ROSEMOUNT
MINNESOTA

AGENDA
City Council Regular Meeting
Tuesday, August 18, 2026
7:00 PM
Council Chambers

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF AGENDA**
3. **PRESENTATIONS AND PROCLAMATIONS**
4. **RESPONSE TO PUBLIC COMMENT**
5. **PUBLIC COMMENT**

   Individuals will be allowed to address the Council on subjects that are not a part of the meeting agenda. Typically, replies to the concerns expressed will be made via letter or phone call within a week or at the following council meeting.

6. **CONSENT AGENDA**

   a. Bill Listings

   b. Minutes of the August 3, 2026 Regular Meeting Minutes

   c. Minutes of the August 3, 2026 Work Session Proceedings

   d. Donation Acceptance from Rosemount Leprechaun Days

   e. Approval to Advertise for Bids - Fire Station 2 Addition and Remodel

7. **PUBLIC HEARINGS**
8. **UNFINISHED BUSINESS**
9. **NEW BUSINESS**

   a. Requests by North Wind Test for approval of preliminary and final plats, planned unit development master development plan to construct the first phase of an aerospace testing facility.

   b. Selection of Construction Manager at Risk - Indoor Ice

10. **ANNOUNCEMENTS**

    a. City Staff Updates

    b. Upcoming Community Calendar

11. **ADJOURNMENT**

7/31/2026 -- 8/13/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
10145	**8/6/2026**		**107837 GREENTECH UNITED US HOLDING CO**							
	8/3/2026	1,099.98	INVERTER POLICE TRAILER		18039	11235	1210.6242		MINOR EQUIPMENT	POLICE
		1,099.98								
10146	**8/10/2026**		**103061 ICMA RETIREMENT CORP**							
	8/6/2026	3,835.47			18133	080626840328	7020.2134.01		DEFERRED COMPENSATION - MISSIO	PAYROLL FUND
		3,835.47								
166143	**8/6/2026**		**101909 ACME TOOLS**							
	8/4/2026	145.87	TOOLS		18051	16745635	1340.6241		SMALL TOOLS	GOVERNMENT BUILDINGS
		145.87								
166144	**8/6/2026**		**100109 ADVANTAGE EMBLEM & SCREEN PRINTING**							
	8/4/2026	593.45			18068	0722880-IN	1210.6144		EMPLOYEE ALLOWANCES	POLICE
		593.45								
166145	**8/6/2026**		**103294 AMERICAN LEGAL PUBLISHING**							
	7/30/2026	823.00	2026 S-14 SUPPLEMENT PAGES		17910	52272	1120.6310		PROFESSIONAL SERVICES	GENERAL GOVERNMENT
		823.00								
166146	**8/6/2026**		**103380 AMPION PBC**							
	8/5/2026	163.56	JUN'26 SOLAR SUBSCRIPTION		18099	2026080003211265	1340.6371		ELECTRIC	GOVERNMENT BUILDINGS
	8/5/2026	1,164.66	JUN'26 SOLAR SUBSCRIPTION		18099	2026080003211265	6100.6371	W110	ELECTRIC	WATER UTILITY
	8/5/2026	644.63	JUN'26 SOLAR SUBSCRIPTION		18099	2026080003211265	6100.6371	W107	ELECTRIC	WATER UTILITY
		1,972.85								
166147	**8/6/2026**		**103515 APPLE FORD LINCOLN AV**							
	8/3/2026	243.41	LIGHT PARTS		17979	A1W762006	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/3/2026	786.83	BRAKE PARTS		17980	A1W760330	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/3/2026	652.59	BRAKE PARTS		17981	A1W762569	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/3/2026	67.94	BRAKE PARTS		17982	A1W760619	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/3/2026	313.26	BRAKE PARTS		17983	A1W760328	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		2,064.03								
166148	**8/6/2026**		**102886 AT&T MOBILITY**							
	8/5/2026	419.78	JULY '26 CELL SERVICE		18103	287343796106X08032026	1520.6321		TELEPHONE	PARKS MAINTENANCE
	8/5/2026	45.50	JULY '26 CELL SERVICE		18103	287343796106X08	1510.6321	00016100	TELEPHONE	PARK & RECREATION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
166148	**8/6/2026**		**102886 AT&T MOBILITY**						**Continued...**	
						032026				
	8/5/2026	1,028.01	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1510.6321		TELEPHONE	PARK & RECREATION
	8/5/2026	96.05	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1330.6321		TELEPHONE	FLEET MAINTENANCE
	8/5/2026	347.94	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1320.6321		TELEPHONE	STREET MAINTENANCE
	8/5/2026	66.40	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1310.6321		TELEPHONE	ENGINEERING
	8/5/2026	119.89	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1340.6321		TELEPHONE	GOVERNMENT BUILDINGS
	8/5/2026	61.62	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1220.6321		TELEPHONE	FIRE
	8/5/2026	50.55	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1210.6321		TELEPHONE	POLICE
	8/5/2026	408.57	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1240.6321		TELEPHONE	BUILDING INSPECTIONS
	8/5/2026	96.05	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1130.6321		TELEPHONE	ADMINISTRATIVE SERVICES
	8/5/2026	45.50	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1140.6321		TELEPHONE	COMMUNICATIONS
	8/5/2026	45.50	JULY '26 CELL SERVICE		18103	287343796106X08 032026	1110.6321		TELEPHONE	LEGISLATIVE CONTROL
	8/5/2026	257.62	JULY '26 CELL SERVICE		18103	287343796106X08 032026	6100.6321		TELEPHONE	WATER UTILITY
	8/5/2026	257.62	JULY '26 CELL SERVICE		18103	287343796106X08 032026	6200.6321		TELEPHONE	SEWER UTILITY
	8/5/2026	385.59	JULY '26 CELL SERVICE		18103	287343796106X08 032026	6300.6321		TELEPHONE	STORM WATER UTILITY
	8/5/2026	3,248.78	POLICE CELL SERVICE		18104	287328492583X08 032026	1210.6321		TELEPHONE	POLICE
		6,980.97								
166149	**8/6/2026**		**101598 BHE COMMUNITY SOLAR LLC**							
	8/5/2026	400.61	JUN'26 SOLAR SUBSCRIPTION		18101	12211972	6100.6371	W115	ELECTRIC	WATER UTILITY
	8/5/2026	2,077.19	JUN'26 SOLAR SUBSCRIPTION		18101	12211972	6100.6371	W109	ELECTRIC	WATER UTILITY
		2,477.80								
166150	**8/6/2026**		**107430 BLASKOWSKI, PETER**							
	8/4/2026	160.00	JULY'26 LINE DANCING LESSONS		18075	26-004	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION

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166150	**8/6/2026**		**107430 BLASKOWSKI, PETER**						**Continued...**	
		160.00								
166151	**8/6/2026**		**101296 BOLTON & MENK INC**							
	7/31/2026	49,640.00	2026 SIP		17953	0400480	4326.6313		ENGINEERING SERVICES	2026-01 - 2026 STREET IMPROVEM
		49,640.00								
166152	**8/6/2026**		**103536 CARQUEST AUTO PARTS**							
	7/31/2026	78.99	FUEL PUMP		17946	1596-425535	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	7/31/2026	7.01	LUBE		17952	1596-425547	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		86.00								
166153	**8/6/2026**		**106166 CINTAS CORPORATION - MATS**							
	8/4/2026	166.67	MATS - CITY HALL		18054	4277270533	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	8/4/2026	280.51	MATS - PW		18055	4277270501	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	8/4/2026	32.07	MATS - FIRE 2		18056	4277270515	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	8/4/2026	97.13	MATS - PUBLIC SAFETY		18057	4277270535	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	8/4/2026	35.98	MATS - FIRE 1		18058	4277270482	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		612.36								
166154	**8/6/2026**		**101554 CORE & MAIN LP**							
	7/31/2026	1,130.32	CULVERT PIPE AND FLARED ENDS		17941	V000055903	6300.6237		UTILITY SYSTEM MAINTENANCE SUP	STORM WATER UTILITY
		1,130.32								
166155	**8/6/2026**		**107932 CORRELL, MARY**							
	8/5/2026	150.00	DD REFUND #7371		18084	112390469	1000.2204		P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		150.00								
166156	**8/6/2026**		**100211 CRAWFORD DOOR SERVICE CO**							
	8/3/2026	1,160.00	DOOR REPAIR		17964	61327	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		1,160.00								
166157	**8/6/2026**		**103565 CROWN RENTAL**							
	8/3/2026	85.00	TRAILER RENTAL		17965	447349-2	1340.6396		OTHER RENTALS	GOVERNMENT BUILDINGS
		85.00								
166158	**8/6/2026**		**101709 CUSTOM CAP & TIRE**							
	8/3/2026	2,073.28	TIRES		17984	270088437	1330.6232		TIRES	FLEET MAINTENANCE
		2,073.28								
166159	**8/6/2026**		**103428 DAKOTA COUNTY TRIBUNE**							

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166159	**8/6/2026**		**103428 DAKOTA COUNTY TRIBUNE**						**Continued...**	
	8/5/2026	77.00	SUBSCRIPTION RENEWAL		18100	DCT-463189.2026	1120.6451		DUES AND SUBSCRIPTIONS	GENERAL GOVERNMENT
		77.00								
166160	**8/6/2026**		**100612 DAKOTA UNLIMITED**							
	8/4/2026	844.00	GATE REPAIR		18060	182108	1520.6384		MACHINERY & EQUIPMENT REPAIRS	PARKS MAINTENANCE
		844.00								
166161	**8/6/2026**		**106635 DONNELLY, ERIN**							
	8/4/2026	200.00	JULY POUND CLASS INV #107		18050	JULY 2026 POUND CLASSES	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		200.00								
166162	**8/6/2026**		**103600 DR HORTON INC**							
	7/31/2026	2,000.00	13660 AULDEN AVE REFUND		17929	2025-03569	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		2,000.00								
166163	**8/6/2026**		**103411 ECM PUBLISHERS INC**							
	7/30/2026	33.00	MED INSURANCE RFP PUB		17906	1106556	1120.6343		LEGAL NOTICES	GENERAL GOVERNMENT
	7/30/2026	643.50	2025 FINANCE STMT PUBLICATION		17907	1106555	1120.6343		LEGAL NOTICES	GENERAL GOVERNMENT
	7/30/2026	358.86	DUNMORE GREENWAY BIDS		17913	1106554	4100.6343	PGREEN	LEGAL NOTICES	PARK IMPROVEMENT
	7/31/2026	49.50	KCI PUBLIC HEARING NOTICE		17925	1107374	1190.6343		LEGAL NOTICES	PLANNING & ZONING
	7/31/2026	45.37	FIRE 2 PUBLIC HEARING NOTICE		17926	1107375	1190.6343		LEGAL NOTICES	PLANNING & ZONING
	7/31/2026	45.37	NORTH WIND PUBLIC NOTICE		17934	1107373	1190.6343		LEGAL NOTICES	PLANNING & ZONING
		1,175.60								
166164	**8/6/2026**		**106560 EKOS INC**							
	8/5/2026	3,824.00	EKOS IMPLEMENTATION		18096	229396	1330.6318		SOFTWARE FEES	FLEET MAINTENANCE
		3,824.00								
166165	**8/6/2026**		**102735 ENTERPRISE LEASING CO. OF MN**							
	8/5/2026	3,472.97	SUMMER CAR LEASE		18080	1500-0180-8841	1510.6396	00040202	OTHER RENTALS	PARK & RECREATION
	8/5/2026	2,117.09	SUMMER CAR RENTAL		18081	1500-0180-2279	1510.6396	00040201	OTHER RENTALS	PARK & RECREATION
	8/5/2026	2,569.05	SUMMER CAR RENTAL		18082	1500-0180-2268	1510.6396	00040201	OTHER RENTALS	PARK & RECREATION
		8,159.11								
166166	**8/6/2026**		**105307 EPIC WRAPS LLC**							
	8/4/2026	40.00	POLICE PATCH FOR WHEEL (CET)		18070	72506	1210.6226		OTHER OPERATING SUPPLIES	POLICE
		40.00								
166167	**8/6/2026**		**100091 FARMERS MILL & ELEVATOR**							

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166167	**8/6/2026**		**100091 FARMERS MILL & ELEVATOR**						**Continued...**	
	8/4/2026	16.25	FERTILIZER PREPAID DIFFERENCE		18066	MF050499	1520.6225		CHEMICAL SUPPLIES	PARKS MAINTENANCE
	8/4/2026	6.42	FERTILIZER PREPAID DIFFERENCE		18067	MF050407	1520.6225		CHEMICAL SUPPLIES	PARKS MAINTENANCE
		22.67								
166168	**8/6/2026**		**103626 FRIEDGES LANDSCAPING INC**							
	8/3/2026	600.00	IRRIGATION REPAIRS		17970	619084	1520.6384		MACHINERY & EQUIPMENT REPAIRS	PARKS MAINTENANCE
		600.00								
166169	**8/6/2026**		**100156 GERTENS GREENHOUSES INC-446133**							
	7/31/2026	515.30	SEED AND TREES		17945	263902/12	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	7/31/2026	31.68	PLANTS FOR GARDENS		17947	211076/6	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	7/31/2026	526.20	PLANTS FOR GARDENS		17949	211074/6	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	8/4/2026	273.40	PLANTS		18059	26692/1	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	8/4/2026	497.97	PPE SUPPLIES		18065	264251/12	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		1,844.55								
166170	**8/6/2026**		**100734 GOLDEN OAK TREE SERVICE INC**							
	8/5/2026	12,000.00	SKB TREE WORK		18086	07/2026 CARROLLS WOODS	1110.6235		LANDSCAPING SUPPLIES	LEGISLATIVE CONTROL
		12,000.00								
166171	**8/6/2026**		**103639 GRAINGER**							
	8/3/2026	820.54	TRUCK HITCHES		17968	9015657712	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/4/2026	548.05	HITCHES		18063	9021725107	1330.6242		MINOR EQUIPMENT	FLEET MAINTENANCE
		1,368.59								
166172	**8/6/2026**		**107508 HERITAGE LANDSCAPE SUPPLY GROUP INC**							
	8/3/2026	1,134.63	IRRIGATION PARTS		17969	0028484105-001	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE
	8/5/2026	190.20	IRRIGATION PARTS		18097	0027738759-001	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE
		1,324.83								
166173	**8/6/2026**		**103650 HIGHLAND SANITATION & RECYCLING**							
	7/30/2026	7,142.67	JULY TRASH REMOVAL		17912	0001562067	1340.6374		TRASH	GOVERNMENT BUILDINGS
	7/30/2026	75.27	JULY TRASH REMOVAL		17912	0001562067	1510.6374	00016100	TRASH	PARK & RECREATION
	7/30/2026	71.55	JULY TRASH REMOVAL		17912	0001562067	1510.6374	00040704	TRASH	PARK & RECREATION
	7/30/2026	420.39	JULY TRASH REMOVAL		17912	0001562067	1510.6374	00015100	TRASH	PARK & RECREATION
	7/30/2026	408.77	JULY TRASH REMOVAL		17912	0001562067	6500.6374		TRASH	ICE ARENA
		8,118.65								
166174	**8/6/2026**		**105562 HOTSY MINNESOTA**							

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166174	**8/6/2026**		**105562 HOTSY MINNESOTA**						**Continued...**	
	8/4/2026	1,325.74	TRUCK WASH DETERGENT		18061	29945	1330.6221		CLEANING SUPPLIES	FLEET MAINTENANCE
		1,325.74								
166175	**8/6/2026**		**103655 INDEPENDENT BLACK DIRT**							
	8/5/2026	135.00	DIRT FOR CURB REPLACEMENT		18090	IN001903	6300.6235		LANDSCAPING SUPPLIES	STORM WATER UTILITY
		135.00								
166176	**8/6/2026**		**100986 JANI-KING OF MINNESOTA**							
	8/3/2026	1,050.00	RCC EVENT CLEANING		17987	MIN07260207	1510.6317	00015100	OTHER PROFESSIONAL SERVICES	PARK & RECREATION
	8/3/2026	320.00	SC EVENT CLEANING		17988	MIN07260208	1510.6317	00016100	OTHER PROFESSIONAL SERVICES	PARK & RECREATION
		1,370.00								
166177	**8/6/2026**		**102061 KCI CONSERVATION**							
	8/3/2026	1,296.00	SPIRAL CLEANING		17963	26-044	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		1,296.00								
166178	**8/6/2026**		**100281 KILLMER ELECTRIC COMPANY**							
	8/3/2026	11,225.00	UMORE SCOREBOARD REPAIR		17992	W27256	1520.6384		MACHINERY & EQUIPMENT REPAIRS	PARKS MAINTENANCE
		11,225.00								
166179	**8/6/2026**		**100306 LENNAR HOMES**							
	7/31/2026	2,000.00	1731 UPPER 141ST ST E REFUND		17927	2025-04405	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	7/31/2026	2,000.00	1558 UPPER 141ST ST E REFUND		17928	2025-04424	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		4,000.00								
166180	**8/6/2026**		**100736 LIGHTNING DISPOSAL INC**							
	8/3/2026	683.92	TRASH DUMPSTER - PW		17967	0000975849	1340.6374		TRASH	GOVERNMENT BUILDINGS
	8/5/2026	117.00	TRASH DUMPSTER - PW		18095	0000976272	1340.6374		TRASH	GOVERNMENT BUILDINGS
		800.92								
166181	**8/6/2026**		**106509 LNG HARTIGAN**							
	8/5/2026	537.57	CH CONTRACTED LAWN SERVICE		18092	20013	1520.6385		OTHER REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
	8/5/2026	363.69	SC CONTRACTED LAWN SERVICE		18093	20015	1520.6317		OTHER PROFESSIONAL SERVICES	PARKS MAINTENANCE
	8/5/2026	1,439.30	RCC CONTRACTED LAWN SERVICE		18094	20016	1520.6317		OTHER PROFESSIONAL SERVICES	PARKS MAINTENANCE
		2,340.56								
166182	**8/6/2026**		**100830 MANSFIELD OIL COMPANY**							
	8/3/2026	8,904.22	2,700 GAL UNLEADED FUEL		17991	28206002	1330.6222		FUELS	FLEET MAINTENANCE
		8,904.22								

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166183	**8/6/2026**		**102680 MARIE RIDGEWAY LICSW, LLC**						**Continued...**	
	8/4/2026	1,260.00			18071	3721	1210.6310		PROFESSIONAL SERVICES	POLICE
		1,260.00								
166184	**8/6/2026**		**101363 METRO SALES INC**							
	7/30/2026	22.25	RCC JON BALVANCE COPIER		17909	INV3142582	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	7/30/2026	102.00	RCC JON BALVANCE COPIER		17909	INV3142582	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		124.25								
166185	**8/6/2026**		**106070 MIDWEST MACHINERY CO**							
	7/30/2026	59.10	CLAMP		17914	10972699	1320.6231		EQUIPMENT REPAIR SUPPLIES	STREET MAINTENANCE
		59.10								
166186	**8/6/2026**		**101914 MOM'S & NEIGHBORS**							
	8/4/2026	300.00	DD REFUND #7630		18074	112323925	1000.2204	00016100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		300.00								
166187	**8/6/2026**		**107902 MORAN, PAT**							
	8/5/2026	43.76	MAILBOX REIMBURSEMENT		18088	12850 BLANCA 07/26	1320.6226		OTHER OPERATING SUPPLIES	STREET MAINTENANCE
		43.76								
166188	**8/6/2026**		**106636 NAPA AUTO PARTS**							
	7/31/2026	19.53	CONNECTORS		17943	714354	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	7/31/2026	243.12	BATTERY AND CORE DEPOSIT		17944	714410	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/3/2026	71.56	SLOW MOVING VEHICLE SIGN		17972	714841	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/3/2026	17.97	FILTERS		17973	714785	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/3/2026	607.81	FILTERS		17974	715051	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/3/2026	57.95	FILTERS		17977	715196	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		1,017.94								
166189	**8/6/2026**		**107899 NEW HORIZON ACADEMY**							
	8/4/2026	300.00	DD REFUND #7386		18049	112012564	1000.2204	00016100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		300.00								
166190	**8/6/2026**		**100216 NIEBUR TRACTOR & EQUIP**							
	7/30/2026	1,361.26	SHAFT		17916	01-221811	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		1,361.26								
166191	**8/6/2026**		**103747 NORTHERN SAFETY TECH**							
	8/3/2026	30.00	BULBS		17971	61196	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE

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166191	**8/6/2026**		**103747 NORTHERN SAFETY TECH**						**Continued...**	
		30.00								
166192	**8/6/2026**		**101116 PAPER ROLL PRODUCTS**							
	8/4/2026	269.70			18069	306019	1210.6210		OFFICE SUPPLIES	POLICE
		269.70								
166193	**8/6/2026**		**102006 PELLICCI ACE ROSEMOUNT**							
	7/31/2026	34.96	BROOM, DUSTPAN, HOOKS -WELL 17		17942	15966/R	6100.6220	W117	OPERATING SUPPLIES	WATER UTILITY
	7/31/2026	79.98	TREE STAKES		17951	15900/R	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	8/3/2026	1.99	BUILDING REPAIR SUPPLIES		17962	15944/R	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	8/3/2026	22.99	BUILDING REPAIR		17966	15958/R	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	8/3/2026	48.97	LANDSCAPING MATERIALS		17975	15936/R	1330.6235		LANDSCAPING SUPPLIES	FLEET MAINTENANCE
	8/4/2026	21.99	REPAIR SUPPLIES		18053	15967/R	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
		210.88								
166194	**8/6/2026**		**107191 PRECISE MRM LLC**							
	8/5/2026	180.00	PRECISE SUBSCRIPTION		18089	IN200-2014612	1520.6318		SOFTWARE FEES	PARKS MAINTENANCE
	8/5/2026	180.00	PRECISE SUBSCRIPTION		18089	IN200-2014612	1330.6318		SOFTWARE FEES	FLEET MAINTENANCE
	8/5/2026	180.00	PRECISE SUBSCRIPTION		18089	IN200-2014612	1320.6318		SOFTWARE FEES	STREET MAINTENANCE
	8/5/2026	180.00	PRECISE SUBSCRIPTION		18089	IN200-2014612	6100.6318		SOFTWARE FEES	WATER UTILITY
	8/5/2026	180.00	PRECISE SUBSCRIPTION		18089	IN200-2014612	6200.6318		SOFTWARE FEES	SEWER UTILITY
	8/5/2026	180.00	PRECISE SUBSCRIPTION		18089	IN200-2014612	6300.6318		SOFTWARE FEES	STORM WATER UTILITY
		1,080.00								
166195	**8/6/2026**		**106343 R & R SPECIALTIES OF WISCONSIN**							
	8/3/2026	959.79	ZAMBONI REPAIRS		17990	0093646-IN	6500.6384		MACHINERY & EQUIPMENT REPAIRS	ICE ARENA
	8/4/2026	90.00	BLADE SHARPENING		18073	0093706-IN	6500.6310		PROFESSIONAL SERVICES	ICE ARENA
		1,049.79								
166196	**8/6/2026**		**107900 RACHEL CONTRACTING LLC**							
	7/31/2026	2,000.00	HYDRANT METER #67229594 REFUND		17948	7/28/2026 ID# 67229594	6100.2203		DEPOSITS PAYABLE - ESCROW	WATER UTILITY
	7/31/2026	153.38-	HYDRANT METER #67229594 REFUND		17948	7/28/2026 ID# 67229594	6100.4801.04		COMMERCIAL UTILITY REVENUE	WATER UTILITY
	7/31/2026	12.47-	HYDRANT METER #67229594 REFUND		17948	7/28/2026 ID# 67229594	6100.2061		SALES TAX PAYABLE	WATER UTILITY
		1,834.15								
166197	**8/6/2026**		**103038 REPUBLIC SERVICES #923**							
	7/30/2026	278.01	AUG '26 ORGANICS PICKUP		17911	0923-006225469	1340.6376		OTHER UTILITY SERVICES	GOVERNMENT BUILDINGS

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166197	**8/6/2026**		**103038 REPUBLIC SERVICES #923**						**Continued...**	
		278.01								
166198	**8/6/2026**		**100241 ROBERT MCNEARNEY CUSTOM HOMES**							
	8/3/2026	2,000.00	13552 AUTUMN RUN AS-BUILT REFU		17985	2025-05524	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/3/2026	2,000.00	13546 AUTUMN RUN AS-BUILT REFU		17986	2025-05523	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		4,000.00								
166199	**8/6/2026**		**107921 RTS TACTICAL**							
	8/5/2026	7,586.97			18085	INV4806	1210.6220		OPERATING SUPPLIES	POLICE
		7,586.97								
166200	**8/6/2026**		**103777 SAM'S CLUB**							
	7/30/2026	424.49	LEP DAYS PARADE 2026 CANDY		17908	P928000JW0100NEKA	1110.6460		MEETING EXPENSE	LEGISLATIVE CONTROL
	8/3/2026	293.72	CITY HALL SUPPLIES		17961	P928000JV00ZV6LH7	1340.6210		OFFICE SUPPLIES	GOVERNMENT BUILDINGS
		718.21								
166201	**8/6/2026**		**102546 SHEPHERD OF THE VALLEY CHURCH**							
	8/5/2026	150.00	DD REFUND #7221		18083	112390657	1000.2204		P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		150.00								
166202	**8/6/2026**		**100194 SHI INTERNATIONAL CORP**							
	8/5/2026	32.72	USB C CHARGING CABLE LR IPAD		18087	B21493382	1210.6220		OPERATING SUPPLIES	POLICE
		32.72								
166203	**8/6/2026**		**107895 SKATEVILLE**							
	8/3/2026	733.00	KIDS FAV - ADMISSION		18011	070972	1510.6226	00040201	OTHER OPERATING SUPPLIES	PARK & RECREATION
		733.00								
166204	**8/6/2026**		**103795 STREICHER'S**							
	8/4/2026	792.00			18072	I1840442	1210.6144		EMPLOYEE ALLOWANCES	POLICE
		792.00								
166205	**8/6/2026**		**103143 STRYKER SALES LLC**							
	8/5/2026	150.00			18079	9212960734	1210.6220		OPERATING SUPPLIES	POLICE
		150.00								
166206	**8/6/2026**		**102866 THE DAVEY TREE EXPERT COMPANY**							
	8/4/2026	640.00	OAK TREATMENT		18064	920728617	1520.6385		OTHER REPAIRS AND MAINTENANCE	PARKS MAINTENANCE

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166206	**8/6/2026**		**102866 THE DAVEY TREE EXPERT COMPANY**						**Continued...**	
		640.00								
166207	**8/6/2026**		**103807 TRI STATE BOBCAT INC**							
	8/3/2026	48.90	SKID PARTS		17976	P64070	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		48.90								
166208	**8/6/2026**		**103817 UNLIMITED SUPPLIES INC**							
	8/3/2026	104.97	HARDWARE		17978	522708	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
	8/4/2026	45.90	HARDWARE		18062	523484	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
	8/5/2026	134.30	SIGN HARDWARE		18098	525940	1320.6224		SHOP SUPPLIES	STREET MAINTENANCE
		285.17								
166209	**8/6/2026**		**103824 VERIZON WIRELESS**							
	8/5/2026	13.97	BACKUP SCADA DIALER		18102	6149362474	6100.6321		TELEPHONE	WATER UTILITY
	8/5/2026	13.97	BACKUP SCADA DIALER		18102	6149362474	6200.6321		TELEPHONE	SEWER UTILITY
	8/5/2026	13.98	BACKUP SCADA DIALER		18102	6149362474	6300.6321		TELEPHONE	STORM WATER UTILITY
		41.92								
166210	**8/6/2026**		**102490 WARSAW SOLAR, LLC**							
	7/31/2026	8,300.46	CITY HALL & FS#1 SOLAR		17957	2607-6994F	1340.6371		ELECTRIC	GOVERNMENT BUILDINGS
	7/31/2026	3,890.39	WELL #12 SOLAR		17957	2607-6994F	6100.6371	W112	ELECTRIC	WATER UTILITY
	7/31/2026	851.04	WELL #10 SOLAR		17957	2607-6994F	6100.6371	W110	ELECTRIC	WATER UTILITY
	7/31/2026	755.04	WELL #7 SOLAR		17957	2607-6994F	6100.6371	W107	ELECTRIC	WATER UTILITY
	7/31/2026	12,642.58	ARENA SOLAR		17957	2607-6994F	6500.6371		ELECTRIC	ICE ARENA
		26,439.51								
166211	**8/6/2026**		**103375 WRIGHT-HENNEPIN COOP ELECTRIC**							
	8/3/2026	27.95	FIRE PANEL MONITORING - AUG.		17989	35033258759	1510.6317	00016100	OTHER PROFESSIONAL SERVICES	PARK & RECREATION
		27.95								
166212	**8/6/2026**		**103832 WSB AND ASSOCIATES INC**							
	7/31/2026	363.75	CONNEMARA & AKRON RAB		17930	R-037056-000-1	4320.6313		ENGINEERING SERVICES	2024-20 - CONNEMARA & AKRON RO
	7/31/2026	558.00	CARAMORE CROSSING 1ST		17938	R-013547-000-67	1310.6313		ENGINEERING SERVICES	ENGINEERING
	7/31/2026	2,020.25	MERC PLAN REVIEW (2026+)		17939	R-036840-000-1	1310.6313		ENGINEERING SERVICES	ENGINEERING
	7/31/2026	27,500.00	SKB EMERALD HILL PATH		17954	R-027360-000-13	4646.6313		ENGINEERING SERVICES	2022-25 - SKB EXPANSION
	7/31/2026	25,561.50	ASPEN FIELDS		17955	R-030704-000-12	4683.6313		ENGINEERING SERVICES	2025-12 - ASPEN FIELDS
	7/31/2026	19,372.25	2026 ASST. CITY ENG. SERVICES		17956	R-031574-000-6	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/5/2026	3,073.50	THE GOODIN COMPANY		18076	R-035461-000-3	4687.6313		ENGINEERING SERVICES	2026-07 - SCANNELL/RICH VALLEY
		78,449.25								

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166213	**8/6/2026**		**103833 XCEL ENERGY**						**Continued...**	
	7/31/2026	2,816.64	RSMT SC - ACTIVITY CENTER		17958	987634411	1510.6371	00016100	ELECTRIC	PARK & RECREATION
	7/31/2026	13.34	WELCOME SIGN - SOUTH		17959	987673197	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	8/5/2026	1,066.50	FH REC COMPLEX IRRIGATION		18105	987606797	1520.6371		ELECTRIC	PARKS MAINTENANCE
	8/5/2026	389.28	ERICKSON PARK TENNIS COURTS		18106	987640512	1520.6371		ELECTRIC	PARKS MAINTENANCE
	8/5/2026	3,780.95	UMORE LIGHTS & IRRIGATION		18107	987544899	1520.6371		ELECTRIC	PARKS MAINTENANCE
	8/5/2026	184.26	PICKLE BALL COURTS		18108	988110704	1520.6371		ELECTRIC	PARKS MAINTENANCE
	8/5/2026	9.17	FLASHING PED LIGHT AUBURN AVE		18109	987677262	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	8/5/2026	64.72	AKRON AVE PED UNDERPASS		18110	988268548	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	8/5/2026	54.72	PRV STATION		18111	988494689	6100.6371	WH101	ELECTRIC	WATER UTILITY
	8/5/2026	10,579.93	POLICE & PW BLDG		18112	987719428	1340.6371		ELECTRIC	GOVERNMENT BUILDINGS
	8/5/2026	6,657.68	WELL #15		18113	988002320	6100.6371	W115	ELECTRIC	WATER UTILITY
		25,617.19								
166214	**8/6/2026**		**100775 YALE MECHANICAL LLC**							
	8/4/2026	208.00	PM'S		18052	288694	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		208.00								
166215	**8/6/2026**		**103836 ZARNOTH BRUSH WORKS INC**							
	7/31/2026	255.00	SPRAY NOZZLES		17924	0206256-IN	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	7/31/2026	612.80	SWEEPER PARTS		17950	0207047-IN	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		867.80								
166216	**8/7/2026**		**100109 ADVANTAGE EMBLEM & SCREEN PRINTING**							
	8/6/2026	371.70	CAPTAIN & DETECTIVE BADGES		18158	0723164-IN	1210.6144		EMPLOYEE ALLOWANCES	POLICE
		371.70								
166217	**8/7/2026**		**103300 BELLEPAR HOMES**							
	8/6/2026	2,000.00	13410 CADAGON WAY AS-BUILT REF		18173	2025-04186	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		2,000.00								
166218	**8/7/2026**		**103530 BRAUN INTERTEC CORP**							
	8/6/2026	4,336.00	CONNEMARA & AKRON RAB		18155	IN1023797	4320.6313		ENGINEERING SERVICES	2024-20 - CONNEMARA & AKRON RO
	8/6/2026	1,047.00	CONNEMARA / AKRON RAB - MCES		18156	IN1023796	4320.6313		ENGINEERING SERVICES	2024-20 - CONNEMARA & AKRON RO
		5,383.00								
166219	**8/7/2026**		**102985 CINTAS FIRST AID**							
	8/6/2026	301.23	FIRST AID SUPPLIES P&R		18184	5351802808	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		301.23								
166220	**8/7/2026**		**100041 CITY OF APPLE VALLEY**							

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166220	**8/7/2026**		**100041 CITY OF APPLE VALLEY**						**Continued...**	
	8/6/2026	1,524.00	WATER PARK ADMISSIONS		18152	112317966	1510.6226	00040202	OTHER OPERATING SUPPLIES	PARK & RECREATION
		1,524.00								
166221	**8/7/2026**		**107896 CM CONSTRUCTION COMPANY INC**							
	8/6/2026	31,830.70	CH BOILER PAY APP #1		18176	CH BOILER - PAY APP 1	4329.6381	00030102	BUILDING REPAIRS AND MAINTENAN	2026-XX - BONDING PROJECTS
		31,830.70								
166222	**8/7/2026**		**103555 COLLINS ELECTRICAL**							
	8/6/2026	692.10	IRRIGATION PUMP HOOKUP		18185	2632890.01	1520.6384		MACHINERY & EQUIPMENT REPAIRS	PARKS MAINTENANCE
		692.10								
166223	**8/7/2026**		**103560 CORPORATE MECHANICAL INC**							
	8/6/2026	405.00	BREAKER TRIPPING		18192	W96711	1510.6384	00016100	MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
	8/6/2026	645.00	AIR HANDLER SERVICE CALL		18193	W96766	1510.6384	00015100	MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
		1,050.00								
166224	**8/7/2026**		**103084 DAKOTA 911**							
	8/6/2026	45,135.00	AUG'26 DAKOTA 911		18175	AR-0000001938	1210.6310		PROFESSIONAL SERVICES	POLICE
		45,135.00								
166225	**8/7/2026**		**103607 ECOLAB PEST**							
	8/6/2026	780.00	PEST CONTROL		18179	4544631	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		780.00								
166226	**8/7/2026**		**100179 FIRST IMPRESSION GROUP**							
	8/6/2026	3,171.89	FALL'26 BROCHURE - POSTAGE		18150	183787P	1510.6323		POSTAGE	PARK & RECREATION
		3,171.89								
166227	**8/7/2026**		**107941 FUNTIME FUNKTIONS**							
	8/6/2026	550.00	MUSIC - SPLASH PAD EVENT		18147	08/14/2026 SPLASH PAD	1510.6317	00040599	OTHER PROFESSIONAL SERVICES	PARK & RECREATION
		550.00								
166228	**8/7/2026**		**100156 GERTENS GREENHOUSES INC-446133**							
	8/6/2026	110.97	CHAINSAW PARTS		18166	264884/12	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		110.97								
166229	**8/7/2026**		**103639 GRAINGER**							
	8/6/2026	239.72	WATER FOUNTAIN FILTERS		18196	9027038786	1510.6233		BUILDING REPAIRS SUPPLIES	PARK & RECREATION

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166229	**8/7/2026**		**103639 GRAINGER**						**Continued...**	
	8/6/2026	239.72	WATER FOUNTAIN FILTERS		18196	9027038786	1510.6233	00016100	BUILDING REPAIRS SUPPLIES	PARK & RECREATION
		479.44								
166230	**8/7/2026**		**103394 IMPERIAL BRADY**							
	8/6/2026	617.71	JANITORIAL SUPPLIES		18194	42636421	1510.6221	00015100	CLEANING SUPPLIES	PARK & RECREATION
	8/6/2026	390.13	JANITORIAL SUPPLIES		18194	42636421	1510.6221	00016100	CLEANING SUPPLIES	PARK & RECREATION
	8/6/2026	617.71	JANITORIAL SUPPLIES		18194	42636421	6500.6221		CLEANING SUPPLIES	ICE ARENA
		1,625.55								
166231	**8/7/2026**		**107519 KLETSCHKA INSPECTIONS LLC**							
	8/6/2026	13,802.40	KLETSCHKA ELECTRICAL INSPECTIO		18174	109	1000.2281		ELECTRICAL INSPECTOR PAYABLE	GENERAL FUND BALANCE SHEET
		13,802.40								
166232	**8/7/2026**		**100377 LEXISNEXIS RISK SOLNS FL INC**							
	8/6/2026	740.91			18177	1300325414	1210.6318		SOFTWARE FEES	POLICE
		740.91								
166233	**8/7/2026**		**106099 LIFE TIME, INC.**							
	8/6/2026	2,024.17	AUG '26 SUBSIDY		18149	CINV-218680	1110.6456		OTHER MISCELLANEOUS CHARGES	LEGISLATIVE CONTROL
		2,024.17								
166234	**8/7/2026**		**103276 M/I HOMES**							
	8/6/2026	2,000.00	1040 130TH CT E AS-BUILT REFUN		18169	2026-00535	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/6/2026	2,000.00	1028 130TH CT E AS-BUILT REFUN		18170	2026-00534	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/6/2026	2,000.00	1032 130TH CT E AS-BUILT REFUN		18171	2026-00536	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/6/2026	2,000.00	1036 130TH CT E AS-BUILT REFU		18172	2026-00537	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		8,000.00								
166235	**8/7/2026**		**100887 MCMULLEN INSPECTIONS INC**							
	8/6/2026	15,428.00	MCMULLEN ELECTRICAL INSPECTION		18189	07/2026 ELEC INSPECTIONS	1000.2281		ELECTRICAL INSPECTOR PAYABLE	GENERAL FUND BALANCE SHEET
		15,428.00								
166236	**8/7/2026**		**103718 MEI TOTAL ELEVATOR SOLUTIONS**							
	8/6/2026	213.37	MONTHLY PM		18182	1200899	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		213.37								
166237	**8/7/2026**		**103700 METRO COUNCIL ENV SERV**							
	8/6/2026	400,085.00	METRO SAC PAYMENT		18190	JULY SAC PAYMENT	1000.2063		METRO SAC PAYABLE	GENERAL FUND BALANCE SHEET

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166237	**8/7/2026**		**103700 METRO COUNCIL ENV SERV**						**Continued...**	
	8/6/2026	4,000.85-	METRO SAC DISCOUNT		18190	JULY SAC PAYMENT	1120.4351		METRO SAC CHARGES	GENERAL GOVERNMENT
		396,084.15								
166238	**8/7/2026**		**102613 PARAGON HOMES CORP**							
	8/6/2026	2,000.00	13301 CADOGAN WAY AS BUILT REF		18160	2023-00189	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/6/2026	2,000.00	13416 CAFFREY CT AS-BUILT REFU		18161	2020-02331	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/6/2026	2,000.00	13310 CADOGAN WAY AS-BUILT REF		18162	2023-02844	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/6/2026	2,000.00	13320 CADOGAN WAY AS-BUILT REF		18163	2023-02843	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/6/2026	2,000.00	13409 CAFFREY CT AS-BUILT REFU		18164	2019-04055	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		10,000.00								
166239	**8/7/2026**		**102006 PELLICCI ACE ROSEMOUNT**							
	8/6/2026	14.99	HOSE		18183	15993/R	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	8/6/2026	24.99	GARDEN IRRIGATION PARTS		18186	15908/R	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE
		39.98								
166240	**8/7/2026**		**101002 PIONEER ATHLETICS & MTP**							
	8/6/2026	3,217.75	FIELD PAINT		18167	INV-306771	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		3,217.75								
166241	**8/7/2026**		**103765 RENT N SAVE PORTABLE SERVICES**							
	8/6/2026	235.00	PORTA POTTY RENTAL		18168	88051	1210.6392		OFFICE EQUIPMENT RENTALS	POLICE
		235.00								
166242	**8/7/2026**		**100455 ROSEMOUNT AREA ART COUNCIL**							
	8/6/2026	230.25	2026 ART BLAST PHOTO CONTEST		18153	2026 ART BLAST PHOTO	1510.6226	00040599	OTHER OPERATING SUPPLIES	PARK & RECREATION
		230.25								
166243	**8/7/2026**		**100419 SCHMITTY & SONS TRANSPORTATION**							
	8/6/2026	3,711.96	TRANSPORTATION - KIDS FAV #3		18151	INV32176	1510.6226	00040201	OTHER OPERATING SUPPLIES	PARK & RECREATION
		3,711.96								
166244	**8/7/2026**		**103780 SENTRY SYSTEMS INC**							
	8/6/2026	350.00	STARLINK FOR FIRE ALARM		18180	812740	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	8/6/2026	35.26	ALARM MONITORING		18181	812741	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		385.26								
166245	**8/7/2026**		**107935 SOMMERFELD, NATHAN**							

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166245	**8/7/2026**		**107935 SOMMERFELD, NATHAN**						**Continued...**	
	8/6/2026	500.00	DAMAGE DEPOSIT REFUND		18159	112389907	1000.2204	00015100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		500.00								
166246	**8/7/2026**		**107949 SPEEDPRO**							
	8/6/2026	130.00			18191	INV-10411	1210.6226		OTHER OPERATING SUPPLIES	POLICE
		130.00								
166247	**8/7/2026**		**102259 STERICYCLE INC**							
	8/6/2026	182.85			18157	8015042756	1210.6310		PROFESSIONAL SERVICES	POLICE
		182.85								
166248	**8/7/2026**		**103807 TRI STATE BOBCAT INC**							
	8/6/2026	80.41	SKID PARTS		18187	P63828	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		80.41								
166249	**8/7/2026**		**103817 UNLIMITED SUPPLIES INC**							
	8/6/2026	76.45	HARDWARE		18165	525939	1520.6224		SHOP SUPPLIES	PARKS MAINTENANCE
	8/6/2026	107.43	HARDWARE		18188	525938	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		183.88								
166250	**8/7/2026**		**103832 WSB AND ASSOCIATES INC**							
	8/6/2026	276.00	FS2 REMODEL		18148	R-031693-000-6	4327.6313		ENGINEERING SERVICES	2026-13 - FS 2 REMODEL
	8/6/2026	512.25	GENERAL STORMWATER 2026		18148	R-031693-000-6	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
	8/6/2026	138.00	ARENA STORM WATER REVIEW		18148	R-031693-000-6	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
		926.25								
166251	**8/7/2026**		**100775 YALE MECHANICAL LLC**							
	8/6/2026	1,872.31	CH HVAC REPAIR		18178	287842	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		1,872.31								
166252	**8/13/2026**		**100358 4IMPRINT INC**							
	8/10/2026	2,816.68	SWAG FOR LEP DAYS PARADE		18224	15289336	1110.6456		OTHER MISCELLANEOUS CHARGES	LEGISLATIVE CONTROL
		2,816.68								
166253	**8/13/2026**		**107922 ABBOTT, ROBINSON & ASSOCIATES**							
	8/11/2026	2,537.50	PLAN REVIEW 2058 BONAIRE		18249	20260713	1120.6310		PROFESSIONAL SERVICES	GENERAL GOVERNMENT
		2,537.50								
166254	**8/13/2026**		**100478 ASPEN MILLS**							
	8/10/2026	390.66	UNIFORM UPDATES		18227	379431	1220.6144		EMPLOYEE ALLOWANCES	FIRE

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166254	**8/13/2026**		**100478 ASPEN MILLS**						**Continued...**	
		390.66								
166255	**8/13/2026**		**102886 AT&T MOBILITY**							
	8/12/2026	215.52	SCADA DIALER LINES		18268	287310280659X08 032026	6100.6321		TELEPHONE	WATER UTILITY
	8/12/2026	215.51	SCADA DIALER LINES		18268	287310280659X08 032026	6200.6321		TELEPHONE	SEWER UTILITY
	8/12/2026	215.52	SCADA DIALER LINES		18268	287310280659X08 032026	6300.6321		TELEPHONE	STORM WATER UTILITY
		646.55								
166256	**8/13/2026**		**101175 BERRY COFFEE COMPANY**							
	8/12/2026	204.29	COFFEE / TEA SERVICE		18272	1127606	1510.6226	00016100	OTHER OPERATING SUPPLIES	PARK & RECREATION
		204.29								
166257	**8/13/2026**		**101296 BOLTON & MENK INC**							
	8/10/2026	841.00	SANITARY LIFT STATION NO. 13		18237	0402160	4321.6313		ENGINEERING SERVICES	2024-22 - SANITARY LIFT STATIO
		841.00								
166258	**8/13/2026**		**101083 CAMPBELL KNUTSON PA**							
	8/12/2026	12,324.54	JULY LEGAL FEES		18289	LEGAL BILL JULY 2026	1210.6314		LEGAL SERVICES	POLICE
		12,324.54								
166259	**8/13/2026**		**102772 CHARTER COMMUNICATIONS**							
	8/12/2026	113.67	TV SERV PD/PW BLDG		18269	248270801080126	1340.6326		OTHER COMMUNICATION COSTS	GOVERNMENT BUILDINGS
	8/12/2026	113.67	TV SERV PD/PW BLDG		18269	248270801080126	1210.6326		OTHER COMMUNICATION COSTS	POLICE
		227.34								
166260	**8/13/2026**		**103555 COLLINS ELECTRICAL**							
	8/11/2026	432.00	STOP LIGHT BULB REPLACEMENT		18245	264227.01	6400.6383		IMPROVEMENT REPAIRS AND MAINTE	STREET LIGHT UTILITY
	8/11/2026	625.50	STOP LIGHT BULB REPLACEMENT		18246	264296.01	6400.6383		IMPROVEMENT REPAIRS AND MAINTE	STREET LIGHT UTILITY
		1,057.50								
166261	**8/13/2026**		**101709 CUSTOM CAP & TIRE**							
	8/11/2026	275.00	TIRE SERVICE CALL		18257	270088509	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
	8/11/2026	70.00	TIRE PARTS		18257	270088509	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/11/2026	885.28	TIRES		18265	270088746	1330.6232		TIRES	FLEET MAINTENANCE
		1,230.28								

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166262	**8/13/2026**		**103572 DAKOTA COUNTY FINANCE**						**Continued...**	
	8/13/2026	1,600.00	JULY'26 MHZ SUBSCRIBER FEES		18319	5505951	1210.6324		RADIO UNITS	POLICE
	8/13/2026	1,650.00	JULY'26 MHZ SUBSCRIBER FEES		18319	5505951	1220.6324		RADIO UNITS	FIRE
	8/13/2026	165.00	JULY'26 MHZ SUBSCRIBER FEES		18319	5505951	1320.6324		RADIO UNITS	STREET MAINTENANCE
	8/13/2026	165.00	JULY'26 MHZ SUBSCRIBER FEES		18319	5505951	1520.6324		RADIO UNITS	PARKS MAINTENANCE
	8/13/2026	165.00	JULY'26 MHZ SUBSCRIBER FEES		18319	5505951	6100.6324		RADIO UNITS	WATER UTILITY
	8/13/2026	165.00	JULY'26 MHZ SUBSCRIBER FEES		18319	5505951	6200.6324		RADIO UNITS	SEWER UTILITY
	8/13/2026	165.00	JULY'26 MHZ SUBSCRIBER FEES		18319	5505951	6300.6324		RADIO UNITS	STORM WATER UTILITY
		4,075.00								
166263	**8/13/2026**		**103219 DAVID WEEKLEY HOMES**							
	8/13/2026	2,000.00	1102 150TH ST W REFUND		18294	2024-04412	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/13/2026	2,000.00	1115 151ST ST W REFUND		18295	2025-04409	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/13/2026	2,000.00	1123 151ST ST W REFUND		18296	2025-01775	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/13/2026	2,000.00	1155 151ST ST W REFUND		18297	2025-03278	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/13/2026	2,000.00	15020 ARDGILLAN ROAD REFUND		18298	2025-04422	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/13/2026	2,000.00	14996 ARDGILLAN ROAD REFUND		18299	2025-05912	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	8/13/2026	2,000.00	14956 ARDGILLAN ROAD REFUND		18304	2025-04728	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		14,000.00								
166264	**8/13/2026**		**100699 DODGE OF BURNSVILLE**							
	8/11/2026	38.28	BRAKE PEDAL		18259	5231134	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		38.28								
166265	**8/13/2026**		**103411 ECM PUBLISHERS INC**							
	8/7/2026	49.50	AUG 11 ELECTION NOTICE		18203	1108201	1120.6343		LEGAL NOTICES	GENERAL GOVERNMENT
	8/7/2026	37.12	PUB ACC TESTING NOTICE		18204	1108202	1120.6343		LEGAL NOTICES	GENERAL GOVERNMENT
		86.62								
166266	**8/13/2026**		**103607 ECOLAB PEST**							
	8/11/2026	53.34	PEST CONTROL- MNDOT		18253	4793966	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	8/11/2026	106.00	PEST CONTROL - CITY HALL		18254	4793967	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		159.34								
166267	**8/13/2026**		**102263 FURY MOTORS**							
	8/11/2026	248.00	MIRROR		18260	6430945	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/11/2026	523.30	DIAGNOSTICS		18260	6430945	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
		771.30								
166268	**8/13/2026**		**103635 GOPHER STATE ONE-CALL**							
	8/10/2026	388.80	LOCATES - JULY 2026		18238	6070728	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY

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166268	**8/13/2026**		**103635 GOPHER STATE ONE-CALL**						**Continued...**	
	8/10/2026	388.80	LOCATES - JULY 2026		18238	6070728	6200.6310		PROFESSIONAL SERVICES	SEWER UTILITY
	8/10/2026	388.80	LOCATES - JULY 2026		18238	6070728	6300.6310		PROFESSIONAL SERVICES	STORM WATER UTILITY
		1,166.40								
166269	**8/13/2026**		**100387 GRAPHIC DESIGN INC**							
	8/10/2026	105.00	BUILT TO PLAY BOARDS		18226	QB64462	1140.6342		OTHER ADVERTISING	COMMUNICATIONS
		105.00								
166270	**8/13/2026**		**103645 HAWKINS INC**							
	8/10/2026	441.42	PERISTALTIC COVERS - WELL 9		18230	7522960	6100.6233	W109	BUILDING REPAIRS SUPPLIES	WATER UTILITY
	8/11/2026	19,482.02	CHEMICALS FOR WELL HOUSES		18243	7521906	6100.6225		CHEMICAL SUPPLIES	WATER UTILITY
		19,923.44								
166271	**8/13/2026**		**106065 HEATHER ANN PHOTOGRAPHY**							
	8/11/2026	100.00	I. GRABOW PHOTO		18239	000044	1210.6310		PROFESSIONAL SERVICES	POLICE
		100.00								
166272	**8/13/2026**		**103651 HOME DEPOT CREDIT SERVICES**							
	8/12/2026	292.64	SUPPLIES FOR WELL 17		18290	7061756	6100.6224		SHOP SUPPLIES	WATER UTILITY
		292.64								
166273	**8/13/2026**		**101616 I & S GROUP INC**							
	8/10/2026	2,621.69	BONAIRE PATH WEST TRAIL		18236	135630	4100.6313	PGREEN	ENGINEERING SERVICES	PARK IMPROVEMENT
		2,621.69								
166274	**8/13/2026**		**105309 IDEAL PRINTERS INC**							
	8/12/2026	600.00	CITY POND MOWING SIGNS		18286	000053869	6300.6350		PRINTING COSTS	STORM WATER UTILITY
		600.00								
166275	**8/13/2026**		**106517 IMAGETREND LLC**							
	8/12/2026	2,887.50	FIRE REPORTING SUBSCRIPTION		18292	PS-INV126980	1220.6318		SOFTWARE FEES	FIRE
		2,887.50								
166276	**8/13/2026**		**103394 IMPERIAL BRADY**							
	8/11/2026	75.29	JANITORIAL SUPPLIES		18247	40748208	1510.6221	00015100	CLEANING SUPPLIES	PARK & RECREATION
	8/11/2026	47.54	JANITORIAL SUPPLIES		18247	40748208	1510.6221	00016100	CLEANING SUPPLIES	PARK & RECREATION
	8/11/2026	75.29	JANITORIAL SUPPLIES		18247	40748208	6500.6221		CLEANING SUPPLIES	ICE ARENA
	8/11/2026	1,350.71	JANITORIAL SUPPLIES		18248	40874298	1510.6221	00015100	CLEANING SUPPLIES	PARK & RECREATION
	8/11/2026	853.07	JANITORIAL SUPPLIES		18248	40874298	1510.6221	00016100	CLEANING SUPPLIES	PARK & RECREATION
	8/11/2026	1,350.71	JANITORIAL SUPPLIES		18248	40874298	6500.6221		CLEANING SUPPLIES	ICE ARENA

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166276	**8/13/2026**		**103394 IMPERIAL BRADY**						**Continued...**	
	8/11/2026	8.01	JANITORIAL SUPPLIES		18250	41093902	1510.6221	00015100	CLEANING SUPPLIES	PARK & RECREATION
	8/11/2026	5.06	JANITORIAL SUPPLIES		18250	41093902	1510.6221	00016100	CLEANING SUPPLIES	PARK & RECREATION
	8/11/2026	8.01	JANITORIAL SUPPLIES		18250	41093902	6500.6221		CLEANING SUPPLIES	ICE ARENA
	8/11/2026	93.21	JANITORIAL SUPPLIES		18251	40548462	1510.6221	00015100	CLEANING SUPPLIES	PARK & RECREATION
	8/11/2026	58.86	JANITORIAL SUPPLIES		18251	40548462	1510.6221	00016100	CLEANING SUPPLIES	PARK & RECREATION
	8/11/2026	93.21	JANITORIAL SUPPLIES		18251	40548462	6500.6221		CLEANING SUPPLIES	ICE ARENA
	8/13/2026	28.70	JANITORIAL SUPPLIES		18318	42747217	1510.6221	00015100	CLEANING SUPPLIES	PARK & RECREATION
	8/13/2026	18.14	JANITORIAL SUPPLIES		18318	42747217	1510.6221	00016100	CLEANING SUPPLIES	PARK & RECREATION
	8/13/2026	28.70	JANITORIAL SUPPLIES		18318	42747217	6500.6221		CLEANING SUPPLIES	ICE ARENA
		4,094.51								
166277	**8/13/2026**		**106100 IMS INFRASTRUCTURE MANAGEMENT SERVICES**							
	8/13/2026	8,021.00	PAVEMENT MANAGEMENT SERVICES		18313	260731-43	1310.6317		OTHER PROFESSIONAL SERVICES	ENGINEERING
	8/13/2026	30,000.00	PAVEMENT MANAGEMENT SERVICES		18313	260731-43	1320.6313		ENGINEERING SERVICES	STREET MAINTENANCE
		38,021.00								
166278	**8/13/2026**		**100547 INNOVATIVE OFFICE SOLUTIONS**							
	8/10/2026	345.76	DEPARTMENT FLAGS		18231	234023-1	1220.6210		OFFICE SUPPLIES	FIRE
	8/10/2026	312.96	DEPARTMENT TABLE THROWS		18232	234020-1	1220.6210		OFFICE SUPPLIES	FIRE
		658.72								
166279	**8/13/2026**		**100538 INTERSTATE BATTERY SYSTEM OF MINNEAPOLIS**							
	8/11/2026	455.90	BATTERIES		18261	220081263	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		455.90								
166280	**8/13/2026**		**106093 LB CARLSON LLP**							
	8/13/2026	3,000.00	CITY PORTION RELIEF AUDIT		18309	257682	1120.6311		ACCOUNTING SERVICES	GENERAL GOVERNMENT
	8/13/2026	6,740.00	AUDIT SVCS THRU 7/31/26		18311	258478	1120.6311		ACCOUNTING SERVICES	GENERAL GOVERNMENT
		9,740.00								
166281	**8/13/2026**		**100306 LENNAR HOMES**							
	8/13/2026	2,000.00	1739 UPPER 141ST ST E REFUND		18301	2025-05345	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		2,000.00								
166282	**8/13/2026**		**103276 M/I HOMES**							
	8/13/2026	2,000.00	1098 ANNAGAIRE CURVE REFUND		18300	2026-01621	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		2,000.00								
166283	**8/13/2026**		**101580 MACQUEEN**							
	8/12/2026	114.66	DECALS FOR HELMETS		18291	INV17626	1220.6220		OPERATING SUPPLIES	FIRE

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166283	**8/13/2026**		**101580 MACQUEEN**						**Continued...**	
		114.66								
166284	**8/13/2026**		**103697 MENARDS-APPLE VALLEY**							
	8/10/2026	153.73	SHED PAINT		18225	16476	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		153.73								
166285	**8/13/2026**		**103699 METRO COUNCIL ENV SERV**							
	8/13/2026	164,499.63	SEPT.'26 WASTEWATER SERVICE		18312	0001211255	6200.6375		SEWER	SEWER UTILITY
		164,499.63								
166286	**8/13/2026**		**101363 METRO SALES INC**							
	8/7/2026	1,052.56	CH FIRST FLOOR COPIER		18200	INV3147299	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	8/7/2026	73.44	PD PATROL OFFICE COPIER -		18205	INV3153107	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	8/7/2026	28.93	PD PATROL OFFICE COPIER -		18205	INV3153107	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	8/7/2026	95.00	MECHANICS PRINTER - PW CAMPUS		18206	INV3153103	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	8/7/2026	.21	MECHANICS PRINTER - PW CAMPUS		18206	INV3153103	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	8/10/2026	25.88	POLICE OFFICER RM COPIER		18233	INV3153104	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	8/10/2026	73.44	POLICE OFFICER RM COPIER		18233	INV3153104	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	8/10/2026	15.74	PW RECEPTION COPIER BISCAYNE		18234	INV3153105	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	8/10/2026	73.44	PW RECEPTION COPIER BISCAYNE		18234	INV3153105	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	8/10/2026	7.44	PW GEN RESOURCE ROOM - COPIER		18235	INV3153106	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	8/10/2026	133.09	PW GEN RESOURCE ROOM - COPIER		18235	INV3153106	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		1,579.17								
166287	**8/13/2026**		**103495 METRONET**							
	8/12/2026	950.00	AUG.'26 2G FIBER INTERNET		18270	2319178 08/26	1120.6322		INTERNET	GENERAL GOVERNMENT
		950.00								
166288	**8/13/2026**		**100603 MINGER CONSTRUCTION INC**							
	8/13/2026	29,212.50	LIFT STATION 13 - PAY APP 3		18314	LIFT STATION 13 PAY APP 3	4321.6520		BUILDING AND STRUCTURES	2024-22 - SANITARY LIFT STATIO
		29,212.50								
166289	**8/13/2026**		**100266 MN DEPT OF LABOR & INDUSTRY**							
	8/13/2026	308.94-	JULY CITY PORTION STATE SURCHG		18316	JUL 26 BLDG PERMIT SRCHG	1120.4321		OTHER GENERAL GOVERNMENT CHARG	GENERAL GOVERNMENT
	8/13/2026	100.00	JULY HEATING		18316	JUL 26 BLDG PERMIT SRCHG	1000.2062.06		HVAC PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	8/13/2026	44.00	JULY SEWER		18316	JUL 26 BLDG PERMIT SRCHG	1000.2062.05		SEWER PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
166289	**8/13/2026**		**100266 MN DEPT OF LABOR & INDUSTRY**						**Continued...**	
	8/13/2026	96.00	JULY PLUMBING		18316	JUL 26 BLDG PERMIT SRCHG	1000.2062.04		PLUMBING PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	8/13/2026	112.00	JULY ELECTRICAL		18316	JUL 26 BLDG PERMIT SRCHG	1000.2062.03		ELECTRICAL PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
	8/13/2026	79.00	JULY BUILDING SET FEE		18316	JUL 26 BLDG PERMIT SRCHG	1000.2062.02		BUILDING PERMIT SURCHARGE - SE	GENERAL FUND BALANCE SHEET
	8/13/2026	15,015.92	JULY BUILDING VALUATION		18316	JUL 26 BLDG PERMIT SRCHG	1000.2062.01		BUILDING PERMIT SURCHARGE	GENERAL FUND BALANCE SHEET
		15,137.98								
166290	**8/13/2026**		**103732 MN VALLEY TESTING LABS**							
	8/11/2026	324.50	BAC-T SAMPLES		18242	1370896	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
		324.50								
166291	**8/13/2026**		**100536 MNCAR**							
	8/13/2026	1,200.00	MNCAR SPONSORSHIP		18293	L110526	2100.6451		DUES AND SUBSCRIPTIONS	PORT AUTHORITY
		1,200.00								
166292	**8/13/2026**		**106636 NAPA AUTO PARTS**							
	8/11/2026	204.63	BRAKE PARTS		18255	715593	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/11/2026	158.64	FILTERS AND FITTINGS		18256	715670	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/11/2026	27.70	BULBS		18262	715721	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	8/11/2026	51.68	COOLANT		18263	715830	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
	8/11/2026	125.07	OIL FILTERS		18267	716492	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		567.72								
166293	**8/13/2026**		**106672 NORTH WIND TEST LLC**							
	8/13/2026	214,637.59	NORTHWIND RIG PASS THRU		18315	RIG-PROJECT FALCON-2026-1	2100.6456		OTHER MISCELLANEOUS CHARGES	PORT AUTHORITY
		214,637.59								
166294	**8/13/2026**		**101700 ONE TEN TEN HOMES LLC**							
	8/13/2026	2,000.00	14342 ACER AVE AS-BUILT REFUND		18302	2025-05898	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		2,000.00								
166295	**8/13/2026**		**103316 ROCK OIL REFINING INC**							
	8/11/2026	305.00	OIL RECYCLING		18264	351342	1340.6374		TRASH	GOVERNMENT BUILDINGS
		305.00								
166296	**8/13/2026**		**102681 SAFE-FAST INC**							

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166296	**8/13/2026**		**102681 SAFE-FAST INC**						**Continued...**	
	8/11/2026	3,531.50	CONFINED SPACE RETRIEVAL SYST.		18241	INV328859	6200.6242		MINOR EQUIPMENT	SEWER UTILITY
	8/11/2026	3,531.50	CONFINED SPACE RETRIEVAL SYST.		18241	INV328859	6300.6242		MINOR EQUIPMENT	STORM WATER UTILITY
		7,063.00								
166297	**8/13/2026**		**100419 SCHMITTY & SONS TRANSPORTATION**							
	8/12/2026	4,203.36	WATER PARK # 4 - BUS		18287	INV32277	1510.6226	00040202	OTHER OPERATING SUPPLIES	PARK & RECREATION
		4,203.36								
166298	**8/13/2026**		**103779 SHORT ELLIOT HENDRICKSON**							
	8/13/2026	4,675.26	FIRE STATION 2 REMODEL		18310	513755	4327.6313		ENGINEERING SERVICES	2026-13 - FS 2 REMODEL
		4,675.26								
166299	**8/13/2026**		**107895 SKATEVILLE**							
	8/12/2026	979.00	SKATERS ADMISSION		18288	0070992	1510.6226	00040201	OTHER OPERATING SUPPLIES	PARK & RECREATION
		979.00								
166300	**8/13/2026**		**107724 STONEBROOKE ENGINEERING INC**							
	8/11/2026	13,327.24	DODD BLVD IMPROVEMENTS		18240	R-002330.00-2	4304.6313		ENGINEERING SERVICES	20XX-XX - DODD BOULEVARD
		13,327.24								
166301	**8/13/2026**		**103805 TOTAL SOURCE INC**							
	8/11/2026	114.35	CODE ENFORCEMNT GARBAGE HANGER		18244	22876	1190.6326		OTHER COMMUNICATION COSTS	PLANNING & ZONING
		114.35								
166302	**8/13/2026**		**103817 UNLIMITED SUPPLIES INC**							
	8/7/2026	109.31	BOLTS		18197	525249	1320.6224		SHOP SUPPLIES	STREET MAINTENANCE
	8/10/2026	151.40	BOLTS		18229	526554	6100.6224		SHOP SUPPLIES	WATER UTILITY
	8/11/2026	21.94	SHOP HARDWARE		18266	526550	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
		282.65								
166303	**8/13/2026**		**107969 WEIS, JULIE L**							
	8/13/2026	486.00	UB ACCT #360206.02 REFUND		18308	360206.02 UB REFUND	6100.2204		P&R - REFUND CLEARING	WATER UTILITY
		486.00								
166304	**8/13/2026**		**107970 WELLS, PRASANTA**							
	8/13/2026	120.00	#6967 DAMAGE DEPOSIT REFUND		18317	112961318	1000.2204	00016100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		120.00								
166305	**8/13/2026**		**102481 WHITEWOOD GRAPHICS**							

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166305	**8/13/2026**		**102481 WHITEWOOD GRAPHICS**						**Continued...**	
	8/11/2026	72.00	FARMERS MARKET SIGNAGE		18252	4283R	1510.6220		OPERATING SUPPLIES	PARK & RECREATION
		72.00								
166306	**8/13/2026**		**103833 XCEL ENERGY**							
	8/12/2026	53.58	SIGNAL LIGHTS - HWY 3 & 145TH		18271	989166510	1320.6371		ELECTRIC	STREET MAINTENANCE
	8/12/2026	75.74	STREET LIGHTS		18271	989166510	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	8/13/2026	11,644.40	NON-METERED STREET LIGHTS		18307	988945588	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		11,773.72								
166307	**8/13/2026**		**106634 XCEL ENERGY EUC**							
	11/13/2025	2,000.00	REFUND HDYRANT METER DEPOSIT		11192	METER 82436275 DEP REFA	6100.2201		DEPOSITS PAYABLE	WATER UTILITY
	11/13/2025	20.55-	REFUND HDYRANT METER DEPOSIT		11193	METER 82436275 DEP REFB	6100.4801.04		COMMERCIAL UTILITY REVENUE	WATER UTILITY
	11/13/2025	1.67-	REFUND HDYRANT METER DEPOSIT		11194	METER 82436275 DEP REFC	6100.2061		SALES TAX PAYABLE	WATER UTILITY
		1,977.78								
166308	**8/13/2026**		**100775 YALE MECHANICAL LLC**							
	8/10/2026	629.00	AC REPAIR - WELL HOUSE NO. 9		18228	290334	6100.6384	W109	MACHINERY & EQUIPMENT REPAIRS	WATER UTILITY
		629.00								
26073101	**7/31/2026**		**100272 MINNESOTA ENERGY RESOURCES CORP**							
	8/5/2026	45.00	OLD PW BLDGS 2ND METER		18091	5997987194	1340.6373		GAS	GOVERNMENT BUILDINGS
		45.00								
26080301	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/13/2026	9.10	SIREN #10		17412	1001519073 07/26	1320.6371		ELECTRIC	STREET MAINTENANCE
		9.10								
26080302	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/13/2026	19.24	METERED TUNNEL LIGHTS		17408	1003564457 07/26	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		19.24								
26080303	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/9/2026	31.53	STORM DRAIN LIFT ST'N #6		17360	1004097754 07/26	6300.6371	SWLS306	ELECTRIC	STORM WATER UTILITY
		31.53								

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26080303	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**						**Continued...**	
26080304	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/9/2026	32.87	CONNEMARA PARK SHELTER/LIGHTS		17359	1002004786 07/26	1520.6371		ELECTRIC	PARKS MAINTENANCE
		32.87								
26080305	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/13/2026	81.29	LIFT STATION #12		17409	1010057891 07/26	6200.6371	SSLS212	ELECTRIC	SEWER UTILITY
		81.29								
26080306	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/9/2026	82.64	IRRIG. PUMP/SP CONTROL BLDG		17357	1002007870 07/26	1520.6371		ELECTRIC	PARKS MAINTENANCE
		82.64								
26080307	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/13/2026	114.11	STORM DRAIN LIFT ST'N #3		17411	1002868701 07/26	6300.6371	SWLS303	ELECTRIC	STORM WATER UTILITY
		114.11								
26080308	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/9/2026	93.07	LIFT STATION #6		17365	1003329984 07/26	6200.6371	SSLS206	ELECTRIC	SEWER UTILITY
	7/9/2026	23.27	STORM DRAIN LIFT ST'N #4		17365	1003329984 07/26	6300.6371	SWLS304	ELECTRIC	STORM WATER UTILITY
		116.34								
26080309	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/13/2026	125.62	STORM DRAIN LIFT ST'N #8		17405	1010038900 07/26	6300.6371	SWLS308	ELECTRIC	STORM WATER UTILITY
		125.62								
26080310	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/9/2026	166.41	JAYCEE PARK SHELTER/LIGHTS		17363	1002079739 07/26	1520.6371		ELECTRIC	PARKS MAINTENANCE
		166.41								
26080311	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/9/2026	192.67	LIFT STATION #9		17358	1003949690	6200.6371	SSLS209	ELECTRIC	SEWER UTILITY

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26080311	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**						**Continued...**	
						07/26				
		192.67								
26080312	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/13/2026	193.38	LIFT STATION #4		17406	1001834654	6200.6371	SSLS204	ELECTRIC	SEWER UTILITY
						07/26				
		193.38								
26080313	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/9/2026	197.65	JAYCEE PARK TRAIL LIGHTS		17362	1002112506	1520.6371		ELECTRIC	PARKS MAINTENANCE
						07/26				
		197.65								
26080314	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/13/2026	250.12	LIFT STATION #3		17410	1002080539	6200.6371	SSLS203	ELECTRIC	SEWER UTILITY
						07/26				
		250.12								
26080315	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/9/2026	260.28	WATER TOWER #2		17361	1002009496	6100.6371	WT102	ELECTRIC	WATER UTILITY
						07/26				
		260.28								
26080316	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/13/2026	420.17	LIFT STATION #5		17407	1010054799	6200.6371	SSLS205	ELECTRIC	SEWER UTILITY
						07/26				
		420.17								
26080317	**8/3/2026**		**102993 FP MAILING SOLUTIONS**							
	8/7/2026	500.00	7/31 PW/PD POSTAGE REFILL		18198	07/31/2026	1120.6323		POSTAGE	GENERAL GOVERNMENT
						PD-PW POSTAGE				
		500.00								
26080318	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/9/2026	2,016.91	WELL #8		17364	1002009231	6100.6371	W108	ELECTRIC	WATER UTILITY
						07/26				
		2,016.91								
26080320	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/20/2026	8,426.76	STREET LIGHTS		17588	1001066414	6400.6371		ELECTRIC	STREET LIGHT UTILITY

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26080320	**8/3/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**						**Continued...**	
						07/26				
		8,426.76								
26080602	**8/6/2026**		**100001 INTERNAL REVENUE SERVICE**							
	8/6/2026	8.46			18040	080426940001	7020.2131.01		FEDERAL WITHHOLDING	PAYROLL FUND
	8/6/2026	112.44			18041	080426940002	7020.2131.02		FICA/MEDICARE WITHHOLDING	PAYROLL FUND
	8/6/2026	54,390.71			18114	080626840321	7020.2131.01		FEDERAL WITHHOLDING	PAYROLL FUND
	8/6/2026	59,194.72			18125	080626840322	7020.2131.02		FICA/MEDICARE WITHHOLDING	PAYROLL FUND
		113,706.33								
26080701	**8/7/2026**		**100002 MN DEPT OF REVENUE**							
	8/6/2026	25,697.85			18128	080626840323	7020.2131.03		STATE WITHHOLDING	PAYROLL FUND
		25,697.85								
26081001	**8/10/2026**		**103587 DAKOTA ELECTRIC ASSOCIATION**							
	7/21/2026	20.06	SDLS #8 FLOATS SCADA CABINET		17679	1010135416	6300.6371	SWLS308	ELECTRIC	STORM WATER UTILITY
						07/26				
		20.06								
26081002	**8/10/2026**		**103031 BPAS-BENEFIT PLANS ADMIN SRVS**							
	8/6/2026	279.58			18131	080626840326	7020.2133.06		VEBA CONTRIBUTIONS	PAYROLL FUND
		279.58								
26081004	**8/10/2026**		**103741 NATIONWIDE RETIREMENT SOL**							
	8/6/2026	6,398.47			18117	0806268403212	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		6,398.47								
26081005	**8/10/2026**		**103741 NATIONWIDE RETIREMENT SOL**							
	8/6/2026	6,398.47			18117	0806268403212	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		6,398.47								
26081006	**8/10/2026**		**100447 MN STATE RETIREMENT SYSTEM**							
	8/6/2026	19,755.35			18129	080626840324	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		19,755.35								
26081007	**8/10/2026**		**100447 MN STATE RETIREMENT SYSTEM**							
	8/6/2026	19,755.35			18129	080626840324	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		19,755.35								
26081101	**8/11/2026**		**103032 WEX HEALTH INC**							

7/31/2026 -- 8/13/2026

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26081101	**8/11/2026**		**103032 WEX HEALTH INC**						**Continued...**	
	8/6/2026	6,072.93			18132	080626840327	7020.2133.05		HSA CONTRIBUTIONS	PAYROLL FUND
		6,072.93								
26081102	**8/11/2026**		**103032 WEX HEALTH INC**							
	8/6/2026	6,072.93			18132	080626840327	7020.2133.05		HSA CONTRIBUTIONS	PAYROLL FUND
		6,072.93								
		1,676,987.66	Grand Total							

Payment Instrument Totals

Checks	1,454,612.80
EFT Payments	217,439.41
A/P ACH Payment	4,935.45
Total Payments	1,676,987.66

ROSEMOUNT CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 3, 2026

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Rosemount City Council was held on Monday, August 3, 2026, at 7:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Mayor Weisensel called the meeting to order with Councilmembers Freske, Essler, Theisen and Klimpel.

APPROVAL OF AGENDA

Motion by Weisensel **Second by** Essler
Motion to approve the agenda
Ayes: 5.
Nays: None. Motion Carried.

PRESENTATIONS AND PROCLAMATIONS

a. Overdose Awareness Month

City Administrator Martin noted the City supported Opioid Awareness Month in 2025 and community partners have expressed appreciation for the City's leadership and have requested continued participation in 2026 as well.

Dakota County and the Young Family were present to showcase what is being done in the month of August to recognize the awareness, noting specifically a vigil that will be held on August 30th at 7p.m. at the Steeple Center.

City Councilmembers read the proclamation.

RESPONSE TO PUBLIC COMMENT

None.

PUBLIC COMMENT

None.

CONSENT AGENDA

Motion by Theisen **Second by** Essler
Motion to approve consent agenda
Ayes: 5.
Nays: None. Motion Carried.

a. Bill Listings

b. Minutes of the July 21, 2026 Regular Meeting Minutes

c. Donation Acceptance from Scott Chiropractic Clinic

d. Appointment of Additional Election Judges for 2026 Elections

e. 2026-2027 School Resource Officer (SRO) Liaison Services Agreement

f. Approve Construction Agreement - North Wind Test, LLC Public Infrastructure

g. Community Center/Armory Lease Agreement

h. Accept Improvements Talamore 3 Addition

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

a. Playground Proposals – Bloomfield Park

Parks and Recreation Director Schultz The long-term Parks Maintenance Capital Improvement Plan includes funding for the replacement of the playground equipment at Bloomfield Park. A Request for Proposal (RFP) was sent out to playground firms for the project. The RFP included direction as to what age groups to provide equipment for and that the equipment project budget was $95,000. The plan will entail removing playground equipment in September with plan to install new equipment yet in the fall.

Motion by Theisen **Second by** Freske

Motion to purchase playground equipment for Bloomfield Park from Northland Recreation.
Ayes: 5.
Nays: None. Motion Carried.

ANNOUNCEMENTS

a. City Staff Updates

City Administrator Martin reflected on Leprechaun Days and thanked staff and the volunteer committee for pulling off a successful Leprechaun Days.

b. Upcoming Community Calendar

Mayor Weisensel reviewed the calendar of events and upcoming meetings. Mayor Weisensel and Public Works Director Egger highlighted the upcoming joint Utility Commission Meeting with City Council on where things are trending towards as final solution for water quality.

Mayor Weisensel thanked Councilmember Freske for all her work during Leprechaun Days.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Weisensel and a second by Essler the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

ROSEMOUNT CITY COUNCIL
WORK SESSION PROCEEDINGS
AUGUST 3, 2026

CALL TO ORDER

Pursuant to due call and notice thereof, a work session meeting of the Rosemount City Council was held on Monday, August 3, 2026, at 5:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Mayor Weisensel called the meeting to order with Councilmembers Freske, Essler, Theisen and Klimpel.

a. FOLLOWING THE CITY COUNCIL REGULAR MEETING:

The Council may choose to reconvene the work session after the adjournment of the regular meeting if the business of the work session is unable to be completed in the allotted time.

DISCUSSION

a. Preliminary 2027 Budget discussion

City Administrator Martin provided a budget update noting: the county has provided citywide Preliminary Tax Capacity data (8.34% increase), staff requests are being considered and added into the budget including wages and benefits with no new positions included at this time, and the September work session will be a full discussion.

The draft 2027 budget shows a 10.24% increase to the operating budget and the operating budget results in a 9.4% increase to the tax levy. The debt issuance for the Police Department and Public Works Campus project resulted in a 4.5% debt levy increase. Projected to increase city taxes on the median-valued home by $78 and debt issuance increases by $50.

Councilmember Freske questioned how many employees would have a step increase? Administrative Services Director Malecha stated all employees receive a cost-of-living increase and staff will provide the number of employees who are involved in step increases.

Councilmember Essler questioned whether staff had reviewed looking into a private broker to be self-insured. Staff has not and will meet with our insurance broker next week to further discuss and report back to Council any options.

Mr. Martin discussed requested items not in the budget; 1 new full-time rental property coordinator/inspector and 1 new full-time sustainability specialist to be added on July 1st. Councilmembers believe both additions would be beneficial, and staff will discuss further at the September work session.

Councilmember Essler asked the history of the increases and stated this would be a good data point to better understand and be able to communicate the levy versus tax capacity.

Mr. Martin stated staff is on track to set the ceiling in September and will ask Council to consider raising the ceiling higher than normal as staff is uncertain if the city will be awarded the SAFER Grant for the additional firefighters. Additional discussions will take place this September to determine the next steps.

b. Review Status of Fire Station 2 Remodel Project

Chief Springer showcased the remodel expansion for Fire Station 2.

Staff is still determining the brick color and pricing out the options for staining it. Councilmember Essler suggested to attempt to keep the exterior looking like the Public Works and Police Campus being they are so close to one another. Mayor Weisensel suggested a lighter color for the day room cabinets.

The budget continues to get more accurate, and staff will continue moving forward and sharing updates periodically.

UPDATES

a. Staff Reports

Community Development

Community Development Director Kienberger discussed the next steps of the data center moratorium, noting staff has reached out to several vendors regarding doing a noise study at the current Metadata center prior to it being operational to have a baseline. Mayor Weisensel also suggested a study to be completed on the lights.

Staff will further discuss with the vendor the scope and price of the noise study.

Mr. Kienberger also noted the window is closing for proposals for the 2050 Comprehensive Plan. Staff will review and hold interviews and make recommendations for consultants later.

Fire Department

Chief Springer provided an update regarding the church fire, noting the investigative piece is done, now the Church will decide the next steps.

Parks and Recreation Department

Parks and Recreation Director Schultz provided a park project status noting in September staff will have drawings, schematics and have a better understanding of the status of the projects.

Administration

Mr. Martin noted a future communication plan will be developed to communicate the work that will be completed around town. Staff will roll this out in the next week or so.

Public Works

Public Works Director Egger noted the roundabout project at Akron Avenue and Connemara Trail is on track to be completed soon.

Councilmember Updates

Mayor Weisensel congratulated staff and volunteers on another successful Leprechaun Days.

Councilmembers briefly discussed the parking stall issues at the High School. Mr. Martin noted, staff met with the school district recently and additional conversations need to take place to determine a solution. However, staff is hopeful after construction season, that some of the parking issues will be resolved.

ADJOURNMENT

There being no further business to come before the City Council at the work session meeting and upon a motion by Weisensel the meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: August 18, 2026

AGENDA ITEM:	Donation Acceptance from Rosemount Leprechaun Days Committee	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Michelle Rambo, Office Specialist	**AGENDA NO.** 6.d.
ATTACHMENTS:	Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to approve the acceptance of two Bulldog Deflation Systems and two Verkada Security Cameras from the Rosemount Leprechaun Days Committee.		

BACKGROUND

The Parks and Recreation Department received a donation of two Bulldog Deflation Systems and two Verkada Security Cameras from the Rosemount Leprecahun Days Committee. Safety equipment to be used at large scale events throughout the city.

RECOMMENDATION

Motion to approve the acceptance of two Bulldog Deflation Systems and two Verkada Security Cameras from the Rosemount Leprechaun Days Committee.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2026 - XX

A RESOLUTION ACCEPTING A DONATION TO THE CITY

WHEREAS, the City of Rosemount is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 et seq. for the benefit of its citizens and is specifically authorized to accept gifts;

WHEREAS, the following persons and entities have offered to contribute the cash amounts set forth below to the city:

Leprechaun Days Committee	Two Bulldog Deflation Systems valued at $9,400.00 Two Verkada Security Cameras valued at $10,517.00

WHEREAS, the terms or conditions of the donations, if any, are as follows:

Parks & Recreation: Safety equipment be used at large scale events throughout the city.

WHEREAS, all such donations have been contributed to the city for the benefit of its citizens, as allowed by law; and

WHEREAS, the City Council finds that it is appropriate to accept the donations offered.

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

1. The donations described above are accepted and shall be used to establish and/or operate services either alone or in cooperation with others, as allowed by law.
2. The city clerk is hereby directed to issue receipts to each donor acknowledging the city's receipt of the donor's donation.

ADOPTED this ___ day of ____, ____, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____Erin Fasbender, City Clerk

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: August 18, 2026

AGENDA ITEM:	Approval to Advertise for Bids - Fire Station 2 Addition and Remodel	**AGENDA SECTION:** CONSENT AGENDA
PREPARED BY:	Kip Springer, Fire Chief	**AGENDA NO.** 6.e.
ATTACHMENTS:	Resolution	**APPROVED BY:** LJM
RECOMMENDED ACTION: Council to authorize staff to advertise the Fire Station 2 Addition and Remodel project for competitive bids.		

BACKGROUND

The Rosemount Fire Department is preparing for changes in staffing and operational needs that will include additional full-time personnel, duty crews, and overnight staffing. To support these changes and provide an appropriate facility for current and future needs, the City is planning an addition and remodel of Fire Station 2. This project has been developed to address operational needs associated with increased staffing while also improving functionality and supporting firefighter health and wellness.

The City has contracted with CNH Architects to provide architectural services and Terra Construction to serve as the Construction Manager for the project. The project design and construction documents have been completed and are ready to proceed to the bidding phase. Authorizing the project to proceed to bidding will allow the City to solicit construction bids and establish the anticipated construction costs based on current market conditions. Following receipt and evaluation of bids, staff will return to the City Council with a recommendation for award of the construction contracts. As such, this action does not authorize construction of the project.

RECOMMENDATION

Authorize staff to advertise the Rosemount Fire Station 2 Addition and Remodel project for competetive bids, consistent with the project plans and specifications prepared by CNH and the City's procurement requirements.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2026 – XX

A RESOLUTION AUTHORIZING THE FIRE STATION 2 ADDITION AND REMODEL PROJECT TO PROCEED TO THE BIDDING PHASE

WHEREAS, the Rosemount Fire Department is preparing for changes in staffing and operational needs that will include additional full-time personnel, duty crews, and overnight staffing; and

WHEREAS, to support these changes and provide an appropriate facility for current and future needs, the city is planning an addition and remodel of Fire Station 2, developed to address operational needs associated with increased staffing while also improving functionality and supporting firefighter health and wellness; and

WHEREAS, the City has contracted with CNH Architects to provide architectural services and Terra Construction to serve as the Construction Manager for the project; and

WHEREAS, the project design and construction documents have been completed and are ready to proceed to the bidding phase; and

WHEREAS, authorizing the project to proceed to bidding will allow the City to solicit construction bids and establish anticipated construction costs based on current market conditions.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rosemount hereby authorizes the Fire Station 2 Addition and Remodel Project to proceed to the bidding phase.

1. Said project scope, is hereby approved.

2. Upon completion of the preparation of the final plans and specifications, the City Clerk is authorized to post advertisement soliciting bids for the project, following all requirements of Minnesota State Statutes.

3. The advertisement shall be published at least once and not less than two (2) weeks before the date set for opening bids, specifying the work to be done, stating the bids will be opened at a date and venue to be established, and that no bids will be considered unless sealed and filed with the City Clerk.

ADOPTED this 18th day of August, 2026.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: August 18, 2026
Tenative City Council Meeting: August 18, 2026

AGENDA ITEM:	Requests by North Wind Test for approval of preliminary and final plats, planned unit development master development plan to construct the first phase of an aerospace testing facility.	**AGENDA SECTION:** NEW BUSINESS
PREPARED BY:	Anthony Nemcek , Senior Planner	**AGENDA NO.** 9.a.
ATTACHMENTS:	Plat Resolution, PUD Resolution, Site Location, Preliminary Plat, Final Plat, PUD Agreement, Applicant's Narrative, Overall Campus Concept, Overall Site Plan, Phase 1 Site Plan, Elevations, Tree Removals, Overall Landscape Plan, Phase 1 Landscape Plan, Overall Utility Plan, Phase One Utility, Lighting and Photometry, Noise Analysis, Parks and Recreation Review Memo dated July 21, 2026, Engineering Review Memo date July 28, 2026	**APPROVED BY:** LJM

RECOMMENDED ACTION:

1. **Motion** to adopt an ordinance approving a zoning map amendment to rezone the subject property from B-2 Employment to B-2 PUD Employment Planned Unit Development.
2. **Motion** to adopt a resolution approving the North Wind Addition Preliminary and Final Plats, subject to conditions.
3. **Motion** to adopt a resolution approving a Planned Unit Development Master Development Plan with rezoning of the site from B-2 Employment to B-2 PUD Employment Planned Unit Development, subject to conditions
4. **Motion** to Approve the Planned Unit Development Master Development Plan Agreement for North Wind and authorize the Mayor and City Clerk to enter into the agreement.

BACKGROUND

The City Council is being asked to consider requests submitted by North Wind Test, LLC to develop the first phase of a hypersonic aerospace testing facility in Rosemount called the Minnesota Aerospace Complex (MAC). North Wind has submitted applications for Preliminary and Final Plat approval as well as approval of a Planned Unit Development (PUD) Master Development Plan and Final Site and Building Plan. Review and approval of Final Site and Building Plans is solely the purview of the Planning Commission. Therefore, no action by the City Council is required in relation to that specific request. The subject property is approximately 60 acres in area, and it is located immediately south of Meta's data center project along the west side of Blaine Avenue. The subject property was subdivided from

the greater UMore Park land in February 2025. At that time, the City Council also rezoned the site from A-2 Agriculture to B-2 Employment.

The applicant is requesting six deviations from the zoning code standards as part of the Planned Unit Development. These are related to structure height, parking, fencing, landscaping, lighting, and architecture. Each deviation will be reviewed as part of this report. The proposed research and testing facility is a permitted use in the B-2 Employment zoning district and is consistent with the Business Park land use designation of the Comprehensive Plan. Staff is recommending approval of the requests.

Property Owner and Applicant	North Wind Test, LLC
Site Location	1/2 mile south of CSAH 42 and West of Blaine Avenue
Site Area	60.74 Acres Overall, Phase One Area 8.86 Acres
Land Use Designation	Business Park
Zoning	B-2 Employment
Surrounding Uses	North - Business Park East - Agricultural Research South - Agricultural Research West - Agricultural Research

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing during its meeting on July 28, 2026 to review this request and to receive public comment. Following staff's presentation, the Commission had questions about future development in the area, the requested deviations from the zoning ordinance proposed as part of the PUD, and how the City can enforce concerns related to noise generation from the site. Specifically related to noise concerns, the applicant's analysis of the expected noise generation shows that noise levels will dissipate prior to reaching the nearest residential properties. As with other uses in the City, when a noise concern is raised, City staff would work with the operator of the site to alleviate the issues either through hours of operation or increased buffering through landscaping and berming. The main mitigation method in this case is distance.

Regarding future development, the University applies restrictive covenants to the land it sells to ensure a separation of 1,000 feet between incompatible uses such as residential and light industrial. Additionally, the City will be undergoing an update to its Comprehensive Plan during which the land use plan will be evaluated to minimize conflicts between different uses as development of Rosemount progresses. The applicant responded to the Commission's questions related to the deviations proposed by the applicant as part of the PUD. While the full extent of the deviation related to building height isn't being used as part of the first phase of development, the increased building height will allow for energy-saving systems to be incorporated into the structures. Otherwise, the other deviations are

spurred by security needs.

The applicant spoke about water and energy usage. The amount of water expected to be used is similar to a microbrewery and the energy used to power the site will go through a substation being constructed as part of the project. The total energy usage when the site is completely built out will be under 100MW.

The Commission received a letter ahead of the meeting with questions about the noise generated by the site and about environmental concerns related to the project. Staff provided as part of the presentation information on noise generation and environmental remediation on the site, which primarily consisted of asbestos removal. One resident spoke during the hearing asking for better understanding of the reasoning behind the need for flexibility related to lighting. The reason for the lighting is security purposes, and the final needs as defined by the main client of the facility, the US Government, have not been determined. Staff described the PUD amendment process and how standards for development within the PUD area could be changed with future phases.

The Planning Commission voted unanimously to approve the final site and building plan for the first phase of the MAC project and to recommend the City Council approve the preliminary and final plats and PUD master development plan with rezoning which includes specific deviations from the zoning ordinance described below.

ISSUE ANALYSIS

Overall Concept Plan

The concept envisioned for the overall site shows three main components: two testing buildings, which are essentially the buildings containing the wind tunnels and associated office and engineering space, and an engineering building that will be a collaboration between North Wind and the University of Minnesota. The main entry to the site will be made from the new 151st Street East in the general area of the engineering building. The overall site is being seen as a campus with cohesive architecture and a central plaza area. The concept also sets aside land for further expansion within the development area. The first phase being proposed by the applicant contains one of the capability buildings and two associated accessory buildings containing mechanical and ancillary equipment.

Plat

The proposed plat will create three parcels, two buildable lots and one outlot. Additionally, the plat will dedicate right-of-way for 151st Street that extends west from Blaine Avenue along the northern edge of the site. The two buildable lots will contain a new Xcel Energy substation and phase one of North Wind's MAC. The proposed parcels meet the minimum lot standards of the B-2 Employment district as shown on the table below.

	Required	Provided
Minimum Lot Area	1 Acre	3.36 Acres
Minimum	120 feet	282 Feet

Lot Width		

The proposed outlot will contain future phases of development such as the engineering building and second capability hall. Additional equipment and structures in support of the research and testing that will occur within the MAC.

Following the Planning Commission meeting, staff found that it had erroneously stated that the park dedication had been paid when the site was originally split off from the greater UMore Park area. That was not the case, and a memorandum from the City's Parks and Recreation director is attached to this report stating cash-in-lieu of land dedication is due prior to the issuance of a building permit. The amount due is $75,310. This amount is based on the phase one development area of 8.86 acres ($8,500 x 8.86). This is included as a condition within the attached resolution of approval for the preliminary and final plats.

PUD Master Development Plan

The zoning code requires the site to be developed as a Planned Unit Development to accommodate multiple principal structures on a single parcel. As part of the PUD, the applicant is requesting specific deviations from the code. While the deviations requested are not being fully utilized in this first phase of development, the master development plan will guide the design of the site plan in future phases of development. The applicant has indicated that future phases will be generally consistent with what the Commission is seeing proposed in this first phase. The applicant's submittal included a narrative describing the project as a whole as well as the deviations requested as part of the PUD. Staff finds that the enhanced architecture and building materials, as well as the site plan itself, mitigate potential impacts created by the proposed deviations. The requested deviations are reviewed below.

Section 11-4-4 Site Dimensions The applicant is requesting an increase in maximum building height to allow structures up to 120' in height to allow for building components such as exhaust towers. The request indicates that occupiable building height will not exceed 75'. The architectural plans submitted by the applicant show a maximum building height of 70', which is the exhaust tower of the Capability 1 building. The remainder of that building has a maximum height of 40'. Future structures that might be taller than those within the current site plan are mechanical equipment and buildings that would be built as part of subsequent phases. Staff is supportive of this request for the following reasons: The architectural plans show the exhaust tower featuring surfacing that provides visual interest, the mechanical equipment structures and buildings are anticipated to be located centrally to the site to serve both capability buildings, and the landscape plan includes significant screening around the site perimeter. Lastly, the site's location well away from residential development and major thoroughfares reduces the impact of the additional height.

Section 11-7-3 Off-Street Parking and Loading Requirements The applicant is requesting that the required parking be based on actual occupancy rather than standard ratios. The PUD process allows for parking requirements to be reduced if a site's developer can demonstrate to the city's satisfaction that a lesser standard should be permitted on the grounds of complementary peak parking demands by the

uses within the PUD. Because the use of the site is so specific, it is very unlikely that it will ever be used for something other than what is being proposed. This alleviates the concern that a future owner of the site would have drastically different parking needs. Additionally, there is open space being reserved that could accommodate additional parking if such a need arises.

Section 11-7-5 Fencing Standards The proposed use has specific, high-level security requirements. As such, the applicant is requesting that fencing that exceeds 8 feet in height and may potentially use enhanced security features be permitted. This proposed deviation is similar to what was approved for Meta's site immediately north of the subject property. Significant screening along the exterior perimeter of the site is shown on the landscaping plan to help mitigate the appearance of the security fencing. An image of what this fencing could potentially look like is included in the applicant's narrative. Staff supports the proposed deviation.

Section 11-7-6 Landscaping, Screening, and Buffering Standards The Applicant is requesting the ability to utilize coniferous trees along the site perimeter in lieu of the standard mix of deciduous and ornamental trees to meet their security requirements. The applicant's site plan does show deciduous trees along 151st Street East as well as placed throughout the site. Because of the nature of the project, staff is supportive of the use of coniferous trees along the site perimeter.

Section 11-7-8 Lighting Standards The applicant is requesting the ability to exceed 1.0 foot-candle or lumen at the property line. Based on the security needs of the site, the location of the subject property, and future land uses surrounding the property, staff is supportive of this request. It appears there is a misunderstanding of how the standard is applied as the zoning ordinance calls for the measurement to be made at an adjacent property boundary versus the boundary of the subject property. The additional distance provided by rights-of-way separating parcels means that the lighting shown on the plans provided would be within the maximum allowed by the City Code. Staff will work with the applicant to understand what the level of lighting would be at the boundaries of adjacent properties.

Section 11-7-2 Architectural Standards The zoning ordinance standard in the B-2 zoning district requires any wall more than one hundred (100) feet in length to be divided into increments of no more than thirty-five (35) feet through the articulation of the façade. This is usually accomplished through vertical banding of different textures or materials. The applicant is requesting flexibility from this standard based on the unique size and shape of some buildings that is required to support the use contained within them. Staff finds that, overall, the mix of materials and shape of the buildings alleviates the need for specific articulation as prescribed by the code. The buildings proposed are better than concrete tip-up boxes that are characteristics of structures in the B-2 district, and staff is supportive of this request.

Phase One Layout

Access into the site will initially come from a secondary access drive on the far western side of the overall site, and traffic will use a temporary driveway to reach the phase one area. The applicant has indicated this is due to the final location of the engineering building being unknown. The primary entrance into the site will be constructed with the engineering building shown on the overall concept plan. Traffic circulation plans will also eventually see a ring road built around the entire site. The site and buildings are designed so that parking and loading areas are all located internally on the site and

are screened by the structures. Parking will be located internally to the site, and the level of parking shown is based on the actual needs rather than a specific ratio as identified in the zoning ordinance. The applicant has asked for a provision in the PUD agreement related to parking, which staff is supportive of due to the highly specialized nature of the site and the unlikelihood that the site would ever be used for some other purpose.

The applicant has provided detailed elevations of the proposed buildings that show a mix of precast concrete, translucent panels, and extensive glazing with perforated screening fins to control sunlight through the glass. The precast concrete features various textures and architectural finishes to create visual interest. The capability building plans include an exhaust tower that extends to a height of 70' while the maximum height of the remainder structures have a maximum height of 40'. The mechanical building also includes a fully enclosed mechanical yard that will be screened with walls that match the rest of the structures on the site.

The Applicant's landscape plan places a significant number of trees along the perimeter of the site in order to provide the level of screening and security required by the proposed use. These perimeter trees consist of a mix of deciduous, ornamental, and coniferous trees, but are primarily comprised of coniferous trees. To achieve the level of screening needed for the site, over 50% of the trees are coniferous, which is more than the Code allows. The proposed deviation in the PUD agreement would allow for this level of screening.

The applicant has provided a site lighting plan and photometric study. Site lighting will be pole-mounted at a height of 30', the maximum allowed by the zoning ordinance. Light poles will be placed along the perimeter ring road and also along drives through the internal areas of the site. The applicant has indicated that they may exceed the lighting maximum allowed at the parcel boundary. Upon review of the plans, staff believes that may not be the case as the maximum illumination is measured at the boundary of adjacent properties, and the additional distance created by the right of way along the east and north sides of the site may result in illumination that is within the maximum allowed. The applicant is asking for flexibility in meeting this requirement as part of the PUD process, and staff will continue to review their site lighting plans and update photometric to minimize impacts on adjacent properties, none of which are residential.

Noise Study Summary

Because the proposed project is a use that will generate a certain level of noise as part of the testing process, the applicant submitted an analysis of the expected levels of noise generated by the facility. This analysis was based on the design of the site and the equipment that would be used to conduct wind tunnel testing in both phases of the project. The noise study is included in the attached files.

The analysis shows that the level of noise falls below the allowable nighttime limit for continuous noise at residential sites at a distance of 2,170 feet from the source. When considering intermittent noise, which is allowed to be louder, that limit is met at 510 feet from the source with the level of noise dissipating as it gets further from the source. The nearest residential or educational property is 3,250 feet from the property boundary of the facility.

RECOMMENDATION

The Planning Commission and staff find the proposed plats to be in conformance with the standards of

the zoning ordinance, and are supportive of the requested deviations from the code contained in the applicant's PUD request, and are recommending approval of both, subject to the conditions in the attached resolutions.

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2026 -

A RESOLUTION APPROVING THE NORTH WIND ADDITION PRELIMINARY PLAT AND FINAL PLATS

WHEREAS, the City of Rosemount received requests for Preliminary and Final Plat approval from North Wind Test, LLC., concerning property legally described as:

> That part of the Northeast Quarter of Section 35, Township 115 North, Range 19 West described as follows:
>
> Commencing at the northeast corner of said Section 35; thence South 00 degrees 27 minutes 47 seconds West, assumed bearing, along the east line of said Northeast Quart, a distance of 300.01 feet to the south line of the North 300.00 feet of said Section 35, also being the south line of the plat of ROSEMOUNT TECHNOLOGY ADDITION and the point of beginning of the parcel to be described; thence continuing South 00 degrees 27 minutes 47 seconds West, along said east line of the Northeast Quarter, a distance of 1278.36 feet; thence South 89 degrees 56 minutes 07 seconds West, a distance of 2068.51 feet; thence North 00 degrees 23 minutes 47 seconds East, a distance of 1279.05 feet to said south line of the North 300 feet of Section 35; thence North 89 degrees 57 minutes 16 seconds East, along said south line of the North 300.00 feet of Section 35, a distance of 2070.00 feet to the point of beginning.

WHEREAS, on July 28, 2026, the Planning Commission of the City of Rosemount held a public hearing and reviewed the Preliminary Plat and Final Plats for NORTH WIND ADDITION; and

WHEREAS, on July 28, 2026, the Planning Commission recommended approval of the Preliminary Plat and Final Plats for NORTH WIND ADDITION; and

WHEREAS, on August 18, 2026, 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 Plats for NORTH WIND ADDITION, subject to the following conditions:

1. Approval of a subdivision agreement.
2. Payment of a fee in-lieu of park land dedication in the amount of $75,310 prior to the issuance of a building permit.
3. Payment of all required development fees contained in the subdivision agreement.
4. Drainage and Utility easements are required over all publicly owned or maintained stormwater infrastructure.

ADOPTED this 18st day of August, 2026, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk

CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2026 -

A RESOLUTION APPROVING THE PLANNED UNIT DEVELOPMENT (PUD) MASTER DEVELOPMENT PLAN WITH REZONING FOR NORTH WIND

WHEREAS, the Community Development Department of the City of Rosemount received a request for a Planned Unit Development Master Development Plan with Rezoning from North Wind Test, LLC., concerning property legally described as:

> That part of the Northeast Quarter of Section 35, Township 115 North, Range 19 West described as follows:
>
> Commencing at the northeast corner of said Section 35; thence South 00 degrees 27 minutes 47 seconds West, assumed bearing, along the east line of said Northeast Quart, a distance of 300.01 feet to the south line of the North 300.00 feet of said Section 35, also being the south line of the plat of ROSEMOUNT TECHNOLOGY ADDITION and the point of beginning of the parcel to be described; thence continuing South 00 degrees 27 minutes 47 seconds West, along said east line of the Northeast Quarter, a distance of 1278.36 feet; thence South 89 degrees 56 minutes 07 seconds West, a distance of 2068.51 feet; thence North 00 degrees 23 minutes 47 seconds East, a distance of 1279.05 feet to said south line of the North 300 feet of Section 35; thence North 89 degrees 57 minutes 16 seconds East, along said south line of the North 300.00 feet of Section 35, a distance of 2070.00 feet to the point of beginning.
>
> Dakota County, Minnesota

WHEREAS, on July 28, 2026 the Planning Commission of the City of Rosemount held a public hearing and reviewed the PUD Master Development Plan with Rezoning for North Wind Test, LLC; and

WHEREAS, on July 28, 2026 the Planning Commission recommended approval of the PUD Master Development Plan with Rezoning for North Wind Test LLC, subject to conditions; and

WHEREAS, on August 18, 2026 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 Planned Unit Development (PUD) Master Development Plan of Project Bigfoot and the Rezoning from B-2 Employment B-2 PUD – Employment Planned Unit Development and, subject to:

1. Execution of a PUD agreement.
2. A deviation from Section 11-4-4 Site Dimensions to allow structures up to 120 feet in the subject property with occupiable space not to exceed 75' in height.
3. A deviation from Section 11-7-3 Off-Street Parking and Loading Requirements to base the parking requirement on actual anticipated employment and usage by the applicant.
4. A deviation from Section 11-7-5 Fencing Standards to allow security fencing taller than 8' and containing enhanced security features.

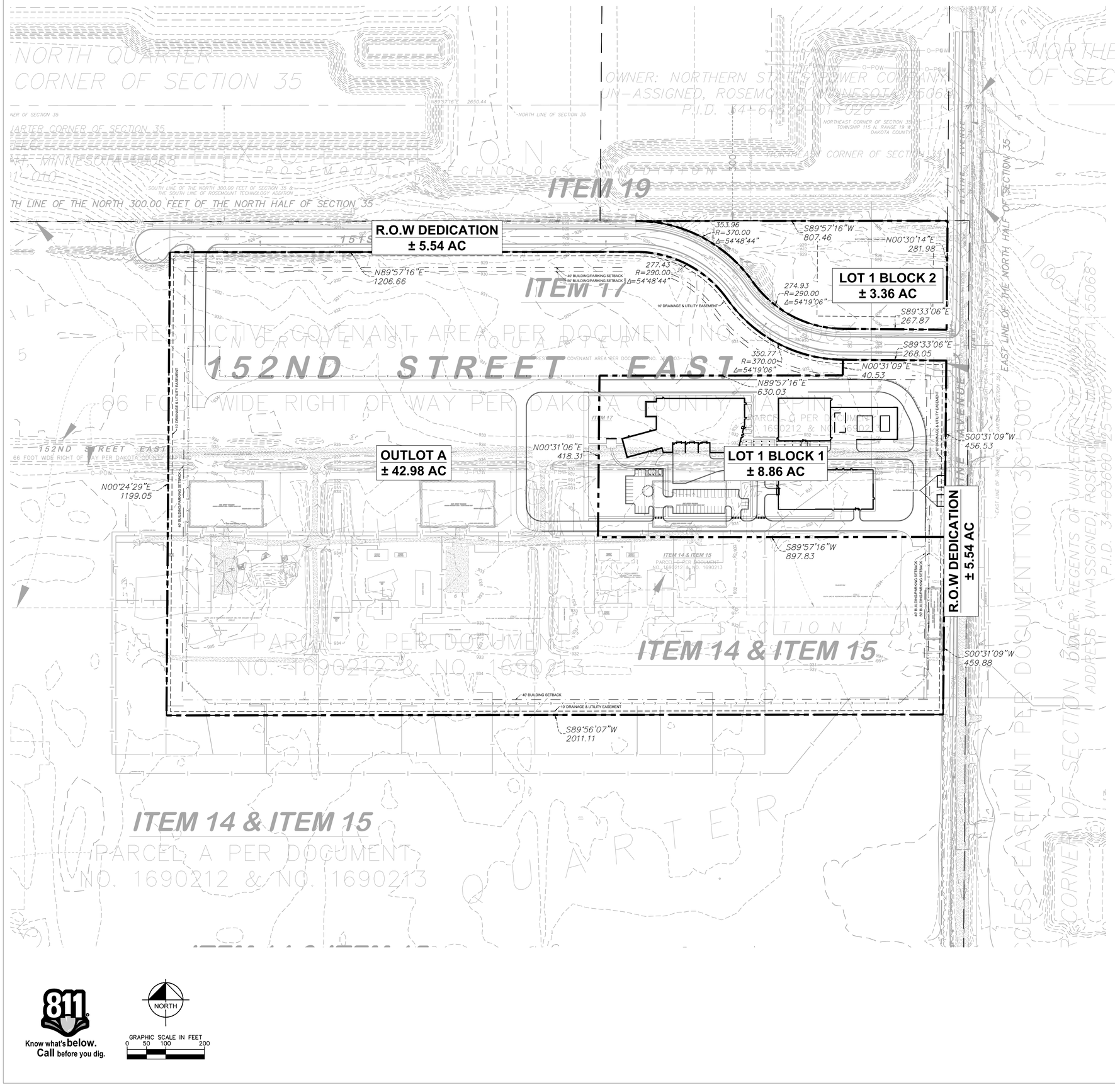
5. A deviation from Section 11-7-6 Landscaping, Screening, and Buffering Standards to allow primarily coniferous trees to be used along the perimeter of the site to provide a higher level of screening from public rights of way.
6. A deviation from Section 11-7-8 Lighting Standards to allow site lighting to exceed 1.0-foot candle or lumen at the site boundary as needed for security purposes.
7. A deviation from Section 11-7-2 Architectural Standards to waive specific façade articulation requirements in exchange for enhanced materials and building design.

ADOPTED this 18th day of August, 2026, by the City Council of the City of Rosemount.

_____
Jeffery D. Weisensel, Mayor

ATTEST:

_____
Erin Fasbender, City Clerk



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TELEPHONE: (612) 466-3300
CONTACT: ERIC A. ROESER, PLS

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING / ADJACENT PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

PROPERTY SUMMARY	
LOT 1 BLOCK 1	± 8.86 AC
LOT 1 BLOCK 2	± 3.36 AC
OUTLOT A	± 42.98 AC
R.O.W DEDICATION	± 5.54 AC
TOTAL PROPERTY AREA	± 60.74 AC
ZONING	
EXISTING ZONING	A - 2
PROPOSED ZONING	B - 2
PROPOSED LAND USE	BUSINESS / RESEARCH

NORTHWIND TEST - CAPABILITY ONE

BWBR
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Saint Paul, MN 55102
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bwbr.com
Consultants
Kimley»Horn

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name CONNOR G. MCCOY, P.E.
Date 06/30/2026 Lic./Reg. No. 65603

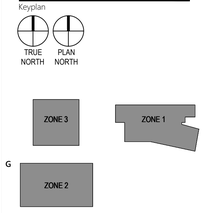
Issued For

Item	Date

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

This Sheet may be a Reduced Copy.
The bar above is 1" long on a Full Size Sheet. Drawing Scales apply to Full Size Sheets.

Keyplan



KHA PROJECT No. 161379003
Drawn JMJ

Sheet Title
PRELIMINARY PLAT

Sheet No.
EX-1

Copyright BWBR

NORTH WIND ADDITION

KNOW ALL BY THESE PRESENTS: That North Wind Test LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northeast Quarter of Section 35, Township 115 North, Range 19 West described as follows:

Commencing at the northeast corner of said Section 35; thence South 00 degrees 27 minutes 47 seconds West, assumed bearing, along the east line of said Northeast Quarter, a distance of 300.01 feet to the south line of the North 300.00 feet of said Section 35, also being the south line of the plat of ROSEMOUNT TECHNOLOGY ADDITION and the point of beginning of the parcel to be described; thence continuing South 00 degrees 27 minutes 47 seconds West, along said east line of the Northeast Quarter, a distance of 1278.36 feet; thence South 89 degrees 56 minutes 07 seconds West, a distance of 2068.51 feet; thence North 00 degrees 23 minutes 47 seconds East, a distance of 1279.05 feet to said south line of the North 300.00 feet of Section 35; thence North 89 degrees 57 minutes 16 seconds East, along said south line of the North 300.00 feet of Section 35, a distance of 2070.00 feet to the point of beginning.

Has caused the same to be surveyed and platted as NORTH WIND ADDITION, and does hereby dedicate to the public for public use the public way created plat.

In witness whereof said North Wind Test LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this

_____ day of _____, 20___.

Signed: North Wind Test LLC, a Minnesota limited liability company,

By _____, President of North Wind Test LLC, a Minnesota limited liability company.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by _____, President of North Wind Test LLC, a Minnesota limited liability company.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

I Eric A. Roeser 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___.

_____
Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20___, by Eric A. Roeser, Land Surveyor, Minnesota License No. 47476.

_____
Signature of Notary

_____
Printed Name of Notary

Notary Public _____ County, _____
My commission expires _____

CITY COUNCIL, CITY OF ROSEMOUNT, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of NORTH WIND ADDITION was approved and accepted by the City Council of the City of Rosemount, Minnesota at a regular meeting thereof held this _____ day of _____ , 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor By: _____, 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___.

By: _____
Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the 28th day of November, 2023, the Board of Commissioners of Dakota County, Minnesota, approved this plat of NORTH WIND ADDITION, and said plat is in compliance with the provisions of 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____ Attest: _____
Chair, County Board County Treasurer – Auditor

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 _____ 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___.

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

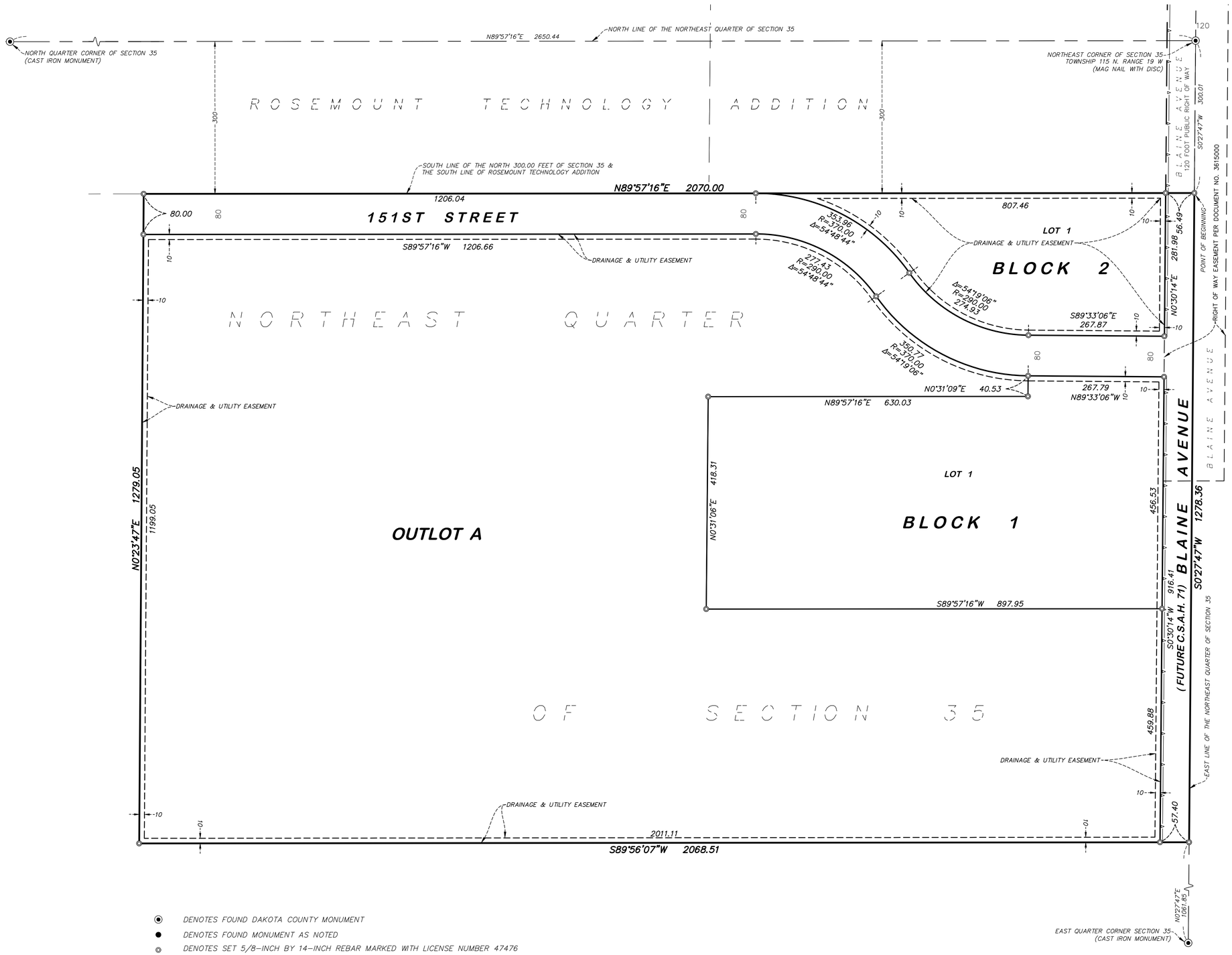
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

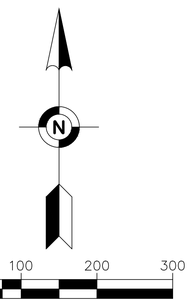
I hereby certify that this plat of NORTH WIND ADDITION was filed in the office of the County Recorder for public record this _____ day of _____ , 202___, at _____ o'clock __. M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____
Amy A. Koethe, County Recorder

Egan, Field & Nowak, Inc.
land surveyors since 1872

NORTH WIND ADDITION



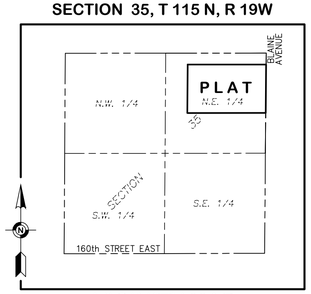


SCALE IN FEET
1 INCH = 100 FEET

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 115 NORTH, RANGE 19 WEST, DAKOTA COUNTY, MINNESOTA IS ASSUMED TO BEAR S00°27'47"W

- DENOTES FOUND DAKOTA COUNTY MONUMENT
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
- DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

SECTION 35, T 115 N, R 19W



VICINITY MAP
NO SCALE

Egan, Field & Nowak, Inc.
land surveyors since 1872

SHEET 2 OF 2 SHEETS

DECLARATION OF COVENANTS
AND RESTRICTIONS

NORTH WIND AEROSPACE HYPERSONIC RESEARCH AND TEST COMPLEX
MASTER DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS DECLARATION made this _____ day of _____, 2026, by North Wind Test, LLC (hereinafter referred to as the "Declarant");

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 certain zoning and land use restrictions imposed by the City of Rosemount (hereinafter referred to as the "City") in connection with the approval of an application for a master development plan planned unit development for development on the Subject Property; and

WHEREAS, the City has approved such development on the basis of the determination by the City Council of the City that such development is acceptable only by reason of the details of the development proposed and the unique land use characteristics of the proposed use of the Subject Property; and that but for the details of the development proposed and the unique land use characteristics of such proposed use, the master development plan planned unit development would not have been approved; and

WHEREAS, as a condition of approval of the master development plan planned unit development, the City has required the execution and filing of this Declaration of Covenants, Conditions and Restrictions (hereinafter the "Declaration"); and

WHEREAS, to secure the benefits and advantages of approval of such planned unit development, Declarant desires to subject the Subject Property to the terms hereof.

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, plans and drawings:

a. City Resolution No. 2026 - XX, Attachment Two

b. Preliminary Plat, Attachment Three

c. Site Plan (Sheets C400, C401, C402, C403, C404; Dated 06/30/2026) Attachments Four, Five, Six, Seven, and Eight

d. Preliminary Grading Plans (Sheets C500, C501, C502, C503, C504; Dated 06/20/2026), Attachments Nine, Ten, Eleven, Twelve, and Thirteen

e. Preliminary Utility Plan (Sheets C600, C601, C602, C603; Dated 06/20/2026), Attachments Fourteen, Fifteen, Sixteen, and Seventeen.

f. Landscape Plan, (Sheet L102; Dated 06/30/2026), Attachment Eighteen

g. Architectural Plans (Sheets 1-510, 1-510.1, 1-510.2, 1-511.1, 1-511.2, 1-512), Attachments Nineteen, Twenty, Twenty-One, Twenty-Two, Twenty-Three, and Twenty-Four.

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

2. Development and maintenance of structures and uses on the Subject Property shall conform to the following standards and requirements:

a. Maintenance of the stormwater basin, infiltration basin and associated stormwater infrastructure necessary for the long term operation and function will be performed by the City. All other maintenance including but not limited to garbage collection, or landscape replacement or the like shall be the responsibility of the of the private property owners. All maintenance of the stormwater basin and infiltration basin shall be the responsibility of the City after the basins have been established.

b. Maintenance and replacement of trees and landscaping other than that associated with the stormwater basin and infiltration basin described in standard a. shall be the responsibility of the property owner.

3. The Subject Property may only be developed and used in accordance with Paragraphs 1 and 2 of this Declaration unless the owner first secures approval by the City Council of an amendment to the planned unit development plan or a rezoning to a zoning classification that permits such other development and use.

4. In connection with the approval of development of the Subject Property, the following deviations from City Zoning or Subdivision Code provisions were approved:

a. **Section 11-4-4 Site Dimensions** Maximum height for structures shall be one hundred twenty feet, and the maximum height for occupied spaces shall not exceed seventy-five feet in height.

b. **Section 11-7-2 Architectural Standards** In exchange for enhanced materials and building design, specific façade articulation requirements of this section are waived.

c. **Section 11-7-3 Off-Street Parking and Loading Requirements** Required parking shall be based on actual anticipated employment and usage by the Declarant.

d. **Section 11-7-5 Fencing Standards** Security fences taller than eight feet and containing enhanced security features shall be allowed.

e. **Section 11-7-6 Landscaping, Screening, and Buffering Standards** Coniferous trees amounting to greater than fifty percent of the total perimeter trees shall be allowed.

f. **Section 11-7-8 Lighting Standards** Lighting in excess of 1.0 foot-candle or lumen at the site boundary shall be allowed.

In all other respects the use and development of the Subject Property shall conform to the requirements of the Paragraphs 1 and 2 of this Declaration and the City Code of Ordinances.

5. This Declaration of Covenants and Restrictions provides only the Subject Property only master development plan planned unit development approval. Prior to the improvement or development of the Subject Property, beyond the rough grading, final site and building plan approval pursuant to Zoning Code Section 11-9-6 of the Subject Property is required and an addendum filed with County Recorder to this Declaration of Covenants and Restrictions.

6. The obligations and restrictions of this Declaration 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 Declaration 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
North Wind Test, LLC.

By_____
Its_____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, the _____, for and on behalf of _____, a _____, by and on behalf of said _____.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
CITY OF ROSEMOUNT
2875 145TH STREET WEST
ROSEMOUNT, MN 55068
651-423-4411

Kimley»Horn

MEMORANDUM

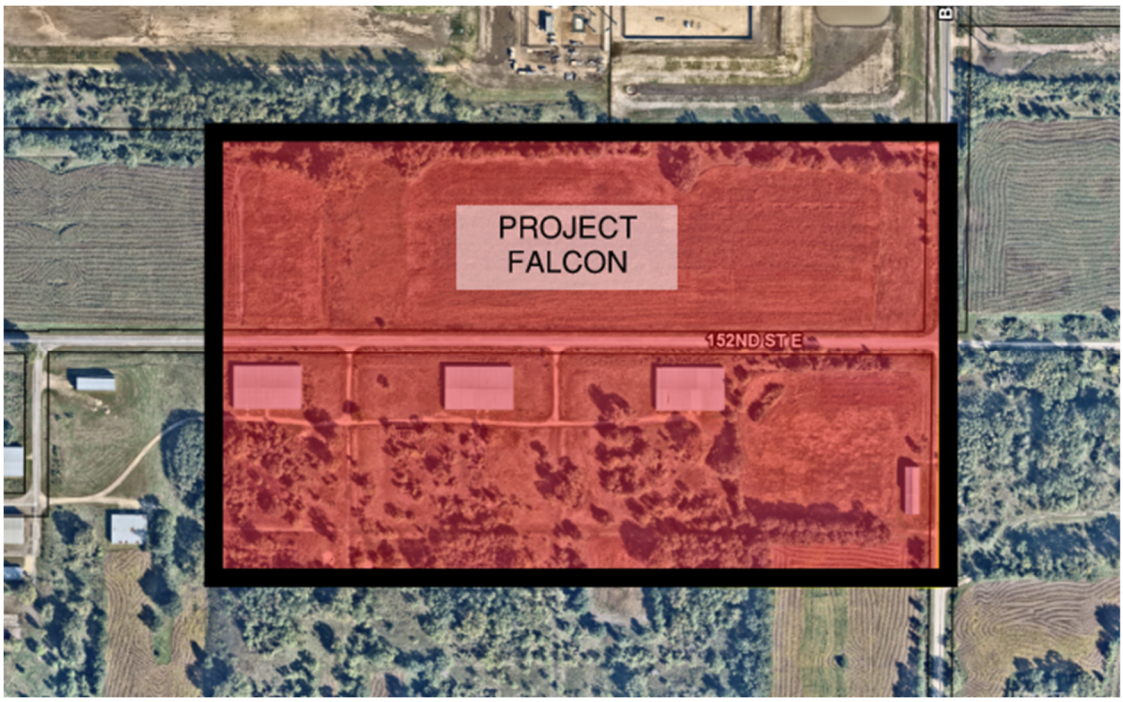
To: Anthony Nemcek, Senior Planner, City of Rosemount

From: Jennifer Edison, P.E., Kimley Horn
Brian Wurdeman, P.E., Kimley Horn

Date: June 30, 2026

Subject: Project Falcon – Site Plan/PUD Narrative

Kimley Horn, on behalf of North Wind, is submitting an application for a Planned Unit Development (PUD) Master Development Plan for the North Wind Campus, along with a Preliminary Plat, Final Plat, Site Plan Review, and PUD Final Site and Building Plan for Phase 1 of a proposed development known as “Project Falcon,” or the “Minnesota Aerospace Complex (MnAC).” The site is located in the southwest quadrant of County Road 42 and Blaine Avenue within UMore Park. The property is currently zoned B2 – Employment District



. The following documents are included as part of this submittal:

- Applications
  - Preliminary Plat
  - Final Plat
  - PUD Concept Plan Application
  - PUD Master Development Plan
  - Site Plan Review
- North Wind Addition Preliminary Plat
- North Wind Addition Final Plat
- Overall Campus – Concept Plan
- Project Falcon – Capability One Site Development Plans
- Project Falcon – Capability One Architectural Plans
- Process Piping Layout
- Tree Preservation Plan
- Roadway Lighting Plan
- Truck Turning Exhibit
- Supporting Documents
  - Project Falcon TIA
  - Lift Station Preliminary Design Memo
  - Blaine/151st Public Improvements Plans
  - Certificate of Survey
  - North Wind Alta
  - Noise Study
  - Geotechnical Report
  - Stormwater Report

Proposed Project

Project Falcon is a research and testing facility for North Wind that will include a multi-phased buildout of the full campus. Phase 1 (“Capability One”) will include construction of a primary two-story building, along with ancillary buildings and supporting infrastructure. The primary building will utilize high-quality materials and complementary architectural features consistent with the overall campus design. Planned uses include research and testing facilities, office space, server infrastructure, and supporting equipment. Additional site improvements include mechanical support buildings, green space, employee and visitor parking, utilities, landscaping, and stormwater management facilities.

The campus is envisioned as a phased development, with future buildout anticipated to include additional facilities such as an engineering building and wind tunnel testing infrastructure. While development of Phase 1 for the campus is underway, the full campus buildout is still not determined.

The site is subject to covenants, conditions, and restrictions established by the University of Minnesota, as well as applicable City Code and Zoning Ordinances.

Architecture and Design

Project Falcon is envisioned as a premier national hub for advanced testing, research, and innovation, enabling breakthroughs that will shape the future. The campus is designed to elevate the standards of industrial development by creating a cohesive environment where architecture, landscape, and site planning work together to balance operational performance with an exceptional human experience.

Thoughtfully designed open spaces, pedestrian connections, and landscaped areas create a welcoming campus that softens the scale of the industrial buildings and establishes a strong sense of place. Careful attention to materiality, massing, and architectural expression establishes a refined identity, reinforced by a clear sequence from site entry to arrival and a unified visual hierarchy across the campus. The result is a distinctive development that sets a new benchmark for aerospace capabilities around the world.

Access and Utilities

Primary site access will be provided via the extension of 151st Street from Blaine Avenue. Future phases may include additional access points from Blaine Avenue. Blaine Avenue currently consists of an approximately 24-foot-wide bituminous roadway along the eastern boundary of the site, transitioning to a 30-foot-wide gravel roadway further south. The proposed development includes dedication of right-of-way to facilitate improvements to Blaine Avenue as a 30-foot-wide urban roadway, as well as right-of-way for the extension of 151st Street west of Blaine Avenue.

The development will include both on-site and off-site utilities, including sanitary sewer, watermain, and dry utility duct banks. Utilities will generally be installed underground, with the exception of an overhead electrical transmission line along the eastern boundary connecting to a proposed substation. Certain process and mechanical piping is also anticipated to be above ground. The electrical transmission infrastructure will be designed and constructed by Xcel Energy.

As part of Blaine Avenue improvements, a public 16-inch watermain will be extended south to the project boundary. A 12-inch watermain will be installed along 151st Street, with 12-inch service stubs provided to serve the campus and allow for system looping.

Sanitary sewer within the development will drain to an off-site lift station discharging to an existing MCES trunk sewer located in the northeast portion of the site. A 10-inch sanitary sewer main will be extended along 151st Street, with 8-inch service stubs provided the campus. Wastewater will flow by gravity to the lift station and be pumped north to the regional system, as described in the submitted sewershed and preliminary design reports included with this submittal. North Wind is collaborating with the University of Minnesota, City, and MCES for the connection to the existing MCES main.

The ultimate campus buildout includes a regional stormwater management pond located in the northwest corner of the development. This pond is designed to provide both stormwater volume control and rate control for the fully developed site. As part of Phase 1, a portion of the pond will be constructed and sized to manage runoff generated by the initial phase of development, with future

expansion planned based on the location and design of a proposed engineering building. In the interim, temporary sedimentation basins will be constructed throughout the site to provide stormwater management and erosion control until subsequent development phases are completed.

Landscaping

Existing trees on site were removed as part of permitted soil remediation activities which began in Spring 2026. A tree preservation plan included in the application provides an inventory for significant trees and has been included with this submittal. Required tree mitigation has been provided as shown in the proposed Landscape Plan.

A landscaped buffer with evergreen screening is proposed along the perimeter of Phase 1 and at the off-site substation to provide effective screening, buffering, and enhanced visual character. Coniferous trees are incorporated to screen the site, substation, and building areas, while a combination of site and perimeter plantings contributes to visual softening and creates a more pedestrian-friendly environment.

Foundation plantings are designed to break up building massing and create a gradual transition in scale. Additional screening, consisting of coniferous trees, is provided at loading areas within the site. Parking lot landscaping, including trees and groundcover, is incorporated to break up large expanses of pavement, enhance the user experience, and reduce the visual impact of parked vehicles.

Other Improvements

Parking setbacks are governed by University of Minnesota covenants, which are more restrictive than City requirements. Phase 1 will include 55 parking spaces, including four ADA-compliant spaces, to serve staff and visitors. Based on employee shifts and office space, 40 parking stalls are needed for this first phase.

Future phases will include additional buildings of varying heights, governed under the Master PUD requested as part of this submittal.

Acoustic studies have been conducted to inform site design and seek compliance with Minnesota State noise standards. The analysis considers full campus buildout conditions. While noise mitigation is not required for Phase 1, it may be necessary for future phases. The study is included with this submittal.

Intent of PUD Application

This Planned Unit Development (PUD) application is being reviewed concurrently with the Preliminary Plat, Final Plat, and Phase 1 Site Plan applications. The purpose of the PUD is to establish a framework that informs the design and development of both the Phase 1 improvements and future phases of the campus as it builds out over time. The ultimate goal is to create a comprehensive PUD that will govern development across the entire campus.

The applicant has found that certain provisions of the zoning code appear to be tailored toward traditionally sized development lots, where buildings are typically located closer to public streets, and may not fully address the unique characteristics of a large-scale campus environment. As a result, the PUD process provides an opportunity to identify and establish mutually agreed-upon code deviations, balanced by the public and project benefits offered by the development. Establishing these expectations upfront will provide clarity and predictability for future site planning efforts, allowing subsequent phases to be designed and submitted efficiently over the coming years as the campus continues to develop.

PUD Flexibility Requests

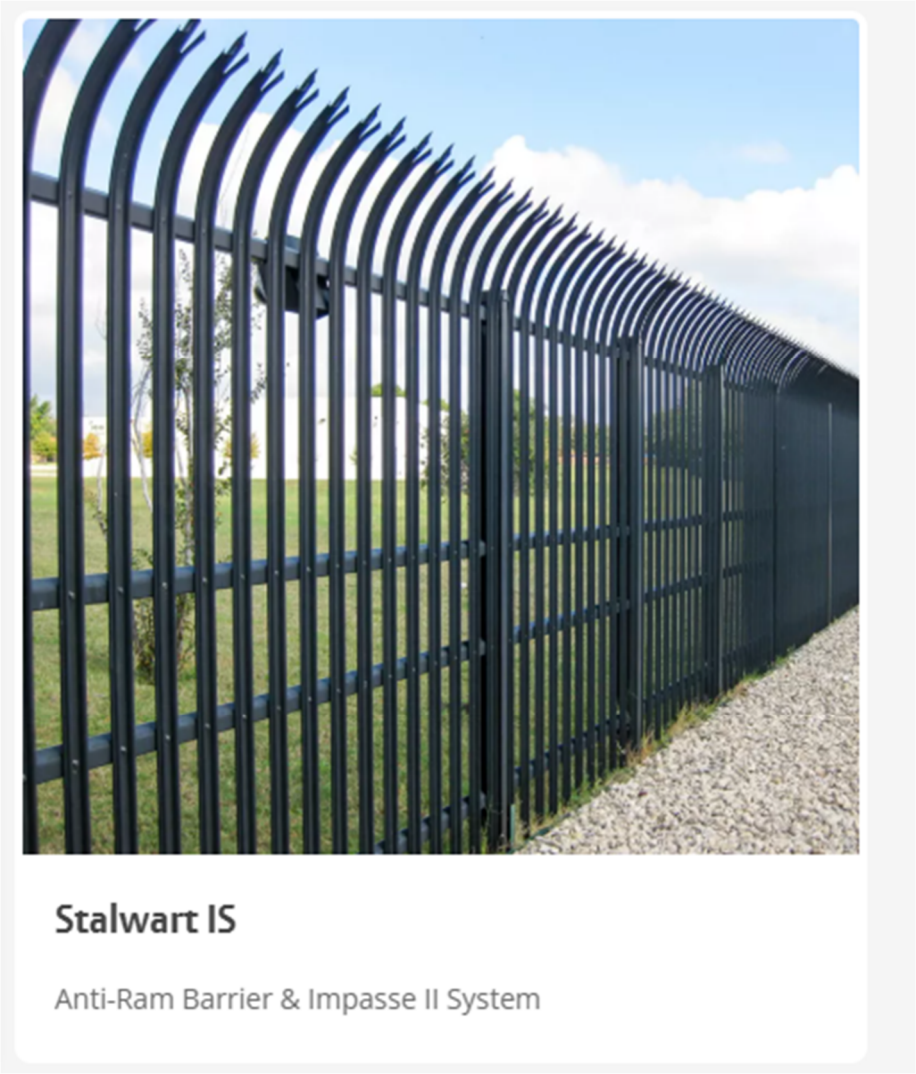
This submittal requests approval of a Master PUD governing the entire campus, including Phase 1 development. The following deviations from standard City Zoning and University of Minnesota guidelines are requested:

- ***Section 11-4-4 SITE DIMENSIONS***
  Structures up to 120 feet in height may be necessary for buildings on future campus phases to account for mechanical spaces such as exhaust. Occupiable building height will not exceed 75 feet.

- ***Section 11-5-5 PLANNED UNIT DEVELOPMENT DISTRICT***
  Item 4a: More than one building will be placed on a platted lot. Multiple support buildings may be located within a single development lot. Due to the high density of the site to support working and happening of processes, buildings may need to be placed in a manner which places them closer than 12 feet together but still provides fire access.

  Item 4e: Parking will be based on actual occupancy rather than standard ratios due to the specialized nature of the facilities.

- ***Section 11-7-5 FENCING STANDARDS*:**
  Enhanced security fencing, including precast walls, ornamental metal, and potential use of barbed or razor wire, may be incorporated. Security requirements are still being evaluated, and preliminary findings determine the fencing may exceed 8-ft in height and will be similar to Ameristar Products for Anti-Ramming Fence as shown below.



- ***Section 11-7-6 LANDSCAPING, SCREENING AND BUFFERING STANDARDS:***
  Site perimeter trees are proposed to be coniferous in lieu of the City required shade or flowering trees. Due to the site user's security requirements, we ask for flexibility.

- ***Section 11-7-8 LIGHTING STANDARDS:***
  Site lighting levels may exceed 1.0 foot-candles at the property line to meet security requirements. Site lighting will be provided throughout the development for user safety and security. Lighting will be consistent in character across the site and will meet end-user security requirements. A photometric plan has been prepared showing lighting spaced at 30-foot intervals along the primary ring road and throughout parking areas. The applicant is

continuing to coordinate with a security subconsultant, and additional lighting details will be provided with future phase submittals.

- ***Section 11-7-2 ARCHITECTURAL STANDARDS:***

  Architectural Articulation: Due to the unique size and shape of some buildings to support the working and happening of processes, the banding and façade articulation may need to be larger than those outlined in this section.

BUILDING CODE ACCOMMODATIONS

Code asks

- Item 1 building occupancy: The highly unique nature of the building type necessitates several code assumptions to effectively design within parameters while also meeting governmental requirements as outlined by Unified Facilities Criteria (UFC).
  - For occupied process spaces B occupancy can be assumed where no hazardous materials are present
  - For occupied support spaces F-1 occupancy can be assumed where no hazardous materials are present
  - For non-occupied support spaces F-1 occupancy can be assumed where no hazardous materials are present

- Item 2 building Occupancy load: The highly unique nature of the building type necessitates several code assumptions to effectively design within parameters while also meeting governmental requirements as outlined by Unified Facilities Criteria (UFC).
  - For occupied process spaces a occupant load factor of 500sf per occupant can be assumed where no hazardous materials are present
  - For all support spaces an occupant load factor of 500sf per occupant can be assumed
    where no hazardous materials are present

- Item 3 Fixture Count: The highly unique nature of the building type necessitates several code assumptions to effectively design within parameters while also meeting governmental requirements as outlined by Unified Facilities Criteria (UFC).
  - For occupied process buildings it will be assumed that fixture count will be calculated using an actual occupant load + 10%
  - For occupied support buildings it will be assumed that fixture count will be calculated using an actual occupant load + 10%
  - For non-occupied process buildings, it will be assumed that no fixtures will be provided but access to a fixture will be provided within 500 feet as to provide an accessible option in the vicinity of a support building where no hazardous materials are present.

  - For non-occupied support buildings, it will be assumed that fixture count will be calculated using an actual occupant load + 10% where hazardous materials are present.

- Item 4 allowable building height: The highly unique nature of the building type necessitates several code assumptions to effectively design within parameters while also meeting governmental requirements as outlined by Unified Facilities Criteria (UFC).
  - For all Buildings on site it is assumed that allowable building height can be a max 120 feet to account for mechanical spaces such as exhaust. Occupiable building height will not be above 75 feet.
  - For all mechanical structures on site it is assumed that the allowable height will be a maximum of 120 feet to account for mechanical objects such as suction spheres.

- Item 5 Light-transmitting plastic wall panels: The highly unique nature of the building type necessitates several code assumptions to effectively design within parameters while also meeting governmental requirements as outlined by Unified Facilities Criteria (UFC).
  - For all Buildings on site it is assumed that allowable distance between panels in the vertical and horizontal to be 0 to ensure we are able to meet daylighting requirements and safety requirements as outlined in the UFC.

We respectfully request that the Master PUD, Site Plan, Preliminary Plat, and Final Plat be scheduled for consideration at the next available Planning Commission meeting. Please contact me at (612) 387-5159 with any questions or requests for additional information.

OVERALL MASTER CONCEPT PLAN

151st Street

STORMWATER POND

SECURITY BUILDING

ENGINEERING BUILDING

STORMWATER POND

X-CEL TRANSFORMERS

BLAINE AVENUE

CAPABILITY 1

MECHANICAL BUILDING

MECHANICAL YARD

ACCESSORY BUILDING

ACCESSORY BUILDINGS

ACCESSORY BUILDING

ACCESSORY BUILDING

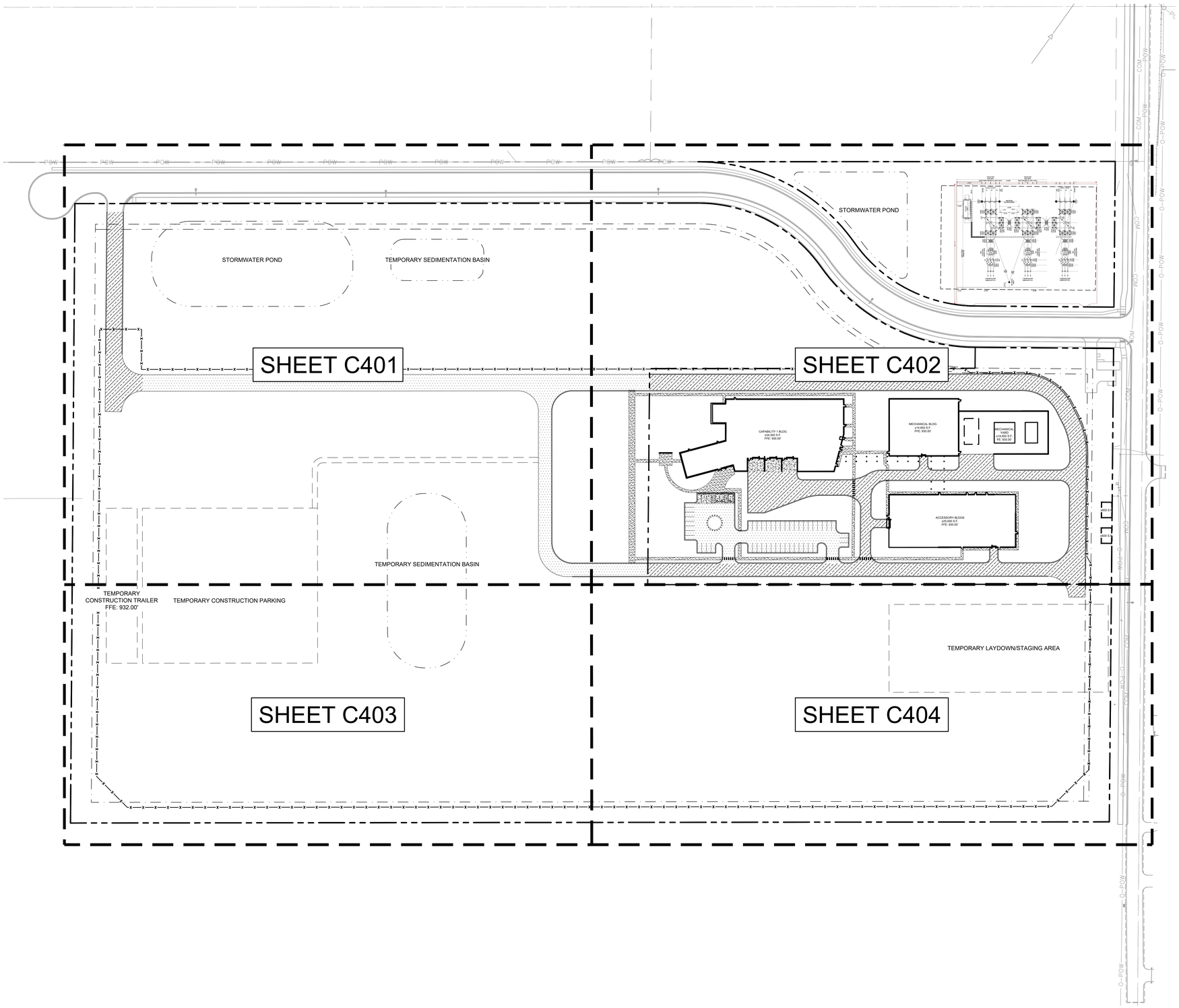
POTENTIAL FUTURE EXPANSION AREA

MECHANICAL BUILDING

CAPABILITY 2

ACCESSORY BUILDING

POTENTIAL FUTURE EXPANSION AREA



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED FLUSH CURB
- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT / SIDEWALK — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK — SEE DETAILS FOR SECTION

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 19-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	± 55.20 AC
DISTURBED AREA	± 55.20 AC
EXISTING IMPERVIOUS AREA	± 7.40 AC / ± 13.40%
EXISTING PERVIOUS AREA	± 44.44 AC / ± 80.60%
PROPOSED IMPERVIOUS AREA	± 13.31 AC / ± 24.11%
PROPOSED PERVIOUS AREA	± 41.89 AC / ± 75.89 %
NET DECREASE IN IMPERVIOUS AREA	± 2.55 AC

SITE DATA	
EXISTING ZONING	A - 2
PROPOSED ZONING	B - 2
PROPOSED LAND USE	BUSINESS / RESEARCH
PARKING SETBACKS	FRONT= 50' SIDE/REAR = 40' LOCATE PARKING GENERALLY TO SIDE AND REAR.
BUILDING SETBACKS	FRONT = 40' SIDE = 40' REAR = 40' ORIENT BUILDINGS PARALLEL OR PERPENDICULAR TO STREETS.

BUILDING DATA SUMMARY	
AREAS	
TOTAL BUILDING AREA	± 76,488 SF
PERCENT OF TOTAL PROPERTY AREA	± 3.73%
PARKING	
REQUIRED PARKING DIMENSIONS	9.0' WIDTH X 19' LENGTH X 24' DRIVE AISLE
REQUIRED PARKING	40 SPACES
PROPOSED PARKING	55 SPACES
ADA STALLS REQUIRED / PROVIDED	2 STALLS / 3 STALLS

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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name CONNOR G. MCCOY, P.E.

Date 06/30/2026 Lic./Reg. No. 65603

Issued For

Item	Date

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Keyplan

TRUE NORTH PLAN NORTH

ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003

Drawn JMJ

Sheet Title

SITE PLAN - OVERALL

Sheet No.

C400

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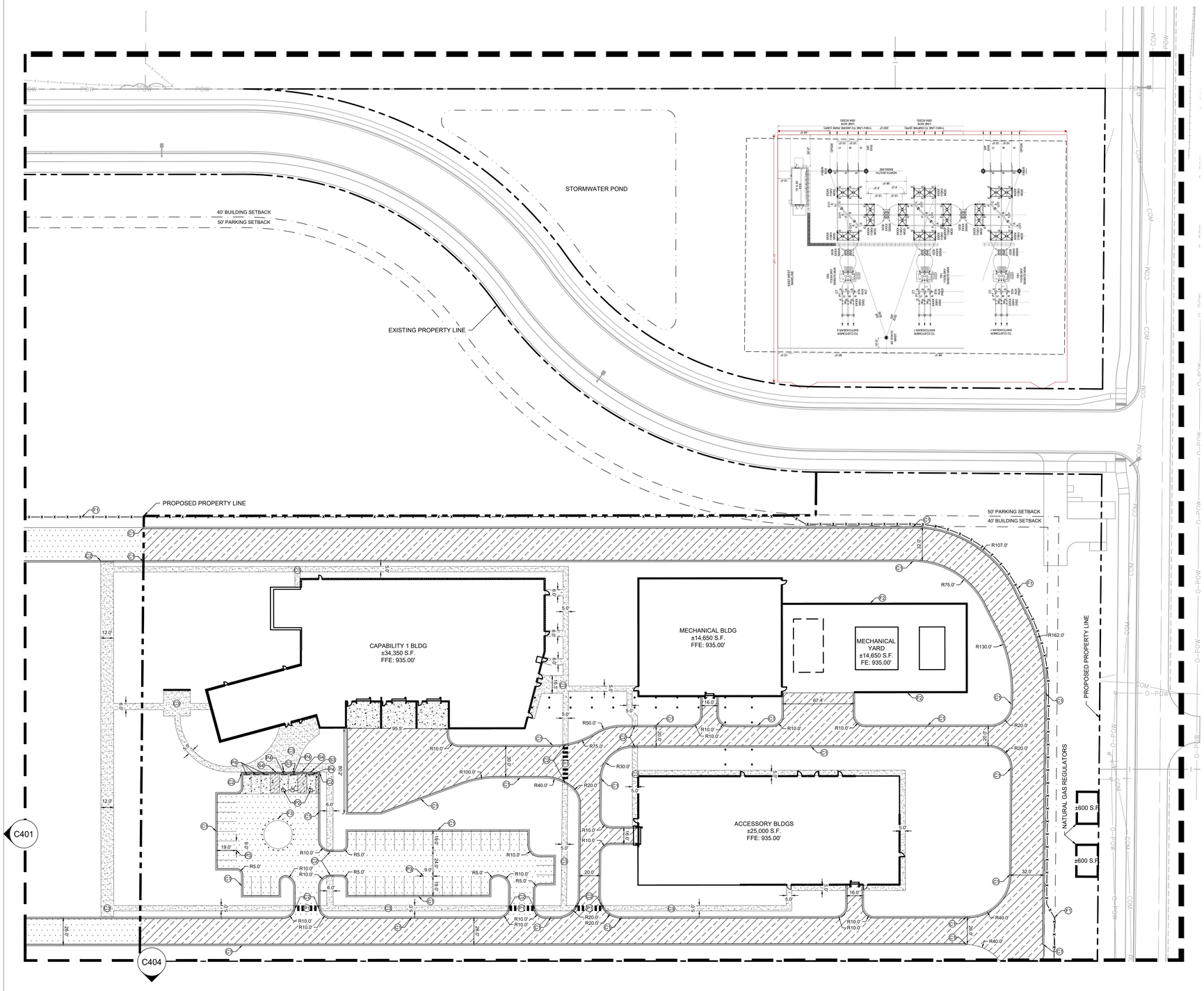


LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED FLUSH CURB
- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT / SIDEWALK — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT / SIDEWALK — SEE DETAILS FOR SECTION

KEYNOTE LEGEND

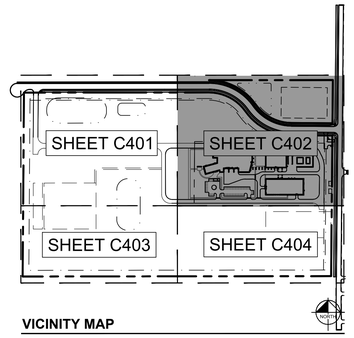
CURB, SIDEWALK, AND PAVEMENT
- C1 6" CONCRETE CURB & GUTTER (SEE DETAIL 1 ON SHEET C410)
- C2 FLUSH CURB AND WALK (SEE DETAIL 1 ON SHEET C410)
- C3 CONCRETE SIDE WALK
- C4 MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- C5 TEMPORARY 8" GRAVEL LAYDOWN/STAGING AREA
- C6 TEMPORARY PAVED WALK

SITE FURNATURE
- F1 SECURITY FENCE
- F2 SCREEN WALL
- F3 6" CONCRETE FILLED PIPE BOLLARD (SEE DETAIL 6 ON SHEET C411)

PAVEMENT MARKINGS
- P1 PEDESTRIAN CROSSWALK
- P2 ADA PARKING STALL
- P3 19' X 9' PARKING STALL
- P4 CONCRETE WHEEL STOP (SEE DETAIL 7 ON SHEET C411)

SIGNAGE
- S1 STOP SIGN (SEE DETAIL 2 ON SHEET C410)
- S2 DO NOT ENTER SIGN
- S3 ADA PARKING SIGN (SEE DETAIL 5 ON SHEET C411)
- S4 NO PARKING SIGN

REFERENCE NOTES
- R1 AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP, SHOWN FOR REFERENCE (SEE ARCHITECTURAL PLANS)
- R2 MONUMENT SIGN, SHOWN FOR REFERENCE (SEE ARCHITECTURAL PLANS)
- R3 LIGHT POLES, SHOWN FOR REFERENCE (SEE SITE LIGHTING PLANS)
- R4 RETAINING WALL, SHOWN FOR REFERENCE (BY OTHERS)
- R6 TRANSFORMER PAD, SHOWN FOR REFERENCE (SEE ELECTRICAL PLANS)
- R7 CONSTRUCTION TRAILER/PARKING PAD



VICINITY MAP

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Name CONNOR G. MCCOY, P.E.

Date 06/30/2026 Lic./Reg. No. 65603

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Keyplan

TRUE NORTH PLAN NORTH

ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003

Drawn JMJ

Sheet Title

SITE PLAN - ENLARGEMENT

Sheet No.

C402

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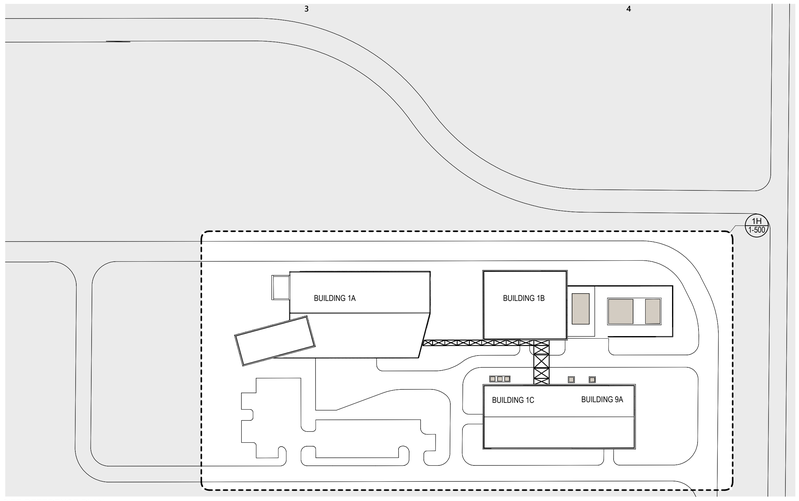
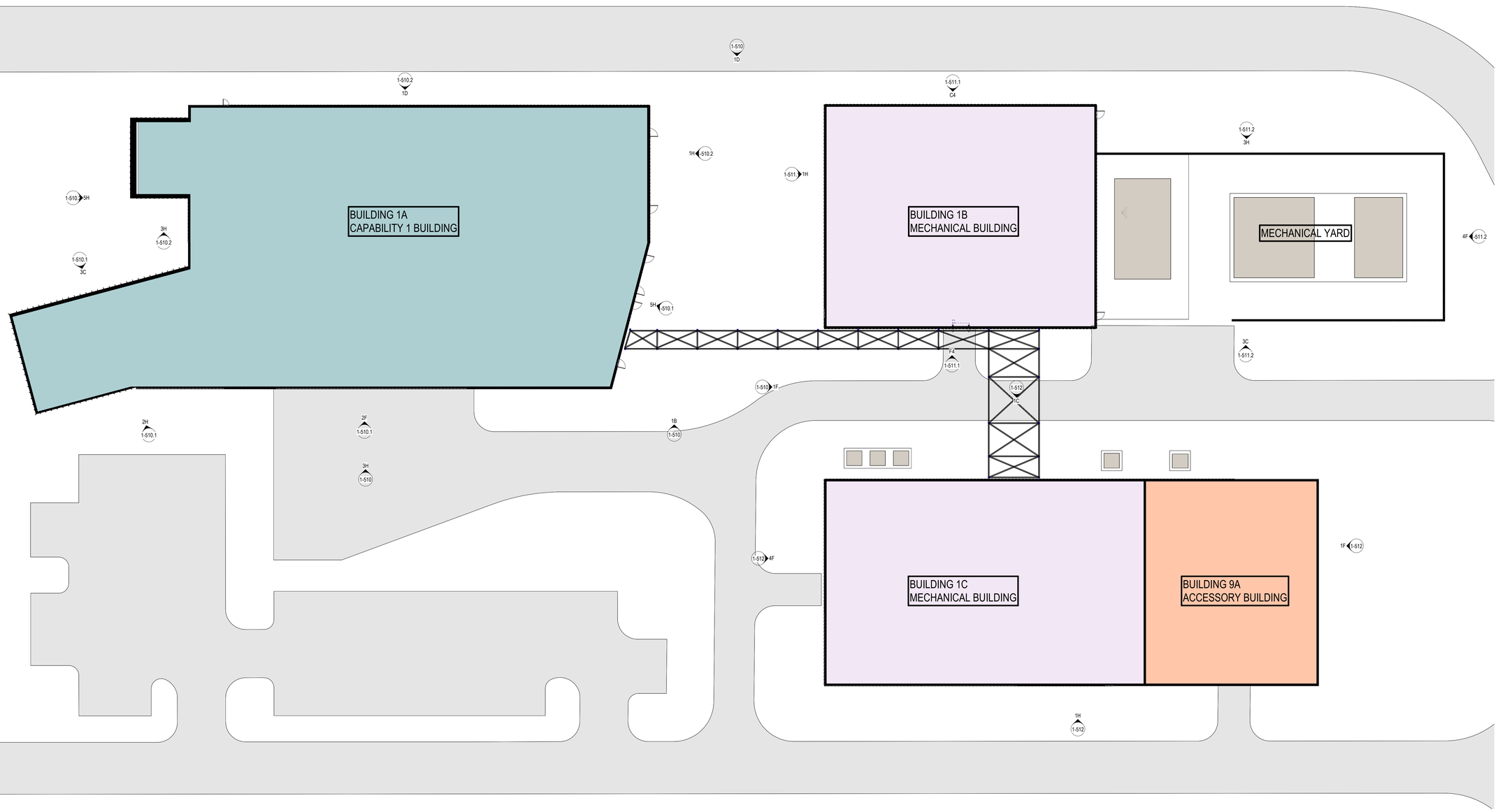


1 / 1-500 SITE REFERENCE PLAN
1" = 100'-0"



1H / 1-500 FLOOR PLAN - BUILDINGS 1A, 2A, 3A & 9A
3/64" = 1'-0"

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Keyplan

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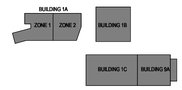
PLAN NORTH



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Sheet Title
BUILDING FLOOR PLANS

Sheet No.
1-500

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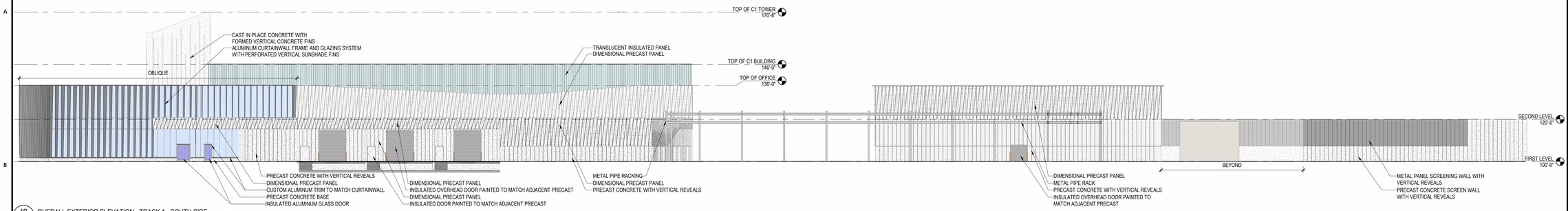
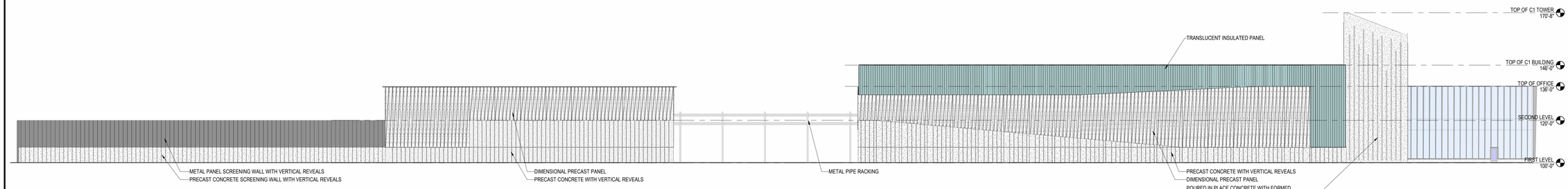
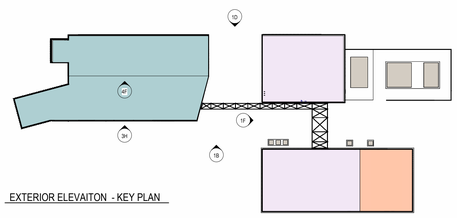


1B 1-510 OVERALL EXTERIOR ELEVATION - TRACK 1 - SOUTH SIDE
1" = 20'-0"

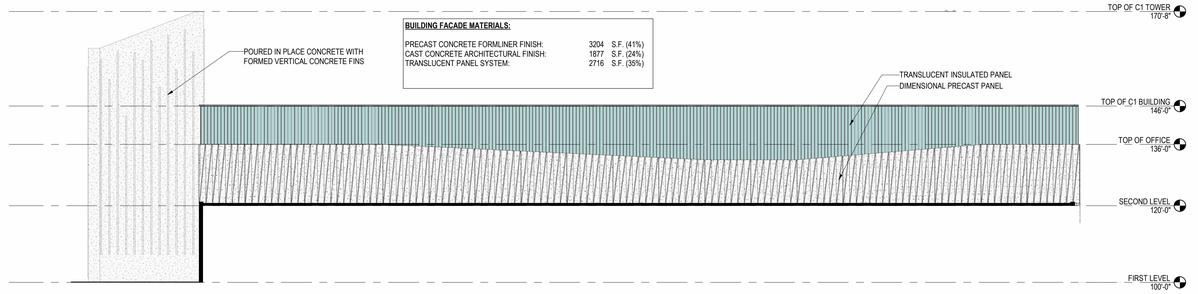


1D 1-510 OVERALL EXTERIOR ELEVATION - TRACK 1 - NORTH SIDE
1" = 20'-0"

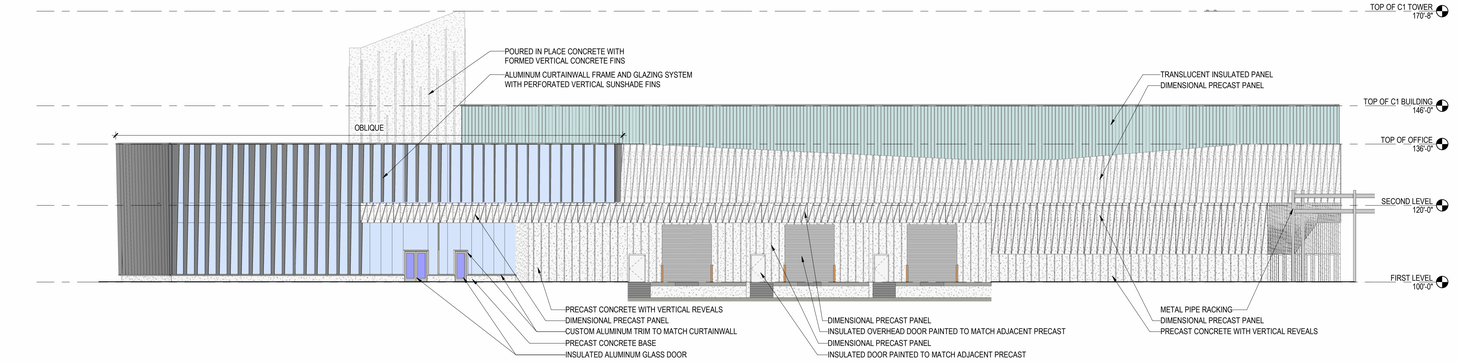
1F 1-510 OVERALL EXTERIOR ELEVATION - 1B & 1C WEST SIDE
1" = 20'-0"



EXTERIOR ELEVAITON - KEY PLAN



4F 1-510 OVERALL EXTERIOR ELEVATION - BUILDING 1A - SOUTH
1/16" = 1'-0"



3H 1-510 OVERALL EXTERIOR ELEVATION - BUILDING 1A - SOUTH
1/16" = 1'-0"

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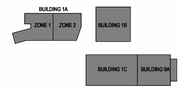
PLAN NORTH



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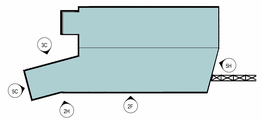
Drawn MO

Sheet Title
OVERAL EXTERIOR ELEVATIONS

Sheet No.
1-510

BUILDING 1A TOTAL FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	7453	S.F. (16%)
PRECAST CONCRETE FORMLINER FINISH:	11669	S.F. (25%)
CAST CONCRETE ARCHITECTURAL FINISH:	9321	S.F. (20%)
GLAZING WITH INTEGRATED PERFORATED SCREEN:	9983	S.F. (21%)
TRANSLUCENT PANEL SYSTEM:	7501	S.F. (16%)
DOORS AND OPENINGS:	1023	S.F. (02%)

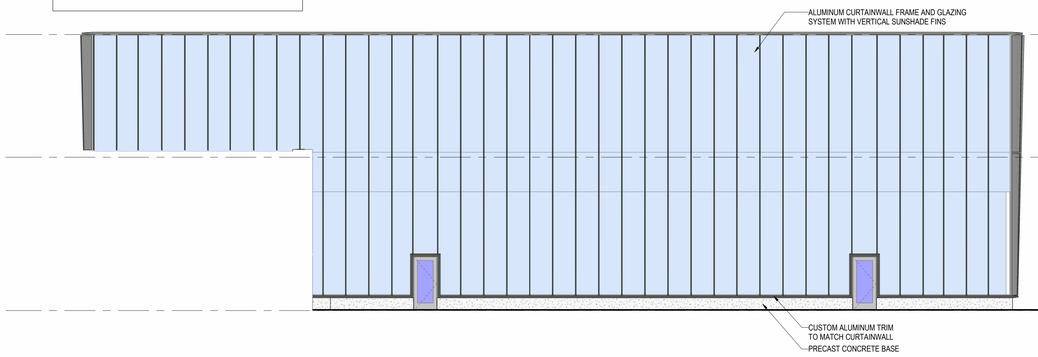


EXTERIOR ELEVATION - BUILDING 1A KEY PLAN

NOTE: COLOR SHOWN IS FOR REPRESENTATION ONLY AND DOES NOT INDICATE THE FINAL FINISH COLOR

BUILDING FACADE MATERIALS:

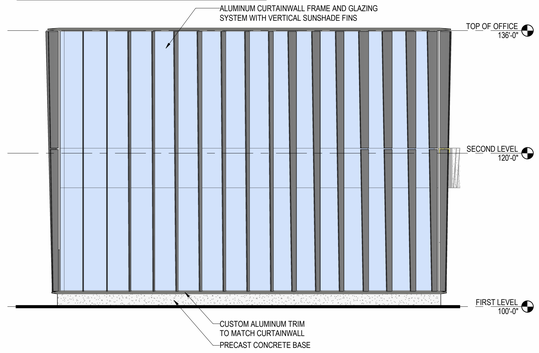
PRECAST CONCRETE ARCHITECTURAL FINISH:	152	S.F. (03%)
GLAZING WITH INTEGRATED PERFORATED SCREEN:	4921	S.F. (96%)
GLASS DOORS AND OPENINGS:	46	S.F. (01%)



3C 1-510.1 EXTERIOR ELEVATION - BUILDING 1A - NORTHWEST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	83	S.F. (05%)
GLAZING WITH INTEGRATED PERFORATED SCREEN:	1728	S.F. (95%)



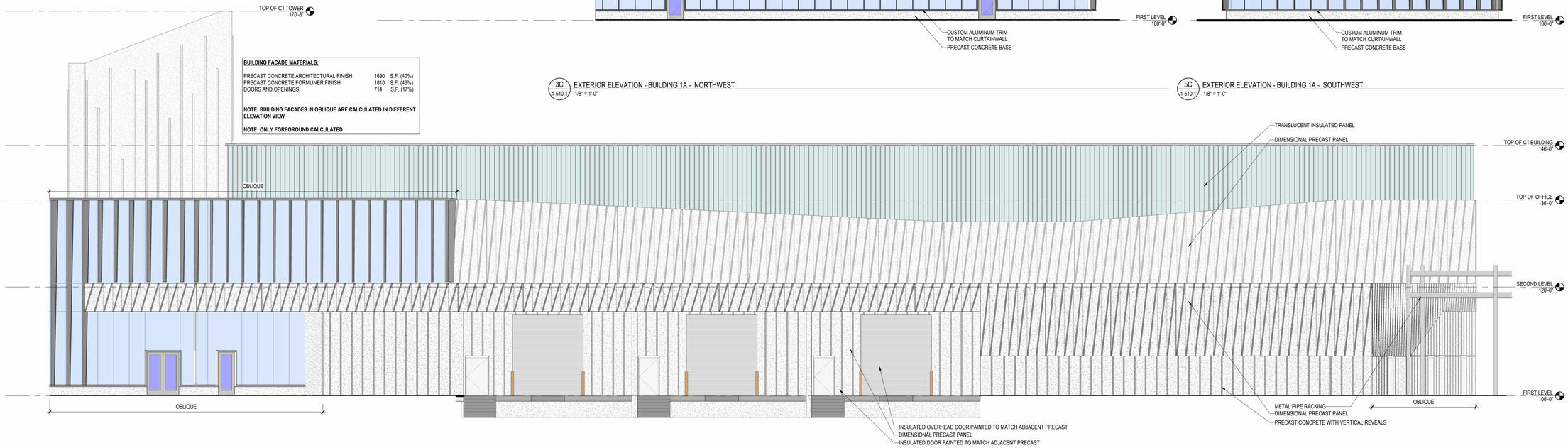
5C 1-510.1 EXTERIOR ELEVATION - BUILDING 1A - SOUTHWEST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	1690	S.F. (40%)
PRECAST CONCRETE FORMLINER FINISH:	1810	S.F. (43%)
DOORS AND OPENINGS:	714	S.F. (17%)

NOTE: BUILDING FACADES IN OBLIQUE ARE CALCULATED IN DIFFERENT ELEVATION VIEW

NOTE: ONLY FOREGROUND CALCULATED

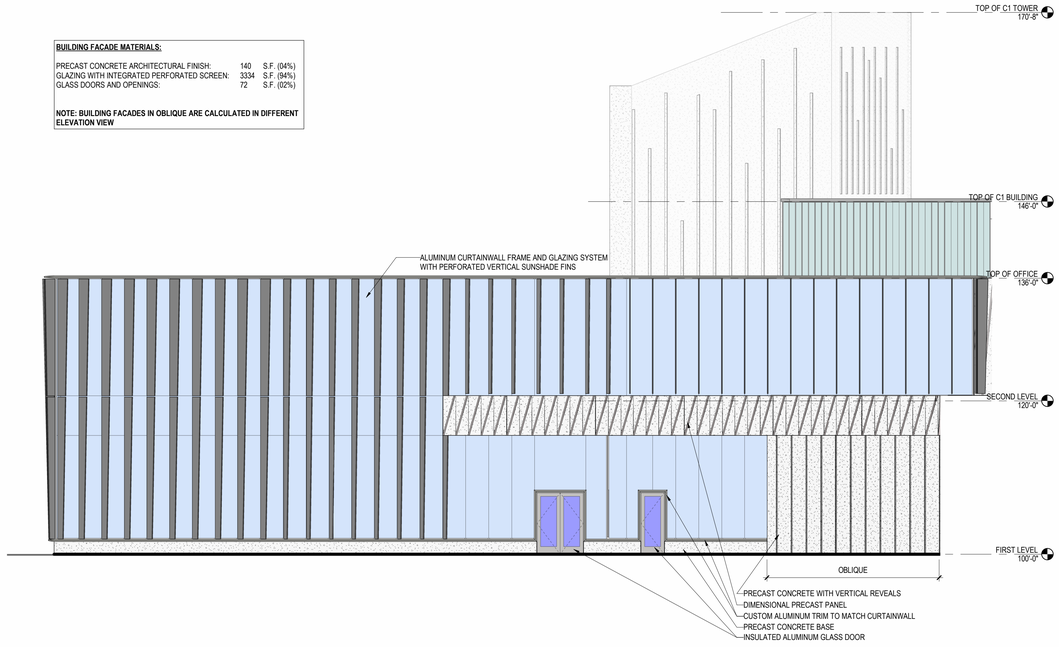


2F 1-510.1 EXTERIOR ELEVATION - BUILDING 1A - SOUTH
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	140	S.F. (04%)
GLAZING WITH INTEGRATED PERFORATED SCREEN:	3334	S.F. (94%)
GLASS DOORS AND OPENINGS:	72	S.F. (02%)

NOTE: BUILDING FACADES IN OBLIQUE ARE CALCULATED IN DIFFERENT ELEVATION VIEW

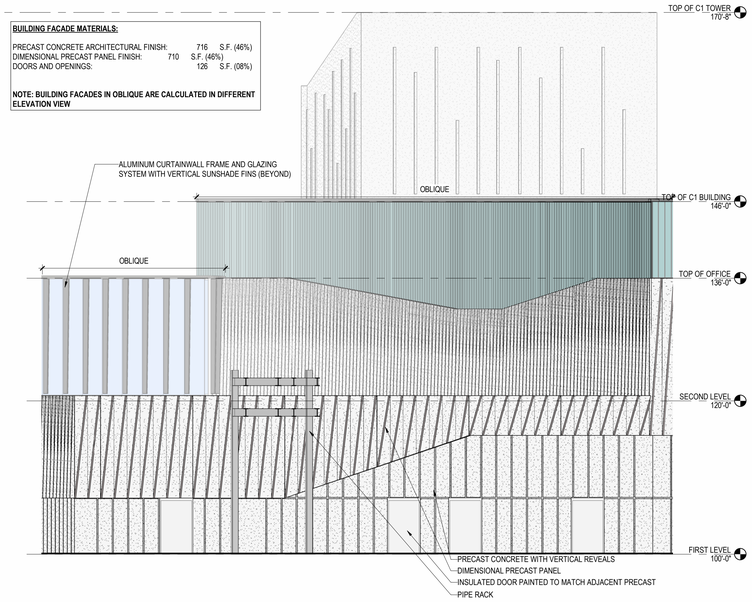


2H 1-510.1 EXTERIOR ELEVATION - BUILDING 1A - SOUTHEAST_MAIN ENTRANCE
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	716	S.F. (46%)
DIMENSIONAL PRECAST PANEL FINISH:	710	S.F. (46%)
DOORS AND OPENINGS:	126	S.F. (08%)

NOTE: BUILDING FACADES IN OBLIQUE ARE CALCULATED IN DIFFERENT ELEVATION VIEW



5H 1-510.1 EXTERIOR ELEVATION - BUILDING 1A - SOUTHEAST
1/8" = 1'-0"

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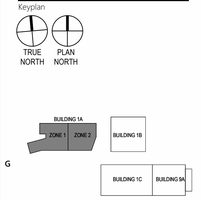
Keyplan



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Sheet Title
BUILDING 1A - EXTERIOR ELEVATIONS

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1-510.1

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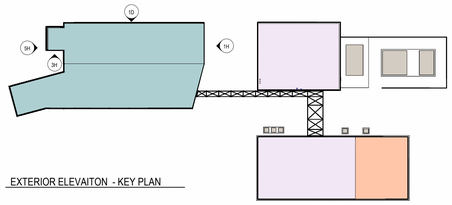
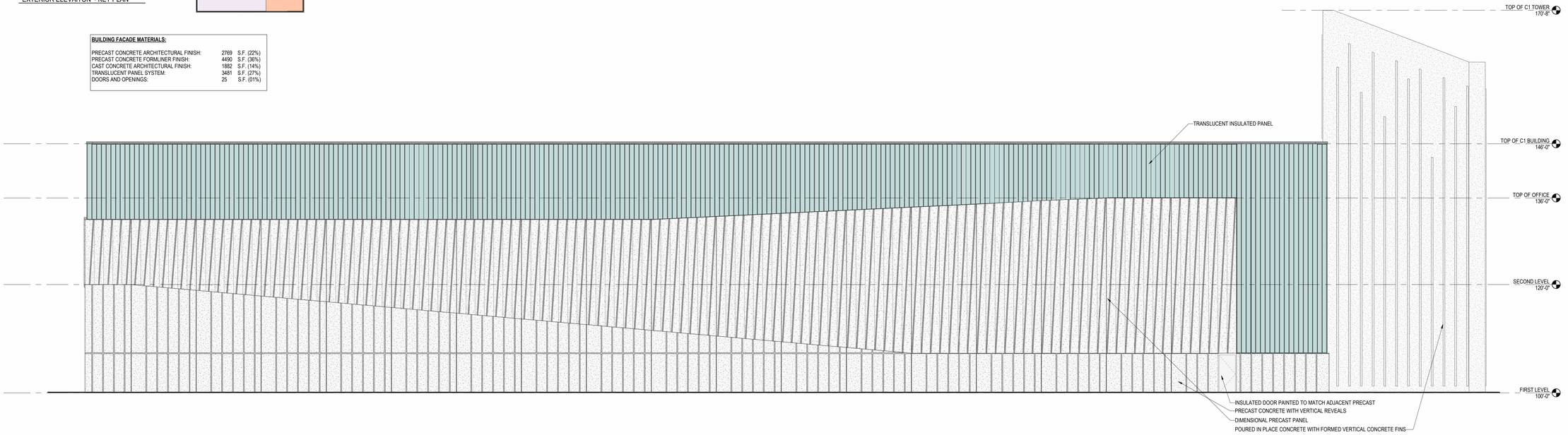


EXTERIOR ELEVAITON - KEY PLAN

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	2769	S.F. (22%)
PRECAST CONCRETE FORMLINER FINISH:	4490	S.F. (36%)
CAST CONCRETE ARCHITECTURAL FINISH:	1882	S.F. (14%)
TRANSLUCENT PANEL SYSTEM:	3481	S.F. (27%)
DOORS AND OPENINGS:	25	S.F. (01%)

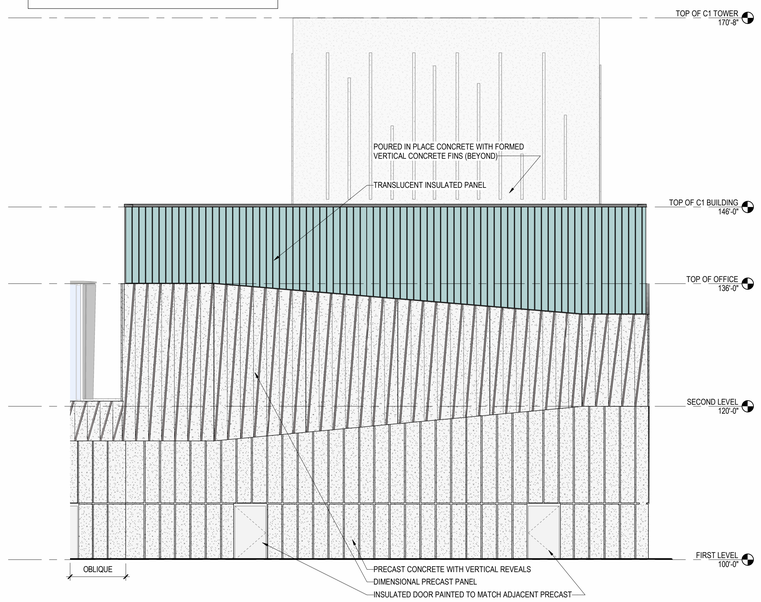


1D / 1-510.2 EXTERIOR ELEVATION - NORTH TUNNEL HALL (ZONE 1)1
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	1140	S.F. (28%)
PRECAST CONCRETE FORMLINER FINISH:	1119	S.F. (27%)
CAST CONCRETE ARCHITECTURAL FINISH:	970	S.F. (23%)
TRANSLUCENT PANEL SYSTEM:	836	S.F. (20%)
DOORS AND OPENINGS:	65	S.F. (02%)

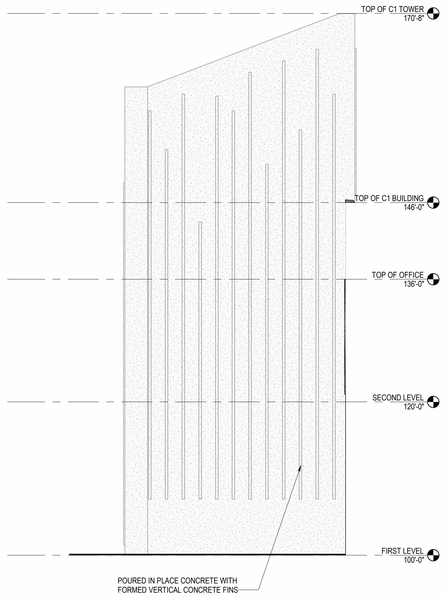
NOTE: BUILDING FACADES IN OBLIQUE ARE CALCULATED IN DIFFERENT ELEVATION VIEW



1H / 1-510.2 EXTERIOR ELEVATION - BUILDING 1A - WEST TUNNEL HALL
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

CAST CONCRETE ARCHITECTURAL FINISH:	1829	S.F. (100%)

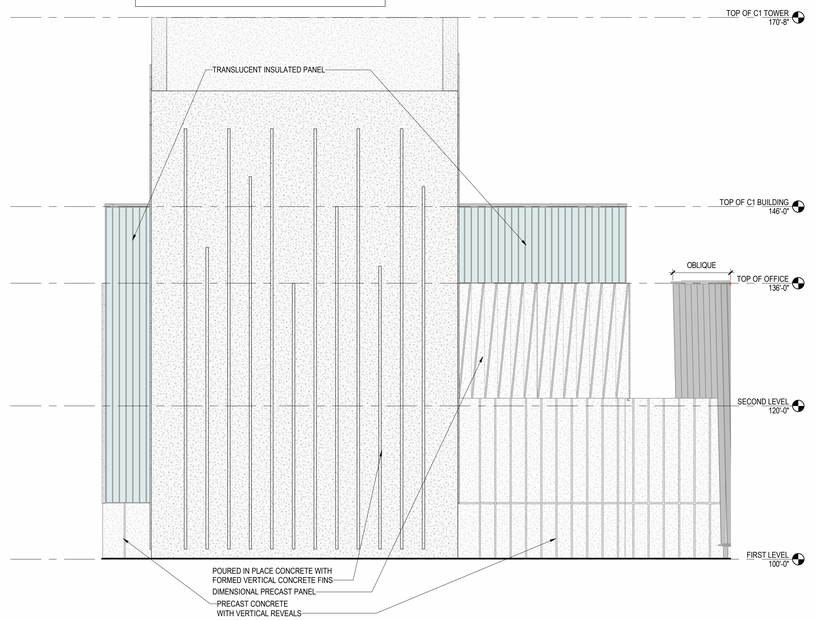


3H / 1-510.2 EXTERIOR ELEVATION - BUILDING 1A - SOUTH TUNNEL EXHAUST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	763	S.F. (17%)
PRECAST CONCRETE FORMLINER FINISH:	336	S.F. (08%)
CAST CONCRETE ARCHITECTURAL FINISH:	2823	S.F. (64%)
TRANSLUCENT PANEL SYSTEM:	468	S.F. (11%)

NOTE: BUILDING FACADES IN OBLIQUE ARE CALCULATED IN DIFFERENT ELEVATION VIEW



6H / 1-510.2 EXTERIOR ELEVATION - BUILDING 1A - EAST TUNNEL HALL / EXHAUST
1/8" = 1'-0"

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Keyplan

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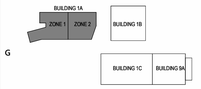
PLAN NORTH



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Sheet Title
BUILDING 1A - EXTERIOR ELEVATIONS

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1-510.2

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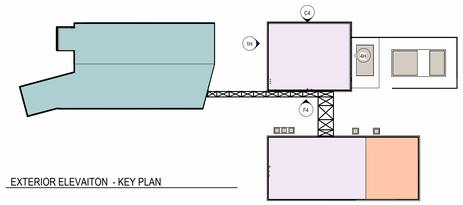
BUILDING 1B TOTAL FACADE MATERIALS:

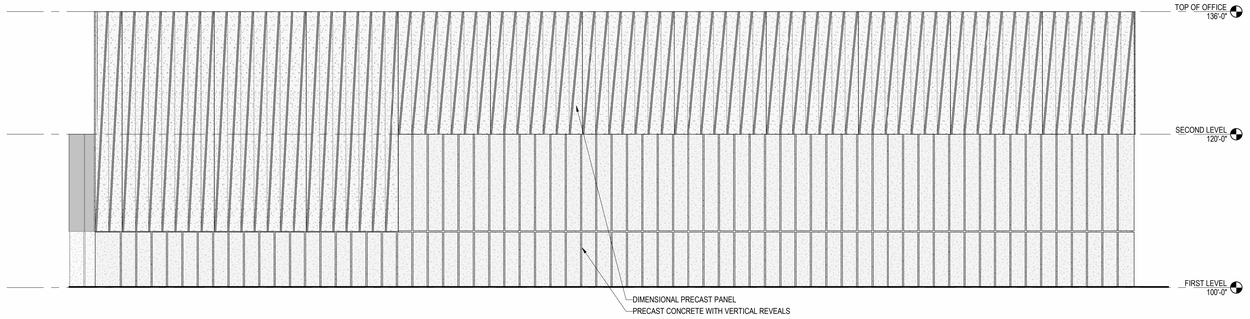
PRECAST CONCRETE ARCHITECTURAL FINISH:	8563	S.F. (48%)
PRECAST CONCRETE FORMLINER FINISH:	9010	S.F. (51%)
DOORS AND OPENINGS:	161	S.F. (01%)



EXTERIOR ELEVAITON - KEY PLAN

BUILDING FACADE MATERIALS:

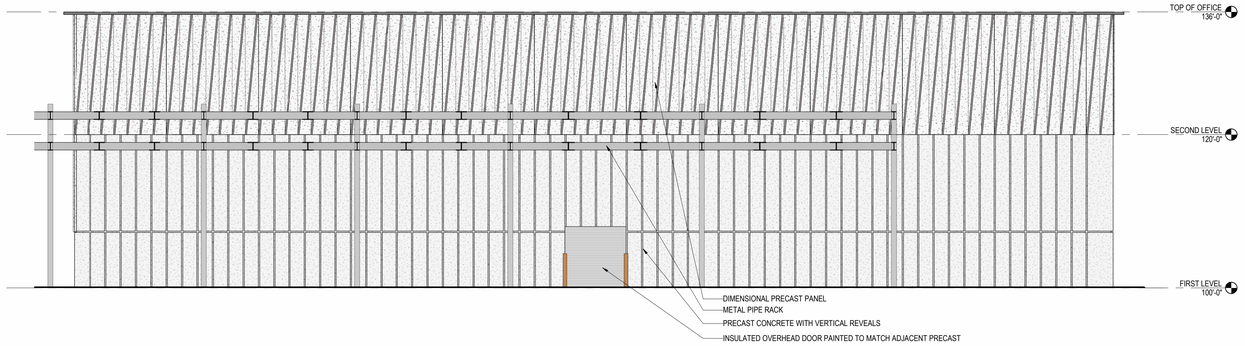
PRECAST CONCRETE ARCHITECTURAL FINISH:	2210	S.F. (45%)
PRECAST CONCRETE FORMLINER FINISH:	2673	S.F. (55%)



C4 / 1-511.1 EXTERIOR ELEVATION - BUILDING 1B - NORTH
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

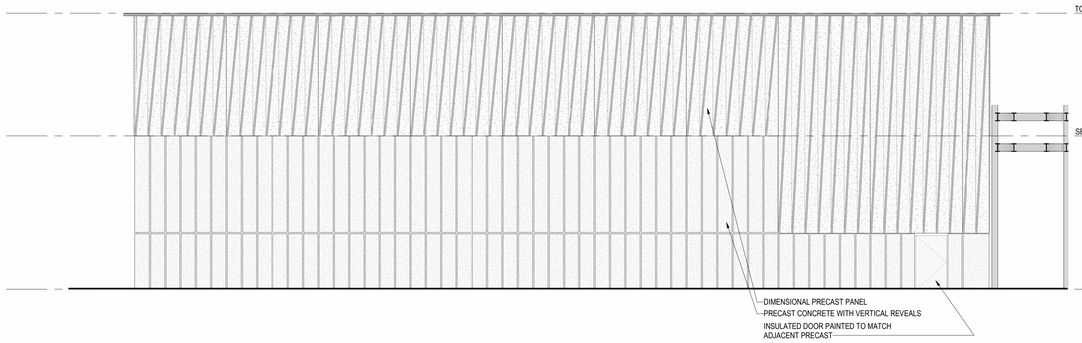
PRECAST CONCRETE ARCHITECTURAL FINISH:	2645	S.F. (54%)
PRECAST CONCRETE FORMLINER FINISH:	2175	S.F. (45%)
DOORS AND OPENINGS:	64	S.F. (01%)



F4 / 1-511.1 EXTERIOR ELEVATION - BUILDING 1B - SOUTH
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

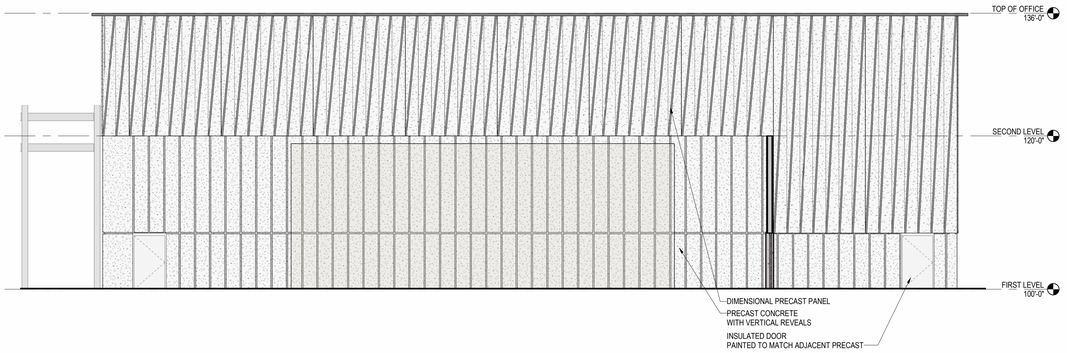
PRECAST CONCRETE ARCHITECTURAL FINISH:	1854	S.F. (47%)
PRECAST CONCRETE FORMLINER FINISH:	2093	S.F. (52%)
DOORS AND OPENINGS:	32	S.F. (01%)



1H / 1-511.1 EXTERIOR ELEVATION - BUILDING 1B - WEST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	1854	S.F. (46%)
PRECAST CONCRETE FORMLINER FINISH:	2069	S.F. (52%)
DOORS AND OPENINGS:	65	S.F. (02%)



4H / 1-511.1 EXTERIOR ELEVATION - BUILDING 1B - EAST
1/8" = 1'-0"

NORTH WIND TEST - CAPABILITY ONE

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Keyplan

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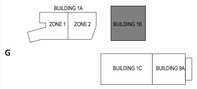
PLAN NORTH



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Drawn: MO

Sheet Title
BUILDING 1B - EXTERIOR ELEVATIONS

Sheet No.
1-511.1

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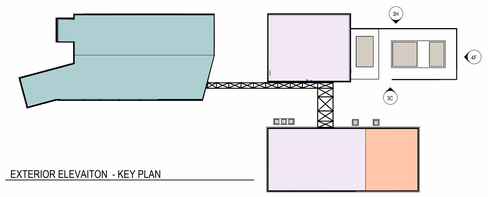
MECHANICAL YARD TOTAL FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	3380	S.F. (46%)
PERFORATED METAL SCREEN:	4040	S.F. (54%)



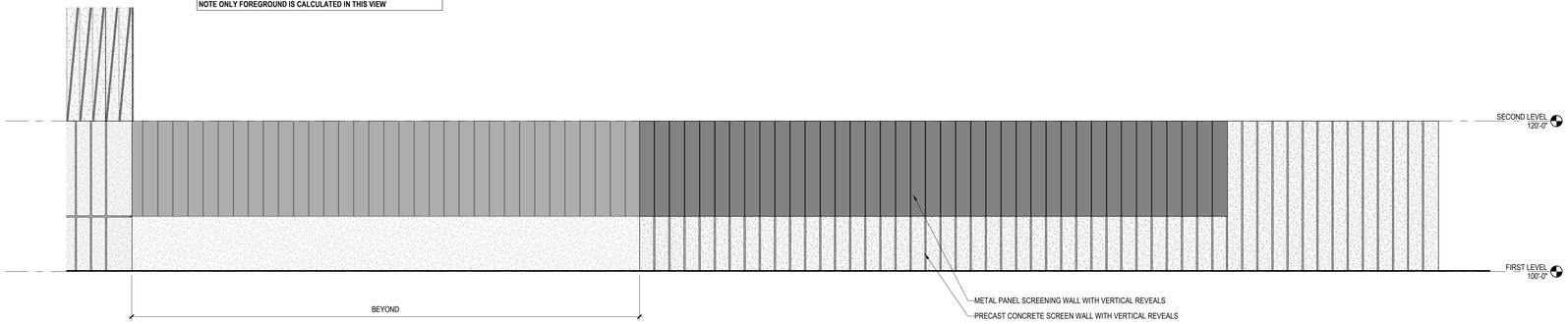
EXTERIOR ELEVAITON - KEY PLAN

NOTE: COLOR SHOWN IS FOR REPRESENTATION ONLY AND DOES NOT INDICATE THE FINAL FINISH COLOR

SCREENING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	1238	S.F. (56%)
PERFORATED METAL SCREEN:	987	S.F. (44%)

NOTE ONLY FOREGROUND IS CALCULATED IN THIS VIEW

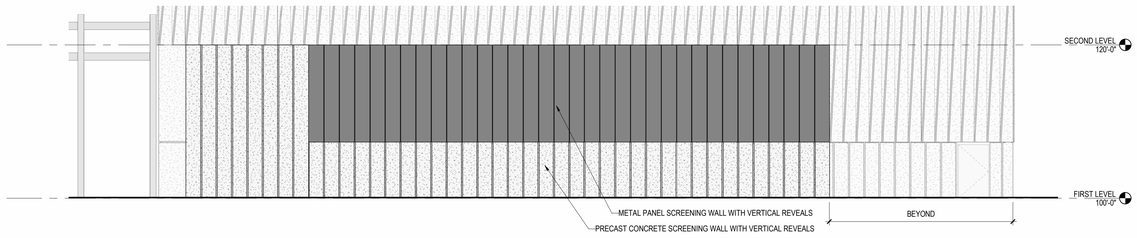


3C 1-511.2 EXTERIOR ELEVATION - BUILDING 1B SCREENING - SOUTH
1/8" = 1'-0"

SCREENING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	872	S.F. (51%)
PERFORATED METAL SCREEN:	860	S.F. (49%)

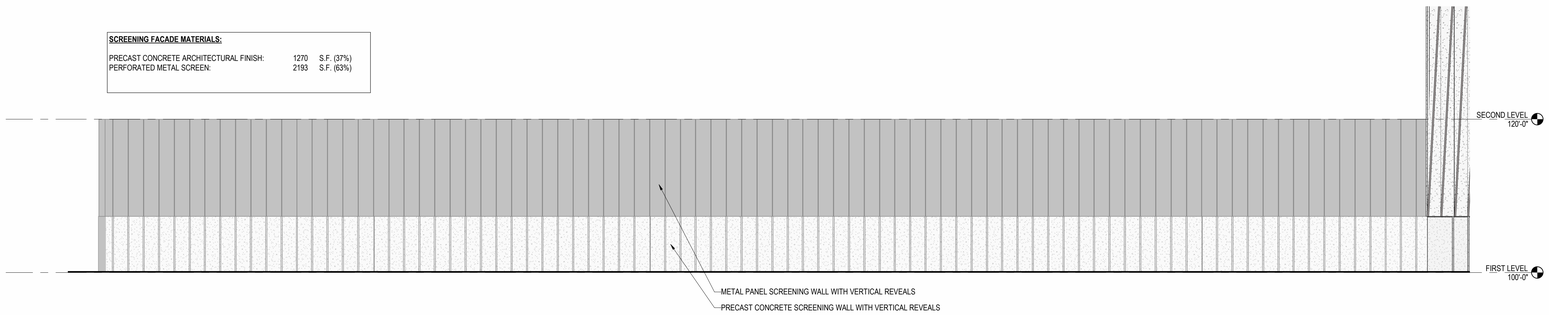
NOTE ONLY FOREGROUND IS CALCULATED IN THIS VIEW



4F 1-511.2 EXTERIOR ELEVATION - BUILDING 1B SCREENING - EAST
1/8" = 1'-0"

SCREENING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	1270	S.F. (37%)
PERFORATED METAL SCREEN:	2193	S.F. (63%)



3H 1-511.2 EXTERIOR ELEVATION - BUILDING 1B SCREENING - NORTH
1/8" = 1'-0"

NORTH WIND TEST - CAPABILITY ONE

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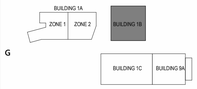

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Sheet Title
BUILDING 1B SCREENING - EXTERIOR ELEVATIONS

Sheet No.
1-511.2

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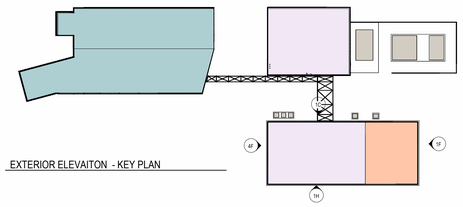
BUILDING 1C/9A TOTAL FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	12458	S.F. (50%)
PRECAST CONCRETE FORMLINER FINISH:	7755	S.F. (31%)
TRANSLUCENT PANEL SYSTEM:	4178	S.F. (17%)
DOORS AND OPENINGS:	606	S.F. (02%)

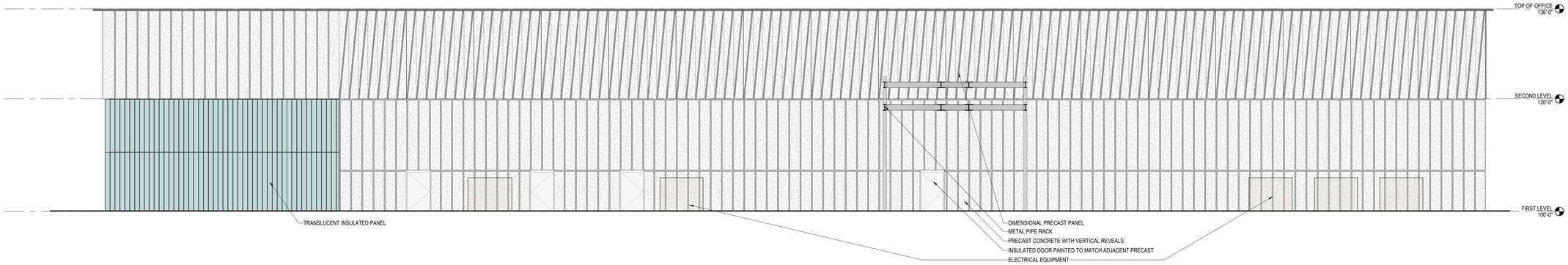


EXTERIOR ELEVAITON - KEY PLAN

NOTE: COLOR SHOWN IS FOR REPRESENTATION ONLY AND DOES NOT INDICATE THE FINAL FINISH COLOR

BUILDING FACADE MATERIALS:

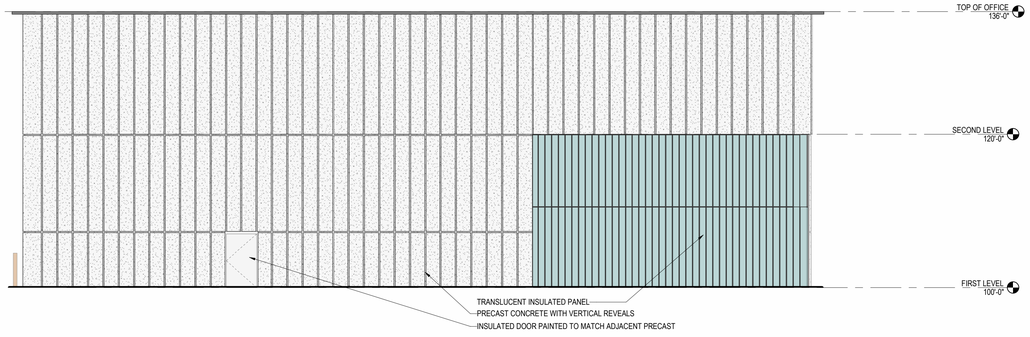
PRECAST CONCRETE ARCHITECTURAL FINISH:	4602	S.F. (53%)
PRECAST CONCRETE FORMLINER FINISH:	3197	S.F. (36%)
TRANSLUCENT PANEL SYSTEM:	837	S.F. (10%)
DOORS AND OPENINGS:	126	S.F. (01%)



1C / 1-512 EXTERIOR ELEVATION - BUILDING 1C / 9A - NORTH
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

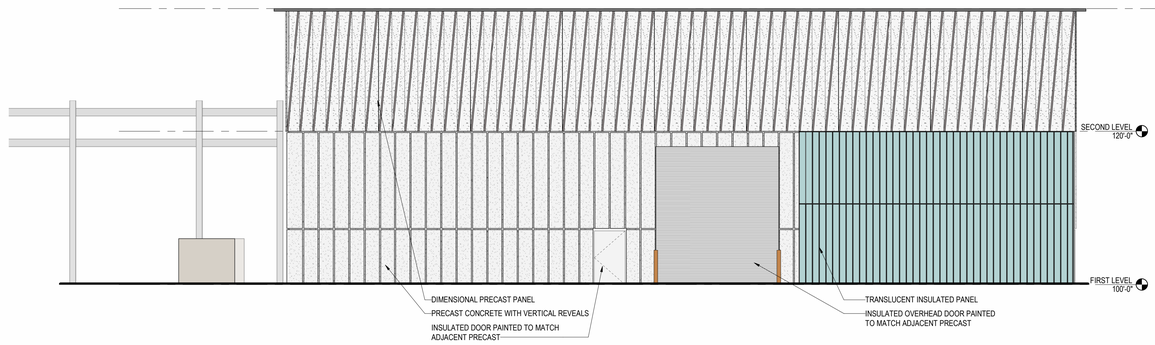
PRECAST CONCRETE ARCHITECTURAL FINISH:	2946	S.F. (80%)
TRANSLUCENT PANEL SYSTEM:	721	S.F. (19%)
DOORS AND OPENINGS:	32	S.F. (01%)



1F / 1-512 EXTERIOR ELEVATION - BUILDING 9A - EAST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

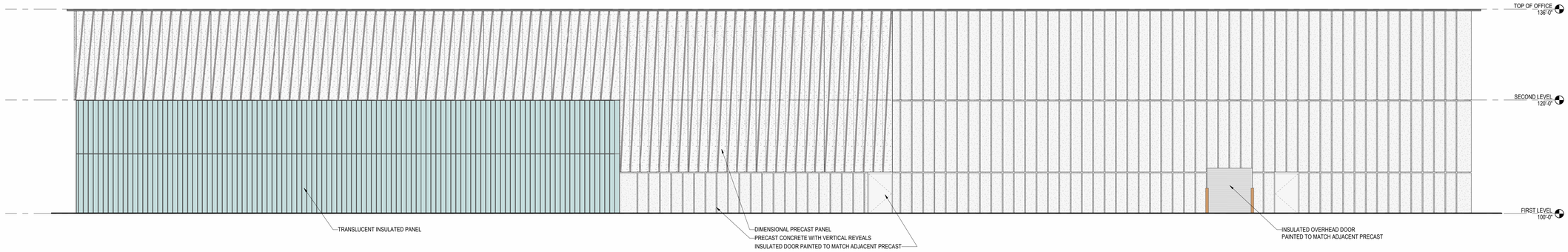
PRECAST CONCRETE ARCHITECTURAL FINISH:	1011	S.F. (27%)
PRECAST CONCRETE FORMLINER FINISH:	1652	S.F. (45%)
TRANSLUCENT PANEL SYSTEM:	704	S.F. (19%)
DOORS AND OPENINGS:	322	S.F. (09%)



4F / 1-512 EXTERIOR ELEVATION - BUILDING 1C - WEST
1/8" = 1'-0"

BUILDING FACADE MATERIALS:

PRECAST CONCRETE ARCHITECTURAL FINISH:	3899	S.F. (44%)
PRECAST CONCRETE FORMLINER FINISH:	2906	S.F. (33%)
TRANSLUCENT PANEL SYSTEM:	1916	S.F. (22%)
DOORS AND OPENINGS:	126	S.F. (01%)



1H / 1-512 EXTERIOR ELEVATION - BUILDING 1C / 9A - SOUTH
1/8" = 1'-0"

NORTH WIND TEST - CAPABILITY ONE

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Keyplan

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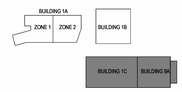
PLAN NORTH



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Sheet Title
BUILDING 1C / 9A - EXTERIOR ELEVATIONS

Sheet No.
1-512

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OVERALL MASTER CONCEPT PLAN

151st Street

STORMWATER POND

SECURITY BUILDING

ENGINEERING BUILDING

STORMWATER POND

X-CEL TRANSFORMERS

BLAINE AVENUE

ACCESSORY BUILDING

CAPABILITY 1

MECHANICAL BUILDING

MECHANICAL YARD

ACCESSORY BUILDING

ACCESSORY BUILDING

ACCESSORY BUILDINGS

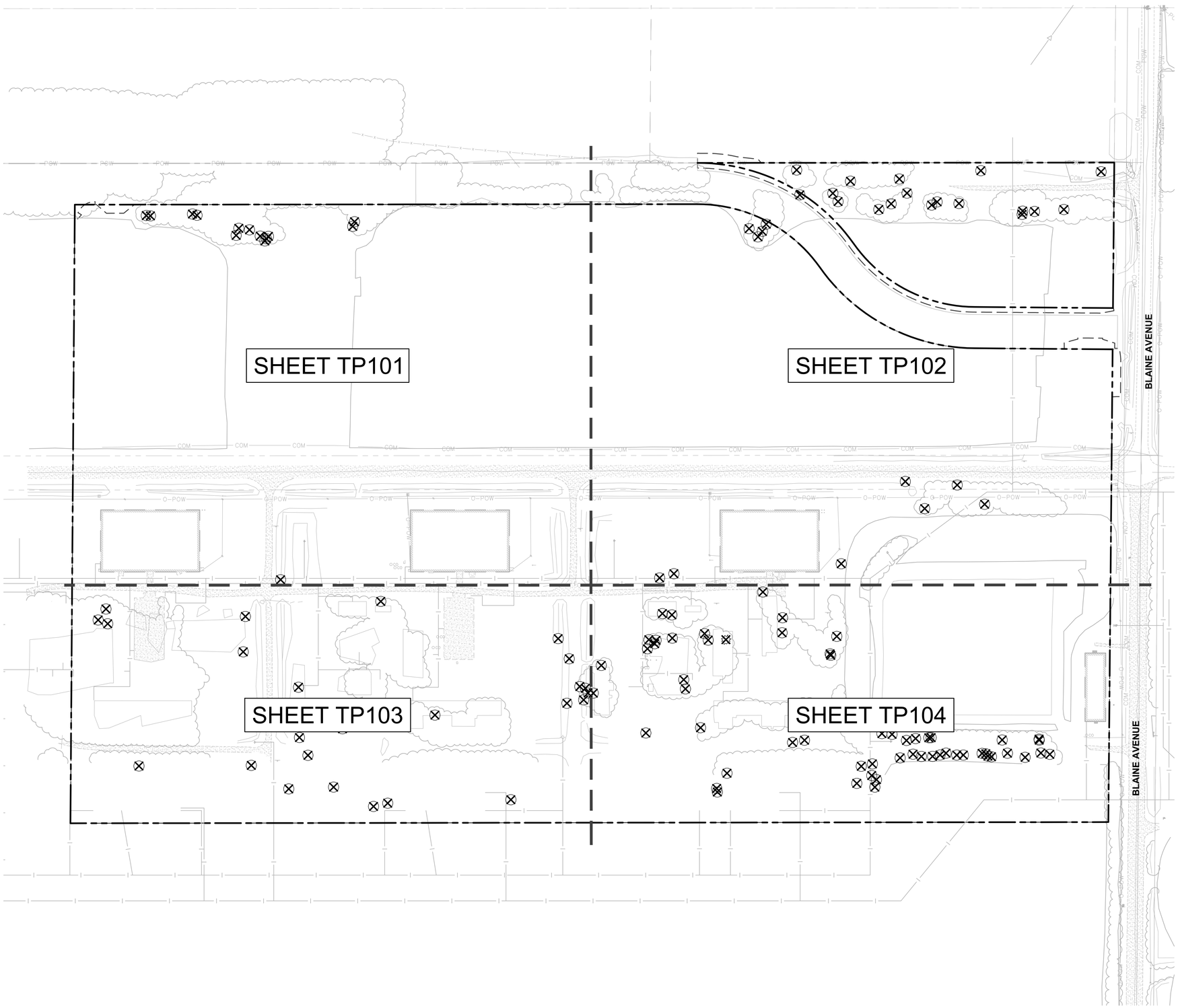
POTENTIAL FUTURE EXPANSION AREA

MECHANICAL BUILDING

CAPABILITY 2

ACCESSORY BUILDING

POTENTIAL FUTURE EXPANSION AREA



LEGEND

- PROPERTY LINE
- TREE TO BE REMOVED
- EXISTING VEGETATION EDGE
- LIMITS OF DISTURBANCE

TREE MITIGATION DATA

TOTAL CALIPER INCHES	2,908 CAL. IN. / 100%
ALLOWABLE REMOVAL	727 CAL. IN. / 25% = 2,908*0.25
SIGNIFICANT TREE REMOVAL:	2,908 CAL. IN. / 100%
SIGNIFICANT TREE MITIGATION REQUIRED:	1091 CAL. IN. / = (2,908-727)*0.5
SIGNIFICANT TREE MITIGATION PROVIDED:	SEE LANDSCAPE PLAN

TREE PROTECTION NOTES

1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BREIFED ON TREE PRESERVATION TECHNIQUES.
4. EXISTING TREES TO REMAIN OR REMOVED TO BE CLEARLY IDENTIFIED, WITHIN DISTURBANCE LIMITS AND 10' OUTSIDE OF THE DISTURBANCE LIMITS.
5. TREE PRESERVATION TO BE APPROVED BY OWNER AND PER LOCAL GOVERNMENTAL AUTHORITY.

KEYNOTE LEGEND

(A) EXISTING TREE TO BE REMOVED (TYP.)

NOTE: ONLY SIGNIFICANT TREES IN THE SUBJECT PROPERTY SHOWN ON PLAN/ INVENTORY.

SEE SHEET TP105 FOR ASSOCIATED TREE INVENTORY TABLE

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name RYAN A. HYLLESTED, PLA
Date 06/30/2026 Lic./Reg. No. 53828

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Keyplan

TRUE NORTH PLAN NORTH

ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003
Drawn KNB

Sheet Title

TREE PRESERVATION PLAN - OVERALL

Sheet No.

TP100

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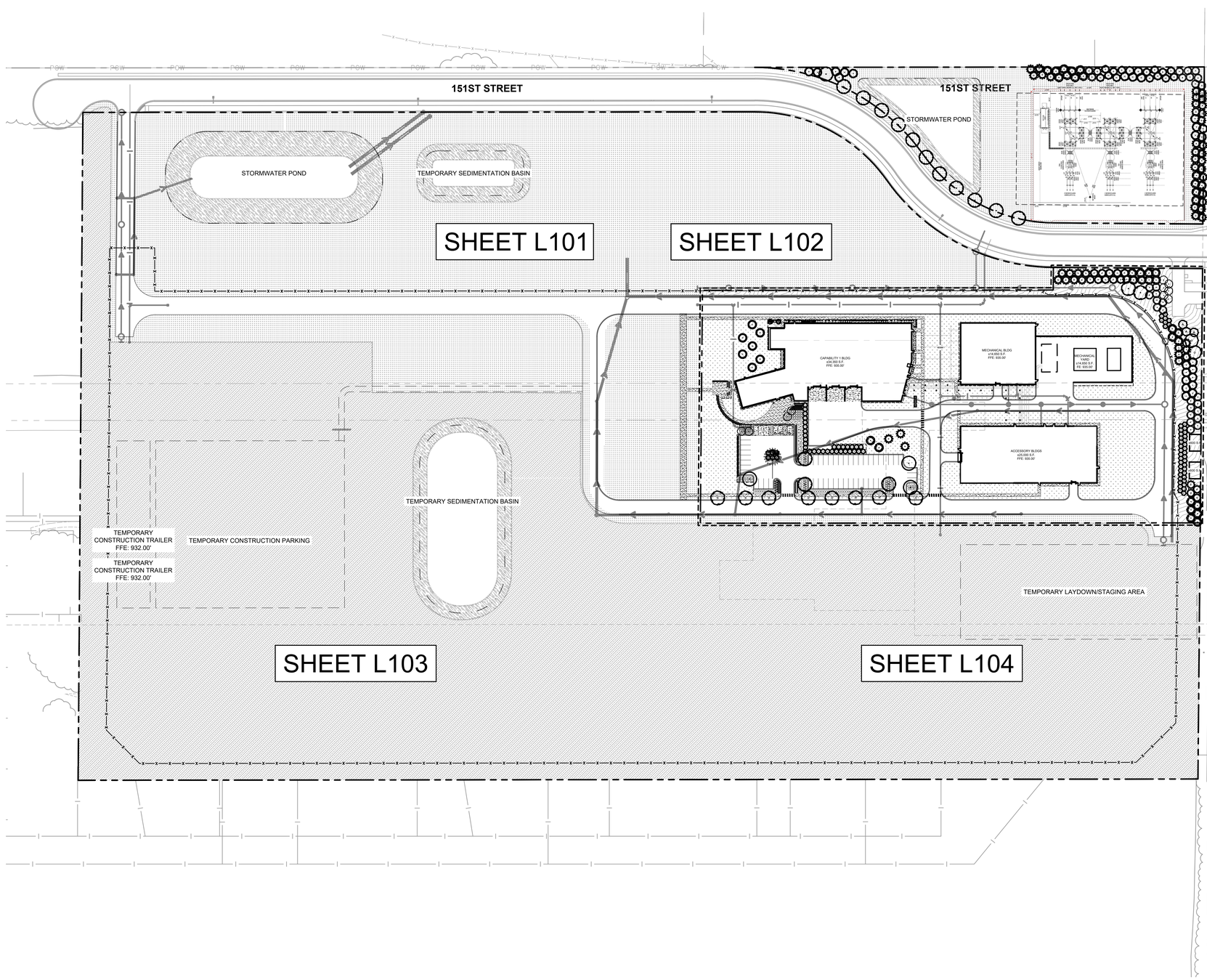

LANDSCAPE SUMMARY: OVERALL SITE

GENERAL LANDSCAPE REQUIREMENTS

REQUIRED SITE LAND AREA TREES:	753 TREES = 2,258,246 S.F. SITE / 3,000
PROVIDED SITE LAND AREA TREES:	222 TREES
FUTURE SITE LAND AREA TREES:	531 TREES

SITE PERIMETER TREES

REQUIRED BLAINE AVENUE TREES:	18 TREES = (917 L.F. ROW - 22 L.F. DRIVEWAY) / 50
PROVIDED BLAINE AVENUE TREES:	48 TREES
FUTURE BLAINE AVENUE TREES:	N/A, REQUIREMENT MET
REQUIRED 151ST STREET TREES:	61 TREES = SOUTH SIDE (2,103 L.F. ROW / 50) + NORTH SIDE (897 L.F. ROW / 50)
PROVIDED 151ST STREET TREES:	56 TREES
FUTURE 151ST STREET TREES:	5 TREES

TREE MITIGATION / REPLACEMENT

TREE MITIGATION REQUIRED:	924 CAL. IN.
TREE MITIGATION PROVIDED:	482.5 INCHES
TREE MITIGATION FUTURE:	441.5 INCHES

LANDSCAPE SUMMARY: C-1

GENERAL LANDSCAPE REQUIREMENTS

REQUIRED SITE LAND AREA TREES:	129 TREES = 386,096 S.F. SITE / 3,000
PROVIDED SITE LAND AREA TREES:	178 TREES
REQUIRED FOUNDATION PLANTINGS:	254 L.F. = 2,532 L.F. BUILDING PERIMETER / 10
PROVIDED FOUNDATION PLANTINGS:	362 L.F.

PARKING LOT REQUIREMENTS

REQUIRED PARKING LOT LANDSCAPE AREA:	846 S.F. (5%) = 16,905 S.F. PARKING LOT * 0.05
PROVIDED PARKING LOT LANDSCAPE AREA:	2,867 S.F. (17%)
REQUIRED PARKING LOT TREES:	5 TREES = 43 PARKING SPACES / 10
PROVIDED PARKING LOT TREES:	10 TREES
REQUIRED ISLAND PLANTINGS:	SHRUBS OR GROUNDCOVER
PROVIDED ISLAND PLANTINGS:	SHRUBS OR GROUNDCOVER

LOADING AREA REQUIREMENTS

SCREENING REQUIRED:	MIN. 90% OPACITY SCREEN, HEIGHT MIN. 18'.
SCREENING PROVIDED:	CONIFEROUS TREE SCREEN, MATURE HEIGHT 30'+

SITE PERIMETER TREES

REQUIRED BLAINE AVENUE TREES:	10 TREES = (457 L.F. ROW) / 50
PROVIDED BLAINE AVENUE TREES:	48 TREES
REQUIRED 151ST TREES:	5 TREES = (268 L.F. ROW - 22 L.F. DRIVEWAY) / 50
PROVIDED BLAINE AVENUE TREES:	38 TREES
REQUIRED TREE TYPE:	SHADE OR FLOWERING TREE TYPE
PROVIDED TREE TYPE:	CONIFEROUS

SPACING BETWEEN THE TREES SHALL BE A MAXIMUM OF 50 L.F. ALONG THE PERIMETER OF THE SITE ADJACENT TO ANY ROADWAY.

TREE MITIGATION / REPLACEMENT

TREE MITIGATION REQUIRED:	158 CAL. IN*= (924 CAL. IN. TOTAL SITE * 0.17) 39.5 CAL. IN. / 25% CONIFEROUS TREES 39.5 CAL. IN. / 25% DECIDUOUS HARDWOOD TREES

*C1 SITE IS 17% OF THE OVERALL SITE

TREE MITIGATION PROVIDED:	482.5 INCHES
392.5 CAL. IN. CONIFEROUS TREES=	157 TREES * 2.5
82.5 CAL. IN. DECIDUOUS HARDWOOD TREES=	33 TREES * 2.5
39 CAL. IN. ORNAMENTAL TREES=	26 TREES * 1.5

LANDSCAPE SUMMARY: OFFSITE SUBSTATION

GENERAL LANDSCAPE REQUIREMENTS

REQUIRED SITE LAND AREA TREES:	49 TREES = 146,648 S.F. SITE / 3,000
PROVIDED SITE LAND AREA TREES:	131 TREES

SITE PERIMETER TREES

REQUIRED 151ST TREES:	18 TREES = 897 L.F. ROW / 50
PROVIDED 151ST TREES:	18 TREES

LANDSCAPE SUMMARY: UNIVERSITY OF MINNESOTA

REQUIRED PERIMETER SCREENING:	WITHIN 300' OF BOUNDARIES, MIN. 40' WIDE LANDSCAPED BUFFER, 50% OPACITY AT 6' HEIGHT
PROVIDED PERIMETER SCREENING:	MIN. 40' WIDE LANDSCAPED BUFFER, 50% OPACITY AT 6' HEIGHT

REQ. SCREENING FOR UTILITIES & STORAGE: AT LOADING DOCKS, OUTDOOR STORAGE AND UTILITY
PROV. SCREENING FOR UTILITIES & STORAGE:AT LOADING DOCKS, OUTDOOR STORAGE AND UTILITY

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name RYAN A. HYLLESTED, PLA
Date 06/30/2026 Lic./Reg. No. 53828

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PLAN NORTH

ZONE 3
ZONE 1
ZONE 2

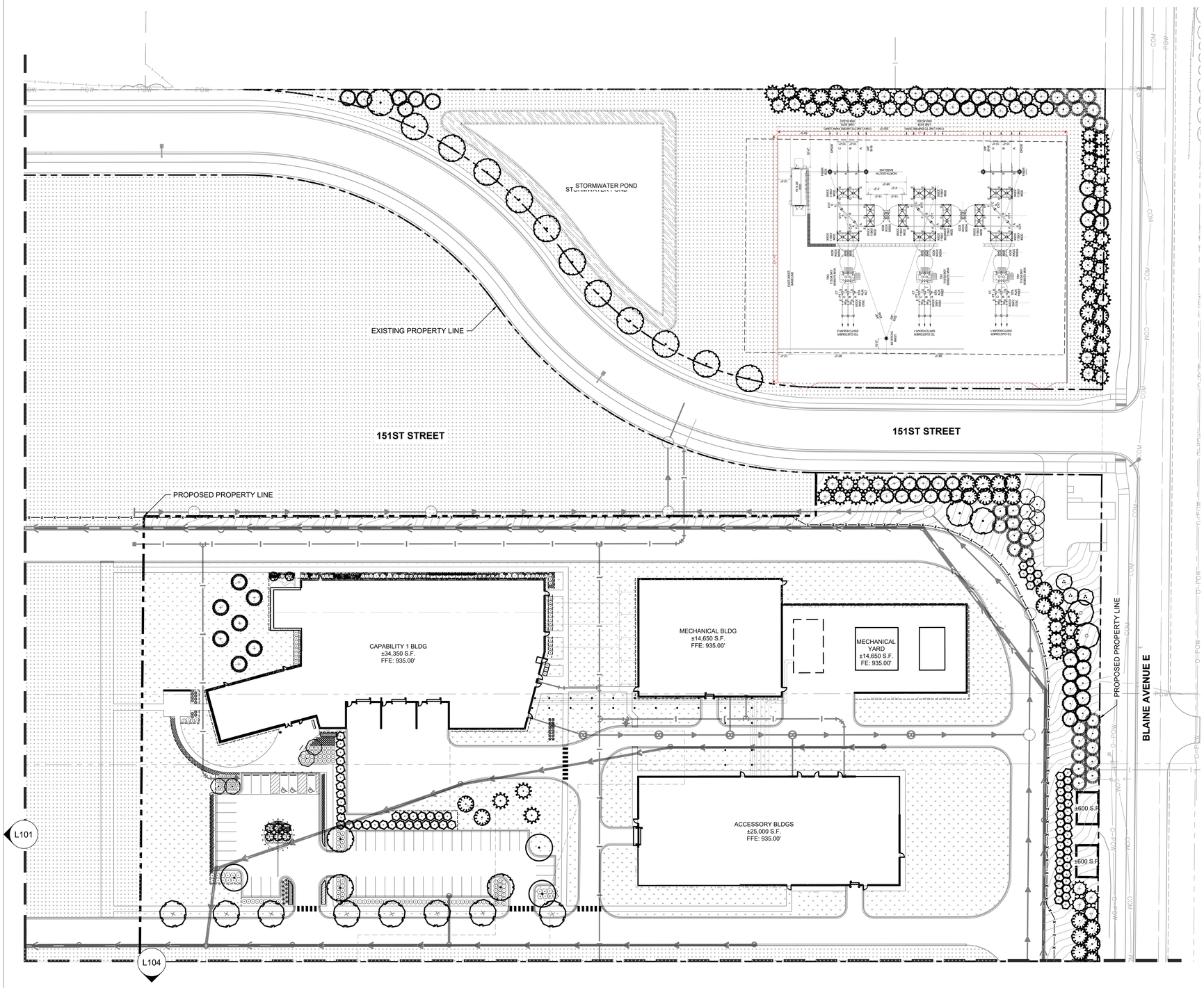
KHA PROJECT No. 161379003
Drawn KNB

Sheet Title

LANDSCAPE PLAN - OVERALL

Sheet No.

L100



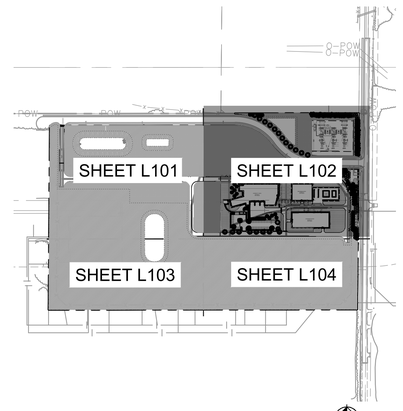
PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	AUSTRIAN PINE
	BLACK HILLS SPRUCE
	BALSAM FIR
	EASTERN RED CEDAR
	JACK PINE
	NORWAY PINE
	SCOTCH PINE
	WHITE CEDAR
	WHITE CEDAR
	WHITE PINE
ORNAMENTAL TREE	
	DAKOTA PINNACLE® BIRCH
	QUAKING ASPEN
	WHITESPIRE BIRCH
OVERSTORY TREE	
	AUTUMN BLAZE MAPLE
	NORTHWOOD MAPLE
	NORTHWOOD MAPLE
	SKYLINE® HONEY LOCUST
	SWAMP WHITE OAK
SHRUBS	
	SILVER FEATHER MISCANTHUS
	ADAM'S NEEDLE
CONIFEROUS SHRUBS	
	MUGO PINE
	SEA GREEN JUNIPER
DECIDUOUS SHRUBS	
	ANNABELLE HYDRANGEA
	IROQUOIS BEAUTY BLACK CHOKEBERRY
	DWARF BUSH HONEYSUCKLE
	DWARF BLUE ARCTIC WILLOW
	FIREDANCE RED TWIG DOGWOOD
	GARDEN GLOW™ DOGWOOD
	GRO-LOW FRAGRANT SUMAC
	ISANTI REDOSIER DOGWOOD
	LITTLE DEVIL NINEBARK
	REDWING CRANBERRY BUSH
	SEM FALSESPIREA
	STANDING OVATION™ SERVICEBERRY
ORNAMENTAL GRASSES	
	RED OCTOBER BIG BLUESTEM
	KARL FOERSTER FEATHER REED GRASS
	NORTHWIND SWITCH GRASS
	PENNSYLVANIA SEDGE
	SKYRACER MOOR GRASS
	VARIEGATED HAKONE GRASS
PERENNIALS	
	LADY FERN
	OSTRICH FERN
	WOODLAND PHLOX
	WILD GINGER
	WHITE JAPANESE ASTILBE
GROUND COVERS	
	MILLENIUM ORNAMENTAL ONION
PERENNIALS	
	BLACK-EYED SUSAN
	BLUE JEAN BABY RUSSIAN SAGE

NOTE:
SEE SHEET L500 - L501 FOR FULL SCHEDULE AND QUANTITIES.

REFERENCE KEY

SYMBOL	DESCRIPTION	DETAIL
HARDSCAPE		
	DRESSER TRAP ROCK MULCH	
SEED		
	SEED WITH SEED MIX TYPE 2: NO-MOW FESCUE (TYP.)	
	SEED WITH SEED MIX TYPE 1: TURF GRASS (TYP.)	
	SOD (TYP.)	
	SEED WITH SEED MIX TYPE 3: SAVANNA (TYP.)	
	SEED WITH SEED MIX TYPE 5: WET DITCH (TYP.)	
SITE FURNISHING		
	TABLE W/ BENCH SET - HARVEST BY LANDSCAPE FORMS, OR APPROVED EQUAL	
	STEEL EDGER	
	BISTRO TABLE W/ STOOLS - CHIPMAN BY LANDSCAPE FORMS, OR APPROVED EQUAL	



VICINITY MAP

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Name RYAN A. HYLLESTED, PLA
Date 06/30/2026 Lic./Reg. No. 53828

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Keyplan

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ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003 Drawn KNB

Sheet Title

LANDSCAPE PLAN - ENLARGEMENT

Sheet No.

L102

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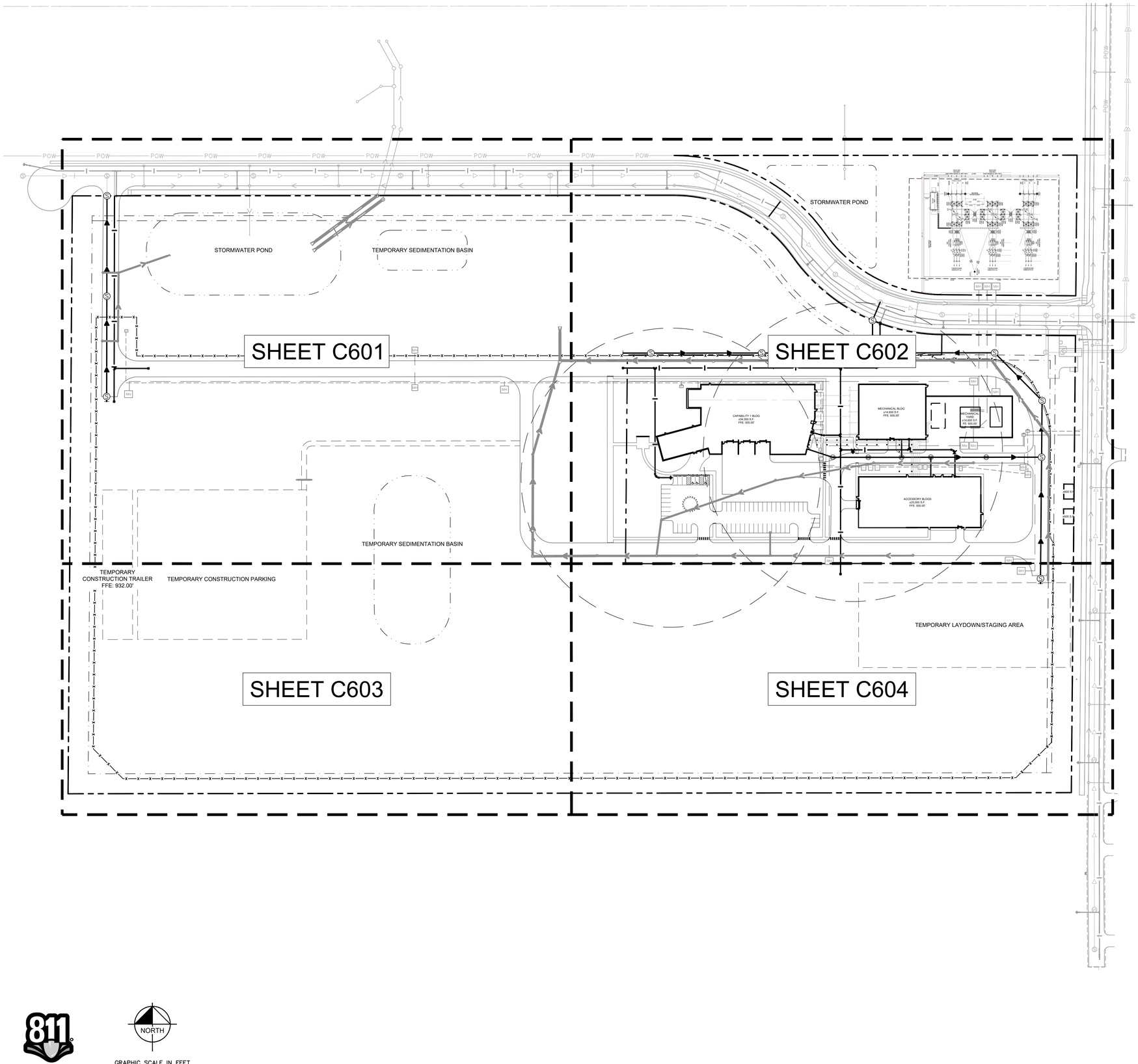

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		AERIAL PIPE

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-1785
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF ROSEMOUNT AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

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NORTH

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0 40 80 160

NORTHWIND TEST - CAPABILITY ONE

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Name CONNOR G. MCCOY, P.E.

Date 06/30/2026 Lic./Reg. No. 65603

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Keyplan

TRUE NORTH PLAN NORTH

ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003

Drawn MOB

Sheet Title

UTILITY PLAN - OVERALL

Sheet No.

C600

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LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		AERIAL PIPE

KEYNOTE LEGEND

- (A) CONNECT TO EXISTING WATERMAIN
- (B) CONNECT TO PROPOSED WATERMAIN
- (C) HYDRANT ASSEMBLY
- (D) PVC WATERMAIN
- (E) STUB
- (F) GV
- (G) TEE
- (H) 11.25 DEGREE BEND
- (I) 22.5 DEGREE BEND
- (J) 45 DEGREE BEND
- (K) 90 DEGREE BEND

STORMWATER POND

SSMH-06
RE:930.77
IE:917.55 S
IE:895.95 NE
65 LF - 6" PVC @ 0.50%

SSMH-09
RE:932.20
IE:919.19 W
IE:919.09 E

SSMH-05
RE:931.11
IE:917.98 E
IE:917.88 N

SSMH-08
RE:932.35
IE:920.39 W
IE:920.30 E

56 LF - 6" PVC @ 0.50%

222 LF - 6" PVC @ 0.50%

222 LF - 6" PVC @ 0.50%

245 LF - 6" PVC @ 0.50%

SSMH-04
RE:932.05
IE:919.30 SE
IE:919.20 W

STUB-05
RE:931.98
IE:920.67 E

15.0'

135 LF - 6" PVC @ 0.50%

SSMH-03
RE:932.49
IE:920.08 S
IE:919.98 NW

CAPABILITY 1 BLDG
±34,350 S.F.
FFE: 935.00'

MECHANICAL BLDG
±14,650 S.F.
FFE: 935.00'

MECHANICAL YARD
±14,650 S.F
FF: 935.00'

STUB-02
RE:935.00
IE:929.00 S

STUB-01
RE:935.00
IE:929.00 E

36 LF - 6" PVC @ 2.00%

67 LF - 6" PVC @ 0.50%

111 LF - 6" PVC @ 0.50%

113 LF - 6" PVC @ 0.50%

SSMH-02
RE:932.63
IE:920.74 S
IE:923.48 W
IE:920.64 N

54 LF - 6" PVC @ 2.00%

CO-01
RE:933.36
IE:927.91 W
IE:927.91 E

71 LF - 6" PVC @ 0.50%

CO-03
RE:933.51
IE:927.12 W
IE:928.28 N
IE:927.02 E

CO-04
RE:933.69
IE:926.73 W
IE:924.79 S
IE:924.69 E

CO-05
RE:933.34
IE:924.13 W
IE:924.03 E

111 LF - 6" PVC @ 0.50%

CO-02
RE:933.34
IE:927.56 W
IE:927.46 E

58 LF - 6" PVC @ 0.50%

39 LF - 6" PVC @ 2.00%

STUB-03
RE:934.99
IE:925.58 N

ACCESSORY BLDGS
±25,000 S.F.
FFE: 935.00'

15.0'

±600 S.F.

±600 S.F.

C601

C604

POW

MH

12" X 6"

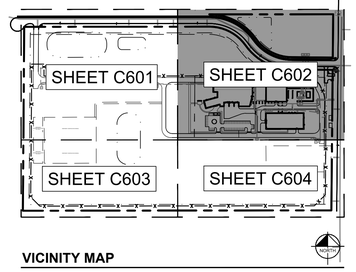
12" X 12"

12" X 4"

8" X 6"

8" X 8"

VICINITY MAP



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Keyplan

TRUE NORTH PLAN NORTH

ZONE 3 ZONE 1 ZONE 2

KHA PROJECT No. 161379003

Drawn MOB

Sheet Title

UTILITY PLAN - ENLARGEMENT

Sheet No.

C602

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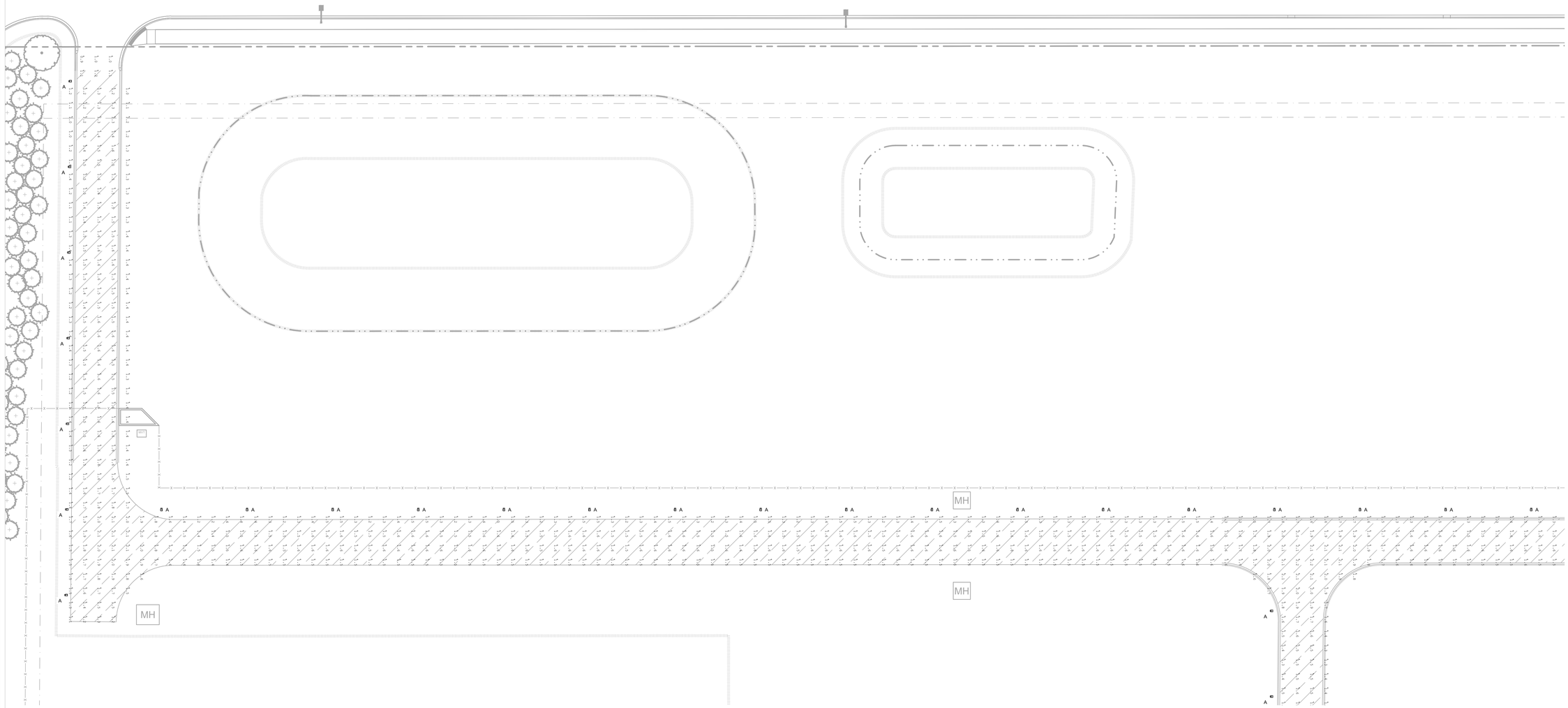

LIGHT FIXTURE SCHEDULE

SYMBOL	LABEL	MANUFACTURER	QTY	VOLTAGE	CATALOG	LUMEN OUTPUT	CRI	INPUT	MOUNTING HEIGHT
	A	LITHONIA LIGHTING	73	120V	DSX1 LED P3 50K T3M	14031	70	104W	30'
	B	LITHONIA LIGHTING	7	120V	DSX1 LED P3 50K T2M	13871	70	104W	30'

STATISTICS

AVG (FC)	MAX (FC)	MIN (FC)	AVG/MIN	MAX/MIN
1.49	2.2	0.7	2.14	3.14

GRAPHIC SCALE IN FEET
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Sheet Title
ROADWAY LIGHTING PLAN

Sheet No.
E400

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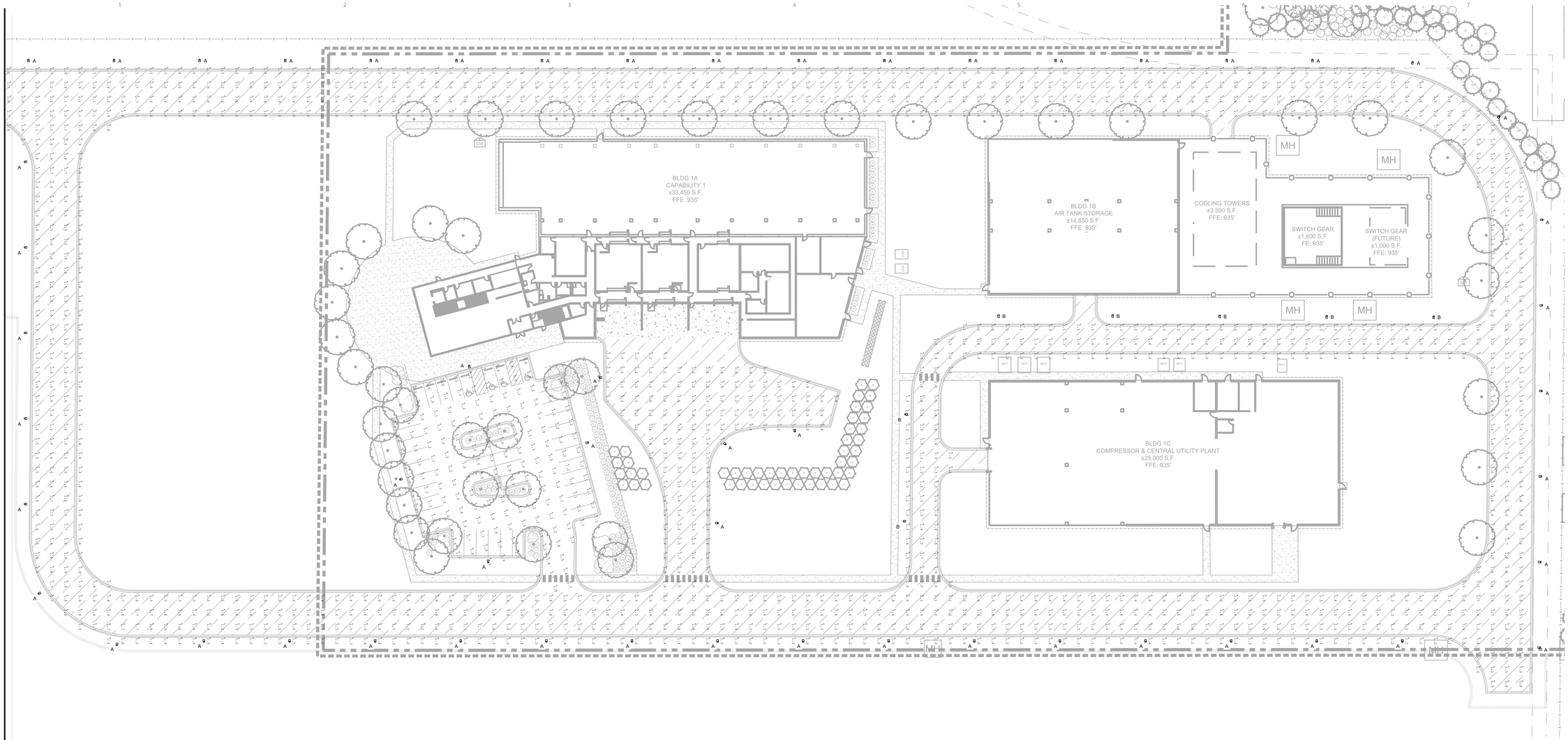

LIGHT FIXTURE SCHEDULE

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STATISTICS

AVG (FC)	MAX (FC)	MIN (FC)	AVG/MIN	MAX/MIN
1.49	2.2	0.7	2.14	3.14

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Keynotes

TRUE NORTH PLAN NORTH

BWBR Comm. No. Drawn
161157000 KK

Sheet Title
ROADWAY LIGHTING PLAN

Sheet No.
E400

esi engineering

June 22, 2026

Ms. Christy Nicholson
Kimley-Horn
767 Eustis Street, Suite 100
St. Paul, MN 55114

Subject: Schematic Design Summary Report
Environmental Noise Assessment
Project Falcon – Rosemount, Minnesota

Dear Ms. Nicholson:

This letter is a Schematic Design Environmental Noise Assessment for Project Falcon Capability 1 at the Minnesota Aerospace Complex (MnAC) in Rosemount, Minnesota. Capability 1 will be the first system constructed at the site. The project will be designed to meet the City of Rosemount and the State of Minnesota requirements for Environmental Noise. The objectives of this letter are to describe the site, define the project noise requirements, and present a preliminary assessment of noise levels from the Capability 1 sources.

Minnesota Aerospace Complex Site

Figure 1 shows an aerial image of the Minnesota Aerospace Complex (MnAC) site in Rosemount, Minnesota. The site is approximately 61 acres of agricultural land with limited vegetation and a generally level topography. Capability 1 is a facility located on the northeast portion of the site. The facility consists of a main building, several mechanical equipment buildings, outdoor cooling towers and transformers, and an office building. There will also be an engineering building to the north of Capability 1. Future projects at the MnAC may include additional buildings.

Figure 2 is from the current City of Rosemount Zoning Plan that shows the land use near the MnAC site. The MnAC site is zoned as a B-2 Employment District. There is residential land use approximately 3,250’ to the west and a technical college is approximately 3,250’ to the northwest. A Meta data center is being constructed directly north of the project site. The remaining land use appears to be agricultural. In summary, the current land use and zoning districts near the MnAC site are residential, public/institutional (educational), general business, agricultural, and industrial.

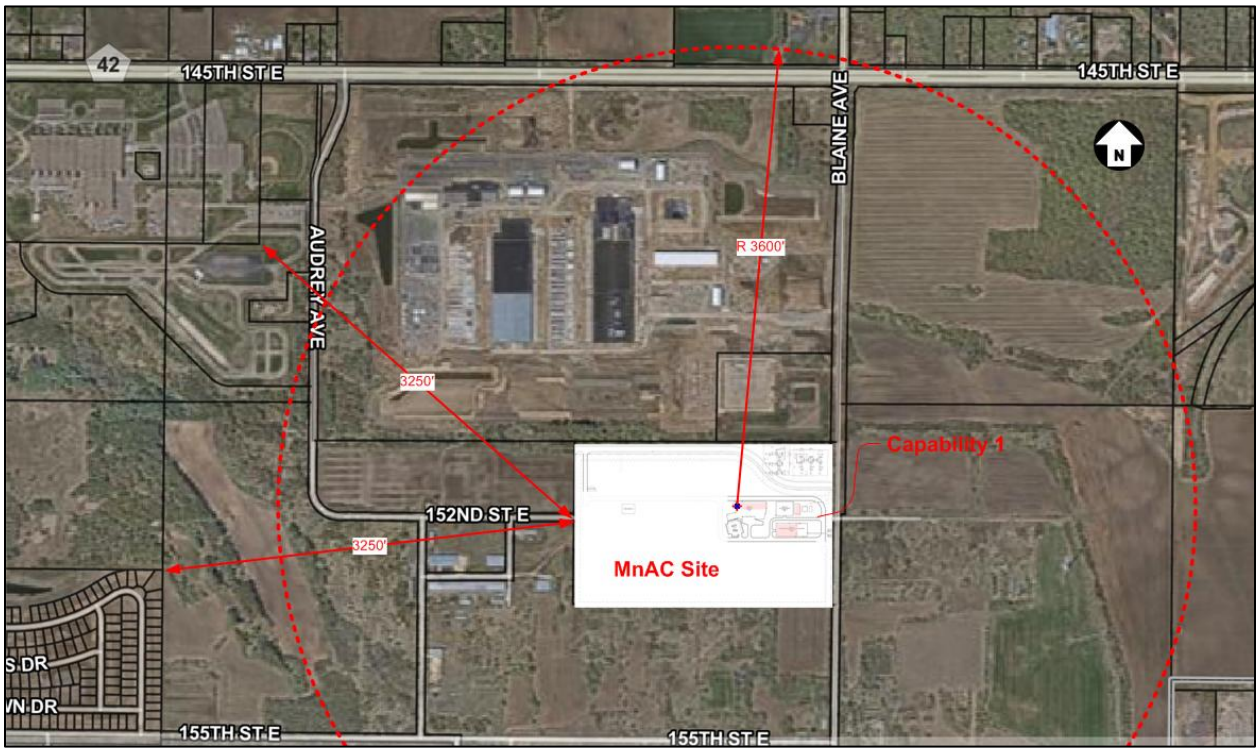


Figure 1 – Aerial photo of the location of the Minnesota Aerospace Complex site. Source: Dakota County GIS (https://gis.co.dakota.mn.us/dcgis/).

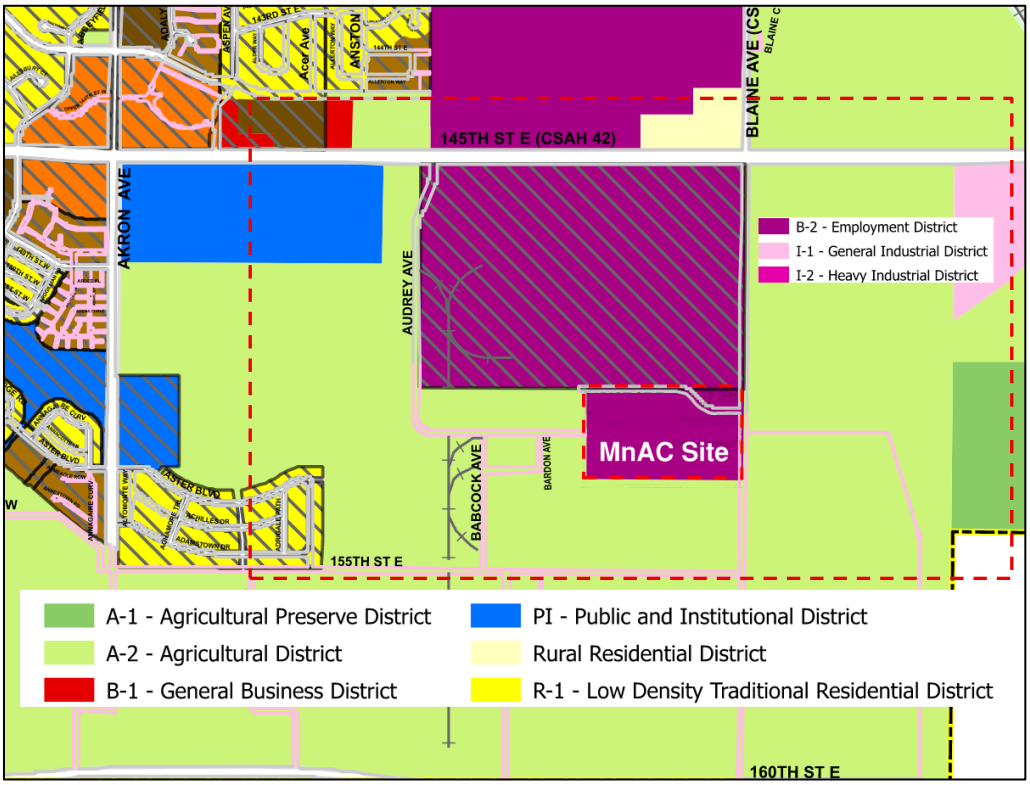


Figure 2 – City of Rosemount Zoning Plan
(https://www.rosemountmn.gov/186/Planning-Maps).

Noise Requirements

The City of Rosemount Code of Ordinances does not specify limits on noise from properties or facilities. Section 11.7.1 of the ordinances (Performance Standard) states the following:

> "1. Noise: Noise shall be muffled so as not to become objectionable due to intermittence, beat frequency, shrillness or intensity. Noise levels shall be regulated by the standards of the Minnesota pollution control agency (MPCA)."

The Minnesota Pollution Control Agency (MPCA) has created and is empowered to enforce the State of Minesota Noise Rules (Minnesota Rules Chapter 7030) that have limits for outdoor noise. The Noise Rules are receiver-based standards intended to limit noise levels and protect the health and welfare of the general public. Local governing agencies, such as cities and counties, are relied upon to enforce the noise standards.

Minnesota Rule 7030: Noise Pollution has definitions and requirements for maximum allowable sound levels. The noise levels are evaluated at the point of the nearest receiver on the receiving land use. Table 1 shows the Rule 7030 L10[1] and L50[2] noise limits per noise area classification (NAC). NAC 1 is residential and recreational land use, NAC 2 is commercial, and NAC 3 is industrial. Daytime is defined as being from 7:00 AM to 10:00 PM, and nighttime is from 10:00 PM to 7:00 AM. The levels are evaluated over a 1 hour period and apply to all sources of noise with few exceptions.

Table 1 – MPCA Noise Rule Limits

Noise Area Classification	Receiver Type	Daytime (7AM - 10PM)		Nighttime (10PM - 7AM)	
		L10	L50	L10	L50
1	Residential	65 dBA	60 dBA	55 dBA	50 dBA
2	Commercial	70 dBA	65 dBA	70 dBA	65 dBA
3	Industrial	80 dBA	75 dBA	80 dBA	75 dBA

For the Rosemount zoning districts shown in Figure 2, the Land Use aligns with the following Noise Area Classifications:

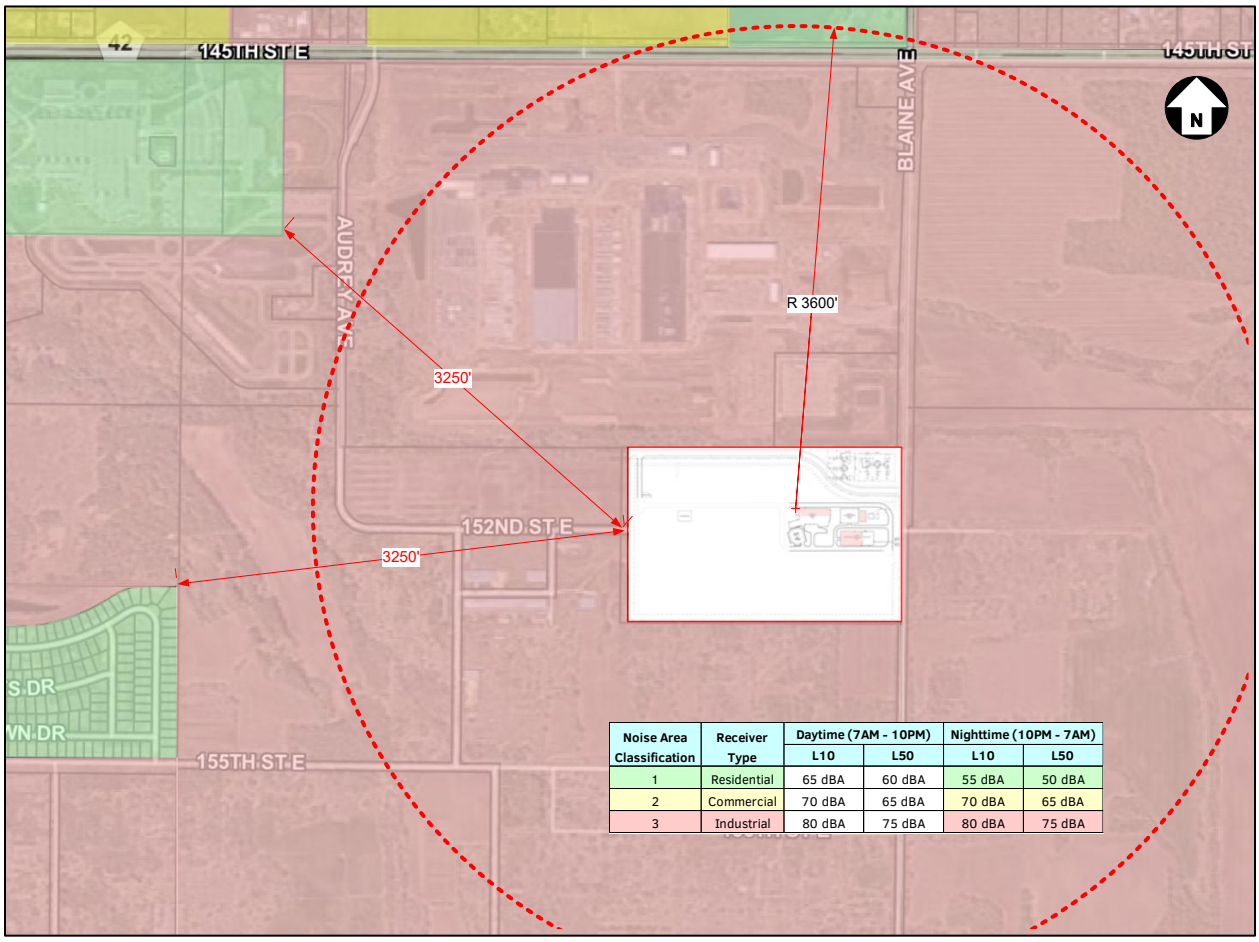
- NAC-1: Residential and Educational
- NAC-2: General Business
- NAC-3: Agricultural and Industrial

Figure 3 shows an overlay of the Noise Area Classifications for the area surrounding the MnAC site.

The total combined noise from Capability 1 and from two future capabilities will need to meet the MPCA limits. For design of Capability 1, the MPCA L10 and L50 limits will be reduced to allow margin for future expansion of the campus.

The MnAC site is expected to operate 24 hours per day. Noise from the MnAC site will be from mechanical equipment sources that run continuously and from intermittent sources.

[1] L10 is the sound level that is exceeded 10% of the time during a measurement period.
[2] L50 is the sound level that is exceeded 50% of the time during a measurement period.



Noise Area Classification	Receiver Type	Daytime (7AM - 10PM)		Nighttime (10PM - 7AM)	
		L10	L50	L10	L50
1	Residential	65 dBA	60 dBA	55 dBA	50 dBA
2	Commercial	70 dBA	65 dBA	70 dBA	65 dBA
3	Industrial	80 dBA	75 dBA	80 dBA	75 dBA

Figure 2 – MPCA Noise Area Classifications for properties near the MnAC site and the MPCA noise limits.

We assumed that the continuous mechanical equipment noise from three separate capabilities was equal, which reduces the MPCA L50 nighttime limit from 50 dBA to 45 dBA.

The intermittent noise source of a capability is expected to last for less than 4 minutes in any hour of the day or night. If other capabilities are added on the MnAC site, we assumed that only two intermittent sources will occur in the same hour, and we assumed that noise from the two sources are equal, which reduced the MPCA L10 limit from 55 dBA to 52 dBA.

Table 2 shows the noise limits that will be used during design of Capability 1.

Table 2 – Proposed Capability 1 Noise Limits for Design

Noise Area Classification	Receiver Type	Nighttime (10PM - 7AM)	
		L10	L50
1	Residential	52 dBA	45 dBA
2	Commercial	67 dBA	60 dBA
3	Industrial	77 dBA	70 dBA

Capability 1 Continuous Noise Levels

The dominant sources of continuous noise for Capability 1 will be cooling towers and a mechanical building that are located on the northeast side of the site. Calculations were used to evaluate noise from both sources. Figures 3 and 4 show the estimated noise levels at distances from the Capability 1 sources. The noise will meet the 45 dBA design limit for residential land use at 2,170'.

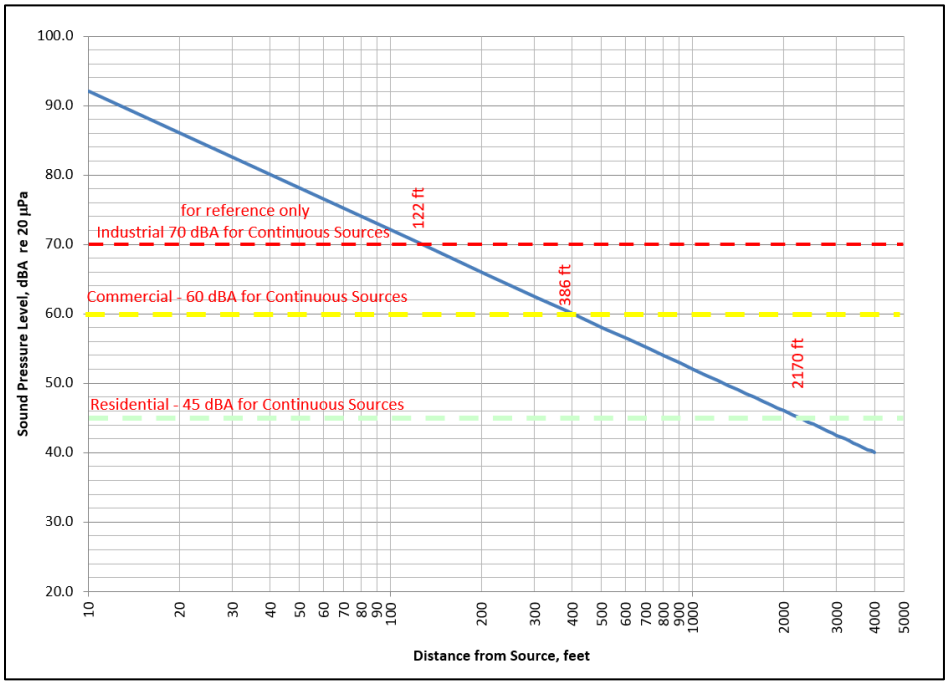


Figure 3 – Capability 1 continuous noise levels vs. distance.

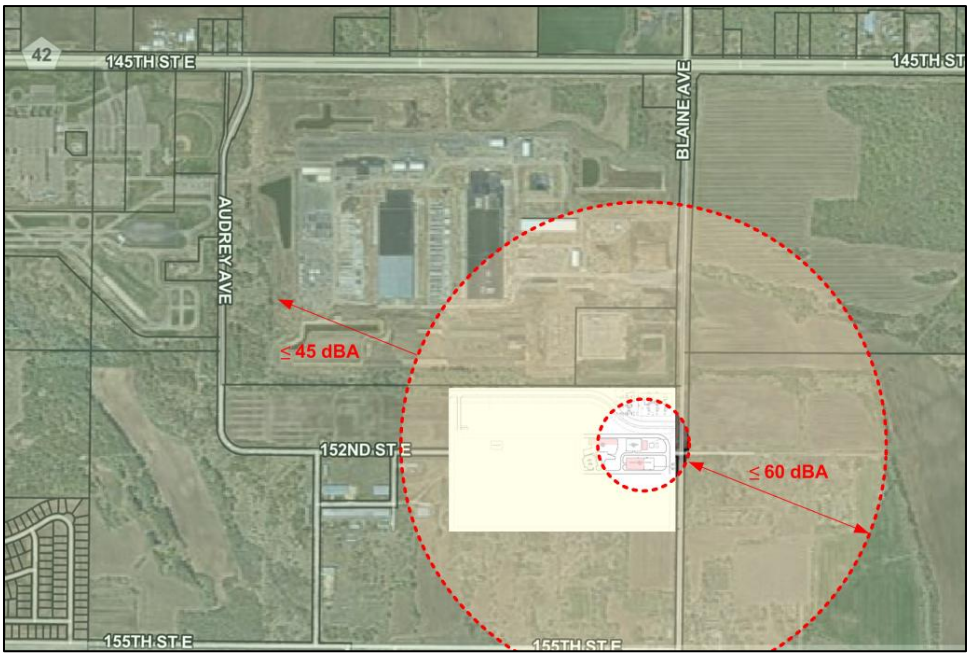


Figure 4 – Illustration showing where Capability 1 continuous noise meets the design limits.

Capability 1 Intermittent Noise Levels

During the Capability 1 intermittent use, the dominant source is noise from the west side of the main building. Calculations were used to evaluate the intermittent noise in the environment surrounding the MnAC site. Figures 5 and 6 show the estimated intermittent noise levels at distances from the main building. The noise will meet the 52 dBA design limit for residential land use at 510'.

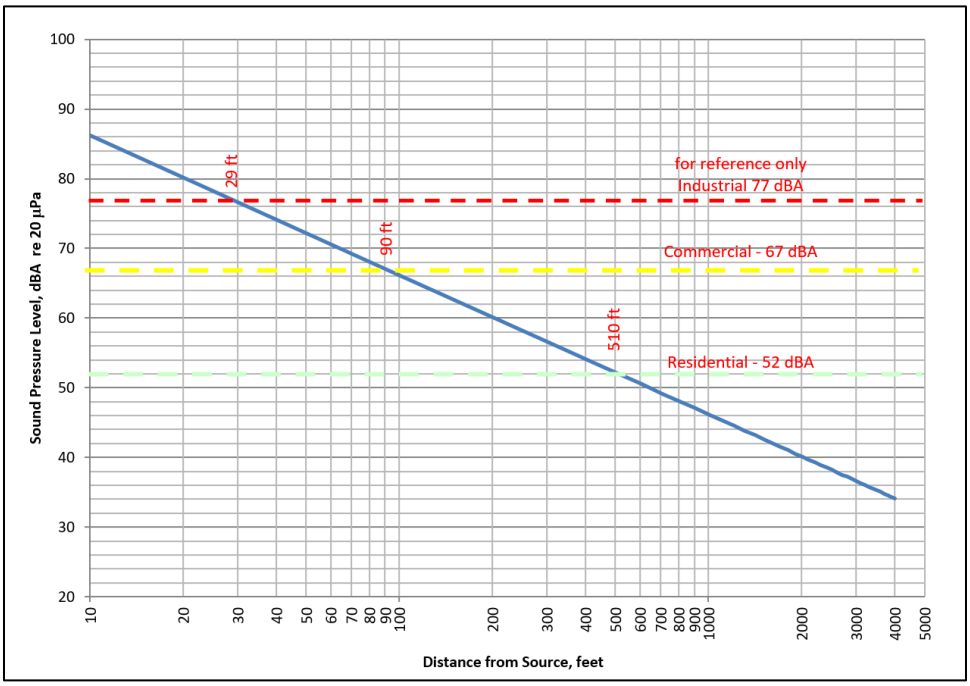


Figure 5 – Capability 1 intermittent noise levels vs. distance.

Figure 6 – Illustration showing where Capability 1 intermittent noise meets the design limits.

Conclusions

The objective of the Environmental Noise Assessment for Project Falcon Capability 1 was to describe the Minnesota Aerospace Complex site, define the project noise requirements, and present a preliminary assessment of noise levels from the Capability 1 sources. The calculation results indicate that noise levels from Capability 1 will meet the MPCA requirements. Since Capability 1 will be the first system constructed at the site, the limits used to evaluate noise were reduced from the MPCA limits to account to future sources that may be added.

Please let me know if you have any questions or need more information. Thank you for the opportunity to be part of the Kimley-Horn team on this project.

Sincerely,

Anthony J. Baxter, P.E.
Principal
ESI Engineering, Inc.

ROSEMOUNT
PARKS AND RECREATION

M E M O R A N D U M

To: Adam Kienberger, Community Development Director
Anthony Nemcek, Senior Planner
Julia Hogan, Planner

From: Dan Schultz, Parks and Recreation Director

Date: July 21, 2026

Subject: Project North Wind

The Parks and Recreation Department recently reviewed the plans for the North Wind development and has the following comments:

Parks Dedication

Because the City is not looking to acquire parkland within this development, the parks dedication for this business park development would be cash in-lieu of land. The cash dedication for 8.86 acres @ $8,500 per acre would be $75,310 and is required to be paid prior to the issuance of their building permit.

Please let know if you have any questions about this memo.

Memorandum

To: Nick Egger, Director of Public Works
Brian Erickson, City Engineer
Anthony Nemcek, Senior Planner

From: Henry Meeker
Kris Keller

Date: July 28, 2026

Re: Project Falcon – North Wind Tester Submittal - Engineering Review
WSB Project No. 027776-000

We have reviewed the **North Wind Tester Submittal** documents for project 'Falcon', a proposed research campus located south of future 151st Street and west of Blaine Avenue in the eastern portion of the City provided by Kimley Horn dated June 30, 2026.

Documents reviewed include:

- Project Falcon 90% Public Improvement Plans, dated 6/30/2026
- 151ST STREET AND BLAINE AVENUE ROADWAY IMPROVEMENTS Submittal, dated 6/17/2026

Applicant should provide responses to each comment. We offer the following comments below.

Utility Comments:

1. General
    a. Address additional redlines on project plan sheets
    b. Remove sanitary sewer structures from the ends of the sanitary sewer stubs. To be installed with future extensions
    c. Provide temporary hydrant to release air for testing and allow flushing on the south end of the southern service stub.

Stormwater Management Comments:

1. General
    a. Signed plans will be required for final permit approval.
    b. An operations and maintenance agreement is required to specify parties responsible for specific stormwater maintenance obligations, especially with the mixed on- and offsite BMPs.
    c. Confirmation will be needed from the Meta site to allow access and reconstruction of the BMP E and G outlet control structures.
        i. OCS modification details must be shown on plans.

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2. Ponds and Wetlands
    a. It is recommended that all pretreatment BMPs be consolidated into one contiguous basin rather than scattered across the site. This seems feasible for ponds 1P, 2P,and 3P without major site redesign.
        i. Final design of ponds 2P and 3P may be limited with pond 1P being constructed first.
    b. Applicant to show maintenance access routes to the proposed NURP basins on the plans. The City Engineering guidelines note maintenance access paths should be a minimum width of 10 feet at 8% maximum grade and a maximum 2% cross slope.
    c. Current routing of Pond 2P into 1P is likely to conflict between the piped inlet and FES-08.
    d. If Pond 3P is to be converted to a permanent pretreatment basin, it will require an outlet or require back-to-back 100-year storm modeling for freeboard checks.

3. Emergency Overflow Routes:
    a. Applicant to show the emergency overflow elevations and locations for all proposed basins and site low points on the plans.
    b. No basin EOFs are shown.

4. Retaining Walls:
    a. None apparent in plans, but comments may come up with more detailed submittals.

5. Grading:
    a. Grading on the southwest side of Pond 4P must be revised to 4:1 slopes or flatter. Current plans show 3:1 slopes along the edge of the roadway.
    b. Pond 4P needs a 10:1 safety bench from 918.54 to 919.54.
    c. Final design should replace the swale into Pond 1P with storm sewer.
    d. Please provide a concept final grading plan, if available, to confirm design of building freeboard and site routing.

Stormwater Management Plan:

1. General Storm Sewer Design
    a. Storm sewer capacity calculations must be provided in future submittals to confirm storm sewer is being sized for the 10-year storm event.
    b. Applicant to provide storm sewer profiles for review of routing and utility crossings for any ROW, trunk storm sewer, or publicly maintained systems.
    c. Storm sewer should be consolidated to reduce the number of outfalls to the maximum extent possible.
    d. Per City standard details, sheet piling will be required for all flared end sections on pipe diameters 24” and greater.
        i. include City detail of FES sheet piling.
    e. Flow velocities into BMPs must be 6 fps or less.
    f. RCP storm sewer is recommended under driving surfaces.

2. Water Quantity
    a. None currently, but comments may come up with more detailed submittals.

3. Rate/Volume Control
    a. Use of the Meta site regional BMPs for volume control is appreciated. However, the City's volume control formula for infiltration area must still be met. The constructed BMPs E and G were designed assuming 0.8 in/hr infiltration, working backwards gives the allowable total inflow areas below. As designed, BMP E has too much contributing drainage area. However, rebalancing the tributary areas could allow the City rule to still be met as the total proposed drainage areas is still less than the total maximum allowable.

	Infiltration Area (ac)	Planned Drainage Area (ac)	Max Allowable Drainage Area (ac)	Proposed Drainage Area (ac)
BMP E	5.90	106.94	113.46	116.17
BMP G	1.45	22.33	27.88	24.69
Combined	7.35	129.27	141.34	140.86

    Latest SWMP proposes meeting these inflow area requirements by setting the infiltration rate to 0.85 in/hr. The results are in the updated table below. This is an acceptable assumption, though it will need to be confirmed with infiltrometer testing of the Meta site basins.

	Infiltration Area (ac)	Planned Drainage Area (ac)	Max Allowable Drainage Area (ac)	Proposed Drainage Area (ac)
BMP E	5.90	106.94	120.55	117.08
BMP G	1.45	22.33	29.63	22.33

4. Freeboard
    a. Site EOFs, including low points, will be needed to confirm freeboard. Final site EOFs must be shown on the submitted grading plan.
    b. If buildings are proposed with subgrade floors, the low floor elevation must be kept with 1' of freeboard above BMP EOFs and HWLs.
    ~~c. Show the 100-year and snowmelt HWL on proposed basins 1-4 on future grading plan sheets.~~

5. Water Quality
    a. There is a significant excess of dead storage in BMP G of the Meta site, 4.3 ac-ft of pond volume for a total 2.5" event inflow volume of 1.8 ac-ft. Proposed onsite NURP basin 4P may be eliminated if all runoff can be routed via storm sewer to the BMP G dead storage. Untreated stormwater runoff cannot be routed directly to the infiltration surface of BMP G though.
    b. Pond 4P grading does not align with stage storage curves in HydroCAD model.

6. Easements
    a. Drainage and Utility Easements required over all publicly owned stormwater facilities and access routes. This comment will be reviewed in more detail with future submittals.
    b. Plat does not show any D&U easements.

ROSEMOUNT
MINNESOTA

EXECUTIVE SUMMARY

City Council Regular Meeting: August 18, 2026

AGENDA ITEM:	Selection of Construction Manager at Risk - Indoor Ice	**AGENDA SECTION:** NEW BUSINESS
PREPARED BY:	Dan Schultz, Parks & Recreation Director	**AGENDA NO.** 9.b.
ATTACHMENTS:		**APPROVED BY:** LJM
RECOMMENDED ACTION: Motion to recommend the City Council hire RJM Construction to be the Construction Manager at Risk for the indoor rink project and to enter into a standard AIA agreement as approved by the City's Attorney.		

BACKGROUND

The city recently sent out a request for qualifications proposal for Construction Manager at Risk (CMAR) services to construct a two-sheet ice complex. The proposal was sent to 7 firms and the city received 3 submittals. Each of the proposals included detailed information about project staffing, past experiencing, pricing and references.
The Construction Manager at Risk is a delivery method where a CMAR firm is selected early, often during design to manage construction, including cost estimating, schedule, and quality control. The CMAR commits to delivering the project for a Guaranteed Maximum Price (GMP) and is responsible for overseeing subcontractors and all construction phases.

The legal framework in Minnesota for municipalities took effect August 1, 2023, through Minnesota statute 471.345 and 471.463 authorizing Minnesota municipalities (cities, counties, school districts, etc.) to use CMAR on projects over $175,000. Municipalities must use a competitive RFQ/RFP process and follow procedures similar to those used by state agencies when using a CMAR.

All three firms that we interviewed have previous ice rink construction or remodeling experience. They all have strong references and have experienced staff that could work on our project. The pricing from each firm is listed below:

RJM $2,011,741

Knutson $2,169,119

Mortenson $2,264,100

RECOMMENDATION

After reviewing the proposals, interviewing and pricing provided by the firms, staff is recommending the City Council hire RJM Construction to be the Construction Manager at Risk for the indoor rink project and to enter into a standard AIA agreement. RJM is just coming off rink projects in Northfield and Maple Grove and staff feels that they would be the best fit for our project at this time.

Search Results from *08/19/2026* to *08/31/2026*

◄ Return to Previous

Main Calendar

Parks and Natural Resources Commission Meeting
August 24, 2026, 7:00 PM - 8:00 PM
More Details

Planning Commission Meeting
August 25, 2026, 6:30 PM - 7:30 PM
More Details

Youth Commission Meeting
August 27, 2026, 3:45 PM - 4:45 PM
More Details

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◀ **September** ▶ **2026**

Su	M	Tu	W	Th	F	Sa
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	3

Main Calendar

City Council Work Session Meeting
September 1, 2026, 5:00 PM - 6:00 PM
More Details

City Council Meeting
September 1, 2026, 7:00 PM - 8:00 PM
More Details

CITY HALL CLOSED - Labor Day
September 7, 2026, All Day
More Details

Port Authority Meeting
September 15, 2026, 6:00 PM - 7:00 PM
More Details

City Council Meeting
September 15, 2026, 7:00 PM - 8:00 PM
More Details

Planning Commission Meeting
September 22, 2026, 6:30 PM - 7:30 PM
More Details

Youth Commission Meeting
September 24, 2026, 3:45 PM - 4:45 PM
More Details

Parks and Natural Resources Commission Meeting
September 28, 2026, 7:00 PM - 8:00 PM
More Details

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