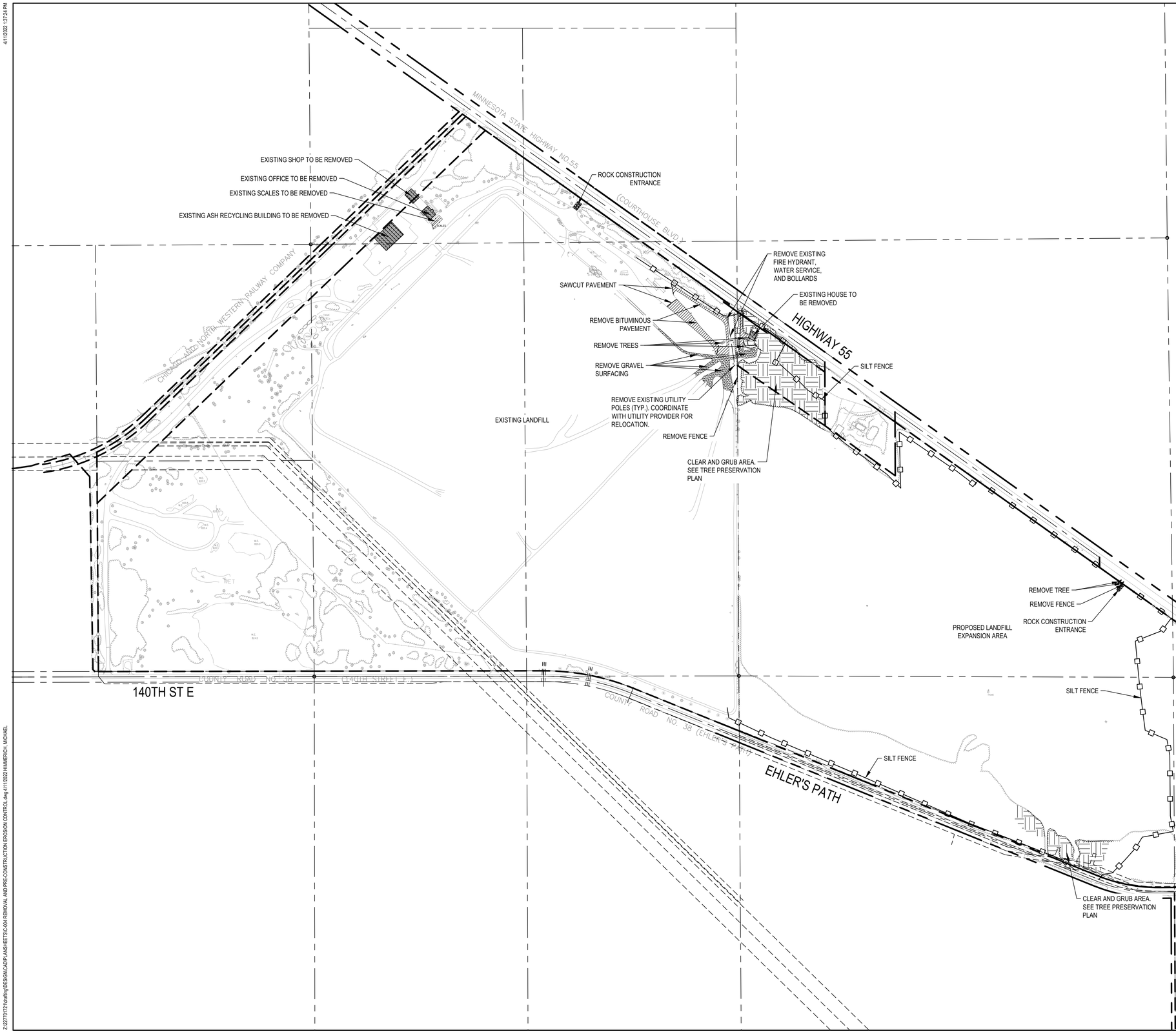
EXISTING CONDITIONS

SHEET NO.:

C-003

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0 300 600

GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- REMOVE FENCE
- REMOVE BITUMINOUS PAVEMENT
- REMOVE GRAVEL SURFACING
- REMOVE BUILDING
- CLEAR AND GRUB AREA
- REMOVE TREE

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. CONSTRUCTION SITE SHALL HAVE STABILIZATION EXIT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
3. CONSTRUCTION LIMITS, SILT FENCE, AND PROPERTY LINE SHOWN OFFSET FOR CLARITY WHERE APPLICABLE.
4. CLEAR AND GRUB AS NEEDED FOR CONSTRUCTION WITHIN LIMITS OF DISTURBANCE.

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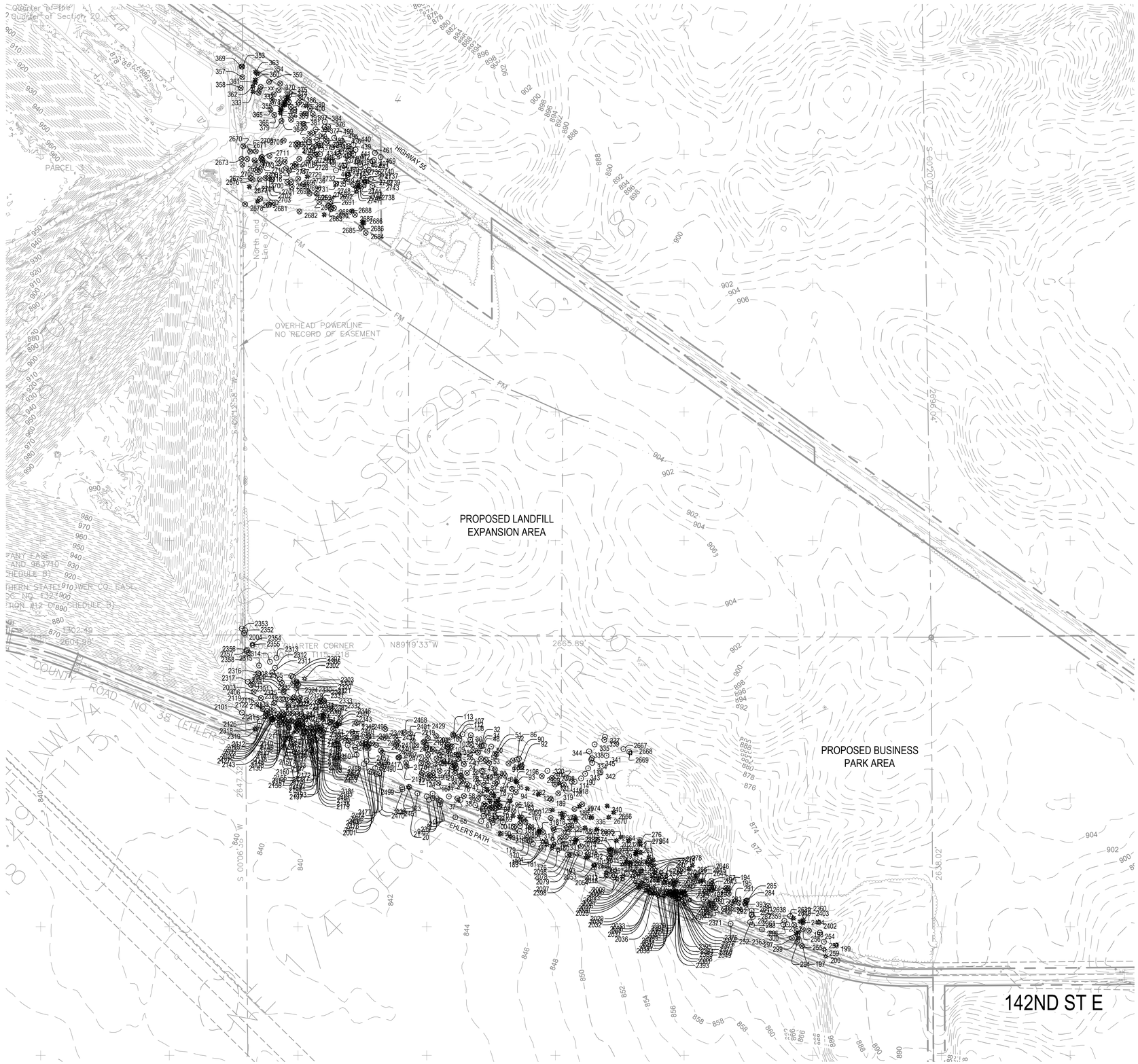
ISSUE NO.: 6

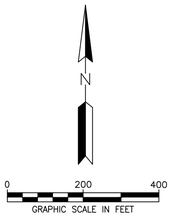
SHEET TITLE:
REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN

SHEET NO.:
C-004

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LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING FENCE LINE
- EXISTING WATERMAIN
- EXISTING TREE LINE
- EXISTING BUILDING
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

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DAKOTA COUNTY, MINNESOTA 55068

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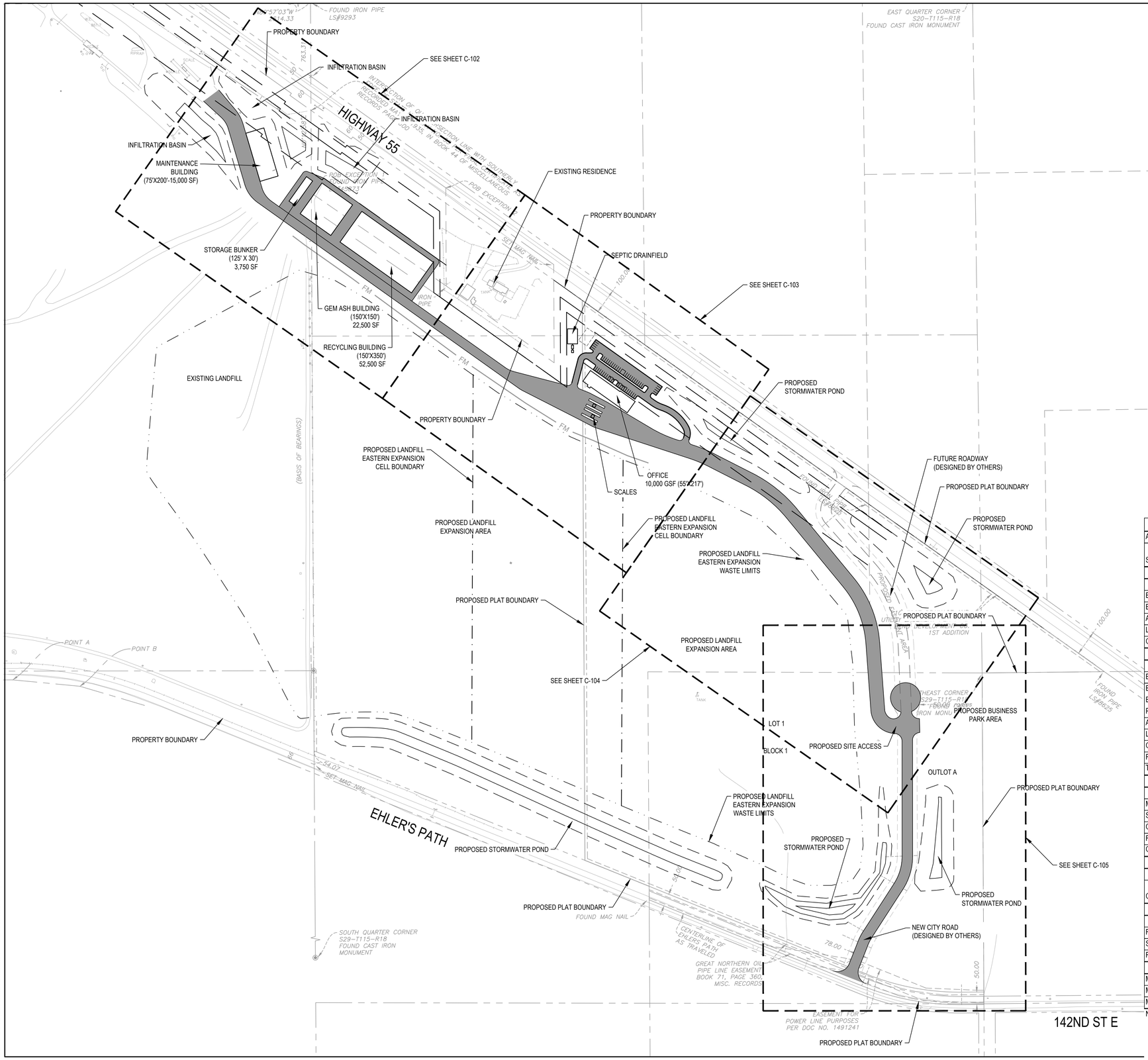
ISSUE DATE: 04/11/2022

ISSUE NO.: 6

SHEET TITLE:
OVERALL TREE PRESERVATION PLAN

SHEET NO.:
C-005

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LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- SETBACK LINE
- ROAD CENTERLINE
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- TOP OF STORMWATER BASIN

SITE ANALYSIS TABLE	
ADDRESS	13425 COURTHOUSE BLVD, ROSEMOUNT, MN 55068
SUBJECT PROPERTY PIDS	340200050020, 340200086011, 346835001010, 346835000010, 340290001010, 345750001010

ZONING SUMMARY		
	EXISTING ZONING	PROPOSED ZONING
EXISTING SKB LANDFILL	WM	WM
EAST LANDFILL EXPANSION	GI / PUD, AG	WM
AREA TO BE PLATTED:		
LOT 1, BLOCK 1	GI / PUD, AG	WM
OUTLOT A	AG	BP

SITE AREA SUMMARY			
	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
EXISTING SKB LANDFILL	233.69	1.13	232.56
EAST LANDFILL EXPANSION EXCLUDING AREA TO BE PLATTED	56.10	2.31	53.78
AREA TO BE PLATTED:			
LOT 1, BLOCK 1	52.41	3.51	48.90
OUTLOT A	18.82	0.00	18.82
RIGHT OF WAY	2.74	1.87	0.87
TOTAL SITE AREA	363.76	9.17	354.58

BUILDING SUMMARY			
	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
MAINTENANCE BUILDING	15,000	15,000	1
STORAGE BUNKER	3,750	3,750	1
GEM ASH BUILDING	22,500	22,500	1
RECYCLING BUILDING	52,500	52,500	1
OFFICE BUILDING	10,000	10,000	1

PARKING SUMMARY		
	REQUIRED	PROPOSED
OFFICE USE	50 (1 STALL PER 200 SF OF GROSS FLOOR AREA)	51 (INCL. 5 ACCESSIBLE)

SETBACK SUMMARY (WM ZONING)		
	BUILDING	PARKING/PAVEMENT
FRONT	75'	40'
SIDE	50'	25'
REAR	50'	50'

ADDITIONAL REQUIREMENTS (WM ZONING)	
MIN. LOT AREA	5 ACRES
MAX. BUILDING HEIGHT	75 FEET
MAX. LOT COVERAGE	50%

NOTES:

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SKB ENVIRONMENTAL

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DAKOTA COUNTY, MINNESOTA 55068

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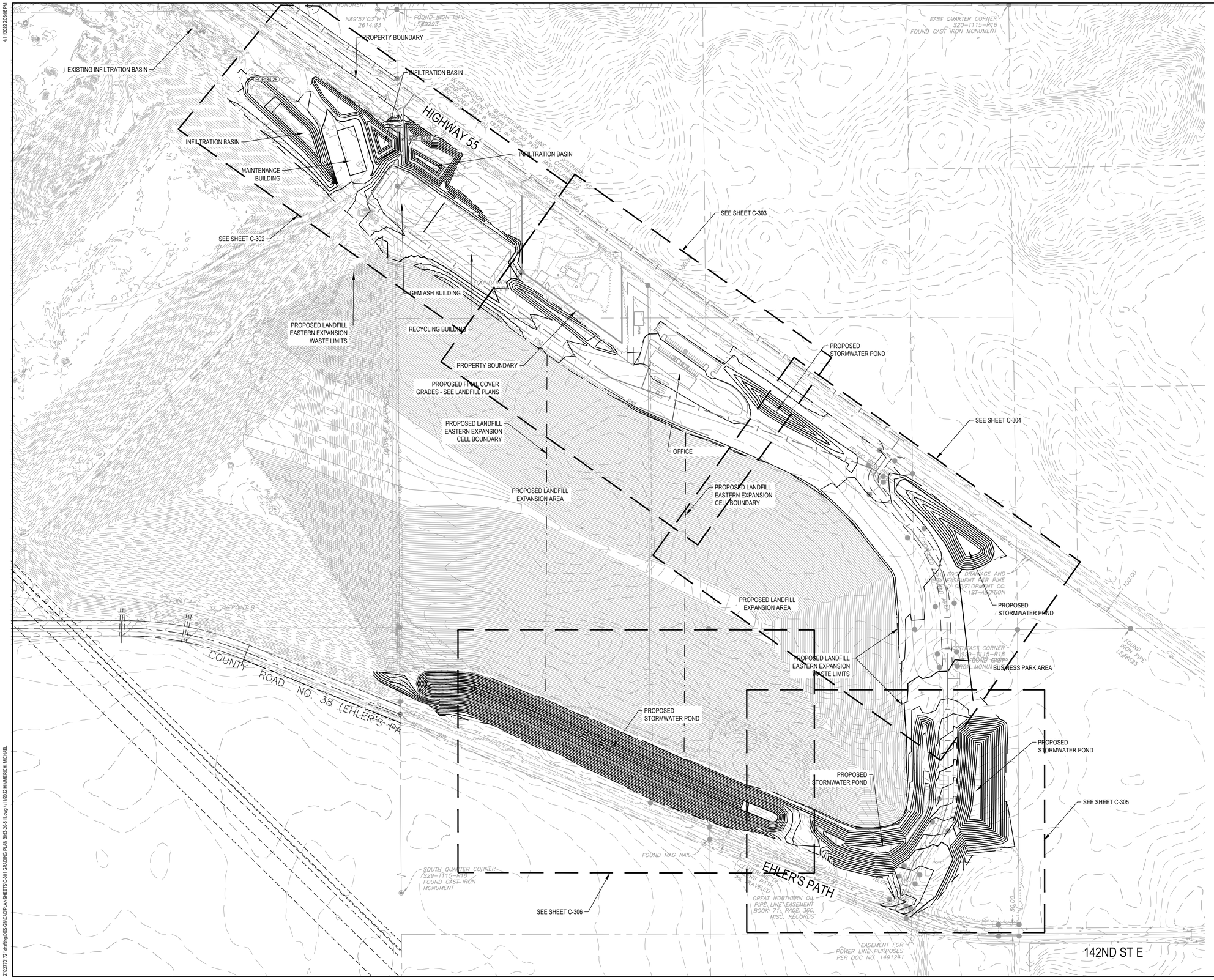
ISSUE NO.: 6

SHEET TITLE:
OVERALL SITE PLAN

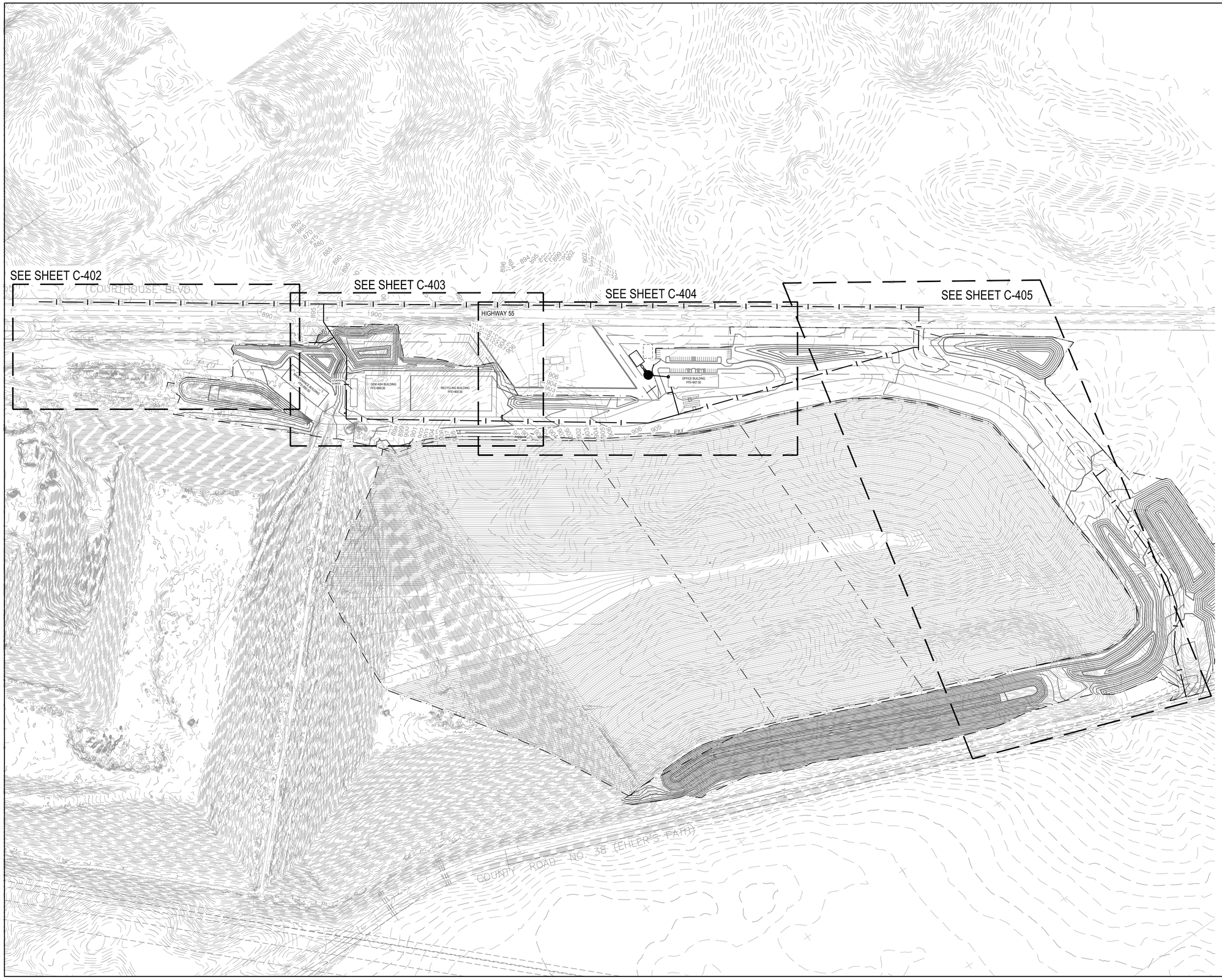
SHEET NO.:
C-101

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EXISTING INFILTRATION BASIN
INFILTRATION BASIN
INFILTRATION BASIN
INFILTRATION BASIN
MAINTENANCE BUILDING
SEE SHEET C-302
SEE SHEET C-303
SEE SHEET C-304
SEE SHEET C-305
SEE SHEET C-306
PROPERTY BOUNDARY
PROPERTY BOUNDARY
HIGHWAY 55
COUNTY ROAD NO. 38 (EHLER'S PATH)
EHLER'S PATH
142ND ST E
GEM ASH BUILDING
RECYCLING BUILDING
OFFICE
PROPOSED LANDFILL EASTERN EXPANSION WASTE LIMITS
PROPOSED FINAL COVER GRADES - SEE LANDFILL PLANS
PROPOSED LANDFILL EASTERN EXPANSION CELL BOUNDARY
PROPOSED LANDFILL EXPANSION AREA
PROPOSED LANDFILL EASTERN EXPANSION CELL BOUNDARY
PROPOSED LANDFILL EXPANSION AREA
PROPOSED LANDFILL EASTERN EXPANSION WASTE LIMITS
PROPOSED STORMWATER POND
PROPOSED STORMWATER POND
PROPOSED STORMWATER POND
PROPOSED STORMWATER POND
PROPOSED STORMWATER POND
BUSINESS PARK AREA
EAST QUARTER CORNER S20-T115-R18 FOUND CAST IRON MONUMENT
N89°57'03"W 2614.33
FOUND IRON PIPE LS#9293
FOUND IRON PIPE LS#8625
SOUTH QUARTER CORNER S29-T115-R18 FOUND CAST IRON MONUMENT
FOUND MAG NAIL
EOF 984.25
EOF 987.00
EOF 990.00
EOF 993.00
EOF 996.00
EOF 999.00
EOF 1002.00
EOF 1005.00
EOF 1008.00
EOF 1011.00
EOF 1014.00
EOF 1017.00
EOF 1020.00
EOF 1023.00
EOF 1026.00
EOF 1029.00
EOF 1032.00
EOF 1035.00
EOF 1038.00
EOF 1041.00
EOF 1044.00
EOF

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GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- SETBACK LINE
- 902 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- SANITARY MANHOLE
- SANITARY SEWER
- WATERMAIN
- HYDRANT
- GATE VALVE

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SKB ENVIRONMENTAL

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SKB ENVIRONMENTAL
SITE IMPROVEMENTS
DAKOTA COUNTY, MINNESOTA 55068

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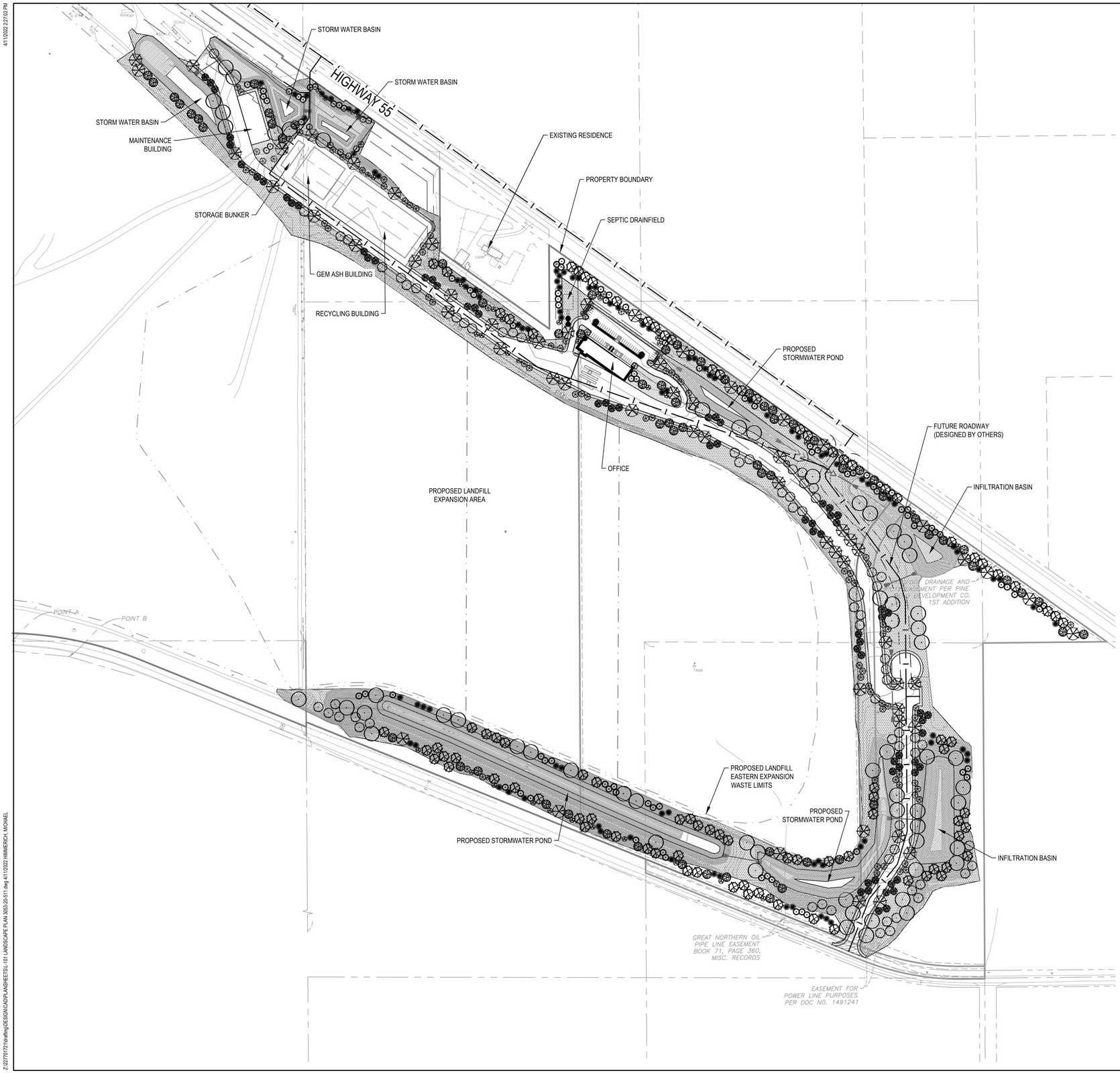
SHEET TITLE:

OVERALL UTILITY PLAN

SHEET NO.:

C-401

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N

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GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- QUARTER LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- DECIDUOUS TREE
- ORNAMENTALTREE
- CONIFEROUS TREE
- SHRUB/PERENNIAL PLANT
- ROCK MULCH
- MINNESOTA STATE SEED MIX 25-131: LOW MAINTENANCE TURF
- MINNESOTA STATE SEED MIX 33-262: DRY SWALE / POND
- MINNESOTA STATE SEED MIX 35-221: DRY PRAIRIE GENERAL

LANDSCAPE REQUIREMENT CALCULATIONS

CODE CALCULATIONS FOR GENERAL INDUSTRIAL (GI)

1 TREE PER 3,000 SQ FT LAND AREA
DISTURBED AREA = 2,190,034 SQ FT (50.28 ACRES)
NUMBER OF TREES NEEDED = 2,190,034 / 3,000 = 730 TREES

TOTAL TREES REQUIRED FOR LANDSCAPE ORDINANCE = 730 TREES

1 FOUNDATION PLANTING PER 10 LINEAR FEET OF BUILDING PERIMETER
PROPOSED BUILDING PERIMETER LENGTH = 3,007 LINEAR FEET
3,007 / 10 = 301 FOUNDATION PLANTINGS

TOTAL FOUNDATION PLANTINGS REQUIRED FOR LANDSCAPE ORDINANCE = 301 SHRUBS

TOTAL TREES PROPOSED = 730
DECIDUOUS = 449 OR 62%
CONIFEROUS = 281 OR 38%

TOTAL SHRUBS PROPOSED = 399
NUMBER OF TREES NEEDED FOR FEE IN LIEU OF = 0 (FOR 50.28 ACRE DISTURBED AREA)

PLANTING SCHEDULE:

Trees

QTY	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
DECIDUOUS CANOPY TREES							
61	QB	SWAMP WHITE OAK	*Quercus bicolor*	60'	60'	PER PLAN	2.5" B&B
61	CO	HACKBERRY	*Celtis occidentalis*	50'	50'	PER PLAN	2.5" B&B
67	AF	AUTUMN BLAZE MAPLE	*Acer x freemanii 'Jeffersred'*	50'	40'	PER PLAN	2.5" B&B
65	UM	ACCOLADE ELM	*Ulmus 'Morton'*	60'	40'	PER PLAN	2.5" B&B
66	TA	REDMOND LINDEN	*Tilia americana 'Redmond'*	60'	30'	PER PLAN	2.5" B&B
88	GT	SKYLINE HONEYLOCUST	*Gleditsia triacanthos 'Skycole'*	50'	35'	PER PLAN	2.5" B&B
CONIFEROUS TREES							
91	PR	RED PINE	*Pinus resinosa*	50'	40'	PER PLAN	6' B&B
95	PG	BLACK HILLS SPRUCE	*Picea glauca 'Densata'*	50'	25'	PER PLAN	6' B&B
95	PS	EASTERN WHITE PINE	*Pinus strobus*	40'	25'	PER PLAN	6' B&B
ORNAMENTAL TREES							
41	MP	PRAIRIE ROSE CRABAPPLE	*Malus 'Prairie Rose'*	20'	20'	PER PLAN	1.5" B&B
730		TOTAL TREES					

Shrubs

QTY	SYMBOL	COMMON NAME	LATIN NAME	HEIGHT	WIDTH	SPACING	SIZE
150	CS	ARCTIC FIRE DOGWOOD	*Cornus sericea 'Farrow'*	6'	4'	PER PLAN	#5 CONT
249	DL	DWARF BUSH HONEYSUCKLE	*Diervilla lonicera*	3'	3'	PER PLAN	#5 CONT
399		TOTAL SHRUBS					

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ISSUE DATE: 04/11/2022

ISSUE NO.: 6

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NO.:
L-101

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Stantec

Memo

To:	City of Rosemount	From:	Tom Shustarich, P.E.
File:	2277022665	Date:	March 24, 2022

Reference: Interim Use Permit Reapplication for the SKB Rosemount Industrial Waste Landfill

Purpose

SKB Environmental, Inc. (SKB) respectfully submits to the City of Rosemount (City) this Project Description as part of a renewal application for an Interim Use Permit (IUP) for the SKB Rosemount Industrial Waste Landfill. This IUP renewal application is being submitted under one cover along with a Comprehensive Guide Plan Amendment Application, a Rezoning Application, and Preliminary Plat Application. The Applications are being submitted because SKB is proposing to increase the industrial waste and C&D landfill capacity by expanding onto approximately 163 acres of adjacent land immediately east of the current landfill disposal area. The landfill expansion will be approximately 119.1 acres in size, while the remaining 43.9 acres is being designated for business park development. The existing landfill is located within an area of the City that is classified as a “Waste Management Area” on the City’s zoning map. The City’s zoning code for the Waste Management District state that this district is intended to accommodate waste management, disposal, and recycling operations and that uses within this district shall be permitted by an Interim Use Permit. The approximately 119.1acres of the 163 acres of adjacent land will also need to be rezoned to reflect WM “Waste Management Area”. On the 49.9 acres east of the new proposed city road, a future business park will be developed according to the City’s Zoning and Comprehensive Plan. The landfill expansion will require relocation of the existing landfill infrastructure such as office, scale, scalehouse, and maintenance building. A new site entrance/exit off Ehler’s Path in conjunction with a new public street, to be designed and constructed by the City of Rosemount (City), is proposed. SKB will also relocate the facility sustainability campus which will include buildings to serve recycling activities at the landfill.

Background

The landfill is located at 13425 Courthouse Boulevard within sections 19, 20, and 29, Township 115N, Range 18W, Dakota County, Minnesota. The total property for the landfill facility is approximately 237 acres (see Figures 1 and 2). The landfill has been in operation since 1992 and was purchased in 2000 by SKB who has been operating the facility since that time. An initial IUP was issued by the City for the landfill when the facility opened in 1992, and SKB assumed the obligations of the IUP at the time it began operating the facility in 2000. The landfill has an existing IUP from the City of Rosemount that was renewed by the City on November 5th, 2018 (see Attachment 1). The landfill operates under Minnesota Pollution Control Agency (MPCA) solid waste permit number SW-383 (available upon request). The MPCA reissued SW-383 for the landfill in 2014 with a ten-year term until 2024. The landfill also operates under a solid waste facility license (see Attachment 2) and a Gem-Ash processing license (see Attachment 3), both issued by Dakota County and valid through 2021.

There are currently multiple disposal areas at the Facility that receive different waste streams, which include demolition debris, industrial waste, and municipal solid waste combustor ash disposal. The expansion areas would receive only industrial waste and construction and demolition debris (C&D). SKB is proposing to increase the industrial waste and C&D landfill capacity by expanding onto adjacent land immediately east of the current landfill disposal area as well as in the area where the current office and scale are located. The two expansion areas will together provide approximately 21,200,000 cubic yards of disposal capacity. Preliminary detailed development plans are provided as Attachment 4 to this memorandum. The Plan Drawings

Reference: **Interim Use Permit Reapplication for the SKB Rosemount Industrial Waste Landfill**

(Attachment 4) detail, for both the eastern and northwestern expansion areas, proposed base grades, leachate piping and collection, final cover grades, stormwater management, and design details.

As stated up front, this submittal serves as the reapplication for the existing IUP for the landfill to allow for the continued solid waste disposal and recycling operations of the Rosemount Industrial Waste Landfill as well as an expansion of the landfill on 119.1 acres to the east. As directed by the City and through written and verbal correspondence, this memo provides summary updates of the ongoing activities at the Rosemount Industrial Landfill including facility operations, waste disposal areas, proposed permit modifications, leachate collection, and landfill gas monitoring. SKB will continue to operate the Rosemount Industrial Waste Landfill under the terms of MPCA solid waste permit SW-383, the IUP permit from the City, and the additional requirements from the City and Dakota County. The MPCA permit and County license will also be modified to reflect the proposed landfill expansion. An Environmental Assessment Worksheet (EAW) was prepared for this project.

Landfill Operations

Hours of operation of the facility are authorized as 6:00 AM through 8:00 PM, Monday through Saturday under terms of the existing IUP. The hours of operation for the facility can be amended by the City to accommodate special projects at the landfill. SKB is not currently proposing changes to the hours of operations listed in the IUP.

Facility Summary

There are multiple disposal areas at the Rosemount Industrial Waste Landfill that receive separate waste streams. The disposal areas include demolition debris disposal, industrial waste disposal, and municipal solid waste combustor ash disposal. The landfill facility also includes a solid waste recycling area. Additionally, the facility is permitted to include a solid waste transfer station and a solid waste composting facility. The landfill does not include municipal solid waste (MSW) disposal areas. The solid waste disposal cells can be seen on the Plan Drawings (see Attachment 4). Each solid waste disposal area has an allowable list of acceptable waste types that can be placed within the cells, specific to the demolition, industrial, and municipal solid waste combustor ash disposal. Acceptable wastes are defined and managed under the terms of the solid waste plans that are attached to the permit SW-383. Unacceptable wastes are rejected by the facility and waste haulers are required to take them offsite to an acceptable disposal facility.

Solid waste is transported to the facility via trucks which enter the facility at the main site access from Courthouse Boulevard (State Highway 55), where they access one of the scales at the facility before proceeding to the appropriate waste disposal area (see Attachment 4). Historically, the landfill receives between 100 and 1,000 trucks per day delivering waste to the facility. SKB is proposing to change the site access point to the landfill. As the expansion moves east within the site, a new access will be provided on a new north/south public street located west of CSAH 42. This new road will provide a new entrance to the landfill expansion area as well as an entrance to the future business park. The existing access to TH 55 will be closed when the new access is constructed. The new proposed road will be designed by the City to accommodate traffic volumes from both the landfill and the future business park. These proposed traffic improvements associated with the landfill and business park development will help fulfill safety improvements on TH 55 that are needed to accommodate existing and future traffic volumes.

Reference: **Interim Use Permit Reapplication for the SKB Rosemount Industrial Waste Landfill**

The IUP identifies terms and conditions for construction and operations Rosemount Industrial Waste Landfill. SKB will continue to operate the landfill following the requirements of the IUP including areas related to: Landfill Design and Specifications; Quality Control and Assurance; Construction Permits; Construction Certification; Soil Protective Cover; Operation and Maintenance; and Waste Acceptance.

Waste Disposal Areas

There are currently seven permitted disposal cells that comprise the Rosemount Industrial Waste Landfill. The surface area and the waste disposal volume capacity of the disposal cells are as follows:

- Cell 1 (Industrial Waste) covers 5.1 acres with a capacity of 341,454 yrds3 (closed)
- Cell 2 (Industrial Waste) covers 17.1 acres with a capacity of 1,458,507 yrds3
- Cell 3 (Industrial Waste) covers 39.4 acres with a capacity of 10,592,188 yrds3
- Cell 3M has a capacity of 158,300 yrds3 (closed)
- Cell 4 (Combustor Ash) covers 12.5 acres and 2,648,950 yrds3
- Cell 5 (Demolition Waste) covers 41.2 acres with a capacity of 7,490,591 yrds3
- Cell 6 (Industrial Waste) covers 51.8 acres with a capacity of 12,659,927 yrds3

Each disposal area is permitted for a total disposal capacity based on waste type. Cell 1 has been closed including the final cover and will not receive additional waste. Additionally, the Cell 3M disposal area is also closed. It should be noted that construction of Cell 6 and the first cell were completed in 2021.

Based on the 2021 Annual Report for the landfill submitted to the MPCA the waste disposal areas are summarized in Table 1. The disposal volumes in Table 1 reflect the remaining waste disposal capacities based on the current version of SW-383 issued in 2014 for the landfill. Based on the recent annual fill volumes for each disposal area and the remaining permitted capacities for each area, SKB estimates that the remaining years of operations for the waste disposal areas are as follows:

- Demolition: 1.0 Years (averaging 500,000 yards per year)
- Industrial: 9.9 Years (averaging 1,350,000 yards per year)
- MSW Combustor Ash: 20.0 Years (averaging 64,700 yards per year)

Reference: **Interim Use Permit Reapplication for the SKB Rosemount Industrial Waste Landfill**

Table 1: Remaining Permitted Capacity of Waste Disposal Areas for the Rosemount Industrial Waste Landfill reported in cubic yards

Waste Disposal Area	Permitted Capacity (including Final Cover)	Remaining Permitted Capacity (including Final Cover)[1]
Demolition	6,104,799	530,732
Industrial	26,594,816	13,430,389
MSW Combustor Ash	2,648,950	1,296,789

1: Remaining permitted capacities will be updated to reflect additional industrial waste disposal volume and corresponding reduction in demolition waste disposal volume based on the requested solid waste permit described below.

Annual surveys of the disposal capacity consumed and the disposal capacity remaining are conducted each year in approximately November as part of the annual reporting required under solid waste permit SW-383. These annual surveys are used to update the remaining operational life of the landfill disposal areas.

Similar, to the existing landfill operations and as required by MPCA rules, the proposed eastern industrial waste landfill expansion will be developed in phases or cells. As shown on the Preliminary Design Plan Sheets (Attachment 4), the proposed eastern expansion will be identified as Phase 7 and be developed with three (3) cells. Due to the size of the northwestern expansion, it will be developed in one phase and identified as Phase 8. The Phase 7 cells and estimated waste capacity (including final cover) of each cell and Phase 8 is as follows:

Phase 7 - Eastern Expansion:

- Cell 7A - 5,800,000 Cubic Yards
- Cell 7B - 5,600,000 Cubic Yards
- Cell 7C - 5,900,000 Cubic Yards

Phase 8 - Northwestern Expansion:

- Cell 8 - 3,900,000 Cubic Yards

Proposed Permit Modification

In 2016, SKB submitted a modification application to the MPCA, Dakota County, and City of Rosemount to allow for redesign of a “wedge” of airspace between the industrial and demolition disposal to create a new industrial disposal cell. The modification requested the conversion of this wedge area from demolition disposal capacity over to industrial disposal capacity. The modification application was approved and increased the total disposal capacity of the industrial areas by 2,955,523 cubic yards, and a result in a corresponding reduction in the demolition disposal capacity. Similar, to the 2016 process, SKB will be submitting modification applications to the MPCA and Dakota County for the proposed eastern and northwest expansion areas. The applications are in the process of being completed and will be submitted in 2022.

Reference: **Interim Use Permit Reapplication for the SKB Rosemount Industrial Waste Landfill**

Cell Construction and Wetland Impacts

The July 2014 renewal of MPCA solid waste permit SW-383 included an approval for the construction of an expanded Cell 6. Environmental review evaluating the potential impacts of the landfill expansion and construction of Cell 6 was completed by the City who issued a negative declaration regarding the need for an Environmental Impact Statement (EIS) in November 2013. The landfill expansion and construction of Cell 6 authorized impacts, including filling, of up to 9.19 acres of wetlands on the facility property. A wetland permit and approved wetland replacement plan for the wetland impacts was issued to SKB in November 2013. The replacement plan includes the purchasing of 18.28 acres of wetland credits from approved mitigation banks.

SKB is intending to begin construction in 2021 of the Cell 6 area that would result in the impacts to the wetlands. SKB recently submitted a request for an extension of the wetland permit. A five-year extension to the wetland permit, through September 3, 2026, was granted to SKB on September 3, 2021. The approved mitigation plan still includes the purchased of approved wetland bank credits to provide compensation for wetland impacts that would result from the construction of Cell 6. A Grading Plan Application was submitted to the City of Rosemount on March 1, 2021 for the filling of the wetland area in Phase 6.

Recycling

There a several recycling activities that are conducted at the Rosemount Industrial Waste Landfill. One recycling activity is the separation and recovery of ferrous and nonferrous metals from construction and demolition waste as well as from the municipal solid waste combustor ash. An additional recycling activity at the landfill includes the separation and recovery of clean wood and concrete from construction and demolition waste. The process of recovering these recyclable materials from the construction and demolition waste takes place within the disposal cell. SKB has also implemented a recycling operation that entails mining metals from the municipal solid waste combustor ash cells to recover these metals for recycling. All of the metal materials recovered from the mining of the ash material takes place within the disposal cell. This operation began in 2015. The existing solid waste permit SW-383 includes approvals for the landfill to conduct composting activities as well as operate a solid waste transfer station.

As part of the proposed landfill expansion (Cells 7 & 8), SKB will also relocate the facility sustainability campus which will include buildings to serve recycling activities at the landfill. SKB intends to continue the current recycling activities at the landfill and explore opportunities for additional recycling efforts that are economically feasible.

Liner System

SKB is proposing to construct the Phase 7 and 8 industrial waste landfill areas with a liner system consisting of three barrier layers. The currently permitted liner profiles approved for use at the site consist of, from the top to the bottom:

- One foot of sand protective layer
- Drainage geocomposite
- Primary liner, which consists of an 80-mil high density polyethylene (HDPE) geomembrane

Reference: Interim Use Permit Reapplication for the SKB Rosemount Industrial Waste Landfill

- Drainage geocomposite
- 60-mil HDPE secondary liner
- Geosynthetic clay liner (GCL)
- Subgrade surface

and

- One foot of sand protective layer
- Drainage geocomposite
- 80-mil primary liner
- GCL
- 60-mil HDPE secondary liner
- Subgrade surface

As lining technologies advance, SKB may substitute, with MPCA and Dakota County approval, an item in the approved liner profile with an equivalent or superior alternative. Also, if the constructed liner profile incorporates a drainage composite as part of the leachate collection system, SKB will place a minimum of a one-foot protective soil layer over the liner system for additional protection.

Leachate Management

The Rosemount Industrial Waste Landfill includes a leachate collection and management system. Leachate is wastewater that is generated at a landfill that has percolated through the solid waste and now has extracted, dissolved, or suspended materials within it. Leachate at the landfill percolates down through the waste until it reaches the liner, where it is then directed to sumps. The sumps flow to the header pipes of the leachate collection system. The leachate flows through the pipes to a centralized leachate storage tank. The leachate collected at the tank is transported via a direct gravity line to the Metropolitan Council Environmental Services (MCES) Empire Wastewater Plant. Stormwater that comes in contact with the waste is treated as leachate, while stormwater that falls outside the active waste disposal areas is directed into the stormwater management system at the landfill. Leachate is collected separately from the demolition, industrial, and ash disposal areas, however all leachate is directed to the central storage tank and from there sent to the MCES Empire Plant.

The landfill operators work to keep the active face of the disposal area as small as possible to minimize the amount of rainfall that comes into contact with the waste and becomes leachate. Monitoring and analytical testing of the leachate is conducted as required under the terms of the solid waste permit SW-383. SKB will continue operation of the leachate collection and management system for the landfill as well continue the monitoring of leachate for the landfill as required under terms of the solid waste permit SW-383.

Groundwater Monitoring

There is a groundwater monitoring network in place at the Rosemount Industrial Waste Landfill. This groundwater monitoring system will be expanded as part of future MPCA permitting activities to monitor the eastern landfill expansion area.

The groundwater flow in the area of the landfill is to the northeast towards the Mississippi River. Currently, there are 28 monitoring wells and five piezometers where groundwater is monitored around the landfill including shallow aquifer and deep aquifer groundwater wells. There are also wells located both upgradient

and downgradient of the waste disposal areas. The upgradient wells are used as a control to establish background groundwater conditions that are not potentially influenced by the landfill. During groundwater sampling events, a total of 90 different analytical parameters are tested from the groundwater samples including nutrients, metals, and organic compounds. To date, none of the detected parameters in the groundwater samples were above the MPCA defined intervention limits for groundwater concentrations. SKB will continue groundwater monitoring for the landfill as required under terms of the solid waste permit SW-383.

Final Cover Design

The final cover is designed to prevent precipitation from entering the waste. The MPCA approved final capping system from top down is as follows:

- 6” topsoil and vegetative cover
- 30” cover soil
- A geocomposite drainage net
- 40 mil LLDPE geomembrane
- 12” buffer soil or intermediate cover layer

As final cover technologies advance, SKB may substitute, with MPCA and Dakota County approval, an item in the approved final cover profile with an equivalent or superior alternative.

Slopes on the final cover system will range from 2 percent on top to 25 percent on the side slopes. The highest elevation of the eastern expansion area will be approximately 1060 ft. NGVD where it ties into the highest elevation of the existing landfill. The proposed final contours were designed not to maximize capacity, but rather improve the overall aesthetics of the landfill. Stormwater runoff from the landfill site will be controlled on-site by strategic placement of drainage swales, erosion control mats, and riprap, concrete, or gabion downslope structures. Runoff will be directed to a perimeter ditch system that takes surface water to the sedimentation ponds located around the site.

Stormwater run-on into the industrial waste disposal area will be prevented by site grading. Run-off from off-site and undeveloped areas will be collected in external perimeter channels and natural drainage pathways and routed away from the site.

Water moving through the capping system’s drainage geocomposite which is not collected in a mid-slope drainage swale, will be collected in a 4” diameter perforated drainage pipe located along the perimeter of the final cover’s toe and discharged to the perimeter ditch through a 4” diameter discharge pipe. A 4” diameter discharge pipe will be installed every 100 linear feet along the anchor trench.

SKB is committed to a more rigorous cell capping schedule, which will reduce the amount of leachate generated at the site.

Landfill Gas Monitoring

As waste within a landfill decomposes it generates gas. The amount and types of gas generated at a landfill is dependent on the specific waste types. There is a landfill gas monitoring network at the landfill that consists of 16 monitoring points. Four of the points are located within the waste disposal cells and the remaining points are located along the perimeter of the landfill site. Landfill gas monitoring is conducted quarterly at the Rosemount Industrial Waste Landfill. The landfill gas monitoring mainly focuses on methane, which is a gas generated from the decomposition of landfill waste. Methane has been detected during the gas monitoring

Reference: **Interim Use Permit Reapplication for the SKB Rosemount Industrial Waste Landfill**

events at one of the waste cells, Cell 1 which is an industrial waste cell. There have been no detections of methane at the perimeter monitoring points outside of the waste cells. SKB will continue gas monitoring for the landfill as required under terms of the solid waste permit SW-383.

Site Security and Reporting

SKB maintains security at the site to control unauthorized access and will provide security for the eastern landfill expansion. SKB also keeps an operating record of Facility activities, including a log of waste disposal volumes and the amount of leachate generated and transported for treatment and/or disposal.

Site Screening

SKB is proposing to construct a screening berm for the adjacent property owner on the north portion of the site. The proposed screening berm location is shown on the IUP Plans in Attachment 4. The screening berm will generally be 6 to 8 feet high with maximum 3 to 1 sideslopes and have a 6-foot wide top. As-built drawings of the screening berm will be prepared upon completion of berm construction.

Post Closure

As described above, a series of monitoring wells have been placed around the disposal facility to monitor for impacts to groundwater from landfill operations throughout the proposed site life and for 20 years after the site is closed, which is consistent with Minnesota Rules 7035.2655.

The Facility would be inspected and monitored during operation and for at least 20 years following closure. SKB will continue to provide financial assurance for closure, contingency action, and the long-term monitoring and maintenance of the site.

Stantec Consulting Services Inc.



Tom Shustarich, P.E.
Project Manager

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Attachments: Figures
Attachment 1
Attachment 2
Attachment 3
Attachment 4

ATTACHMENT 1
EXISTING INTERUM USE PERMIT

INTERIM USE PERMIT AGREEMENT

REISSUANCE to SKB, INC.

MINNESOTA INDUSTRIAL CONTAINMENT FACILITY

THIS AGREEMENT, is made this 5th day of November, 2018 by and between SKB Environmental Inc. (hereinafter "SKB") and the City of Rosemount, a Minnesota municipal corporation (hereinafter the "City").

1. Interim Use Permit. SKB assumed the obligations of an Interim Use Permit (IUP) originally granted by the City on March 19, 1992 (Resolution 2000-29) for the construction, operation, and maintenance of the Minnesota Industrial Containment Facility (MICF). The execution of this Agreement by the parties shall constitute approval and reissuance of the IUP by the City subject to the provision of this Agreement. This Agreement constitutes the reissued IUP, as amended. Compliance with Minnesota Pollution Control Agency Permit No. SW-383, dated March 2013 (MPCA Permit) as renewed and amended, and Dakota County Solid Waste License associated with SW-383 (DC License) as renewed and amended, which are incorporated herein by reference, and conformance with the application of SKB to the City as amended by the plan for finished design approved by the MPCA and Dakota County, are conditions of the IUP. This IUP is issued by the City in accordance with Ordinance B, City of Rosemount Zoning Ordinance, adopted September 19, 1996, as amended, including Section 11.3.

2. Term. The MICF Permit Renewal Application for Permit No. 383 Minnesota Industrial Containment Facility, prepared by Conestoga Rovers and Associates, dated April 2013, (the "MICF Permit Application") and revised plan sheets dated March, 2013 in response to the Planning Commission review, details the revised design, construction, operation, closure, corrective actions, and revisions thereto, and financial assurances for a six cell non-hazardous industrial waste containment and construction and demolition facility, with an anticipated operating life of forty (40) years. Construction, operation, and closure of the individual cells will be phased throughout the operating life of the facility. Consistent with the term of MPCA Permit and the provisions of Ordinance B, this IUP is valid for five years from the effective date of this agreement, or until terminated or amended by the City. Prior to expiration of the IUP, or to apply for an amended IUP, SKB shall request that the City review and reissue the IUP. To avoid

possible termination of the IUP at the time the IUP expires, an application for reissuance of the permit must be submitted no later than 180 calendar days before the expiration date of the permit. The reissuance of the IUP may, at the option of the City, be approved without modification to this Agreement, or the City may require SKB to modify this Agreement.

3. MICF Description. MICF is located on property legally described on attached Exhibit A. The 236-acre site is located between TH55 and 140th Street East, lying easterly of the Chicago and Northwestern Railroad. The location of MICF is illustrated on attached Exhibit B.

MICF consists of six (6) containment cells, each occupying a surface area and waste volume capacity as follows:

(a) Cell 1 contains 5.1 acres and 341,454 cubic yards;

(b) Cell 2 contains 17.1 acres and 1,458,507 cubic yards;

(c) Cell 3 contains 39.4 acres and 10,592,188 cubic yards; and

(d) Cell 3M contains 158,300 cubic yards; and

(e) Cell 4 contains 12.5 acres and 2,648,950 cubic yards; and

(f) Cell 5 contains 41.2 acres and 7,490,591 cubic yards; and

(g) Cell 6 contains 51.8 acres and 12,659,927 cubic yards.

The anticipated operating life of MICF is (40) years based on a total capacity of 35,191,617 cubic yards. The facility also consists of an office/laboratory building, a container management building, rail and truck unloading facilities, leachate storage tanks, metals recycling facility and on-site stormwater retention areas. The general site plan is illustrated on attached Exhibit C.

This Agreement allows for the construction and maintenance of all the roadways, railways, buildings, leachate storage tanks, stormwater retention structures, sanitary sewer, berming, landscaping, and other ancillary components of MICF. Such construction and maintenance is subject to the provisions of this Agreement, compliance with City ordinances and issuance of necessary permits. Subject to the provisions of Section 14, this Agreement also allows for the construction, operation, closure and post-closure care of cells 1, 2, 3, 4, 5, and 6 and all related earth work and excavation, subject to the provisions of this Agreement, compliance with City ordinances and issuance of necessary permits. Wetland mitigation for filling 9.19 acres of wetlands has been accomplished through the purchase of 18.28 acres of wetland credit in accordance with the Wetland Conservation Act and the Rosemount Wetland Management Plan.

4. Environmental Assessment Worksheet (EAW). The City, as the Responsible Unit of Government (RGU), conducted on EAW in accordance with State Rules for the proposed landfill expansion to create Cell 6. On November 19, 2013, the City Council found that the proposed expansion does not have the potential for significant environmental effects and issued a negative declaration of need for an Environmental Impact Statement (EIS).

5. Design Plans and Specifications. SKB shall construct MICF in accordance with plans, specifications and procedures approved by the Minnesota Pollution Control Agency (MPCA), Dakota County (DC) and the City. Landscaping shall be completed in accordance with the plan for finished design approved by the MPCA, DC and the City. Any exceptions to the approved plans and specifications made during construction shall be listed in the Construction Certification provided pursuant to Section 9. SKB shall not make any alteration or addition to MICF that would materially alter the method or effect of disposal without first obtaining the written approval of the City Administrator.

6. Tree Replacement. SKB has provided a landscape and tree replacement plan that meets the Ordinance requirement of 769 replacement trees. The landscaping and tree replacement plans approved are intended to serve as a guideline and not the exact location of all the replacement trees. The city recognizes that this plan may represent an instance where the total amount of tree replacement required cannot occur on site..In this instance, the city may,at its option, accept a fee in lieu of tree placement or allow the planting of replacement trees in public areas. Tree replacement is encouraged to happen on site as much as possible and replacement in public areas will be considered after the site has been revegetated to a reasonable extent. A revised tree replacement plan which includes some tree installation off-site must be approved by the City Council. Until approval of the revised plan the currently approved tree replacement plan of 2008 is in effect.

7. Quality Assurance/Quality Control. SKB shall construct, operate, and monitor MICF in accordance with the quality assurance/quality control plan(s) approved by MPCA. Any modifications to the quality assurance/quality control plan(s) require the written approval of the City Administrator.

8. Additional Construction Permits. SKB shall obtain all required construction permits, such as grading, excavation, building, plumbing, heating, electrical, and occupancy permits, in accordance with the adopted standards, procedures, and requirements of the City. All

construction permits for improvements identified in Section 3 and authorized by Issuance of the IUP are administratively issued and administered.

9. Construction Inspection. SKB shall instruct its contractors and subcontractors to contact the City at least two (2) working days in advance of routine inspections (building, plumbing, electrical, etc.) required by the City. SKB shall contact the City at least ten (10) working days in advance of the commencement of construction of liner installations, leachate collection systems, and final cell cover. During hours of construction, SKB shall grant the City and its agent, upon presentation of proper credentials, access to MICF for the purpose of inspections and enforcement related to construction.

10. Sanitary Sewer Connection. MICF shall remain connected to the MCES Interceptor. SKB will be responsible for all costs resulting from the sewer connection including, but not limited to, the City's engineering, construction, permitting, easement, and legal costs.

11. Construction Certification. Within thirty (30) days of construction completion, SKB shall submit to the City a copy of the construction certification as required by MPCA.

12. Soil Protective Cover. The City acknowledges the ongoing nature of soil cover placement and will not require notice for inspections. The City and its agents may make random inspections throughout the life of MICF.

13. Operations and Maintenance. SKB shall operate and maintain MICF in accordance with the "Operational Plans" (Tab 4, 2013 MICF Permit Application), MPCA Permit, and DC License. No amendments may be made to the "Operational Plans" without the written approval of the City Administrator.

14. Waste Acceptance. SKB shall accept reject, and manage wastes according to the approved "Waste Acceptance Plan" (Tab 3, 2013 MICF Permit Application). SKB shall not dispose of any wastes identified as unacceptable wastes in the "Waste Acceptance Plan", City Zoning Ordinance, DC License or MPCA Permit. No amendments may be made to the "Waste Acceptance Plan" without the written approval of the City Administrator.

A. Disposal of Ash/Conditions. Despite the provision of Section 12 above, SKB may dispose of ash at MICF, but only pursuant to the following conditions:

1) SKB shall not use ash as cover over waste when fill heights exceed the height of the perimeter berm at the MICF.

2) During transport of all ash to the MICF, trucks carrying ash must be covered with tarpaulins adequate to limit dusting.

3) SKB shall take adequate steps to prevent dust migration from ash disposal at the MICF. SKB may utilize, but is not limited to, one or more of the following methods for dust control: a) conditioning the ash by addition of moisture; b) handling ash when wind conditions are calm; c) immediately covering ash with cover materials. All methods utilized must be in conformance with all other provisions of the permit.

4) Ash disposal at MICF must not result in leachate discharges to the Empire Waste Water Treatment Plant (WWTP) that fail to comply with Industrial Discharge Permit requirements of the MWCC.

5) SKB shall submit with its annual report a summary of the quantity (in tons and cubic yards), type and source of ash deposited into MICF and shall provide an evaluation of the effects of ash on the chemical composition of leachate discharged from the MICF to the Rosemount WWTP.

6) Any ash disposal that requires an Environmental Assessment Worksheet (EAW) and/or an Environmental Impact Statement (EIS) shall not be permitted under this permit without first securing approval by the City Council following completion of the environmental review process.

B. Composting Operation. Composting shall be subject to the following:

1) Petroleum Contaminated Soil shall not be used in the composting operation.

2) Sewage Sludge used in the composting shall not exceed the Minnesota Pollution Control Agency and Environmental Protection Agency Region 5 Residential Soil Reference Values (SRVs) for perfluorocarbons (PFCs).

3) The composting operation will not be included in any subsequent IUP renewal if SKB fails to establish said operation by the expiration date of the current 2018 agreement.

C. The Industrial Waste deposited in the saddle area of Cell 3F/5D shall not exceed the contamination limits set in the Dakota County Solid Waste Ordinance Variance.

15. Recycling/ Transfer Facility. SKB shall operate and maintain the Recycling/Transfer Facility in accordance with Section 14, Tab 4, 2013 MICF Permit

Application, subject to the following conditions:

A. Any MSW brought to the recycling and transfer facility shall be stored indoors during the entire time that it is on site.

B. Prior to acceptance of any compostable materials a vermin control plan for the recycling and transfer facility shall be prepared and approved by City staff that may include the plan being prepared by a pest and vermin control professional and periodic inspections of the facility by a pest or vermin control professional. The Plan may be amended from time to time subject to approval by the City Staff.

C. The recycling and transfer facility shall be constructed of a minimum of 40% masonry for each side of the facility.

D. The transfer facility will not be included in any subsequent IUP renewal if SKB fails to establish said facility and use by the expiration date of the current 2018 agreement.

16. Wetland Mitigation. Wetland mitigation shall comply with the conditions and standards Minnesota Wetland Conservation Act Notice of Wetland Conservation Act Decision/Findings and Conclusions dated November 19, 2013.

17. Construction Plans. The construction plans shall be modified as directed in the Assistant City Engineer's Memoranda dated November 12, 2013 and October 23, 2018. SKB shall update its storm water management plan and storm water modeling to incorporate the requirements from the WSB the Technical Memorandum dated May 19, 2016 concerning the use of Atlas 14 precipitation data for storm water modeling

18. 140th Right of Way. In recognition of the 2013 expansion, SKB will dedicate to the City a 50' easement from the existing centerline of 140th for public road and utility purposes. Stormwater Basins 6A, 6B, 6C and associated grading shall be removed from within 50 feet of the 140th Street East centerline in conjunction with the updated storm water modeling. All development stormwater will be brought into compliance with existing regulations and addressed on site or the applicant shall pay the fee at the time of construction of off-site ponding. As an alternative, SKB may direct storm water that would have otherwise been accommodated within these basins to the adjacent property east of the landfill provided it does not require a substantial change to the approved PUD and grading plans on the adjacent site.

19. Personnel Training. All SKB personnel involved in the operations and maintenance of MICF shall be trained, qualified, and certified as identified in the "Operational Plans".

20. Incident Reporting. For any incident during operations at MICF resulting in emergency shutdown, release, explosion or fire, SKB shall notify the City's Police Department by telephone within two (2) hours of the detection of the incident; emergencies shall require immediate notification. SKB shall promptly furnish the City with written reports of the incident, as specified in the plans.

21. General inspections, Records, Reporting, Enforcement. SKB shall, during normal operating hours, grant the City and its agents, upon presentation of proper credentials, access to MICF for the purpose of inspections and enforcement of this agreement. Except for information deemed privileged in accordance with state law, SKB shall allow the City to inspect written documentation pertaining to compliance by SKB with the terms of this IUP. Records pertaining to compliance at MICF shall include but are not limited to, operating records as described in the "Operational Plans", the "Corrective Action Plan", and MPCA Permit; inspection records; monitoring, investigation and modeling data; personnel training records, reports and plans required by regulatory agencies; correspondence with regulatory agencies; and records and correspondence regarding waste characterization, evaluation, management, inspection and acceptance/rejection. All information obtained during the course of inspections shall be used solely by the City or its agents for matters pertaining to this IUP.

SKB shall simultaneously submit to the City an electronic copy of annual reports required to be submitted to the MPCA, Dakota County, and any other governmental regulatory agencies, unless such submission is waived in writing by the City Administrator.

22. Contingency Actions. SKB shall implement contingency and/or corrective actions as specified in the permit application and MPCA Permit and DC License. SKB shall furnish the City with a copy of the remedial measures report or remedial measures plan, according to the timetable specified in MPCA Permit. No amendments may be made to the Corrective Action Plan" or the "Postclosure Contingency Action Plan" without the written approval of the City Administrator.

23. Monitoring/Reporting. SKB shall monitor MICF in accordance with MPCA Permit. Nothing shall be construed to prevent SKB from exceeding MPCA Permit requirements.

24. Closure. SKB shall close MICF in accordance with the Requirements of MPCA Permit. SKB shall notify the City at least ten (10) working days prior to the date closure activities for each cell are scheduled to begin. SKB shall notify the City at least ninety (90) days prior to the

date final closure activities for MICF are scheduled to begin. Upon completion of closure of a cell or MICF, SKB shall notify the City to provide the opportunity for a final inspection. A copy of the closure certification and supporting documentation that is required by MPCA Permit shall be submitted to the City upon submittal to the MPCA. No amendment may be made to the "Closure Plan" (Tab 5, 2013 MICF Permit Application), as amended by Exhibit E of this Agreement, without the written approval of the City Administrator.

25. Postclosure. SKB shall provide postclosure care of MICF in accordance with the requirements of MPCA Permit. No amendments may be made to the "Postclosure Plan" (Tab 5, 2013 MICF Permit Application) without the written approval of the City Administrator.

26. Financial Assurances. SKB shall comply with the financial assurance requirements of the MPCA and DC. No reduction in the financial assurance requirements may be made without the written approval of the City Administrator.

27. Development Commitment. The provisions of the Development Commitment, approved by the City Council on November 19, 2013 are incorporated by reference as conditions of the IUP and attached as Exhibit D.

The provisions of this Section and Section 11 of Exhibit D shall survive the termination of the Agreement and shall remain in effect for one year following closure of the MICF.

Notwithstanding any provision of Section 2 of this Agreement, the City will not require any amendment of the Development Commitment for 15 years from the date of this Agreement, unless there are material differences in the operation at the landfill that negatively affects the municipal revenues as contemplated in this agreement.

28. Responsibility for Costs. SKB and the City agree to fund the out-of-pocket expenses incurred by the City in the review and issuance of the reissued IUP, according to the provisions of the Development Commitment. Costs incurred by the City for ongoing monitoring of the operation of MICF and administration of the IUP shall be paid by the City. Notwithstanding any provision of Section 2 of this Agreement, the City will not require any amendment of the Development Commitment for 15 years from the date of this Agreement, , unless there are material differences in the operation at the landfill that negatively affects the municipal revenues as contemplated in this agreement.

29. Hours of Operation and Traffic Control. MICF operations are restricted to the hours of 6: 00 a. m. to 8: 00 p. m., Monday through Saturday. The hours of operation may be

amended to accommodate special projects by the City Council. The City Council may impose traffic circulation and routing requirements on the operation of MICF at any time it deems such requirements necessary or convenient in the public interest. Such requirements, which may include restricting trucks entering or leaving MICF to right-in and right-out turning movements to and from CR 42 and TH 55, shall be given in writing and shall specify the days, times or circumstances during which such requirements apply.

A. SKB shall submit route maps of truck circulation within the facility and off-site, with the potential to require further information concerning traffic counts and updated route maps when deemed necessary by the City.

30. Indemnification. SKB shall defend, indemnify and save the City, its officers, and employees harmless from and against any and all claims, suits, demands, actions, fines, damages and liabilities, and all costs and expenses related thereto (including, without limitation, reasonable attorneys' fees) arising out of or in any way related to MICF.

The provisions of the Section shall survive the termination of this Agreement and shall remain in effect until final resolution of any and all of the various claims and actions made as defined in this Section.

31. Other Laws and regulations. SKB agrees to comply with all other laws, regulation, permits, or licenses that apply to MICF.

32. Severability. If any provision of this Agreement is found to be invalid, such finding shall have no effect on the validity of the remainder of this Agreement.

33. Notice of Violation. Notice of violation of any provision of the IUP shall be given to SKB by the City in writing. Such written notice shall specify the violation and request that the violation be corrected. SKB shall have ten (10) days after receipt of notice to correct the violation. Upon evidence that the health, safety, and welfare of the public is not in jeopardy and upon evidence of diligent cooperation by SKB to correct the violation, the City Administrator may agree in writing to extend the ten-day period.

34. Termination. This IUP shall terminate on the happening of any of the following events, whichever first occurs:

(1) Five (5) years effective date of this agreement;

(2) Upon change in the City's zoning regulation that renders the use nonconforming;

(3) By the City Council (Council) for violation of any provisions of the IUP, in

accordance with the following procedures: Termination shall not occur earlier than ten (10) working days from the time the written notice of termination is served on SKB or, if a hearing is requested, until written notice of the Council action has been served on SKB. Notice to SKB shall be served personally or by registered or certified mail at the address designated in the IUP. Such written notice of termination, the nature of the violation or violations constituting the basis for the termination, the facts that support the conclusion that a violation or violations has occurred and a statement that if SKB desires to appeal, it must within ten (10) working days, exclusive of the day of service, file a request for a hearing. The hearing request shall be in writing stating the grounds for appeal and be served personally or by registered or certified mail on the City by midnight of the tenth (10th) working day following service. Following receipt of a request for a hearing, the City shall set a time and a place for the hearing.

HEARINGS:

A. If SKB properly requests a hearing on termination of the IUP, such hearing shall be held before the Council, or a hearing examiner as provided below, and shall be open to the public.

B. Unless an extension of time is requested by SKB in writing directed to the City and is granted, the hearing will be held no later than forty-five (45) calendar days after the date of service of request for a hearing, exclusive of the date of such service. In any event, such hearing shall be held no later than sixty (60) calendar days after the date of service of request for a hearing, exclusive of the date of such service.

C. The city shall mail notice of the hearing to SKB at least fifteen (15) working days prior to the hearing. Such notice shall include a statement of time, place, and nature of hearing.

D. Hearing Examiner. The Council may by resolution appoint an individual, to be known as the hearing examiner, to conduct the hearing and to make findings of fact, conclusions, and recommendations to the Council. The hearing examiner shall submit the findings of fact, conclusions and recommendations to the Council in written report, and the Council may adopt, modify, or reject the report.

E. Conduct of the Hearing. SKB may be represented by counsel. The City, SKB, and additional parties, as determined by the Council or hearing examiner, in that order, shall

present evidence. All testimony shall be sworn under oath. All parties shall have full opportunity to respond to and present evidence, cross examine witnesses, and present argument. The Council or hearing examiner may also examine witnesses.

F. The City shall have the burden of proving its position by a preponderance of the evidence, unless a different burden is provided by substantive law, and all findings of fact, conclusions, and decisions by the Council shall be based on evidence presented and matters officially noticed.

G. All evidence that possesses probative value, including hearsay, may be admitted if it is the type people are accustomed to rely on in the conduct of their serious affairs. Evidence that is incompetent, irrelevant, immaterial, or unduly repetitious may be excluded. The hearing shall be confined to matters raised in the City's written notice of termination or in SKB's written request for a hearing.

H. At the request of the City, SKB, or the hearing examiner, a pre-hearing conference shall be conducted by the hearing examiner, if the Council has chosen to use one, or by a designated representative of the Council. The pre-hearing conference shall be held no later than five (5) working days before the hearing. The purpose of the pre-hearing conference is to:

(1) Clarify the issues to be determined at the hearing.

(2) Provide an opportunity for discovery of all relevant documentary, photographic, or other demonstrative evidence in the possession of each party. The hearing examiner or City's representative may require each party to supply a reasonable number of copies of relevant evidence capable of reproduction.

(3) Provide an opportunity for discovery of the full name and address of all witnesses who will be called at the hearing and a brief description of the facts and opinions to which each is expected to testify. If the names and addresses are not known, the party shall describe them thoroughly by job duties and involvement with the facts at issue.

I. If a pre-hearing conference is held, evidence not divulged as provided above may be excluded at the hearing.

J. If SKB fails to appear at the hearing, it shall forfeit any right to a hearing before the

Council or hearing examiner.

35. Amendments. Any changes in the provisions of this Agreement requested by SKB require the express written consent of the City. The City may at its option impose addition requirements for the IUP when changes or amendments in waste management rules, laws, or technology are in the best interest of public health, safety, and welfare, or if there are changes in the MPCA Permit or DC License. The procedure to amend the IUP shall be the same as the procedure required to issue the IUP.

36. Enforcement. SKB shall reimburse the City for its reasonable costs (including without limitation engineering and legal fees) incurred in the enforcement of the IUP, that results in a City Council decision to terminate the IUP. Payment of these costs will be in addition to the City Service Charge, provided for in the Development Commitment.

37. Interpretation. In any challenge of the provisions of this Agreement, the interpretation of the provisions shall be liberally construed to protect the public health, safety, and welfare.

38. Assignment. The IUP is not assignable or transferable without the express written consent of the City. In the event an assignment of the IUP is proposed, the City may at its option impose additional requirements to this Agreement or may require a new agreement.

39. Notice. Notices given pursuant to this Agreement shall be personally delivered or sent by certified mail to City of Rosemount, 2875 145th St. W., Rosemount, Minnesota 55068-0510 and to SKB, Inc., 13425 Courthouse Boulevard, Rosemount, Minnesota 55068. All notices shall be effective upon receipt.

40. Recording. This Agreement shall run with the subject land and may be recorded in the Dakota County Recorder's Office.

SKB ENVIRONMENTAL, INC.

By: Dave Wiggins

Its: Division Vice President

Andby:

Its: Division Controller

STATE OF MINNESOTA)
) ss.
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me this 12th day of February, 2019, by Dave Wiggins and Mark Thommes, the DVP and Division Controller, respectively, of SKB Environmental, Inc., a Minnesota corporation, on behalf of the corporation.

Geralyn Neeley
Notary Public

GERALYN M. NEELEY
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2020

CITY OF ROSEMOUNT

By: William D. Droste

Its: Mayor

And by: Erin Fasbender

Its: Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this 5 day of November, 2018, by William Droste and Erin Fasbender, the Mayor and Clerk, respectively, of the City of Rosemount, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

Stacy Joy Bodsberg
Notary Public
Minnesota
My Commission Expires January 31, 2023

ATTACHMENT 2
DAKOTA COUNTY LICENSE

Solid Waste Facility License

DAKOTA COUNTY PHYSICAL DEVELOPMENT DIVISION
14955 Galaxie Avenue, Apple Valley, MN 55124

Licensee: SKB Environmental, Inc.
251 Starkey Street
St. Paul, MN 55107

Facility: SKB Rosemount
13425 Courthouse Boulevard
Rosemount, MN 55068

Contact: David Wiggins
(651) 224-6329

Facility Types: Special Waste Landfill, Type A (>50,000 tons/yr)
Demolition Landfill, Type A (>5,000 cy/yr)
Waste Processing, Type A (>400 tons/day)
Transfer Station, Type A (>400 tons/day)
SW Composting – Segregated, Type A (>100 tons/day)

License Term: January 01, 2020 through December 31, 2021

Having complied with all the requirements of Dakota County Ordinance No. 110 necessary to obtain this License, and having been duly authorized by the Dakota County Board of Commissioners, Dakota County grants to SKB Environmental, Inc. a License to operate a solid waste facility from January 01, 2020 through December 31, 2021. This License is subject to the Licensee's compliance with: (1) Dakota County Ordinance No. 110; (2) all applicable federal, state, and local laws, rules, ordinances, and permits; (3) all applicable resolutions passed by the Dakota County Board of Commissioners; and (4) the attached conditions. Failure to abide by the requirements of this License may subject the Licensee to one or more of the enforcement actions set forth in Dakota County Ordinance No. 110.

Dakota COUNTY

Georg T. Fischer
Environmental Resources Director

Non-Transferable **This License is conditional by attachment**

ATTACHMENT 3
GEM-ASH LICENSE

Solid Waste Facility License

DAKOTA COUNTY PHYSICAL DEVELOPMENT DIVISION

14955 Galaxie Avenue, Apple Valley, MN 55124

Licensee: Gem-Ash Processing LLC/ SKB Environmental Inc
251 Starkey Street
St Paul, MN 55107

Facility: Gem-Ash/SKB Rosemount Solid Waste Processing Facility
13425 Courthouse Boulevard
Rosemount, MN 55068

Contact: David Wiggins
(651) 224-6329

Facility Type: Waste Processing, Type A (>400 tons/day)

License Term: January 01, 2020 through December 31, 2021

Having complied with all the requirements of Dakota County Ordinance No. 110 necessary to obtain this License, and having been duly authorized by the Dakota County Board of Commissioners, Dakota County grants to Gem-Ash Processing LLC/ SKB Environmental Inc a License to operate a solid waste facility from January 01, 2020 through December 31, 2021. This License is subject to the Licensee's compliance with: (1) Dakota County Ordinance No. 110; (2) all applicable federal, state, and local laws, rules, ordinances, and permits; (3) all applicable resolutions passed by the Dakota County Board of Commissioners; and (4) the attached conditions. Failure to abide by the requirements of this License may subject the Licensee to one or more of the enforcement actions set forth in Dakota County Ordinance No. 110.

Dakota
COUNTY

Georg T. Fischer
Environmental Resources Director

Non-Transferable

This License is conditional by attachment

Gem-Ash Processing LLC/SKB Environmental Inc
Waste Processing Facility

Solid Waste License for 2020 and 2021

In accordance with Minn. Stat. 473 and Dakota Ordinance No. 110, Dakota County hereby issues this license and authorizes the Licensee listed on the previous page to operate the Gem-Ash/SKB Rosemount Solid Waste Processing Facility, under the conditions set forth in this license. The facility license authorizes the processing of solid waste subject to the following conditions.

1. The licensee shall operate the facility in accordance with all plans and specifications approved as part of the initial license application to the County Board, all applicable County Ordinance requirements, and all subsequent modifications or additions as approved by the respective state and local agencies and the Dakota County Board of Commissioners. Certain approved plans are listed below:

    - License Application – "GEM-ASH and SKB Rosemount Recycling/Transfer Facility" dated June 18, 2014.
    - Operations Plan – dated March 2014 and updated May 9, 2014.

2. The licensee shall obtain and keep in effect, during the term of the license, the insurance coverages required by Ordinance 110, Section 3.07, and shall provide evidence of said coverages in accordance with Ordinance No. 110, Section 3.07(E).

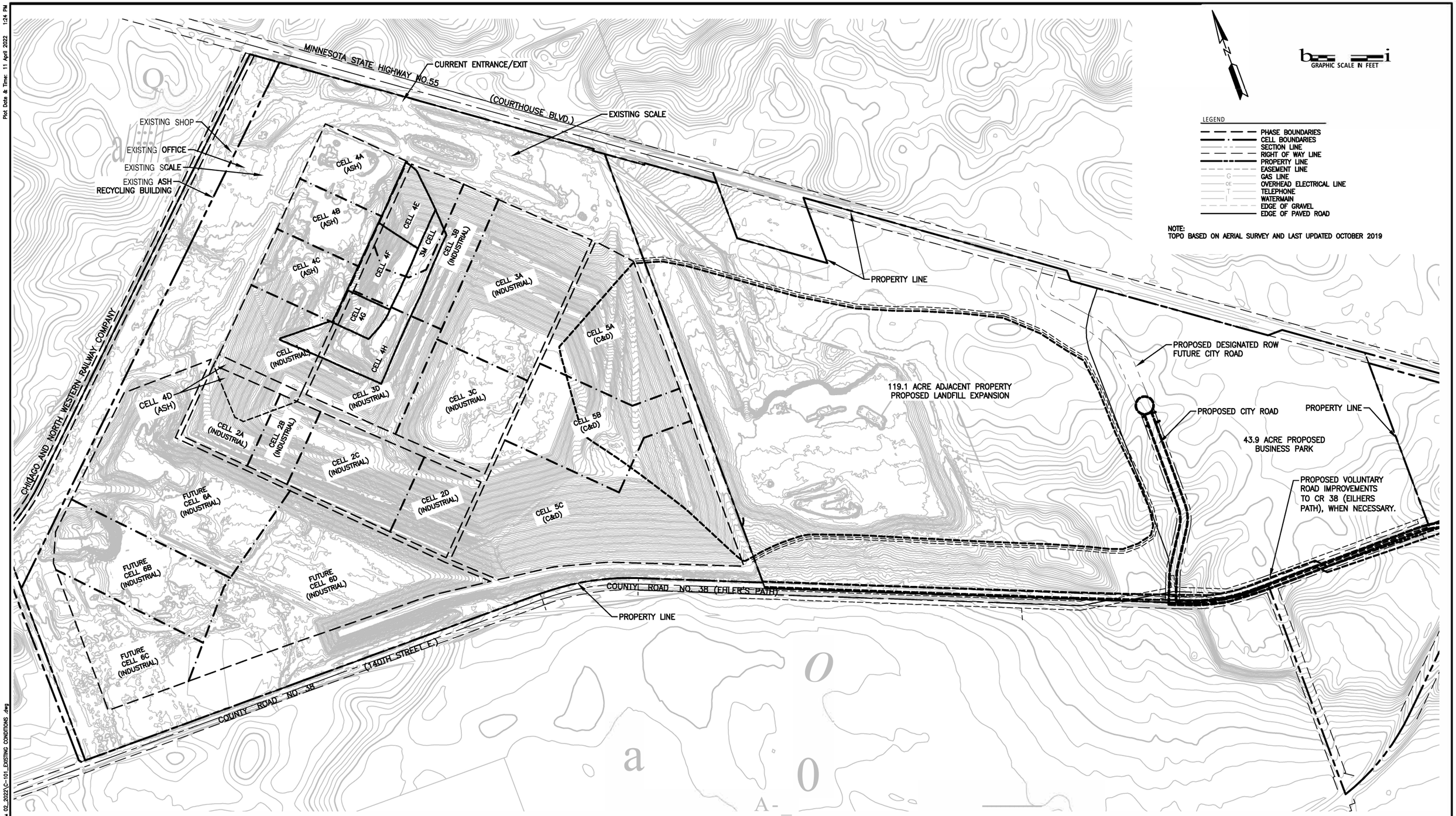
3. The licensee shall keep in effect financial assurance as required by Ordinance No. 110, Section 3.06, and as approved by the County Board:

    - Surety bond in the amount of $10,000.

4. The Licensee shall pay the annual license fee for a "Waste Processing, Type A", facility, as established by the County Board for 2020, by December 31, 2019, and the license fee for 2021, by December 31, 2020.

ATTACHMENT 4
INTERIM USE PERMIT PLANS

Plot Date & Time: 11 April 2022 1:24 PM



REV	REVISION DESCRIPTION	OWN	APP	REV DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

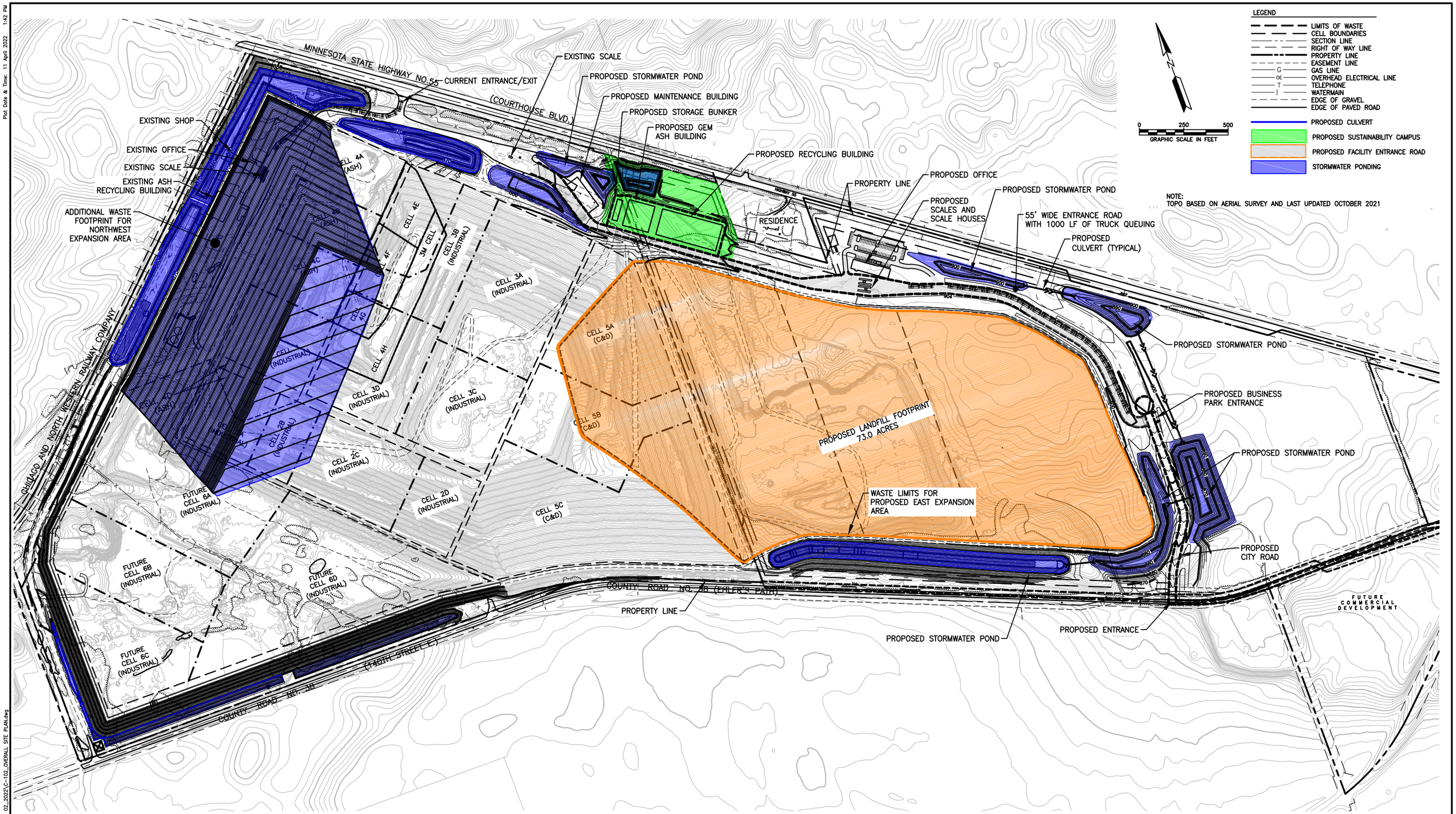
SHEET TITLE
EXISITNG CONDITIONS

OWN BY	CHK'D	APP'D	DWG DATE
J V B	TJ S	TJ S	DEC. 2019
			SCALE AS NOTED

PROJECT NO.	SHEET NO.	REV NO.
3053-0166	PLN SHT 1	1

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Plot Date & Time: 11 April 2022 1:42 PM



REV	REVISION DESCRIPTION	DWN	APP	REV DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

SHEET TITLE
OVERALL SITE PLAN

DWN BY	CHK'D	APP'D	DWG DATE
JVB	TJS	TJS	DEC. 2019

SCALE AS NOTED

PROJECT NO.	SHEET NO.	REV NO.
227702665	PLN SHT 2	1

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Plot Date & Time: 11 April 2022 7:21 AM

PROPOSED STORMWATER POND
1.4 ACRES

PROPOSED STORAGE BUNKER
125' x 30' 3,750SF

PROPOSED GEM ASH BUILDING
151' x 150' 22,500SF

PROPOSED MAINTENANCE BUILDING
72'x 203' – 15,200SF

PARKING SETBACK: 40'

BUILDING SETBACK: 75'

PROPOSED RECYCLING BUILDING
150'x 350' – 52,500SF

FENCE SETBACK: 200'

PROPERTY LINE

PROPOSED OFFICE
215' x 55'

PROPOSED SCALES
AND SCALE HOUSES

PROPOSED STORMWATER POND

TOTAL TRUCK QUEUING LENGTH FROM
ENTRANCE TO SCALES 2000 FEET
AND THE ROAD WIDTH IS 55 FEET

PROPOSED STORMWATER POND

CELL 4E

CELL 4F

3M CELL

CELL 3B
(INDUSTRIAL)

CELL 3A
(INDUSTRIAL)

CELL 3C
(INDUSTRIAL)

CELL 5A
(C&D)

CELL 5B
(C&D)

CELL 5C
(C&D)

CELL 7A

CELL 7B

CELL 7C

PROPOSED LANDFILL FOOTPRINT
73.0 ACRES

HIGHWAY 56

COUNTY ROAD NO. 36 (EHLER'S PATH)

PROPOSED FUTURE
ROAD ROW

BUSINESS PARK
ENTRANCE
(ELEVATION 900)

PROPOSED
BUSINESS PARK

LANDFILL ENTRANCE
(ELEVATION 900)

PROPERTY LINE

PROPOSED STORMWATER POND

PROPERTY LINE

PROPOSED STORMWATER POND

N

0 200 400
GRAPHIC SCALE IN FEET

LEGEND

- LIMITS OF WASTE
- CELL BOUNDARIES
- SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- G — GAS LINE
- OE — OVERHEAD ELECTRICAL LINE
- T — TELEPHONE
- W — WATERMAIN
- EDGE OF GRAVEL
- EDGE OF PAVED ROAD
- PARKING SETBACK
- BUILDING SETBACK
- PROPOSED CULVERT
- PROPOSED SUSTAINABILITY CAMPUS
- PROPOSED FACILITY ENTRANCE ROAD
- STORMWATER PONDING
- SCREENING BERM

REV	REVISION DESCRIPTION	DWN	APP	REV DATE
2	FINAL SUBMITTAL TO CITY	JVB	TJS	MAY 2021
1	ISSUED WITH CITY COMMENTS	JVB	TJS	FEB. 2021
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL
LANDFILL

SHEET TITLE
PHASE 7 EASTERN EXPANSION
BASE GRADES

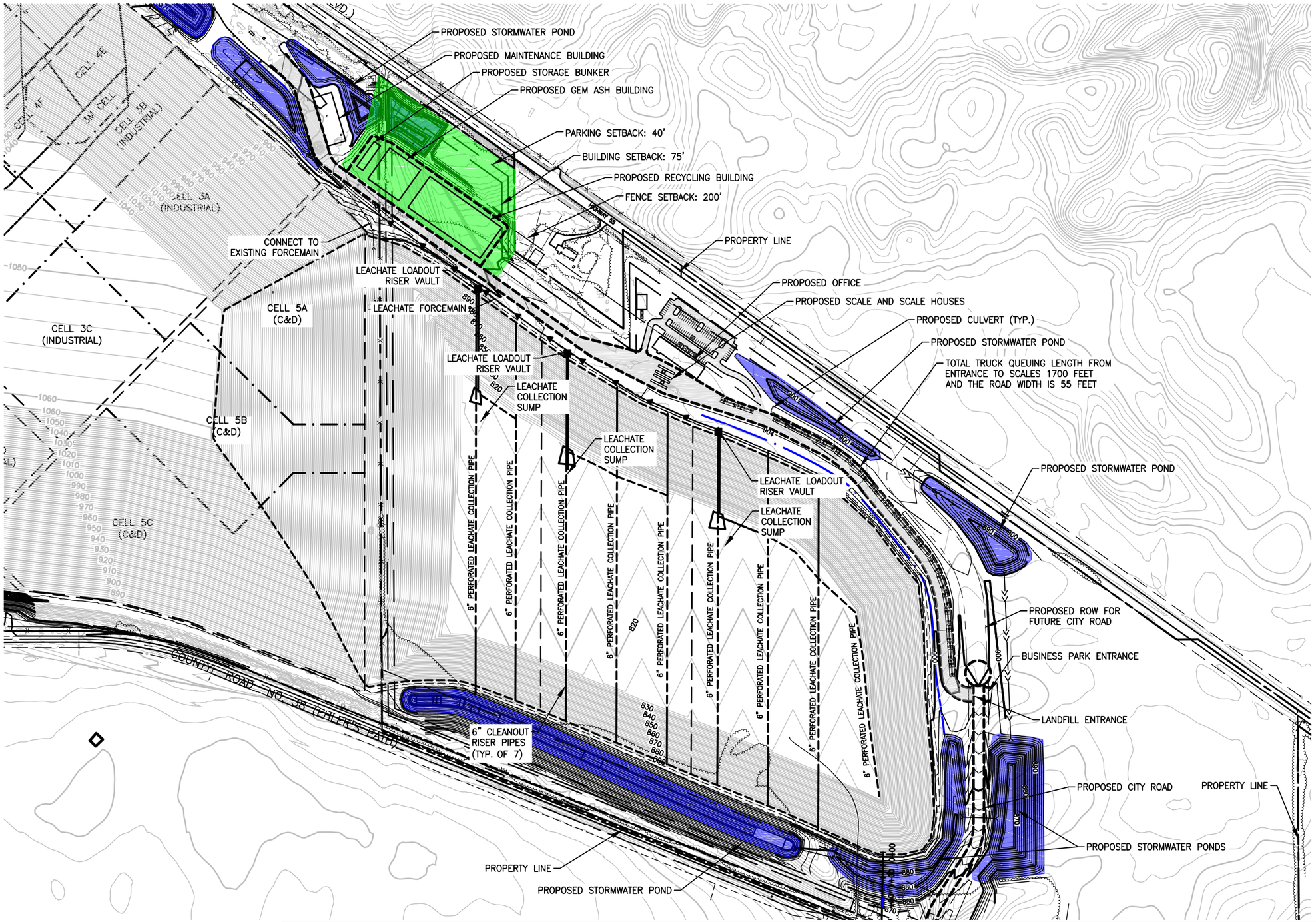
DWN BY	CHK'D	APP'D	DWG DATE
JVB	TJS	TJS	JUNE 2020

SCALE AS NOTED

PROJECT NO.	SHEET NO.	REV NO.
227702665	PLN SHT 3	2

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Plot Date & Time: 8 April 2022 1:58 PM



REV	REVISION DESCRIPTION	DWN	APP	REV DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

SHEET TITLE
PHASE 7 EASTERN EXPANSION
LEACHATE PIPING PLAN

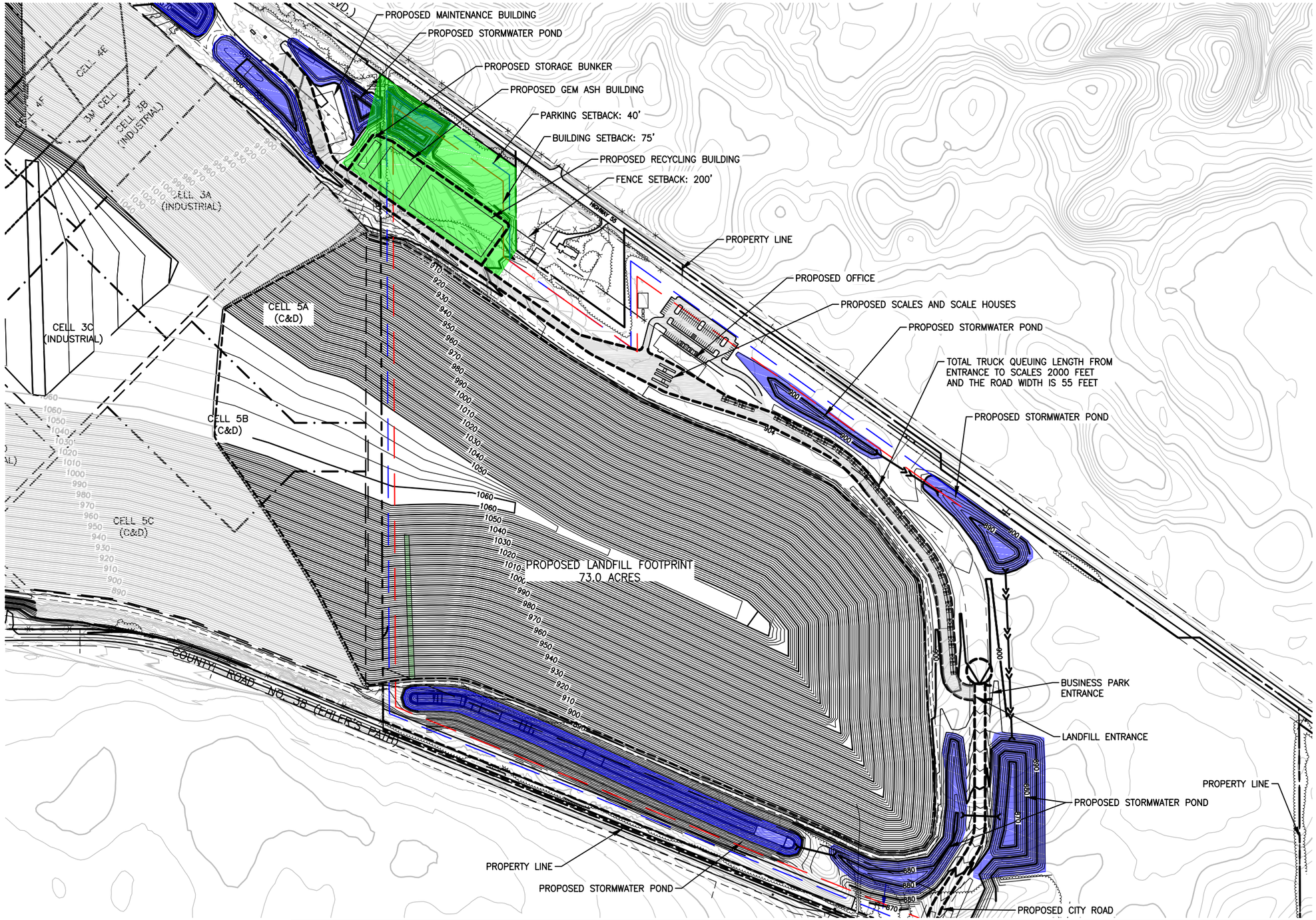
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JVB	TJS	TJS	JUNE 2020

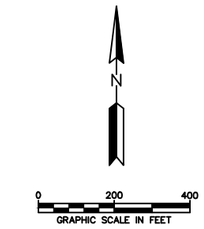
SCALE AS NOTED

PROJECT NO.	SHEET NO.	REV NO.
227702665	PLN SHT 4	1

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Plot Date & Time: 11 April 2022 1:42 PM





LEGEND

- LIMITS OF WASTE
- CELL BOUNDARIES
- SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- G — GAS LINE
- OE — OVERHEAD ELECTRICAL LINE
- T — TELEPHONE
- W — WATERMAIN
- EDGE OF GRAVEL
- EDGE OF PAVED ROAD
- PARKING SETBACK
- BUILDING SETBACK
- PROPOSED CULVERT
- PROPOSED SUSTAINABILITY CAMPUS
- PROPOSED FACILITY ENTRANCE ROAD
- STORMWATER PONDING

REV	REVISION DESCRIPTION	DWN	APP	REV DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

SHEET TITLE
PHASE 7 EASTERN EXPANSION
FINAL COVER GRADES

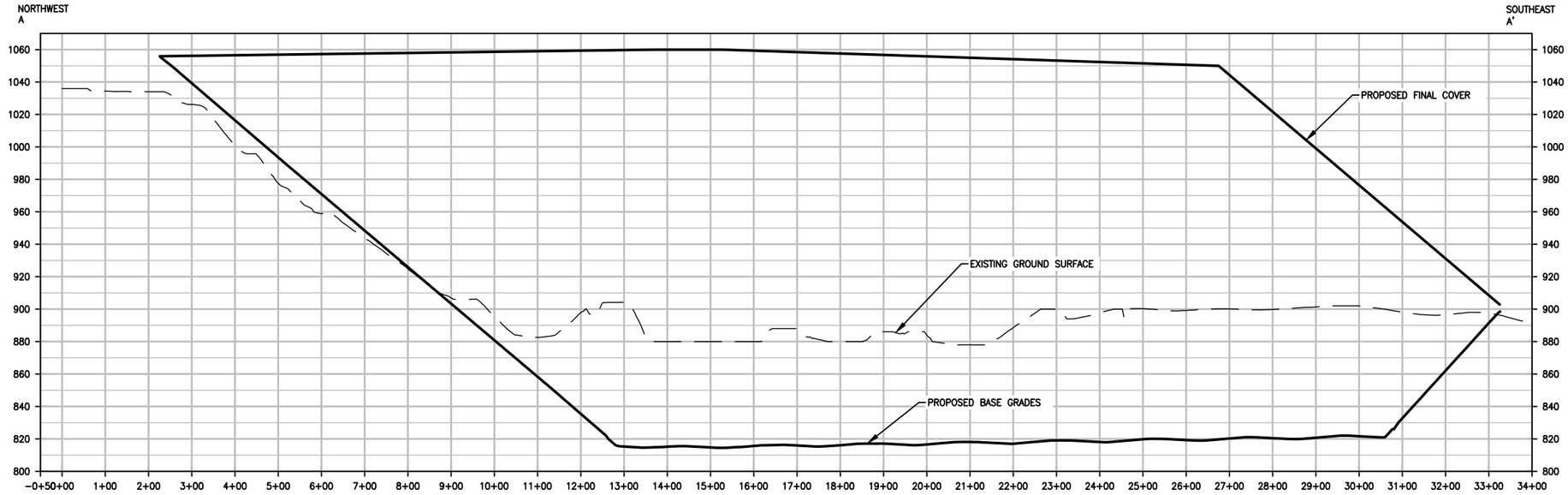
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JVB	TJS	TJS	JUNE 2020

SCALE AS NOTED

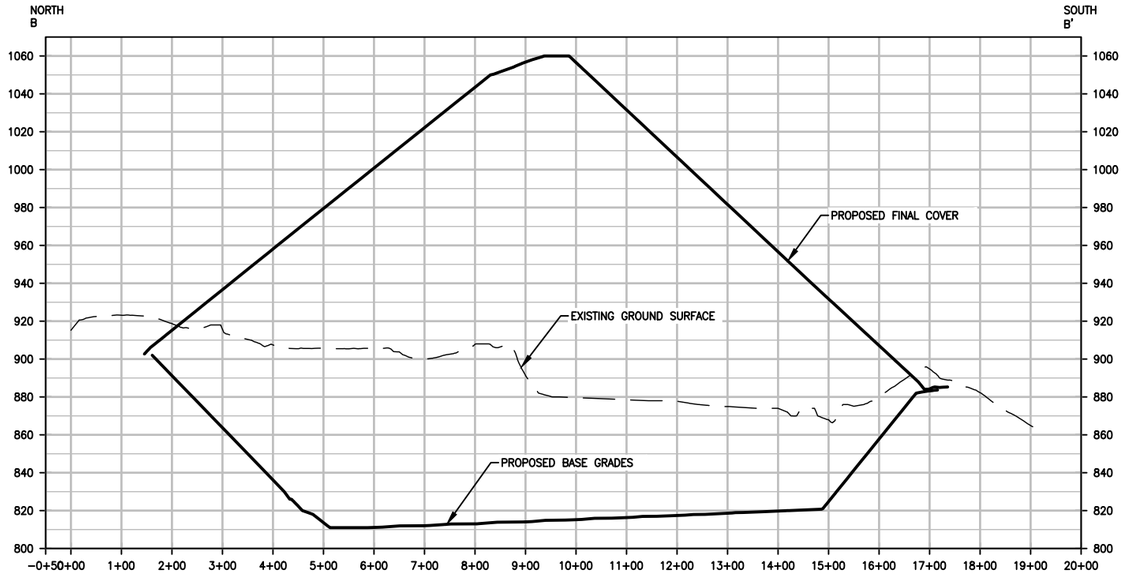
PROJECT NO.	SHEET NO.	REV NO.
227702665	PLN SHT 5	1

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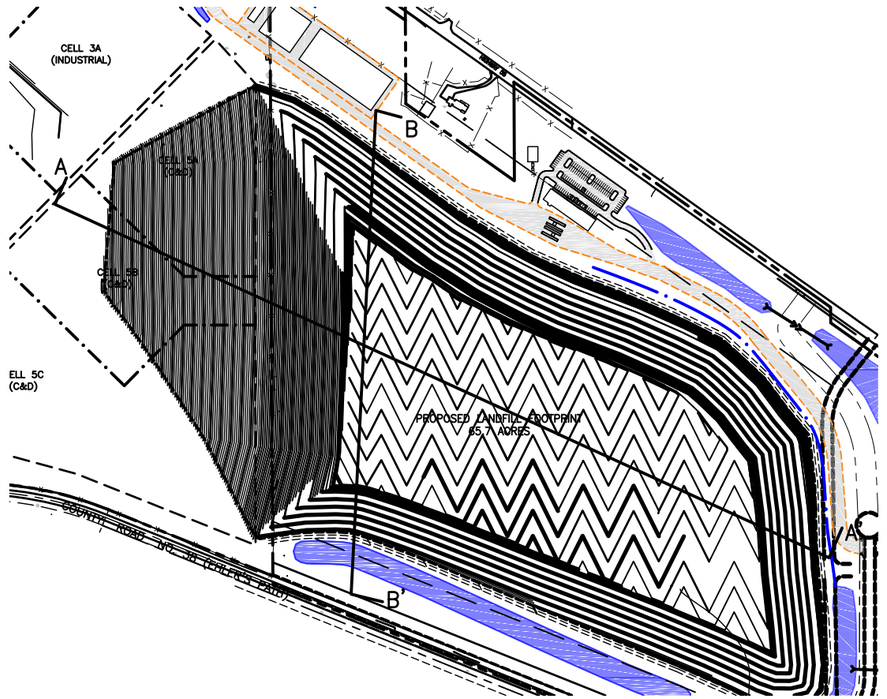
Plot Date & Time: 8 April 2022 1:01 PM



SECTION A – A'



SECTION B – B'



0 150 300
GRAPHIC SCALE IN FEET

REV	REVISION DESCRIPTION	DWN	APP	REV DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

SHEET TITLE
PHASE 7 EASTERN EXPANSION CROSS SECTIONS

DWN BY	CHK'D	APP'D	DWG DATE	AUG 2020
JVB	TJS	TJS	SCALE	AS NOTED

PROJECT NO.	SHEET NO.	REV NO.
3053-0166	PLN SHT 6	1

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Plot Date & Time: 8 April 2022 1:00 PM

PROPOSED STORMWATER POND
MINNESOTA STATE HIGHWAY NO.55
(COURTHOUSE BLVD.)
PROPOSED STORMWATER POND
WASTE LIMITS
EXPANSION AREA
PROPOSED POND GRADING
DOES NOT IMPACT EXISTING UTILITIES
WEST PROPERTY LINE
PROPOSED STORMWATER POND
CELL 8
CELL 4A
(ASH)
CELL 4B
(ASH)
CELL 4C
(ASH)
CELL 4E
3M CELL
CELL 4F
CELL 3B
(INDUSTRIAL)
CELL 4G
CELL 4H
CELL 4D
(ASH)
CELL
(INDUSTRIAL)
CELL 2A
(INDUSTRIAL)
CELL 2B
(INDUSTRIAL)
CELL 3D
(INDUSTRIAL)
CELL 3C
(INDUSTRIAL)
CELL 2C
(INDUSTRIAL)
FUTURE
CELL 6A
(INDUSTRIAL)
CELL 3A
(INDUSTRIAL)
CELL 5A
(C&D)
PROPOSED STORMWATER POND
PROPOSED STORAGE BUNKER
SUSTAINABILITY CAMPUS
PROPOSED MAINTENANCE BUILDING
PROPOSED GEM ASH BUILDING
PROPOSED RECYCLING BUILDING
NORTH WESTERN RAILWAY COMPANY
PMCC OUTFALL LINE

N

0 150 300
GRAPHIC SCALE IN FEET

LEGEND

- LIMITS OF WASTE
- CELL BOUNDARIES
- SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- GAS LINE
- OVERHEAD ELECTRICAL LINE
- TELEPHONE
- WATERMAIN
- EDGE OF GRAVEL
- EDGE OF PAVED ROAD
- PROPOSED CULVERT
- PROPOSED SUSTAINABILITY CAMPUS
- PROPOSED FACILITY ENTRANCE ROAD
- STORMWATER PONDING

NOTE:
TOPO BASED ON AERIAL SURVEY AND LAST UPDATED OCTOBER 2019

REV	REVISION DESCRIPTION	DWN	APP	REV DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

SHEET TITLE
PHASE 8 NORTHWEST EXPANSION BASE GRADES

DWN BY	CHK'D	APP'D	DWG DATE	REV NO.
JVB	TJS	TJS	DEC. 2020	
			SCALE AS NOTED	
PROJECT NO. 227702665			SHEET NO. PLN SHT 7	1

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Plot Date & Time: 8 April 2022 3:47 PM

PROPOSED STORMWATER POND
PROPOSED LEACHATE COLLECTION SUMP (TYP.)
PROPOSED LEACHATE LOADOUT RISER
MINNESOTA STATE HIGHWAY NO.55
(COURTHOUSE BLVD.)
PROPOSED STORMWATER POND
WASTE LIMITS
EXPANSION AREA
WEST PROPERTY LINE
PROPOSED 6" PERFORATED LEACHATE COLLECTION PIPE (TYP.)
PROPOSED STORMWATER POND
PROPOSED 6" CLEANOUT RISER PIPES (TYP.)
PROPOSED STORAGE BUNKER
PROPOSED MAINTENANCE BUILDING
PROPOSED GEM ASH BUILDING
SUSTAINABILITY CAMPUS
PROPOSED RECYCLING BUILDING
CELL 8
CELL 4A (ASH)
CELL 4B (ASH)
CELL 4C (ASH)
CELL 4D (ASH)
CELL 4E
CELL 4F
CELL 4G
CELL 4H
3M CELL
CELL 3B (INDUSTRIAL)
CELL 3A (INDUSTRIAL)
CELL 3D (INDUSTRIAL)
CELL 3C (INDUSTRIAL)
CELL 2A (INDUSTRIAL)
CELL 2B (INDUSTRIAL)
CELL 2C (INDUSTRIAL)
CELL 5A (C&D)
FUTURE CELL 6A (INDUSTRIAL)
FUTURE CELL 6B
WESTERN RAILWAY COMPANY
OUTFALL LINE

N

0 150 300
GRAPHIC SCALE IN FEET

LEGEND

- LIMITS OF WASTE
- CELL BOUNDARIES
- SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- GAS LINE
- OVERHEAD ELECTRICAL LINE
- TELEPHONE
- WATERMAIN
- EDGE OF GRAVEL
- EDGE OF PAVED ROAD
- PROPOSED CULVERT
- PROPOSED SUSTAINABILITY CAMPUS
- PROPOSED FACILITY ENTRANCE ROAD
- STORMWATER PONDING

REV	REVISION DESCRIPTION	DWN	APP	REV DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

SHEET TITLE
PHASE 8 NORTHWEST EXPANSION
LEACHATE PIPING PLAN

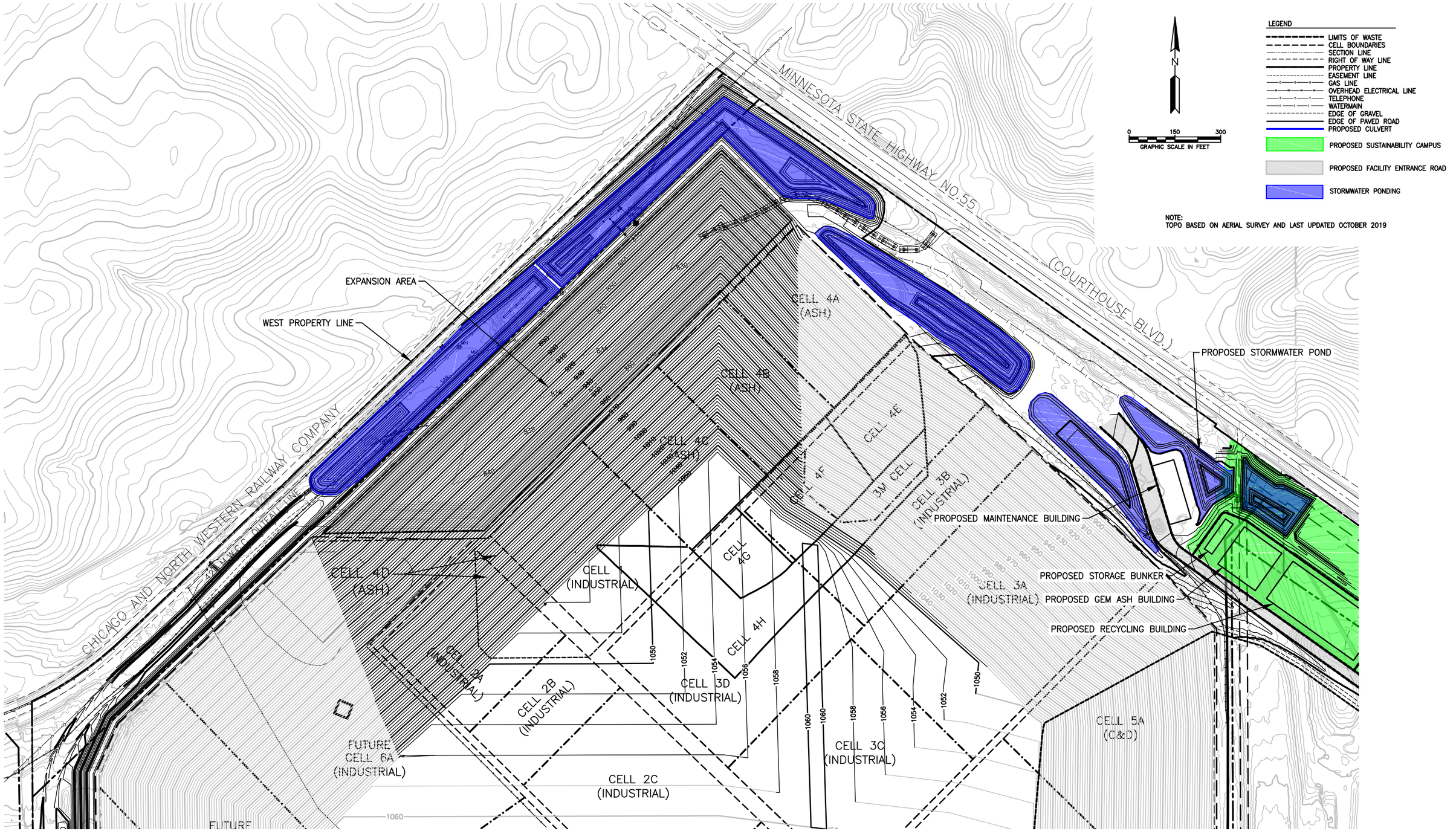
DWN BY	CHK'D	APP'D	DWG DATE
JVB	TJS	TJS	DEC. 2019

SCALE AS NOTED

PROJECT NO.	SHEET NO.	REV NO.
227702665	PLN SHT 8	1

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Plot Date & Time: 8 April 2022 10:13 AM



NOTE:
TOPO BASED ON AERIAL SURVEY AND LAST UPDATED OCTOBER 2019

REV	REVISION DESCRIPTION	DWN	APP	REV DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

SHEET TITLE
PHASE 8 NORTHWEST EXPANSION
FINAL COVER GRADES

DWN BY	CHK'D	APP'D	DWG DATE
JVB	TJS	TJS	DEC. 2019

SCALE AS NOTED

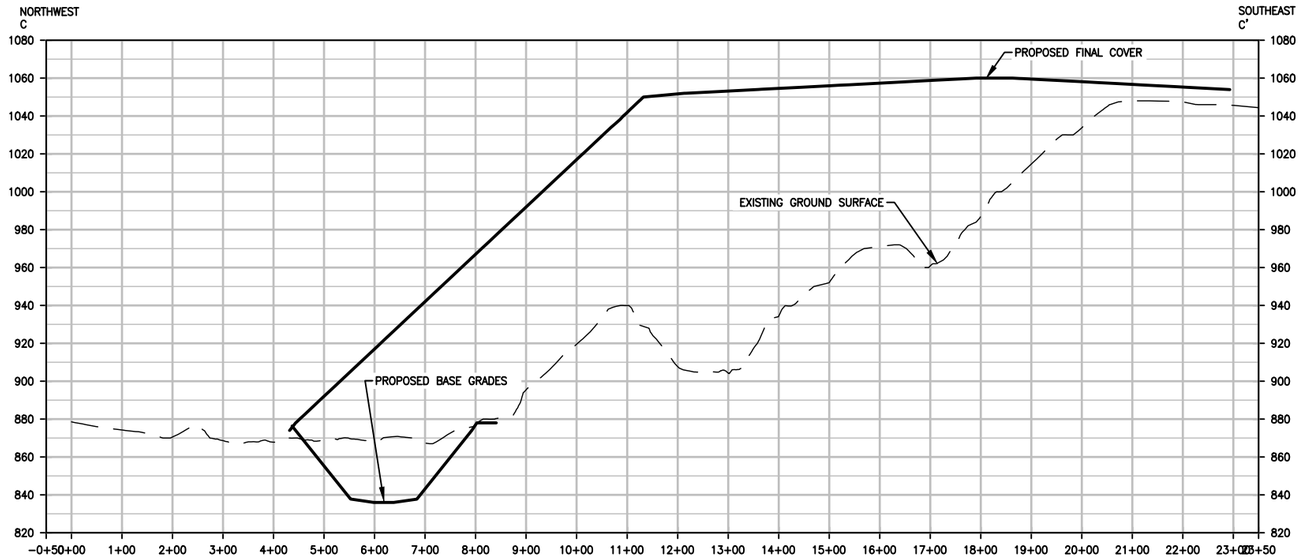
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SHEET NO. PLN SHT 9

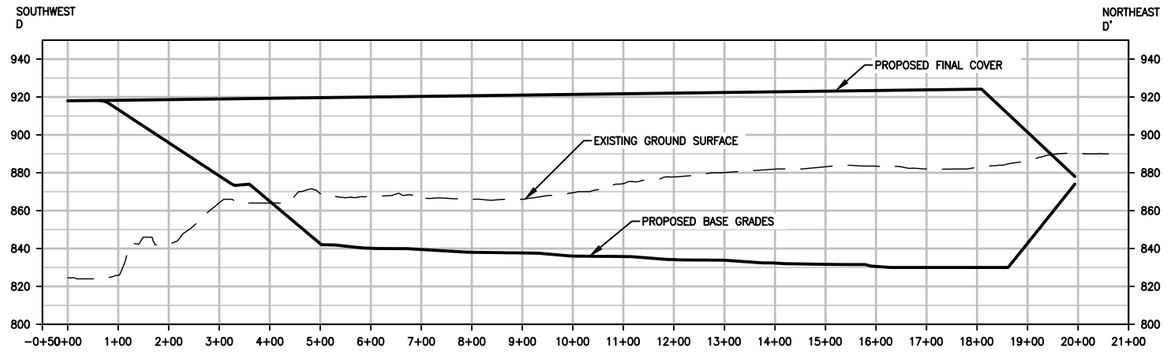
REV NO. 1

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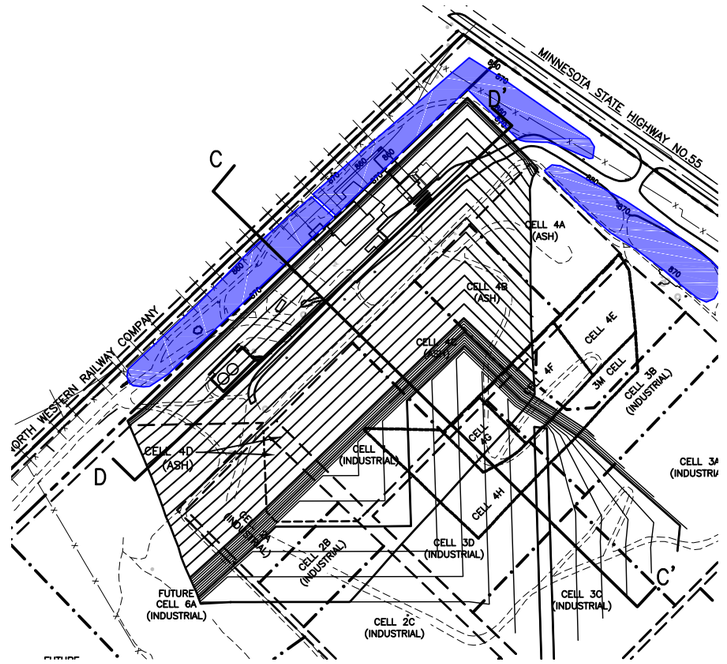
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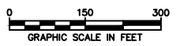


SECTION C – C'



SECTION D – D'





REV	REVISION DESCRIPTION	DWN	APP	REV DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

SHEET TITLE
PHASE 8 NORTHWEST EXPANSION CROSS SECTIONS

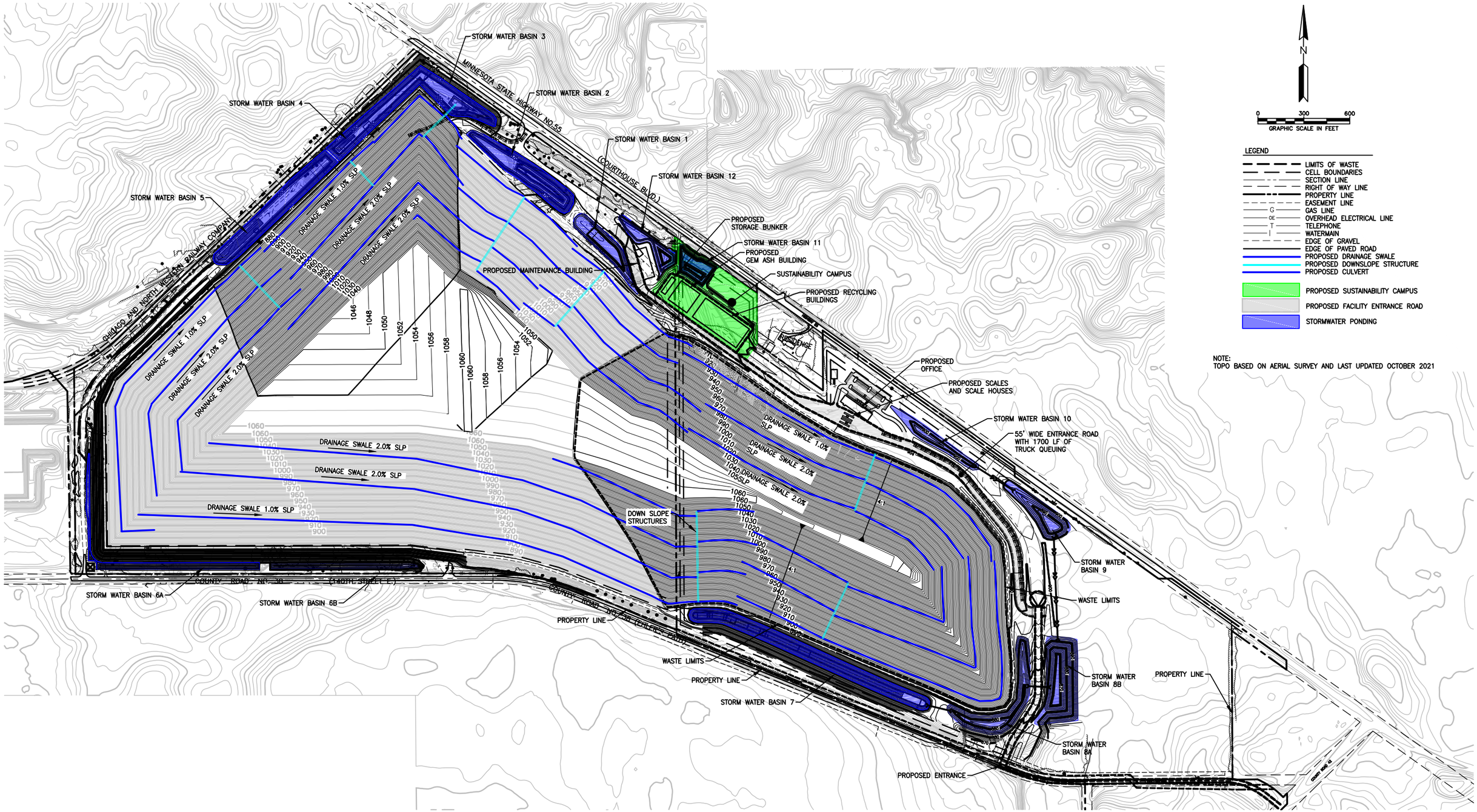
DWN BY	CHK'D	APP'D	DWG DATE
JVB	TJS	TJS	AUG. 2020

SCALE AS NOTED

PROJECT NO.	SHEET NO.	REV NO.
3053-0166	PLN SHT 10	1

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Plot Date & Time: 8 April 2022 1:59 PM



0 300 600
GRAPHIC SCALE IN FEET

LEGEND

- LIMITS OF WASTE
- CELL BOUNDARIES
- SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- GAS LINE
- OVERHEAD ELECTRICAL LINE
- TELEPHONE
- WATERMAIN
- EDGE OF GRAVEL
- EDGE OF PAVED ROAD
- PROPOSED DRAINAGE SWALE
- PROPOSED DOWNSLOPE STRUCTURE
- PROPOSED CULVERT
- PROPOSED SUSTAINABILITY CAMPUS
- PROPOSED FACILITY ENTRANCE ROAD
- STORMWATER PONDING

NOTE:
TOPO BASED ON AERIAL SURVEY AND LAST UPDATED OCTOBER 2021

REV	REVISION DESCRIPTION	DWN	APP	REV DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT
WENCK
now part of
Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

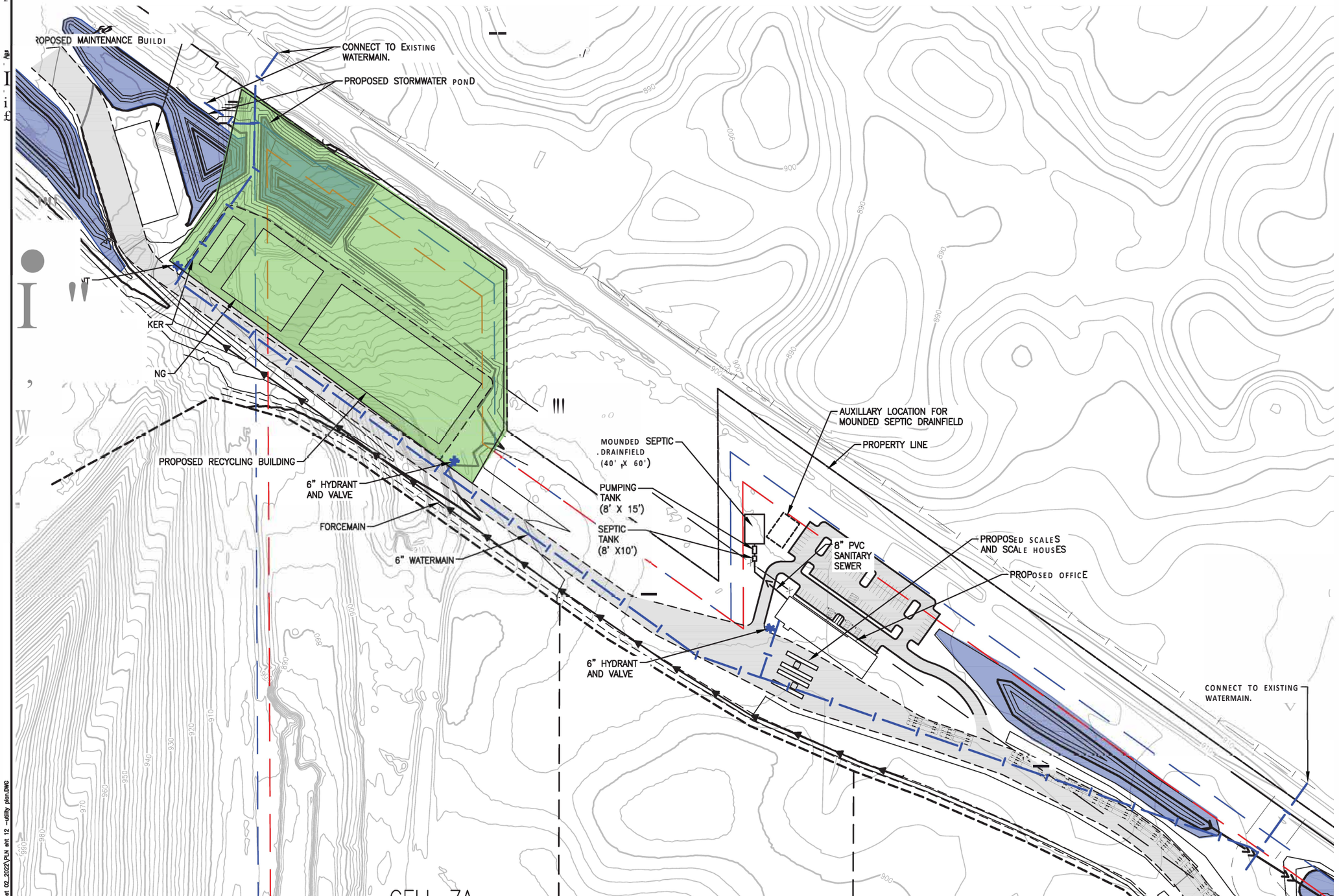
SHEET TITLE
OVERALL STORMWATER PLAN

DWN BY	CHK'D	APP'D	DWG DATE
JVB	TJS	TJS	JULY. 2020

SCALE AS NOTED

PROJECT NO.	SHEET NO.	REV NO.
227702665	PLN SHT 11	1

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REV	REVISION DESCRIPTION	DWN BY	CHK'D	APP'D	DATE
1	FINAL SUBMITTAL TO CITY	JVB	TJS	TJS	APRIL 2022
0	SUBMITTAL TO CITY	JVB	TJS	TJS	Nov. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

WENCK

now part of

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL LANDFILL

SHEET TITLE
PHASE 7 EASTERN EXPANSION UTILITY PLAN

DWN BY	CHK'D	APP'D	DATE
JVB	TJS	TJS	JUNE 2020

SCALE AS NOTED

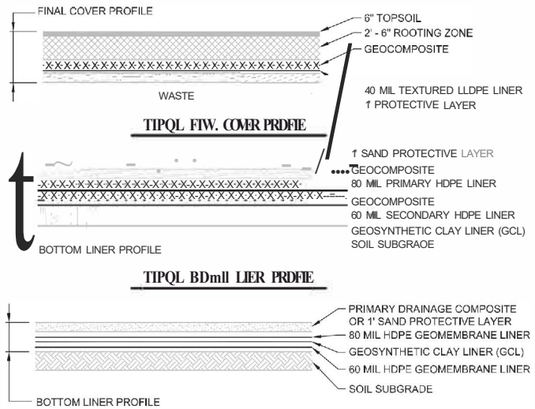
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SHEET No. PLNSHT12

REV No. 1

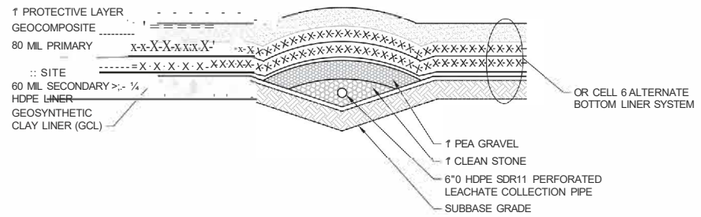
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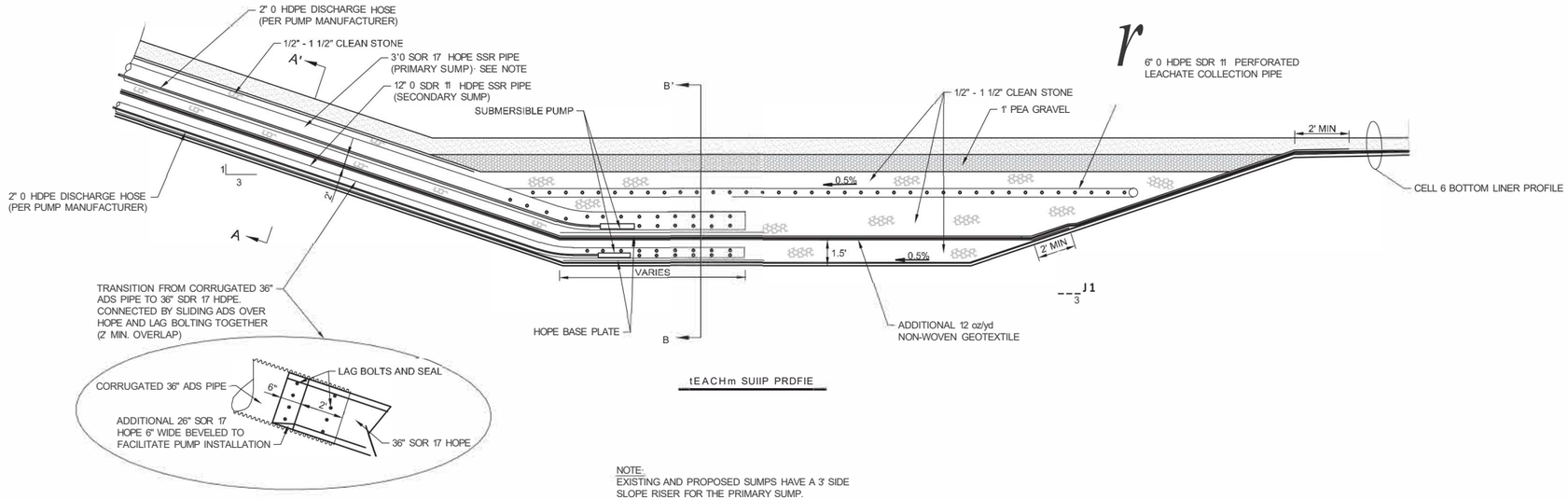
IYPICAL. LINER SYSTEM PROFILES — 1 / C-112

NOI TO SCALE



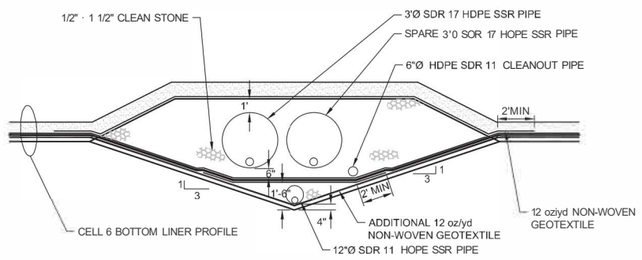
IYPICAL. LEACHATE TRENCH DETAIL — 2 / C-112

NOT TO SCALE

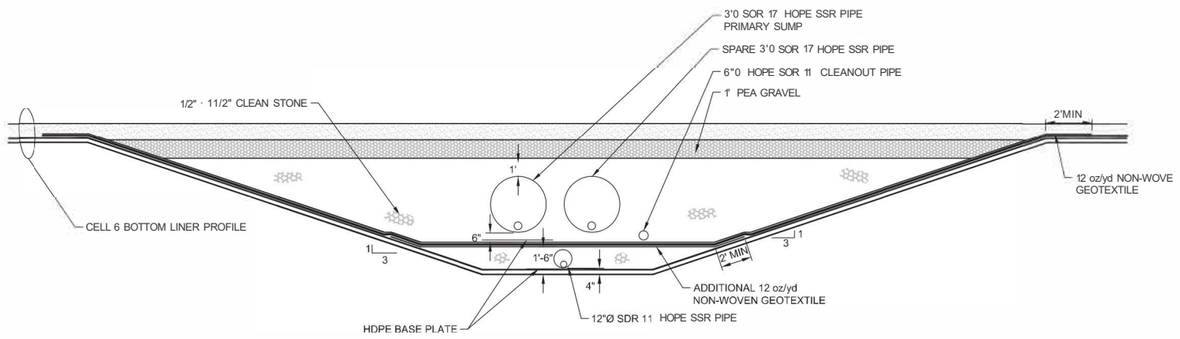


tEACHm SUIIP PRDFIE

NOTE:
EXISTING AND PROPOSED SUMPS HAVE A 3' SIDE SLOPE RISER FOR THE PRIMARY SUMP.



SECTION 1r-1(



SECTION 11-11'

IYPICAL. LEACHATE SUMP DETAILS — 3 / C-112

NOI TO SCALE

REV	REVISION DESCRIPTION	OWN	APP	REV DATE
1	FINAL SUBMITTAL TO CIIY	JVB	TJS	APRIL 2022
0	SUBMITTAL TO CIIY	JVB	TJS	NOV. 2020

SEAL

SUB CONSULTANT

PRIME CONSULTANT

Stantec

PROJECT TITLE
INTERIM USE PERMIT APPLICATION

ROSEMOUNT ENVIRONMENTAL
LANDFILL

SHEET TITLE
LANDFILL DESIGN DETAILS

OWN BY	CHK'D	APP'D	DWG DATE
JV8	TJS	TJS	DEC. 2020

SCALE IS NOTED

PROJECT NO.	SHEET NO.	REV NO.
3053-0188	PLN SHT 13	1

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Memorandum

To: Anthony Nemcek, Planner

CC: Adam Kleinberg, Community Development Director
Stacy Bodsberg, Planning & Personnel Secretary
Brian Erickson, City Engineer

From: Tim Hanson PE, WSB Engineering Consultant

Date: May 10, 2022

Re: SKB Rosemount 2nd Addition
Preliminary Plat Review
Preliminary Site Construction Plan Review
WSB File No 0018532-000

SUBMITTAL:

A Preliminary Plat and Preliminary Site Construction Plan for SKB Rosemount 2nd Addition have been submitted. The plat is located south of TH 55, north of Ehlers Path and west of CSAH 42. The Second Addition is adjacent and east of SKB Rosemount, the solid waste facility. The submittal was prepared by Stantec Consulting Services, Inc. of Golden Valley, MN for SKB Environmental. Engineering review comments were generated from the following plat documents dated 04-11-2022, consisting of:

- Existing Conditions
- Site Plan
- Grading Plan
- Utility Plan
- Landscape Plan

EXISTING CONDITIONS:

The parent parcels of SKB Environmental 2nd Addition consists of Outlot A, SKB Environmental, Lot 1, Block 1 Pine Bend Development Corporation and a metes and bounds parcel. The lands current use is Agricultural land and a forested area. SKB Environmental 2nd Addition is an expansion to the east of the sold waste landfill. The platted area is 75.6 acres.

PRELIMINARY PLAT AND SITE PLAN

SKB Environmental 2nd Addition consists of one lot and one outlot. The platted lot contains the landfill expansion and industrial buildings proposed for the processing of solid waste. The outlot is for future development of a business park. The proposed plat includes the extension of one public street between Ehlers Path and Trunk Highway 55. This city street will provide direct access to the landfill and the processing buildings. The proposed plat also provides a 50-foot wide ½ right of way for the north half of Ehlers Path.
The preliminary plans identify the construction of the southerly portion of the proposed city street routing traffic to the site from TH 55 to CSAH 42 to 142nd Street/Ehlers Path to the new city street and then into the site. The utilization of 142nd Street and Ehlers Path for access and egress will

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destroy the existing pavement as the current pavement is not adequate to accommodate heavy truck traffic. The proposed city street is shown to have right of way dedication from Ehlers Path to TH 55 but only the southerly portion is identified to be constructed at this time. The northerly right of way alignment has a sharp curve immediately south of its intersection with TH 55. The minimum street centerline radius must be increased to 300 feet.
Access to the site extends from the proposed city street located along the easterly plat boundary. Upon accessing the site there is a 1,600-foot driveway extending up to scales and the proposed office building. From the scales the truck traffic would continue west approximately 800 feet to access the landfill areas and proposed processing buildings. Egress from the site is identified to continue west utilizing the existing driveway that extends from TH 55. Egress can also be accomplished utilizing the same route as for accessing the area.
Four buildings are proposed on the site. An office building, maintenance building, gem ash building and recycling building. The buildings are located on the north side of the plat adjacent to TH 55. The private driveway provides access and egress to each of the buildings.
The existing buildings serving the existing landfill area will be removed.
Outlot A, SKB Environmental 2nd Addition is located on the east side of the proposed city street and will be provided access and egress from the proposed street.

1. The development Fees are indicated below based on the 2022 Schedule of Rates and Fees. Fees are due with the final plat and subdivision (development) agreement.

    - Watermain Trunk Charge: $6,500/acre
    - Storm Sewer Trunk Charge: $6,865/ net developable acre

2. The proposed future street extending from TH 55 must have a minimum 300-foot centerline radius. Revise the street centerline or straighten the road.
3. The proposed access and egress from the site will utilize Ehlers Path between the proposed street and CSAH 42. Ehlers Path does not have pavement structure adequate to support heavy truck traffic.
4. Remove the existing driveway approach and culvert from the TH 55 right-of-way for the existing residential property where the recycling building is proposed.
5. Verify that the proposed driveway from the future City street will accommodate truck turning radii.
6. The pavement extending around the buildings must be more than 20 feet from the building for fire equipment access and operations.
7. The right-of-way width for the city street must be shown on the site plan. The minimum width for a rural section street is 100-feet.

GRADING AND DRAINAGE

Development of the landfill creates a 160-foot-tall berm that parallels TH 55. Site grading and drainage north of the berm splits at the proposed office building. East of the building runoff flows to the east/southeast along the north side of the driveway. This drainage way collects runoff from the proposed office building, parking lot and driveway and is routed through 4 ponding and infiltration areas. Runoff from west of the office building flows to the west through a series of ponds and infiltration areas to an existing infiltration basin. Drainage within the landfill area is collected by an underground tile system and pumped to a wastewater treatment facility.
A 6-foot-tall berm is located between the drive isle and the private property to the north.

8. FES 108 to FES 109 does not have cover over the pipe.
9. Fes 106 to FES 105 does not have cover over the pipe.
10. There are several drainage arrows that conflict with each other.
11. Provide a plan and profile view of the city street between TH 55 and Ehlers Path.

12. The ponding area in the southeast corner of the plat will flood across Ehlers Path before water elevations reach the culvert elevation of FES 103.
13. Outlet FES must have riprap erosion protection extended to the bottom of the ponding basin.

SANITARY SEWER AND WATERMAIN

Sanitary sewer service for the site is provided utilizing an on-site septic tank and drain field system. The system design will be reviewed by the building official at the time of building permit application. City sanitary sewer is not extended to the site, ultimately public sanitary sewer would extend from the north/northeast to the office building area. The landfill will slightly alter the Cities Comprehensive Sanitary Sewer Plan in that a proposed trunk line will be moved to the east to serve property east of SKB Environmental Second Addition.
Water service to SKB Environmental Second Addition will be provided by extending an existing 16-inch trunk watermain east along the north side of TH 55 to the proposed future street. The 16-inch trunk watermain must then be extended south within the future city street to Ehlers Path. Water service to the site is provide from a looped water line that extends between the 16-inch trunk watermain.

14. The watermain extension along TH 55 and within the future City street is 16 inch.
15. Hydrant locations and spacing need to be modified so spacing does not exceed 400 feet.

STORM SEWER

Storm sewer design and layout will be reviewed with the surface water management plan submitted for the site. The plan is currently under review.

SURFACE WATER MANAGEMENT

The surface water management plan for SKB Environmental Second Addition will be reviewed under a separate cover. Comments included in the surface water management review shall be incorporated in the project design.

LANDSCAPE PLAN

The Landscape plan was reviewed for conflicts with infrastructure. Tree plantings should allow space for access and maintenance of proposed infrastructure.

General

Infrastructure design shall be completed in accordance with the City of Rosemount's Engineering Guidelines and Standards. Infrastructure construction shall be completed in accordance with the latest edition of the City's General Specifications and Standard Detail Plates for Street and Utility Construction.

Memorandum

To: Brian Erickson, City of Rosemount

From: Bill Alms, PE
Henry Meeker, EIT

Date: May 6th, 2022

Re: SKB Proposed Landfill Expansion Plan Review
WSB Project No. 018532-000

I have reviewed the documents provided by SKB Environmental on 4-26-2022 for the proposed landfill expansion at 13425 Courthouse Boulevard, Rosemount, Minnesota 55068. Documents reviewed include:

- SKB Application for Proposed Landfill Expansion - Dated 4-11-2022

Applicant should provide responses to each comment. I offer the following comments below.

Grading, Drainage, and Erosion Control Comments:

1. General
    a. Ponds shown on plans differ significantly from how the ponds are modeled in HydroCAD, modeling must reflect what is shown in the plans. Differences include, but are not limited to, Basin 8 stage storage starts 7' below elevations shown in the plans, Basin 9 outlet is modeled as a 48" grate but a FES is shown in the plans, and Basin 10 is modeled with 4 24" outlet culverts but only a 30" culvert is shown in the plans.
        i. This includes naming conventions, basins 3, 4, and 5 have different routing and grouping between the modeling and plans.
    b. Applicant to provide approximate schedule or staging of stormwater facilities construction during interim buildout conditions.
    c. Applicant to provide updated drainage areas figure.
    d. Applicant to provide operations and maintenance agreement for all stormwater facilities that will be privately maintained.
2. Ponds and Wetlands
    a. The number, NWL and 100-year HWL must be shown on the plans for all basins.
    b. All basins with dead storage must be modeled with a starting water surface at the NWL.
3. Emergency Overflow Routes:
    a. Applicant must provide emergency overflow locations and elevations for all stormwater basins onsite. Currently they are only shown for basins 1 and 11.
    b. It is not permissible for Basin 8A's emergency overflow route to pass over the proposed road.
4. Retaining Walls:
    a. Not applicable.

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5. Erosion Control:
    a. Applicant to provide updated SWPPP for landfill expansion.
6. Grading:
    a. Proposed grading of 3:1 on basins 7, 11, and 12 exceeds maximum allowable of 4:1 basin slope.
        i. Proposed 3:1 slope on basins 3&4, 5, and 6A/B is allowable considering past concept approval.
    b. The submitted HydroCAD modeling includes a depression that overflows to Basin 10, this depression must be shown on the grading plans.
    c. Applicant to ensure flared end structures tie into grading at the proper elevations. Multiple FES elevations on plans differ from surface elevation by several feet.

Stormwater Management Plan:

1. General Storm Sewer Design
    a. All basins that overflow off the site (Basin 6A/B and Basin 8A) must have an outlet control structure with a weir wall and sluice gate.
    b. MN Dam Safety laws do not apply as long as the berm is below 6 ft or holds back less than 15 ac-ft of water. Basin 7 as proposed is not exempt as it reaches 27.1 ac-ft of water under the 100-year storm event. In addition, the 100-year HWL of 880.22 for Basin 7 is well above the 140th St. shoulder elevation of 860' near the basin. Grading of this basin must be revised to meet MN Dam Safety laws.
    c. Applicant to specify the casting type of CBMH112.
    d. The pipe between FES 113 and FES 114 is shown as 12", minimum pipe diameter is 15" per City engineering guidelines.
    e. Sheet piling is required for flared end structures off storm sewer 24" and greater per City engineering guidelines. The City can provide FES piling detail if needed.
2. Water Quantity
    a. Applicant to include HydroCAD modeling results of the 2- and 10-year storm event as well as the 100-year, 10-day snowmelt event.
3. Rate/Volume Control
    a. Applicant to amend soils within infiltration basins to City rate if 3.0 in/hr.
4. Freeboard
    a. No comments.
5. Water Quality
    a. Dead storage for each basin must match or exceed the 2.5" runoff volume for the drainage area tributary to the basin. While this is true for the site overall, basins such as 2, 4, and 10 have less dead storage than runoff volume. This requirement must be met for each basin individually according to NURP design standards.
    b. Runoff from impervious surfaces must be routed via storm sewer to basin dead storage. Impervious surface runoff cannot flow over infiltration surface without pretreatment.
6. Easements
    a. No comments.

June 2022

Su	M	Tu	W	Th	F	Sa
29	30	31	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	1	2

Main Calendar

Rhythm Fest
June 17, 2022, 3:00 PM - 10:00 PM @ Central Park
More Details

City Council Special Meeting
June 21, 2022, 4:00 PM - 6:00 PM @ City Hall, Conference Room
More Details

Port Authority Regular Meeting
June 21, 2022, 6:00 PM - 7:00 PM @ City Hall, Council Chambers
More Details

City Council Regular Meeting
June 21, 2022, 7:00 PM - 8:00 PM @ City Hall, Council Chambers
More Details

Youth Commission Regular Meeting
June 22, 2022, 3:45 PM - 4:45 PM @ Steeple Center, Room 202
More Details

Utility Commission Regular Meeting
June 27, 2022, 5:30 PM - 7:30 PM @ City Hall, Conference Rooms
More Details

Parks & Recreation Regular Meeting
June 27, 2022, 7:00 PM - 8:00 PM
More Details

Planning Commission Regular Meeting
June 28, 2022, 6:30 PM - 7:30 PM
More Details

July 2022

Su	M	Tu	W	Th	F	Sa
26	27	28	29	30	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	1	2	3	4	5	6

Main Calendar

City Offices CLOSED - holiday
July 4, 2022, All Day
More Details

City Council Work Session
July 5, 2022, 5:00 PM - 7:00 PM @ City Hall, Council Chambers
More Details

City Council Regular Meeting
July 5, 2022, 7:00 PM - 8:00 PM @ City Hall, Council Chambers
More Details

Environment and Sustainability Commission Meeting
July 12, 2022, 5:30 PM @ City Hall, Council Chambers
More Details

Port Authority Regular Meeting
July 19, 2022, 6:00 PM - 7:00 PM @ City Hall, Council Chambers
More Details

City Council Regular Meeting
July 19, 2022, 7:00 PM - 8:00 PM @ City Hall, Council Chambers
More Details

Utility Commission Regular Meeting
July 25, 2022, 5:30 PM - 7:30 PM @ City Hall, Conference Rooms
More Details

Parks & Recreation Regular Meeting
July 25, 2022, 7:00 PM - 8:00 PM
More Details

Planning Commission Regular Meeting
July 26, 2022, 6:30 PM - 7:30 PM
More Details