AGENDA
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
SEPTEMBER 19, 2023
7:00 PM

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:
"An opportunity for members of the public to address the City Council on items on/or not on the current agenda. Items requiring Council action maybe deferred to staff or Boards and Commissions for research and future Council Agendas if appropriate. You will be limited to three (3) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak".

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for September 5, 2023

SCHEDULED BID LETTINGS:

SCHEDULED PUBLIC HEARINGS:

CONSENT AGENDA:
Items under the "Consent Agenda" will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

2. Consider authorizing the payment of recommended bills, payroll and journal entries for the period of September 6, 2023 to September 19, 2023

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND DEPARTMENT HEADS:

3. Report of the Public Safety Director, Neil Bauer, for September 15, 2023

4. Report of City Building Official, Fred Weck, IV for September 14, 2023.

5. Report of the City Attorney, Tom Loonan, for September 13, 2023

6. Report of City Engineer Mark Erichson, WSB for September 15, 2023

7. Report of the Acting Public Works Superintendent Joe Keding for September 19, 2023

COMMUNICATIONS:

8. Lead/Copper Tap Water Monitoring Report, PWSID 1130018

9. Potential Turnaround Located Near 26345 Fenwick Ave

OLD BUSINESS:

NEW BUSINESS:

10. To Consider **Resolution 23-09-92** A Resolution Approving A Site Plan Sp-23-005 Commercial Plumbing & Heating Located at 24428 Greenway Avenue for Applicant Sperides Reiners Architects, Inc. – Jeff Gears AIA, NCARB, LEED AP and Owner Commercial Plumbing & Heating – Natalie Bengston & Derrek Skeie Property ID Number: 21.10854.10

11. To Consider Purchase Order for 2024 Dodge Durango

12. To Consider the Purchase Order for 2024 F550 Chassis

13. To consider approving a Request For Proposals for a Utility Rate Study for Water and Sanitary Sewer Services for the City of Wyoming for 2024 - 2028

14. To consider entering a closed session under MN State Statute 13D.05, Subd 3(a) for the annual performance evaluation of City Administrator Linwood

COUNCIL REPORTS:

ADJOURN

DRAFT MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
SEPTEMBER 5, 2023
7:00PM

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for September 5, 2023 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Dennis Schilling, and Claire Luger

ABSENT: Councilmember Brett Ohnstad

Also Present: Tom Loonan, Eckberg Lammers, Robb Linwood, City Administrator, Grant MacFarlane, Assistant City Administrator, Mark Erichson-WSB, Neil Bauer - Public Safety Director, Fred Weck, Zoning Administrator/Building Official and Joe Keding, Acting Public Works Superintendent

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

John Bergum, 26345 Fenwick Avenue – Asked if the Council had discussed the possible turnaround issue.

City Engineer Erichson – Gave an overview of the discussions that he, Acting Public Works Superintendent Keding, and Mr. Bergum have had about a possible hammerhead turnaround off of Fenwick Avenue.

Mr. Bergum – Stated that he was willing to let the City have the necessary property to create this turnaround and noted that he could also do some of the site preparation work.

Mayor Iverson – Stated that she would like to defer additional discussion until we have all the information from staff.

City Engineer Erichson – Noted that there is a contract that will be awarded for the Fallbrook and 264th project later on the agenda and suggested that the City could possibly work with them to determine pricing for this potential project. He stated that staff will pull together additional information and bring it back for Council discussion.

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for August 15, 2023**

   A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL FOR AUGUST 15, 2023, AS SUBMITTED.

   Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
   Voting Nay: None

Abstain: None
Absent: Ohnstad

2. **Consider approving the minutes of the "Work Session Meeting" of the Wyoming, Minnesota City Council for August 23, 2023**

   A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE THE MINUTES OF THE "WORK SESSION MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL FOR AUGUST 23, 2023 AS SUBMITTED

   Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
   Voting Nay: None
   Abstain: None
   Absent: Ohnstad

SCHEDULED BID LETTINGS:

3. To consider **Resolution 23-09-80** a resolution receiving bids and awarding contract for the Fallbrook Avenue/264th Street Improvement Project

City Engineer Erichson – Gave an overview of the bids for the Fallbrook Avenue and 264th Street project. He noted that the low bidder was Forest Lake Contracting and reviewed the possible alternate for a flashing pedestrian walkway that would be paid by Rosenbauer. He explained that he planned to bring back an agreement by the next Council meeting that would officially assign those costs to them. He stated that the second alternate was related to the sanitary sewer work that is needed at the southern limit of the project He stated that staff is recommending awarding the base bid with both Alternate #1 and Alternate #2.

Mayor Iverson – Noted that there is a lot of semi-truck and boat traffic that traverses the area near the pedestrian crosswalk. She stated that the Council has discussed flashing crosswalks in the past and the sentiment was that sometimes they were more dangerous and asked if staff felt that the flashing crosswalk in this location would be more safe than not having it.

City Engineer Erichson – Stated that staff had discussed this in depth because typically they do not like to see them at mid-block crossings. He stated that this is an existing area where pedestrians cross and staff felt that this would provide increased safety for those individuals.

Councilmember Nanko Yeager – Asked who would maintain the flashers and noted that the City has flashing signs on Goodview that do not work.

Mayor Iverson – Noted that those were broken because someone vandalized them.

City Administrator Linwood – Stated that they are currently under repair and noted that Acting Public Works Superintendent Keding had been working through some supply chain issues.

Acting Public Works Superintendent Keding – Noted that both the one on Goodview and Pioneer are both currently waiting for things to be shipped from Idaho.

City Engineer Erichson – Noted that these would be located in the public right-of-way and owned by the City.

Councilmember Nanko Yeager – Noted that Forest Lake Contracting was the contractor for the City's 2021 Street Improvement Project where the City received a lot of complaints about their restoration efforts. She asked what will be done to ensure that the City does not have a similar problem occur with this project.

City Engineer Erichson – Explained that the City has improved their specifications so they have

a bit more controls in place which should improve that type of situation.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE RESOLUTION 23-09-80 A RESOLUTION RECEIVING BIDS AND AWARDING CONTRACT FOR THE FALLBROOK AVENUE/264TH STREET IMPROVEMENT PROJECT

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Ohnstad

SCHEDULED PUBLIC HEARINGS:

CONSENT AGENDA:

Items under the "Consent Agenda" will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

4. Consider authorizing the payment of recommended bills, payroll, and journal entries for the period of August 16, 2023 to September 5, 2023
5. To consider **Resolution 23-09-81** a resolution accepting a donation to the City of Wyoming from The Hallberg Family Foundation for the Railroad Park project in the amount of $25,000.00
6. To consider **Resolution 23-09-82** a resolution approving payment to Hylden Law and Advocacy in the amount of $15,000.00.
7. To consider **Resolution 23-09-83** a resolution accepting the improvements and approving release of letter of credit for The Preserve at Comfort Lakes
8. To consider **Resolution 23-09-84** a resolution approving payment for pay voucher #6 FINAL to Forest Lake Contracting, inc. for the 2021 Street Improvement Project (WSB Project 017084-000) in the amount of $47,491.52.
9. To consider authorizing payment of annual dues to the League of Minnesota Cities in the amount of $9,211.00 for September 1, 2023 to August 31, 2024 and Membership in the Minnesota Mayors Association for the same fiscal year in the amount of $30.00
10. To consider the Planning Commissions new member recommendation: Mark Holl – 24766 Hazel Avenue
11. To consider a letter of support to the Comfort Lake Forest Lake Watershed District for a grant to fund the purchase of property to fund a water quality project

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE #4, #5, #6, #7, #8, #9, #10 and #11 OF THE WYOMING CITY COUNCIL CONSENT AGENDA

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Ohnstad

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND DEPARTMENT HEADS:

12. Report of the Public Safety Director, Neil Bauer for August 31, 2023

13. Report of City Building Official, Fred Weck, IV for August 31, 2023

14. Report of City Attorney Tom Loonan for September 1, 2023

15. Report of City Engineer Mark Erichson, WSB for September 1, 2023

16. Report of Acting Public Works Superintendent Joe Keding for August 29, 2023

17. Report of Abdo Financial Solutions for the 2023 2nd Quarter City of Wyoming Financials

COMMUNICATIONS: NONE

OLD BUSINESS: NONE

NEW BUSINESS

18. To consider **Resolution 23-09-85** a resolution approving a Preliminary Tax Levy for 2024 and setting a public hearing for Truth and Taxation at the December 5, 2023 Wyoming City Council Meeting

City Administrator Linwood – Introduced Jesse Sturtz, Abdo Financial Solutions.

Jesse Sturtz, Abdo – Gave a brief overview of the proposed budget and Preliminary Tax Levy for 2024.

Mayor Iverson – Noted that last year the County increased the market value of homes by about 21% and asked if they would do an across the board percentage increase again this year.

Ms. Sturtz – Noted that the County had indicated that the increase this year would be approximately 8%.

Mayor Iverson – Stated that in previous years they have set the Preliminary Budget and in most years end up decreasing it when the Final version is adopted. She asked for a brief explanation for the residents regarding Preliminary versus Final.

City Administrator Linwood – Gave an explanation of the State Statute that requires a Preliminary to be adopted and presented to the County by September 30, 2023. He stated that this is essentially a 'do not exceed' levy because it can be decreased, but cannot be increased. He stated that the Council will continue to work on the budget until the final version is adopted in December.

Councilmember Nanko Yeager – Noted that this had been thoroughly discussed in their budget meetings and explained that she felt the proposed preliminary budget of around 9% was too much.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE RESOLUTION 23-09-85 A RESOLUTION APPROVING A PRELIMINARY TAX LEVY FOR 2024 AND SETTING A PUBLIC HEARING FOR TRUTH AND TAXATION AT THE DECEMBER 5, 2023 WYOMING CITY COUNCIL MEETING

Voting Aye: Schilling, Luger, Iverson
Voting Nay: Nanko Yeager
Abstain: None
Absent: Ohnstad

19. To consider **Resolution 23-09-96** a resolution approving a Rezoning:Z-23-001 Wildlife Estates Plat 5 – R-2 to R-1, Location: 24996 Fondant Avenue for applicant – Brian Mulroy, Property ID Number: 21.11125-34

Zoning Administrator/Building Official Weck – Gave an overview of the rezoning and variance requests along with the Preliminary and Final Plat related to property located at 24996 Fondant Avenue.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE RESOLUTION 23-09-86 A RESOLUTION APPROVING A REZONING:Z-23-001 WILDLIFE ESTATES PLAT 5 – R-2 TO R-1, LOCATION: 24996 FONDANT AVENUE FOR APPLICANT – BRIAN MULROY, PROPERTY ID NUMBER: 21.11125-34

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Ohnstad

20. To consider **Resolution 23-09-87** a resolution approving a lot width variance: Z-23-02 Wildlife Estates Plat 5 – R-2 to R-1, Location: 24996 Fondant Avenue for applicant – Brian Mulroy, Property ID Number: 21.11125-34

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 23-09-87 A RESOLUTION APPROVING A LOT WIDTH VARIANCE: Z-23-02 WILDLIFE ESTATES PLAT 5 – R-2 TO R-1, LOCATION: 24996 FONDANT AVENUE FOR APPLICANT – BRIAN MULROY, PROPERTY ID NUMBER: 21.11125-34

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Ohnstad

21. To consider **Resolution 23-09-88** a resolution approving a lot depth variance: Z-23-02 Wildlife Estates Plat 5 – R-2 to R-1, Location: 24996 Fondant Avenue for applicant – Brian Mulroy, Property ID Number: 21.11125-34

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 23-09-88 A RESOLUTION APPROVING A LOT DEPTH VARIANCE: Z-23-02 WILDLIFE ESTATES PLAT 5 – R-2 TO R-1, LOCATION: 24996 FONDANT AVENUE FOR APPLICANT – BRIAN MULROY, PROPERTY ID NUMBER: 21.11125-34

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Ohnstad

22. To consider **Resolution 23-09-89** a resolution approving a Preliminary Plat: D-23-02 and D-23-03 Wildlife Estates Plat 5 – R-2 to R-1, Location: 24996 Fondant Avenue for applicant – Brian Mulroy, Property ID Number: 21.11125-34

Zoning Administrator/Building Official Weck– Reviewed the conditions of approval.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE RESOLUTION 23-09-89 A RESOLUTION APPROVING A PRELIMINARY PLAT: D-23-02 AND D-23-03 WILDLIFE ESTATES PLAT 5 – R-2 TO R-1, LOCATION: 24996 FONDANT AVENUE FOR APPLICANT – BRIAN MULROY, PROPERTY ID NUMBER: 21. 11125-34

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Ohnstad

23. To consider **Resolution 23-09-90** a resolution approving a Final Plat: D-23-02 and D-23-03, Wildlife Estates Plat 5 – R-2 to R-1, Location: 24996 Fondant Avenue for applicant – Brian Mulroy, Property ID Number: 21.11125-34

24. A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 23-09-90 A RESOLUTION APPROVING A FINAL PLAT: D-23-02 AND D-23-03, WILDLIFE ESTATES PLAT 5 – R-2 TO R-1, LOCATION: 24996 FONDANT AVENUE FOR APPLICANT – BRIAN MULROY, PROPERTY ID NUMBER: 21.11125-34

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Ohnstad

25. To consider **Resolution 23-09-91** a resolution approving the purchase of a panel and motor control center at Well #2 from Total Control Systems, Inc. in the amount of $52,769.00

Acting Public Works Superintendent Keding – Gave an overview of the existing issues and the need for this project at Well #2. He answered Council questions about the life span of various elements within a wellhouse.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE RESOLUTION 23-09-91 A RESOLUTION APPROVING THE PURCHASE OF A PANEL AND MOTOR CONTROL CENTER AT WELL #2 FROM TOTAL CONTROL SYSTEMS, INC. IN THE AMOUNT OF $52,769.00

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Ohnstad

26. To consider the hiring of Rachel Staven as the Age Friendly Coordinator as part of the Age Friendly Community Grant

City Administrator Linwood – Stated that the Council had previously discussed, as part of the Age Friendly Community Grant, creation of this part-time/temporary position for a Coordinator. He noted that 5 applications were received for this position and gave an overview of the interview process. Staff is recommending that Rachel Staven be offered the position and reviewed some of her background and experience. He reminded the Council that this is a temporary position that is funded by the grant and explained that once those funds are exhausted, this position will be eliminated.

Council Member Nanko Yeager – Asked if Ms. Staven would be giving up her existing position.

City Administrator Linwood – Explained that Ms. Staven would continue with her full-time employment.

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE THE HIRING OF RACHEL STAVEN AS THE AGE FRIENDLY COORDINATOR AS PART OF THE AGE FRIENDLY COMMUNITY GRANT

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Ohnstad

COUNCIL REPORTS:

Council Member Nanko Yeager – Attended the Budget Work Session meeting.

Council Member Luger – Attended the Budget Work Session and the Joint Sewer Commission meeting.

Council Member Schilling – Attended the Budget Work Session meeting.

Mayor Iverson – Attended the Budget Work Session and the Joint Sewer Commission meetings. She noted that she wanted to bring attention to the fact that work on the Veteran's Memorial has begun.

A MOTION WAS MADE BY COUNCILMEMBER IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO ADJOURN THE SEPTEMBER 5, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 7:53 PM

Voting Aye: Schilling, Nanko Yeager, Luger, Iverson
Voting Nay: None
Abstain: None
Absent: Ohnstad

A portion of this public meeting may be closed to discuss "Labor Negotiation Strategies"; "Misconduct allegations or charges"; "Attorney-client privilege"; or "Performance evaluations" as per MN State Statute 13D.01-.05.

NEXT REGULAR MEETING:
SEPTEMBER 19, 2023
7:00PM

Check Number	Name	Check Date

Text Label 55249 PACIFIC LIFE INSURANCE 09/12/2023

Item Code	GL Number	Amount
ROTH	101-0000-21712	250.00
		250.00

Text Label 55250 LAW ENFORCEMENT LABOR 09/12/2023

Item Code	GL Number	Amount
UNION POLICE	101-0000-21713	472.50
		472.50

Text Label 55251 CENTRAL PENSION FUND, 09/12/2023

Item Code	GL Number	Amount
CENT PENS FUND	101-0000-21716	480.00
		480.00

Text Label 55252 WI SCTF, 09/12/2023

Item Code	GL Number	Amount
WI CHILD SUPPOR	101-0000-21710	215.42
		215.42

Text Label EFT1028 MN STATE RETIREMENT 09/12/2023

Item Code	GL Number	Amount
CITY HSCP CONT	101-0000-21706	0.00
HCSP	101-0000-21710	0.00
MNDCP	101-0000-21712	135.00
MNDCPPRETAX	101-0000-21712	135.00
		270.00

Text Label EFT1029 SELECTACCOUNT, 09/12/2023

Item Code	GL Number	Amount
DEP CARE	101-0000-21711	0.00
FSA CONT	101-0000-21711	0.00
HSA CITY CONT	101-0000-21707	0.00
HSA CONT	101-0000-21707	1,691.16
		1,691.16

Text Label EFT1030 P.E.R.A., 09/12/2023

Item Code	GL Number	Amount

Check Number	Name			Check Date
	CORD PERA	101-0000-21704	2,612.01	
	DCP PERA	101-0000-21704	0.00	
	DCP PERA MATCH	101-0000-21704	0.00	
	PERA CITY MATCH	101-0000-21704	3,013.85	
	PF PERA	101-0000-21704	3,466.54	
	PF PERA CITY	101-0000-21704	5,199.83	
			14,292.23	

Text Label EFT1031 INTERNAL REVENUE SERVICE, 09/12/2023

Item Code	GL Number	Amount
FITW	101-0000-21701	5,976.23
SOCSEC_EE	101-0000-21703	2,314.62
MEDICARE_ER	101-0000-21703	936.31
SOCSEC_ER	101-0000-21703	2,314.62
MEDICARE_EE	101-0000-21703	936.31
		12,478.09

Text Label EFT1032 STATE OF MINNESOTA, 09/12/2023

Item Code	GL Number	Amount
SITW	101-0000-21702	2,757.04
		2,757.04

Text Label

General Checking Account 10100
Total Amount Being Paid: $32,906.44
Total Number of Checks: 9

Mayor Iverson

Councilmember Luger

Councilmember Nanko Yeager

Councilmember Schilling

Check Number	Name	Check Date

Councilmember Ohnstad

City of Wyoming
Check Detail Register

09-19-2023

Check # / Invoice #	Check Date	Vendor Name			
	General Ledger #		Amount		Comment
55253	**09/19/2023**	**A-1 TIRE SERVICE INC**			
86805					
	101-3100-42310	CONTRACTED SER	$188.00		CONTRACTED SERVICES
87248					
	101-3100-42310	CONTRACTED SER	$209.00		CONTRACTED SERVICES
89739					
	101-3100-44040	REPAIRS & MAINT.	$271.50		REPAIRS & MAINT. - EQUIPMENT
	Total for A-1 TIRE SERVICE INC		$668.50		
55254	**09/19/2023**	**ABDO FINANCIAL SOLUTIONS, LLC**			
475801					
	101-1500-43000	PROFESSIONAL SE	$4,583.33		PROFESSIONAL SERVICE (GENERAL)
	Total for ABDO FINANCIAL SOLUTION		$4,583.33		
55255	**09/19/2023**	**ABM EQUIPMENT, LLC**			
0174407-IN					
	602-9425-44040	REPAIRS & MAINT.	$9,971.51		REPAIRS & MAINT. - EQUIPMENT
	Total for ABM EQUIPMENT, LLC		$9,971.51		
55256	**09/19/2023**	**ADAM'S PEST CONTROL INC**			
3716546					
	101-2110-42310	CONTRACTED SER	$47.25		CONTRACTED SERVICES
3716545					
	601-9425-42310	CONTRACTED SER	$71.94		CONTRACTED SERVICES
3716544					
	101-5200-42310	CONTRACTED SER	$47.25		CONTRACTED SERVICES
	Total for ADAM'S PEST CONTROL INC		$166.44		
55257	**09/19/2023**	**ANDERSON - KOCH FORD**			
09035					
	101-2110-43900	VEHICLE MAINTEN	$100.00		VEHICLE MAINTENANCE
	Total for ANDERSON - KOCH FORD		$100.00		
55258	**09/19/2023**	**AT & T MOBILITY**			
09032023					
	101-2110-43200	COMMUNICATIONS	$1,136.63		COMMUNICATIONS (GENERAL)
	101-2200-43200	COMMUNICATIONS	$271.58		COMMUNICATIONS (GENERAL)
	Total for AT & T MOBILITY		$1,408.21		
55259	**09/19/2023**	**BITUMINOUS ROADWAYS, INC**			
33051					
	101-3100-44410	STREET MAINT MA	$8,086.86		STREET MAINT MATERIALS
	Total for BITUMINOUS ROADWAYS, IN		$8,086.86		
55260	**09/19/2023**	**CAMPBELL KNUTSON**			
08312023					
	101-1400-43040	ATTORNEY FEES	$2,345.00		ATTORNEY FEES
	Total for CAMPBELL KNUTSON		$2,345.00		

City of Wyoming
Check Detail Register

09-19-2023

Check # / Invoice #	Check Date	Vendor Name / General Ledger #	mount	Comment
55261	**09/19/2023**	**CHISAGO COUNTY PRESS, INC**		
08312023				
	101-1400-43510	LEGAL NOTICE PUI	$220.57	LEGAL NOTICE PUBLICATION
	800-0000-20809	MULROY SUBDIVIS	$33.92	CHISAGO CTY PRESS MULROY SUBDIVISION
	Total for CHISAGO COUNTY PRESS, IN		$254.49	
55262	**09/19/2023**	**CINTAS**		
4167155388				
	101-3100-44180	UNIFORMS	$65.28	STREETS
	101-3100-42100	OPERATING SUPPL	$33.55	SHOP SUPPLIES
4163616274				
	101-2110-43600	CLEANING SERVIC	$28.51	CLEANING SERVICE-PUBLIC SAFETY
4167810713				
	101-2110-43600	CLEANING SERVIC	$28.51	CLEANING SERVICE-PUBLIC SAFETY
	Total for CINTAS		$155.85	
55263	**09/19/2023**	**COMPUTERSHARE TRUST COMPANY**		
2255666				
	337-7000-46200	FISCAL AGENT FEE	$375.00	FISCAL AGENT FEES
	Total for COMPUTERSHARE TRUST COI		$375.00	
55264	**09/19/2023**	**CONNEXUS ENERGY**		
08302023				
	101-3100-43800	UTILITIES-GAS/EL	$33.52	LAKE DR & HEATH - ST LIGHTS
	101-2110-43800	UTILITIES-GAS/EL	$5.25	HAMLET DR
	101-2110-43800	UTILITIES-GAS/EL	$5.25	FALLBROOK SIREN
	101-3100-43860	STREET LIGHTS	$19.97	250TH STREET NE SIGN
	101-2110-43800	UTILITIES-GAS/EL	$5.25	PIONEER RD
	Total for CONNEXUS ENERGY		$69.24	
55265	**09/19/2023**	**ECKBERG LAMMERS P.C.**		
36371				
	101-1400-43040	ATTORNEY FEES	$1,165.00	GENERAL
	101-1400-43040	ATTORNEY FEES	$390.00	MEETINGS
	800-0000-20809	MULROY SUBDIVIS	$52.50	ECKBERG-REVIEW TITLE DOCS
	101-1400-43040	ATTORNEY FEES	$70.00	ORDINANCES
	101-1400-43040	ATTORNEY FEES	$90.00	ATTORNEY FEES
	101-2110-43040	ATTORNEY FEES	$332.50	GENERAL EMPLOYMENT
	Total for ECKBERG LAMMERS P.C.		$2,100.00	
55266	**09/19/2023**	**Elevate Builders**		
BSF23-0005				
	800-0000-20401	SILT FENCE	$810.00	BSF23-0005
	Total for Elevate Builders		$810.00	
55267	**09/19/2023**	**ESTATE OF CAROL J. GIBBS**		
09/06/2023				
	602-0000-11500	ACCOUNTS RECEI\	$78.48	Sewer - Base Charge
	Total for ESTATE OF CAROL J. GIBBS		$78.48	

City of Wyoming
Check Detail Register

09-19-2023

Check # / Invoice #	Check Date	Vendor Name / General Ledger #	Amount	Comment
55268	**09/19/2023**	**FAIRVIEW HEALTH SERVICES**		
15006899065				
	101-1400-42310	CONTRACTED SER	$35.00	15006899065
	101-1400-42000	SUPPLIES - OFFICE	$35.00	15006903338
	101-3100-43060	PERSONNEL TESTI	$79.00	15006937733
	Total for FAIRVIEW HEALTH SERVICES		$149.00	
55269	**09/19/2023**	**FERGUSON WATERWORKS**		
0518800				
	401-3100-45000-/	CAPITAL OUTLAY	$2,079.08	CAPITAL OUTLAY
0519265				
	401-3100-45000-/	CAPITAL OUTLAY	$4,330.90	CAPITAL OUTLAY
	Total for FERGUSON WATERWORKS		$6,409.98	
55270	**09/19/2023**	**GOPHER STATE ONE CALL**		
3080860				
	601-9425-44650	LOCATES (GOPHER	$60.30	LOCATES (GOPHER STATE)
	602-9425-44650	LOCATES (GOPHER	$60.30	LOCATES (GOPHER STATE)
	651-9425-44650	LOCATES (GOPHER	$60.30	LOCATES (GOPHER STATE)
3060859				
	601-9425-44650	LOCATES (GOPHER	$45.00	LOCATES (GOPHER STATE)
	602-9425-44650	LOCATES (GOPHER	$45.00	LOCATES (GOPHER STATE)
	651-9425-44650	LOCATES (GOPHER	$45.00	LOCATES (GOPHER STATE)
	Total for GOPHER STATE ONE CALL		$315.90	
55271	**09/19/2023**	**GREG PETERSON**		
09/06/2023				
	601-0000-11500	ACCOUNTS RECEIV	$20.99	Water Usage
	Total for GREG PETERSON		$20.99	
55272	**09/19/2023**	**H & W FUND I.U.O.E LOCAL 49**		
092023				
	101-0000-21706	HOSPITALIZATION	$8,520.00	PREMIUMS
	Total for H & W FUND I.U.O.E LOCAL 4		$8,520.00	
55273	**09/19/2023**	**HACH COMPANY**		
13714413				
	601-9425-42160	CHEMICALS/CHEM	$453.20	CHEMICALS/CHEMICAL PRODUCTS
	Total for HACH COMPANY		$453.20	
55274	**09/19/2023**	**HEALTH PARTNERS**		
036084051134				
	101-0000-21706	HOSPITALIZATION	$1,690.39	OCTOBER PREMIUMS
	Total for HEALTH PARTNERS		$1,690.39	
55275	**09/19/2023**	**HOLIDAY COMPANIES**		
060101092300				
	101-2110-43900	VEHICLE MAINTEN	$99.00	VEHICLE MAINTENANCE
	101-2200-43900	VEHICLE MAINTEN	$9.00	VEHICLE MAINTENANCE
	Total for HOLIDAY COMPANIES		$108.00	

09-19-2023

Check # / Invoice #	Check Date	Vendor Name / General Ledger #		mount	Comment
55276	**09/19/2023**	**HUGO'S TREE CARE, INC.**			
15258					
		101-5200-44760	TREE PLANTING	$8,750.00	TREE PLANTING
	Total for HUGO'S TREE CARE, INC.			$8,750.00	
55277	**09/19/2023**	**HYLDEN ADVOCACY & LAW**			
4102					
		401-1000-45000	CAPITAL OUTLAY	$3,000.00	CAPITAL OUTLAY
	Total for HYLDEN ADVOCACY & LAW			$3,000.00	
55278	**09/19/2023**	**INNOVATIVE OFFICE SOLUTIONS**			
IN4310710					
		101-2110-42000	SUPPLIES - OFFICE	$74.90	SUPPLIES - OFFICE/COPY/COMPUTR
IN4315607					
		101-1400-42000	SUPPLIES - OFFICE	$136.32	SUPPLIES - OFFICE/COPY/COMPUTR
IN4316091					
		101-1400-42000	SUPPLIES - OFFICE	$64.11	SUPPLIES - OFFICE/COPY/COMPUTR
IN4316094					
		101-2110-42000	SUPPLIES - OFFICE	$125.90	SUPPLIES - OFFICE/COPY/COMPUTR
IN4320363					
		101-1400-42000	SUPPLIES - OFFICE	$74.50	SUPPLIES - OFFICE/COPY/COMPUTR
	Total for INNOVATIVE OFFICE SOLUTI			$475.73	
55279	**09/19/2023**	**IUOE LOCAL #49**			
092023					
		101-0000-21714	PW UNION DUES	$210.00	MONTHLY DUES
	Total for IUOE LOCAL #49			$210.00	
55280	**09/19/2023**	**JACOB REESE**			
09/06/2023					
		601-0000-11500	ACCOUNTS RECEIV	$145.14	Water - Meter Charge
		602-0000-11500	ACCOUNTS RECEIV	$32.99	Sewer Usage
		651-0000-11500	ACCOUNTS RECEIV	$32.57	Surface Water Mgmt
		601-0000-11500	ACCOUNTS RECEIV	$8.46	State Surcharge
		601-0000-11500	ACCOUNTS RECEIV	$8.46	Water Usage
	Total for JACOB REESE			$227.62	
55281	**09/19/2023**	**JAXON SCHULTZ**			
01					
		101-2110-43900	VEHICLE MAINTEN	$80.00	VEHICLE MAINTENANCE
	Total for JAXON SCHULTZ			$80.00	
55282	**09/19/2023**	**KORTERRA, INC.**			
23958					
		601-9425-42050	SOFTWARE UPGRA	$1,000.00	SOFTWARE UPGRADES
		602-9425-42050	SOFTWARE UPGRA	$1,000.00	SOFTWARE UPGRADES
		101-3100-42050	SOFTWARE UPGRA	$1,000.00	SOFTWARE UPGRADES
	Total for KORTERRA, INC.			$3,000.00	

City of Wyoming
Check Detail Register

09-19-2023

Check # / Invoice #	Check Date	Vendor Name / General Ledger #		Amount	Comment
55283	**09/19/2023**	**MACQUEEN EMERGENCY**			
P19090					
		101-2200-42300	SAFETY EQUIPMEN	$1,167.70	SAFETY EQUIPMENT
	Total for MACQUEEN EMERGENCY			$1,167.70	
55284	**09/19/2023**	**MENARDS- FOREST LAKE**			
16575					
		101-3100-44040	REPAIRS & MAINT.	$22.92	REPAIRS & MAINT. - EQUIPMENT
16518					
		101-5200-42100	OPERATING SUPPL	$52.43	OPERATING SUPPLIES
16856					
		101-5200-42100	OPERATING SUPPL	$75.93	OPERATING SUPPLIES
	Total for MENARDS- FOREST LAKE			$151.28	
55285	**09/19/2023**	**MIDCONTINENT COMMUNICATIONS**			
14463230113558					
		101-1400-43210	TELEPHONE	$110.13	CITY HALL
		101-1400-42310	CONTRACTED SER	$903.01	FIBER
		101-2110-43210	TELEPHONE	$406.21	POLICE DEPT
		101-3100-43210	TELEPHONE	$66.49	PUBLIC WORKS
		601-9425-43210	TELEPHONE	$189.31	WELL
		602-9425-43210	TELEPHONE	$141.35	LIFTSTATIONS
	Total for MIDCONTINENT COMMUNICA			$1,816.50	
55286	**09/19/2023**	**MSA PROFESSIONAL SERICES, INC.**			
R16906002.0-2					
		280-1000-43000	PROFESSIONAL SE	$6,000.00	PROFESSIONAL SERVICE (GENERAL)
	Total for MSA PROFESSIONAL SERICES			$6,000.00	
55287	**09/19/2023**	**NAPA AUTO PARTS**			
172545					
		101-3100-44040	REPAIRS & MAINT.	$12.34	REPAIRS & MAINT. - EQUIPMENT
	Total for NAPA AUTO PARTS			$12.34	
55288	**09/19/2023**	**RICOH BUSINESS SYSTEMS**			
107592451					
		101-1400-42150	COPIER	$144.05	CITY HALL
		101-2110-42240	MAINTENANCE CO	$77.19	POLICE DEPT
		101-2110-42240	MAINTENANCE CO	$4.10	FIRE DEPT
	Total for RICOH BUSINESS SYSTEMS			$225.34	
55289	**09/19/2023**	**RICOH USA**			
5068061978					
		101-2110-42240	MAINTENANCE CO	$184.65	POLICE DEPT
		101-1400-42150	COPIER	$669.62	CITY HALL
	Total for RICOH USA			$854.27	
55290	**09/19/2023**	**SAFE-FAST INC**			
INV280196					
		602-9425-42100	OPERATING SUPPL	$126.00	OPERATING SUPPLIES
	Total for SAFE-FAST INC			$126.00	

City of Wyoming
Check Detail Register

09-19-2023

Check # / Invoice #	Check Date	Vendor Name / General Ledger #		mount	Comment
55291	**09/19/2023**	**TIERNEY PETERSON**			
09/06/2023					
		601-0000-11500	ACCOUNTS RECEI\	$20.98	Water Usage
	Total for TIERNEY PETERSON			$20.98	
55292	**09/19/2023**	**TIMESAVER OFF SITE SECRETARIAL**			
M28525					
		101-1400-42310	CONTRACTED SER	$159.00	CITY COUNCIL MEETING
		101-1910-42310	CONTRACTED SER	$159.00	PLANNING COMMISSION MEETING
	Total for TIMESAVER OFF SITE SECRET			$318.00	
55293	**09/19/2023**	**TOWN & COUNTRY DISPOSAL**			
DS000008304					
		101-5200-43840	REFUSE	$181.95	930 WYOMING CITY GARAGE
	Total for TOWN & COUNTRY DISPOSAI			$181.95	
55294	**09/19/2023**	**UNUM LIFE INSURANCE**			
10012023					
		101-1400-41310	LIFE INSURANCE	$145.03	ADMIN
		101-2110-41310	LIFE INSURANCE	$623.17	POLICE
		101-1910-41310	LIFE INSURANCE	$67.19	PLAN & ZONE
		101-2400-41310	LIFE INSURANCE	$187.49	BLDG
		101-3100-41310	LIFE INSURANCE	$284.38	STREETS
		601-9425-41310	LIFE INSURANCE	$135.98	WATER
		602-9425-41310	LIFE INSURANCE	$135.97	SEWER
100123					
		101-0000-21715	VOLUNTARY TERM	$364.71	VOLUNTARY TERM LIFE
	Total for UNUM LIFE INSURANCE			$1,943.92	
55295	**09/19/2023**	**US BANK EQUIPMENT FINANCE**			
510486129					
		101-2400-44330	DUES & SUBSCRIP	$160.60	DUES & SUBSCRIPTIONS
	Total for US BANK EQUIPMENT FINAN			$160.60	
55296	**09/19/2023**	**VC3, INC.**			
123722					
		101-1400-42090	NETWORK MUNICI	$3,335.05	NETWORK MUNICIPAL COMPUTERS
	Total for VC3, INC.			$3,335.05	
55297	**09/19/2023**	**VERIZON**			
9943012379					
		602-9425-43210	TELEPHONE	$246.00	TELEPHONE
		601-9425-43210	TELEPHONE	$246.00	TELEPHONE
		101-1400-43210	TELEPHONE	$82.66	TELEPHONE
		101-2400-43210	TELEPHONE	$82.66	TELEPHONE
	Total for VERIZON			$657.32	

City of Wyoming
Check Detail Register

09-19-2023

Check # / Invoice #	Check Date / General Ledger #	Vendor Name / mount		Comment
55298	**09/19/2023**	**VISA**		
2340				
	101-2110-44350	WELLNESS	$280.00	WELLNESS
0050619				
	101-2200-42100	OPERATING SUPPL	$179.99	OPERATING SUPPLIES
5405852				
	101-2110-42100	OPERATING SUPPL	$24.13	OPERATING SUPPLIES
187684				
	205-2110-42100	OPERATING SUPPL	$103.16	OPERATING SUPPLIES
5519819				
	101-2110-42100	OPERATING SUPPL	$3.00	OPERATING SUPPLIES
147696211799				
	101-2110-42100	OPERATING SUPPL	$2.99	OPERATING SUPPLIES
	101-2110-42100	OPERATING SUPPL	$2.99	OPERATING SUPPLIES
10001247048338				
	101-2110-44330	DUES & SUBSCRIP	$322.50	DUES & SUBSCRIPTIONS
BD71A969-0004				
	101-2110-44330	DUES & SUBSCRIP	$336.00	DUES & SUBSCRIPTIONS
	101-3100-42050	SOFTWARE UPGRA	$192.00	SOFTWARE UPGRADES
	101-2200-42100	OPERATING SUPPL	$(217.72)	OPERATING SUPPLIES
	101-2110-42080	TRAINING AND IN	$(50.00)	TRAINING AND INSTRUCTION
08252023				
	101-2110-42100	OPERATING SUPPL	$49.27	OPERATING SUPPLIES
	Total for VISA		$1,228.31	
55299	**09/19/2023**	**VISA**		
08182023				
	101-3100-42260	SIGN MATERIAL/R	$176.10	SIGN MATERIAL/REPLACEMENT
S007186885.001				
	651-9425-42400	SMALL TOOLS/MIN	$146.38	SMALL TOOLS/MINOR EQUIPMENT
5650				
	101-3100-42400	SMALL TOOLS/MIN	$100.00	SMALL TOOLS/MINOR EQUIPMENT
	Total for VISA		$422.48	
55300	**09/19/2023**	**VISA**		
5061050				
	101-1400-42000	SUPPLIES - OFFICE	$21.16	SUPPLIES - OFFICE/COPY/COMPUTR
67824				
	101-1400-42100	OPERATING SUPPL	$200.00	OPERATING SUPPLIES
940025845001				
	101-1400-42000	SUPPLIES - OFFICE	$40.85	SUPPLIES - OFFICE/COPY/COMPUTR
INV215503359				
	101-1400-44330	DUES & SUBSCRIP	$15.99	DUES & SUBSCRIPTIONS
2681828				
	101-2400-42000	SUPPLIES - OFFICE	$13.99	SUPPLIES - OFFICE/COPY/COMPUTR
082023				
	101-1400-44330	DUES & SUBSCRIP	$4.00	DUES & SUBSCRIPTIONS
7303447				
	101-3100-44010	REPAIRS & MAINT.	$27.45	REPAIRS & MAINT. - BUILDINGS
	Total for VISA		$323.44	

City of Wyoming
Check Detail Register

09-19-2023

Check # / Invoice #	Check Date	Vendor Name / General Ledger #		mount	Comment
55301	**09/19/2023**	**WASTE MANAGEMENT CORP SERVICES**			
0047999-4812-2					
		101-5500-43840	REFUSE	$16.50	LIBRARY 27-16928-33002
		101-5200-43840	REFUSE	$93.95	CITY MAINT 27-16916-73007
		101-3100-43840	REFUSE	$80.85	CITY HALL 27-16916-83005
		101-5200-43840	REFUSE	$110.68	CITY GARAGE 27-16920-33000
	Total for WASTE MANAGEMENT CORP			$301.98	
55302	**09/19/2023**	**WAUSAU ELECTRIC INC**			
2462					
		601-9425-44010	REPAIRS & MAINT.	$1,864.20	REPAIRS & MAINT. - BUILDINGS
	Total for WAUSAU ELECTRIC INC			$1,864.20	
55303	**09/19/2023**	**XCEL ENERGY**			
843460492					
		101-3100-43860	STREET LIGHTS	$6,402.58	ST LIGHTS
843971180					
		101-3100-43800	UTILITIES-GAS/ELI	$54.35	UTILITIES-GAS/ELEC/SEWER/WATER
	Total for XCEL ENERGY			$6,456.93	

City of Wyoming
Check Detail Register

09-19-2023

Check # / Invoice #	Check Date	Vendor Name		
	General Ledger #	mount	Comment	

General Checking Account 10100
Total Amount Being Paid: $92,152.31
Total Number of Checks: 51

Mayor Iverson

Councilmember Luger

Councilmember Nanko Yeager

Councilmember Schilling

Councilmember Ohnstad

August 31, 2023

Re: Public Safety Activity Report – September 5, 2023, City Council Meeting

Police Update

Police Officer Hiring Process

We continue to conduct interviews for the police officer vacancies. We have offered a background to one applicant and are conducting a second interview next week with another applicant.

Administrative Assistant Hiring Process

We have given a conditional offer to an applicant and provided the background process is completed successfully, we will present the applicant to council for approval at the October 3rd meeting.

Cover the Cruiser for Special Olympics

Officer Minor partnered with Sean Sielini and Kayte Barton this week to raise money for Special Olympics MN at the Cover the Cruiser event. We want to thank Casey's for allowing us to host the event in their lot. Next year, we're going to incorporate the event into Stagecoach Day to increase visibility.

Fire Update

Wyoming Fire assisted Forest Lake Fire Department on a structure fire involving a garage this week.

Upcoming Community Outreach Events

November 2023	Stuff the Squad food collection event for Pathways, TBD
December 2, 2023	Wyoming Fire and Anonymous Santa Toy, Food and Clothing Drive

Neil D. Bauer, Ed.D.
Public Safety Director/Police Chief

September 14, 2023
Honorable Mayor and City Council
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

RE: SEPTEMBER 19, 2023 CITY COUNCIL MEETING

Dear Mayor and Council Members:

This letter is intended to summarize on-going commercial building projects and zoning issues within the City. Some of these items may be separate agenda matters, while others are for informational purposes only.

Forest Lake Sportsman's Club
The Sign-In Shack has been installed. This item is closed.

Gregory Contracting
Inspections for the footings, foundation, underground plumbing, and in-floor heating have been approved. The building permit has been issued. Site plans have been approved and a Grading permit has been issued.

Sunrise Fiberglass Cold Storage Building
The building permit has been issued.

Fairview Hospital
A building permit application to remodel their Cardiac Rehabilitation area has been submitted.

Total Eye Care
A building permit application has been received to remodel the space that was formerly a daycare at 26263 Forest Boulevard into a Total Eye Care facility.

Hallberg Bingham Site
Work in the south unit is near completion and some minor items are being completed to the exterior. A temporary Certificate of Occupancy has been issued for the north unit.

Planning Commission
The Planning Commission held a public meeting to consider Site Plan Review approval of an addition for Commercial Plumbing & Heating. This is a separate agenda item.

Sincerely,

Frederick E. Weck, IV
Zoning Administrator
Building Official #1825
Advanced Septic Inspector, MPCA #C5199
City of Wyoming

DEPARTMENT OF BUILDING SAFETY
P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-4947 Fax: 651-462-3938

ECKBERG LAMMERS
ATTORNEYS AT LAW

www.eckberglammers.com

Writer's Direct Dial:
(715) 808-8842

Writer's Email:
tloonan@eckberglammers.com

September 13, 2023

Robb Linwood
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

Delivered via Email

Re: ***City of Wyoming***
Status Update for the Period of – September 2, 2023 – September 13, 2023

Dear Robb:

Our office has collected the assessments and prepared the summary for the City Administrator's annual review. We have advised on contract matters. We also continue serving in our general counsel role of answering questions, addressing all general legal concerns and reviewing all items as requested by City staff relating to matters relevant to the City.

Please contact me directly if you have any questions regarding this correspondence. Thank you for allowing us to serve the City of Wyoming.

Very Truly Yours,

s/ Thomas R. Loonan

Thomas R. Loonan
City Attorney

Stillwater Office
1809 Northwestern Avenue
Stillwater, MN 55082
Phone: 651-439-2878
Fax: 651-439-2923

Hudson Office
430 Second Street
Hudson, WI 54016
Phone: 715-386-3733
Fax: 715-386-6456

Engineer's Report

September 15, 2023

Honorable Mayor and City Council
City of Wyoming, MN
26885 Forest Boulevard
Wyoming, MN 55092

Re: September 19, 2023, City Council Meeting
WSB Project No. 021007-000

Dear Mayor and Council Members:

This engineer's report is intended to update you on engineering activities within the City since the last council meeting. Some of the items below may be on the agenda with more detailed information provided, while the other items below are for informational purposes only.

East Viking Boulevard (Fenwick to Glen Oak) and Bridge No. 13J22
The project is substantially complete and open to traffic.

The portion of the project east of Polaris has been paved and only shouldering remains.

The bridge portion of the project is projected to start at the end of September. The box culverts are expected to be out of production on 9/26 with construction starting shortly thereafter.

Fallbrook Avenue and 264th Street Improvement Project
A preconstruction meeting was held with the Contractor, Rosenbauer, Hallberg, staff and utility companies. Additional meetings have occurred with the hospital. The roadway is scheduled to be reclaimed Tuesday. Sewer repairs will require the portion of Fallbrook Avenue between 260th Street and Fairview Avenue to be closed. Signage will be placed on Monday 9/17. Staff will continue to work with all affected businesses on access coordination throughout construction.

Diamond Ridge Development
The project is substantially complete, with the final layer of asphalt to be placed after the homes are built. We did receive a grading plan modification that we approved at the request of a potential builder. They expect to start building later this fall.

Katies Glenn
Staff has approved the plans for the development and the developer is looking for a buyer/builder. We do not have an anticipated start date.

Helium Court Storm Sewer Repair / 266th Street Storm Sewer Addition
These projects have been substantially completed with punch list items remaining. Project acceptance is expected soon, once punch list items have been completed.

Bingham Property – Hallberg Project (Multi-Tennent)
All testing has now passed, and a site walk through has been completed. A final punch list has been provided to the contractor. Restoration items persist due to the lack of rain.

Sunrise Riverbank Development (residential and commercial)
Staff met with the property ownership team to discuss concepts they will be looking into further.

2021 Street Improvement Project
Final acceptance is an agenda item for your consideration.

Su**mmer Fields Development**
No new update:
First Addition (19 lots): The contractor has indicated the project has been completed and all punch list items are complete as well. Upon inspection, there are a few items that remain; however, it is expected that this will be brought to the City in the near future for consideration of acceptance and release of escrow. The developer is working to address these remaining punch list items.

The Developer started work installing pipes in the filtration basin on 12/12/2022. Staff has reduced the cash escrow to $10,000. Remaining work is primarily related to the removal of silt fence and ensure restoration efforts have taken.

Second Addition (15 lots):
No New Update:
Utility Construction, curb and gutter placement and asphalt has been placed. An escrow reduction has been requested and staff is confirming the value of work completed and what remains now that they have submitted the remaining. The escrow reduction has taken place.
Third Addition
No new update.
The developer has indicated that they are currently working on the third addition final plat and construction plans. This is for the completion of the site on the east side of Kettle River Boulevard. Earlier indication was that the third addition was for the next phase on the west side of Kettle River Boulevard.
The next addition on the West side of Kettle River Boulevard will involve the design of a city lift station within the site and will require design and ordering of lift station components. An on-site generator will also be required to be installed at the downstream list station. The lead time on this is significant and that information has been provided to the developer to make sure

these do not impede the timing of this next phase. Lift station design is currently underway as requested by the developer.

Preserve at Comfort Lake
Final acceptance of the development is an agenda item for your consideration. Staff is recommending approval.

Heims Lake Villas North
All sanitary sewer, watermain, and storm sewer have been completed. Aggregate base and curb and gutter and first layer of asphalt has been completed, allowing building permits to be issued. The concrete sidewalk has been completed. The bituminous wearing course will be placed in the fall of 2023.

Aadland Development (Hunter Hill)
Punch list items are currently underway and final layer of asphalt has been placed. Project acceptance is expected in the spring once restoration is acceptable. Due to the drought, many areas of the seeding have not come in adequately. Project acceptance is now expected in the fall as spring seeding did not take due to the drought.

Hallberg Storage
Final Punch list has been created and project completion is near. Restoration is all that is needed for acceptance, however due to the lack of rain, seeding efforts have failed.

Thank you for the opportunity to update the Council on current matters in the City.

Sincerely,
WSB and Associates, Inc.

Mark Erichson, P.E., City Engineer

Public Works Report

Date: September 19, 2023

Mayor Iverson and City Council Members
Public Works Report for September 19, 2023 Council Meeting

Streets:

Staff has done some more repairs in the neighborhood between 273rd and 274th. With other maintenance activities, there has been less activity over the last couple of weeks, but we will need to start up again for additional pothole repair and patching high iron before winter. Crews have been sweeping as time allows. The area west of I-35 was swept last week and the city looks like it will be good until the fall leaf drop.

Sanitary Sewer:

Crews have begun to jet the sanitary sewers in the south east part of our collection system. Wyoming is required to completed 1/3 of the city per year to meet the requirements in regards to collection system maintenance with our insurance carrier. Minnesota Pump has also inspected the pumps and pump related components in the sanitary sewer lift station. Minnesota Pump will be issuing a report with maintenance item considerations.

Water:

Daily and monthly water tests have been completed. The watering ban is still in effect and staff has been issuing notices to properties seen in violation of the ordinance.

Surface Water:

Staff has begun inspecting the pond system. As part of Wyoming's MS4 permit, the city is required to inspect 20% of the pond annually. Crew are looking for maintenance items related to the mechanical operating of the pond. Inlet and outlet structures are inspected to ensure the free flow of water. Potentially problematic vegetation is also considered as grasses and tree that grow in close proximity to the pond may cause future issues with the system.

Parks:

Public Works has been removing trash weekly from the parks. Bargen Asphalt has crack filled the trail segments through Goodview Park. Staff has also been meeting with playground structure contractors to look for replacement pieces for equipment that needs to be replaced or repaired.

Request for Council Action

Date: September 15, 2023

Presented to: Mayor Iverson and City Council Members
Presented by: Joe Keding, Assistant Public Works Superintendent
Department: Public Works
Reference: Lead/Copper Tap Water Monitoring Report, PWSID 1130018
Method: Communications

***Background Information*:**

As part of the Safe Water Drinking act by the Minnesota Department of Health and Federal rule it is necessary for the city to water sampling for lead and copper testing. 20 test sites are needed to meet the requirements necessary for the city. Public works sends out letters to water customers looking for willing participants. When a satisfactory list is compiled, staff delivers the instruction and test bottles to the residents. Upon completion of the test, staff returns to collect the samples and sends the off for the testing. As part of the sampling, once results are received it is mandatory to send letters back to the residents and complete a consumer certification form. The City of Wyoming Lead and Copper water tests has not exceeded the action level for led and not exceeded the action level for copper and were in the 90th percentile. Letters have been mailed out to property owners with results and the necessary consumer certification form has been completed.

September 1, 2023

Wyoming City Council
c/o Robb Linwood, Administrator
26885 Forest Boulevard, Box 188
Wyoming, Minnesota 55092 - 0188

Dear Council Members:

SUBJECT: Lead/Copper Tap Water Monitoring Report, PWSID 1130018

This letter is to report the results of your recent lead/copper monitoring that is required by the Safe Drinking Water Act. The results revealed the following 90th percentile levels:

90th percentile lead level = 2 µg/l (rounded as 0.002 mg/l).
The action level for lead is 15.0 µg/l.

90th percentile copper level = 463 µg/l (rounded as 0.463 mg/l).
The action level for copper is 1300 µg/l.

Based on these results, your public water system **has not exceeded** the action level for lead and **has not exceeded** the action level for copper.

By federal rule, 40 CFR 141.85, you are required to provide the lead/copper results to persons served at the sites that were tested. In addition, you must provide them with an explanation of the health effects of lead/copper, list steps consumers can take to reduce exposure to lead/copper in drinking water, and water utility contact information. The notification must also provide the maximum contaminant level goals, the action levels for lead/copper, and the definitions for these two terms.

Notification must be made within 30 days by U.S. Mail. If the residence is a rental property, both the occupant(s) of the residence and rental property owner must be notified. To assist you in meeting the notification requirements, we have enclosed a sample letter and a fact sheet on lead/copper in drinking water. All of the information contained in the sample letter is EPA required language and must be included in your letter and provided to the homeowner. If you would like to receive any of the enclosed documents via e-mail, please send your request to stephanie.voeller@state.mn.us.

The lead/copper sampling site addresses are private data. This information was classified as "nonpublic" by the Minnesota Department of Administration in October 2004, upon the request of Minnesota Department of Health (MDH) and Minnesota community water supply

systems. When notifying the persons served at the sites that were tested, provide them with the results for that address only.

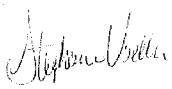
Within 10 days after notifying the residents of their results, you must complete the enclosed Lead/Copper Consumer Notification Certification form and return it to us along with a copy of the letter that you sent to the residents notifying them of their results. A return envelope is enclosed for your convenience.

Please note that all enclosures are sent to the addressee of this letter. Persons receiving a copy (cc) of the letter do not receive any enclosures. It is the responsibility of the addressee to follow through with the requirements.

A sampling kit will be sent to you prior to your next scheduled sampling date. The enclosed report should be placed in your records and a copy maintained on or near the water supply premises and available for public inspection for not less than ten (10) years.

If you have any questions, please contact me at 651-201-3974, or Michael Bourland at 651-201-5928.

Sincerely,



Stephanie Voeller
Community Public Water Supply Unit
Environmental Health Division
P.O. Box 64975
St. Paul, Minnesota 55164-0975

PAW
Enclosures
cc: Water Superintendent

Memorandum

To: Wyoming City Council

From: Mark Erichson

Date: 9/15/2023

Re: Fenwick Avenue Turn Around

Staff has worked through a number of items related to the property owner request for a turn around to be constructed near the southern end of Fenwick Avenue on the west side of the roadway. The property owner has agreed to provide the land. WSB would prepare the legal description and exhibit, and Eckberg Lammers would prepare the easement agreement for recording.

The property owner has agreed to aid in the construction of this turn around and we continue to work to determine the associated "all-in" cost of the City and will be able to present this at an upcoming City Council meeting. Staff will be looking into a couple of design alternatives and again talk to MNDOT about potentially expanding the small turn around at the end of Fenwick Avenue as it would be less costly.

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

CITY OF WYOMING
PLANNING AND ZONING

TO:	**City Council**
DATE:	**September 19, 2023**
FROM:	**Kim Lindquist, City Planner**
	Fred Weck
RE:	**Site Plan Review,**
APPLICANT:	**Commercial Plumbing & Heating**
PROPERTY:	**24428 Greenway Avenue**
	R.21.10854.10
FILE NO.:	**SP-23-005**

OVERVIEW

Commercial Plumbing & Heating ("Applicant") has requested a site plan review to construct a 7,018 square foot warehouse addition to the structure at 24428 Greenway Avenue. The approximate 11,000 square foot building, first floor plus mezzanine, is a combination of office and warehousing uses with a shop also located in the warehouse section. The new square footage will all be dedicated to warehousing for the permitted business.

The Applicant's proposal is to construct an addition on the west side of the existing building, in the area currently graveled for parking and truck maneuvering. Overhead doors will be placed on the west and south elevations; there is no vehicular or pedestrian access from the north. There is a paved front parking lot that is also used for customers and employees. The Applicant will be expanding the paved parking lot south of the new addition, to connect with the existing paved lot. The gravel area is not expanding, which is desirable due to its proximity to wetlands in the west. This also means that existing trees and other vegetation, in the west, will remain. As noted on the GIS aerial, there appears to be some outside storage along with parking of trailers and vehicles on the north, south, and west sides of the rear gravel parking area.

In addition, plans illustrating site grading, storm sewer, landscaping, and access are provided. Given the property location the plan must meet the I- Industrial District standards and is subject to the Highway 8 Overlay District Regulations. The front of the lot is located within the Highway 8 Overlay District which would have impacted the front of the building if this was new construction. The site location is somewhat unusual in that it is adjacent to a single-family residential development in the north and some of the recommended conditions of approval are related to its close proximity to residential development.

STAFF RECOMMENDATION

Based on review of the request and the standards for approval, staff is recommending approval of a site plan for the 7, 018 square foot addition for Commercial Plumbing & Heating at 24428 Greenway Avenue subject to the following conditions:

1. All required local, state and/or federal permitting must be obtained.
2. The Applicant shall revise the building elevations to propose a masonry building that is consistent and complementary to the existing structure for City Council review and approval prior to issuance of a building permit.

3. The Applicant shall submit a lighting plan that complies with all standards in ordinance lighting requirements Article VII, Division 15, including turning off site lighting.
4. The Applicant shall revise the landscape plan to provide screening along the northern property line, consistent with current ordinance screening requirements and generally consistent with the 1993 site plan approval for staff review and approval prior to issuance of a building permit.
5. Any signage on site will require a separate sign permit (s).
6. The Applicant address all engineering comments provided to the Applicant.
7. The Applicant shall remove the gravel area and fence in the north to maintain a 20-foot setback. Additionally, the gravel area immediately north of the new addition will be removed and returned to maintained open space.

STAFF REVIEW

Site Plan Review

The subject property is zoned I-Industrial and guided Commercial. The zoning and surrounding uses are as follows:

North – R2–Rural Residential II District; Designated Single Family Residential Neighborhood

South – C-Commercial; Designated Commercial

East – R2-Rural Residential II District and Hwy 8; Designated Commercial

West –R C-Commercial and A-Agriculture; Designated Commercial and Wetlands

The use on the site is a service use that combines office and warehousing to achieve their mission. Both office and warehousing are permitted uses within the Industrial District. While the business service may be considered more a commercial use the potential for outside storage of materials and business vehicles, along with the needed warehousing function, makes the use more consistent with an industrial zoning. Because both activities need to occur on the site, and are both intrinsically tied together for business operations, the combination of office and warehousing does not constitute two different uses on the site.

This parcel is located within the I-Industrial District, and partially within the Hwy 8 Overlay District. The following table summarizes the regulations associated with the site, and the site plan details:

Zoning District	I - Industrial District	Hwy 8 Overlay	Proposed
Lot Width	200 feet	300 feet	300 feet (existing condition)
Lot Size	2.5 acres	2.5 acres	3.72 acres (existing condition)
Front Yard Setback	75 feet from road centerline or 40 feet from ROW whichever is less. 10 feet (parking area)	if frontage on Hwy 8 principal & parking 150 feet	159 feet new addition 155 feet new parking
Side Yard Setback (north)	40 feet (principal building), 15 feet (parking area)(adjacent to residential districts)		38.5 feet and 9 feet (existing condition)
Side Yard Setback (south)	20 feet (principal building), 15 feet (parking area)		81.3 feet and 20 feet
Rear Yard Setback	35 feet principal building 15 feet parking area		Over 163 feet (wetland at 163')
Parking Stalls	37 stalls		33 stalls provided with addt'l 16 stalls in west
Building Height	45 feet (four stories) maximum		18.6 feet
Impervious Surface	75% (maximum)		37.4%

Architecture

Property developing in the Industrial District must adhere to the architectural standards and exterior materials contained in Division 5, Architectural Standards. The ordinance breaks down acceptable materials into Class I, II, and III. For industrial uses, 75% of the exterior wall surfaces shall be one or a combination of all three classes of material. The remaining 25% may be any material subject to final approval by the Planning Commission and City Council. Further, the ordinance also recognizes that standards may be reduced if the sides of a building are not visible from a public road.

The current proposal results in a building addition that is not fully visible from the public road; however, will be visible at several vantage points to the public and certainly to the northern

residential use. The addition is proposed to be a pre-engineered building with smooth metal panel exterior with concealed fasteners. The current building appears to be tip up concrete panels with aggregate finish on the office section and a decorated vertical detail on the warehousing area. Staff is recommending that the Applicant revise the exterior materials to provide something more consistent with the existing building and not a metal building. The high visibility of the site from areas along Hwy 8 and Greenway and the adjacency to a single-family residence prompts staff to request higher quality materials.

Landscaping

City standards require landscaping with a combination of overstory trees, understory trees, and shrubs within one year following the completion of development. The site must have a minimum of one overstory tree and two understory trees per 1/10 acre of land not being used for structures or parking and excluding wetlands. Based upon the Applicant's calculations found on the landscape plan 23 overstory trees and 46 understory trees are required. The Applicant also indicates that there are 56 overstory trees currently provided on the site and an additional 13 are being added, ten around the stormwater pond and three in the front of the office building.

Staff has the site plan from 1993 which illustrates that landscaping would be placed along the northern property line, between the building and the adjoining residential lot. In total, 15 trees were proposed outside of the 8-foot fence. Review of the landscape plan and aerial indicate that there are trees between the two buildings, although it appears that some of the plantings are located on the residential property and not on the Applicant's site. As part of this approval, the Applicant should bring the site into compliance with the 1993 approval and install additional trees along the northern property line to provide additional screening from the site to the residence. It is also noted that the parking area and fencing on the northern side was approved with a 20' setback. Based upon the submitted plans, it appears that the setback has been diminished. In order to allow room for new plantings, and to bring the site into compliance with the prior approval, the gravel parking area and fencing should be shifted so there is a twenty-foot setback, leaving space for new tree plantings.

The plans indicate that the existing privacy fence will remain. Aside from the request to shift the fence location in the north to maintain a 20' setback the fence location is reasonable. The Applicant will be shifting the front or east face of the fence to the edge of the paved parking lot since that will be also shifting. The fence serves as a privacy fence but also a security fence given the articles that may be stored in the rear of the building.

The Applicant had provided a tree preservation plan associated with the current proposal. As the new construction will all occur within the currently graveled storage and parking lot, and because the parking area is not expanding to the west, no additional tree removal is proposed to occur.

Roads, Traffic, and Access

The proposed development continues to use existing access points, and little will change along Greenway Avenue. While the more eastern portion of the site is located within the Hwy 8 Overlay District, the site does not directly front onto Hwy 8, and is more than 150' from the Highway 8 right of way, so additional setbacks or traffic management standards are not required.

Drainage/Natural Resource/Wetlands

The site is within the Comfort Lake – Forest Lake Watershed District (CLFLWD) and permitting is required through the CLFLWD. As the proposed disturbance area is under an acre, an NPDES

permit is not required. There is no floodplain in the area so no floodplain permitting is required. The site is proposing to meet all stormwater management requirements through the infiltration basin proposed. Geotechnical information and soil borings were not included with the submittal and will be needed to confirm feasibility of infiltration based on onsite soils and separation to groundwater. Drainage and utility easements are required over stormwater management facilities and a stormwater maintenance agreement will be required. Additional comments on the drainage design have been provided to the Applicant and should be addressed as the project moves forward.

There is a large wetland on the western half of the site. The plans provide an approximate location for the wetland boundary based upon the NWI GIS; there has not been a delineation of the wetland boundary. However, the activity and development of the site is not moving closer to the wetland as compared to the existing condition. With that understanding, there are no additional requirements associated with the presence of the wetland except for the typical erosion control and protection during construction and site work.

Utilities

City sewer and water are not available in the area of the proposed site. The Applicant will need to provide details and show on the Utility Plan Sheet how the building will be served on-site by well and septic system and confirm the sanitary system can address the expanded building.

Parking

The proposed development contains both office, mezzanine and storage space for an approximate total of 7670 square feet of office-related space. An additional 10,465 square feet will be used for warehousing and shop space. The parking standard for office space is 1 stall/250 square feet and 1 space for each employee on the major shift plus 1 space for each company vehicle for the warehousing portion of the site. The Applicant has indicated that there are a total of seventy-six employees, however twenty-three report to the office on a full- or part-time basis with the remaining fifty-three out in the field. Of the twenty-three employees, three are warehouse employees and the other twenty office staff. It was also provided that three delivery vehicles are located on site and eight of the salesmen have company vehicles, and they all come to the office. Putting all of that information together, there would be 6 spaces required for the warehouse use and 31 stalls required for the office use, meaning 37 total stalls should be provided. As shown, the site plan depicts 33 parking stalls on the paved section of the parking lots and another 16 stalls shown in the back graveled area. In other words, the site plan indicates there is enough space on the site for parking to meet the ordinance. Given the amount of space in the western portion of the site, there is flexibility to accommodate the anticipated parking demand on the site.

It is not expected that the warehouse expansion will result in a significant increase in parking demand at the site. There is space within the fenced area to permit additional storage of vehicles, however, the City does not want this area to become a parking lot. Additionally, the Applicant provided some turning movement information which illustrates that truck maneuvering in the back needs much of that space open. Therefore, parking and storage in the west could negatively impact the ability for truck circulation, which is not desirable.

As noted in the previous sections, the paved parking area will be expanded immediately adjacent to the southern building addition, allowing for new stripped parking. A condition of approval also requires shifting of the existing graveled space and fence along the north property line so that there is a 20’ setback as approved in 1993. Staff is also recommending that the graveled area north of

the building addition be removed which will increase the setback and provide a larger space for landscaping.

All proposed parking spaces shall comply with the ordinance stall width, stall depth, and minimum aisle width requirements based on the specific angle of each parking spot.

Lighting

As part of the site plan review, the Applicant must illustrate adherence to all ordinance performance standards including lighting standards. Lighting standards require that any development cannot have a light intensity that exceeds 1 foot candle on the right-of-way line of a public street or a residential property. Also, light fixtures may not be taller than 25 ft., to limit potential spillover lighting on public streets. Lighting location performance standards state that light fixtures must be setback a minimum of 10 ft. from a street right-of-way and 5 ft. from interior and rear lot lines. Furthermore, there shall be no light fixtures on the roof of the building. A recommended condition of approval requires submittal of a lighting plan if lighting is being changed on site that meets these ordinance regulations.

Highway 8 Overlay District

Chapter 40; Article VI, Division 14 of the City of Wyoming's municipal code outlines the requirements for any use within 500 ft. of either side of Highway 8 ROW. Because only the most eastern portion of the site is within the overlay, and because the property does not directly front on Hwy 8, additional standards for development are not appropriate. The overly large setback requirements in the Hwy 8 Overlay District are to ensure ample right of way for future road construction. Because additional right of way will not be needed for this parcel there are no additional standards. Further the front yard setback is set by the existing building and the new addition is set back further than the existing structure.

Site Plan Review Standards

In accordance with Sec. 40 – 86, the following criteria shall be met during the site plan review application process:

(1) Consistency with the various elements and objectives of the City's long-range plans, including, but not limited to, the Comprehensive Plan;

(2) Consistency with the purposes of this Code;

(3) Preservation of the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas;

(4) Creation of a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development;

(5) Creation of a functional and harmonious design for structures and site features including;

> (a) Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;
>
> (b) Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;

(c) Appropriateness of the materials, textures, colors and details of construction as an expression the design concept of the project and the compatibility of the same with the adjacent and neighboring structures and functions; and

(d) Adequacy of vehicular, cycling and pedestrian circulation, including walkways, interior drives and parking, in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian, cycling and vehicular traffic and arrangement and amount of parking so as to be safe, convenient and, insofar as practicable, compatible with the design of proposed buildings, structures and neighboring properties.

(6) Creation of an energy-conserving design through design, location, orientation and elevation of structures, the use and location of glass in structures, and the use of landscape materials and site grading; and

(7) Protection of adjacent and neighboring properties through reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses.

These standards are met or will be met when plans are modified to address recommended conditions of approval.

Planning Commission Recommendation

Site Plan Review - On September 12, 2023 the Planning Commission publicly heard the petitioner's Site Plan Review request. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the request with the following conditions:

1. All required local, state and/or federal permitting must be obtained.
   ~~The Applicant shall revise the building elevations to propose a masonry building that is consistent and complementary to the existing structure for City Council review and approval prior to issuance of a building permit.~~
2. The Applicant shall submit a lighting plan that complies with all standards in ordinance lighting requirements Article VII, Division 15, including turning off site lighting.
3. The Applicant shall revise the landscape plan to provide screening along the northern property line, consistent with current ordinance screening requirements and generally consistent with the 1993 site plan approval for staff review and approval prior to issuance of a building permit.
4. Any signage on site will require a separate sign permit (s).
5. The Applicant address all engineering comments provided to the Applicant.
6. The Applicant shall remove the gravel area and fence in the north to maintain a 20-foot setback. Additionally, the gravel area immediately north of the new addition will be removed and returned to maintained open space.

The motion to approve included a clarifying statement that Planning Commission condition #3 (Staff #4) is to provide the addition of some trees to break up the building line.

City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: SITE PLAN REVIEW

A site plan review application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: 24428 Greenway Ave N, Forest Lake, MN 55025

Applicant(s): Name(s) Sperides Reiners Architects, Inc - Jeff Gears AIA, NCARB, LEED AP

Address 6442 City W Pkwy, Suite 300

City Eden Prairie State MN Zip 55344

Phone Number 952-996-9662 Email jeffg@sra-mn.com

Owner(s) - If other than Applicant(s):

Name(s) Commercial Plumbing & Heating - Natalie Bengtson & Derrek Skeie

Address 24428 Greenway Ave N

City Forest Lake State MN Zip 55025

Phone Number 651-464-2988 Email nbengtson@cpandh.com, daskeie@cpandh.com

Signature of owner(s) Natalie Bengtson Date 8-4-23

Legal description of property: Lots 1 and 2, Block 1, GILLESPIE BUSINESS PARK, Chisago County, Minnesota. (Warranty Deed Doc. No. A-437519)

Property Identification Number: R.21.10854.10 Present Zoning: I - Industrial

Present use of property: Office/warehouse

Proposed use of property: Office/warehouse

This application and the following attachments must be submitted to be considered a complete application:

1. A detailed site plan showing the information listed in Section 40 - 82, 1-6 as well as the following:
   a. The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City of Wyoming Surface Water Resource Guidance Document
   b. Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
   c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
   d. Lighting Plan in accordance with Article VII, Division 15
2. A letter explaining the proposed use and how it will be operated
3. Applications for uses described in Article VI, Divisions 7, 18, & 19 and Article VII, Divisions 2, 8, 10, 17-20, and 25 of the Zoning Ordinance must include the information necessary to show compliance with the applicable section of the ordinance
4. Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance.
5. The application fee and escrow must be paid at the time of application - The fee is not refundable and the unused portion of the escrow will be returned to the applicant
6. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Signature of applicant(s) Date 2023-08-04

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. Article V, Division 4, Site Plan Review is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

A public meeting can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Application # _____ Date Application Received ____/____/_____

Date Complete Application Received ____/____/_____ 60 Days ____/____/_____ By: _____ Official

Fee: $220.00 + Escrow $1,000.00 Date Paid ____/____/_____ Check # _____

Revised 07/28/22

SRa
ARCHITECTURE + INTERIORS

PROJECT NARRATIVE

August 10, 2023

Commercial Plumbing and Heating

24428 Greenway Ave N, Forest Lake, MN 55025

Site Plan Review

Project Overview

The existing site is located on the northwest side of Greenway Ave in Forest Lake MN. The site is currently occupied by Commercial Plumbing and Heating, a two-story office and warehouse structure.

It is proposed in this application that the existing structure will be expanded for additional warehouse space. The site improvement will be of great value to the residential area to the north and will be visually seamless with the surrounding businesses.

Plan Highlights

The plans attached with this submittal illustrate the expansion concept for the property. The existing structure would be expanded on the northwest side of the building and would be constructed in a single phase.

The addition would provide the space necessary to move storage from the exterior, where it is visible from Greenway Ave and the homes to the north, to the additional interior warehouse space. This would improve views from Greenway Ave, Lake Boulevard, and the residential district as well as improve business operations.

Project Materials

The addition will be constructed of a pre-engineered metal wall panel, with no standing seam, and with hidden fasteners. This construction method and material use will complement the existing precast building as well as fit well in the context of surrounding buildings.

COMMERCIAL PLUMBING & HEATING ADDITION

24428 GREENWAY AVE N
FOREST LAKE, MN 55025

PROJECT TEAM

OWNER

COMMERCIAL PLUMBING & HEATING
24428 GREENWAY AVE
FOREST LAKE, MN 55025
NATALIE BENGTSON/
DERREL SKEIE
P (651) 464-2988
F (651) 464-2425

DESIGN/BUILDER

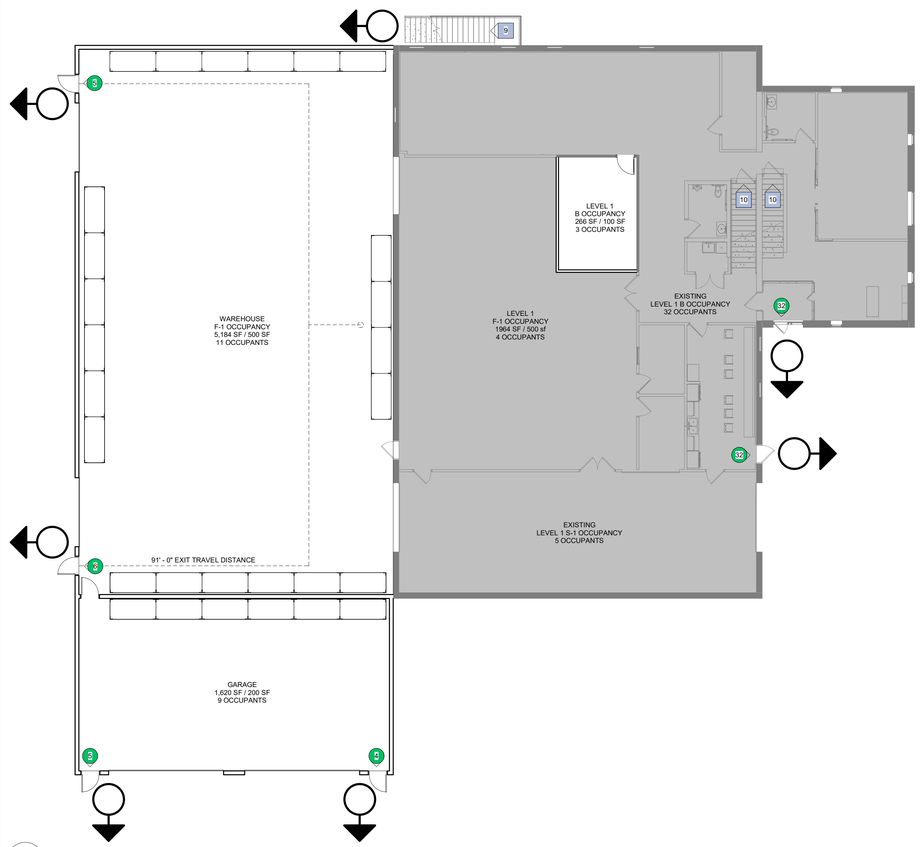
G4
5424 SHORELINE DRIVE
MOUND, MN 55364
JEFF MAUSER
C (612) 723-1498
O (952) 955-7775 EXT. 202
JEFFM@G4CM.COM

ARCHITECT OF RECORD

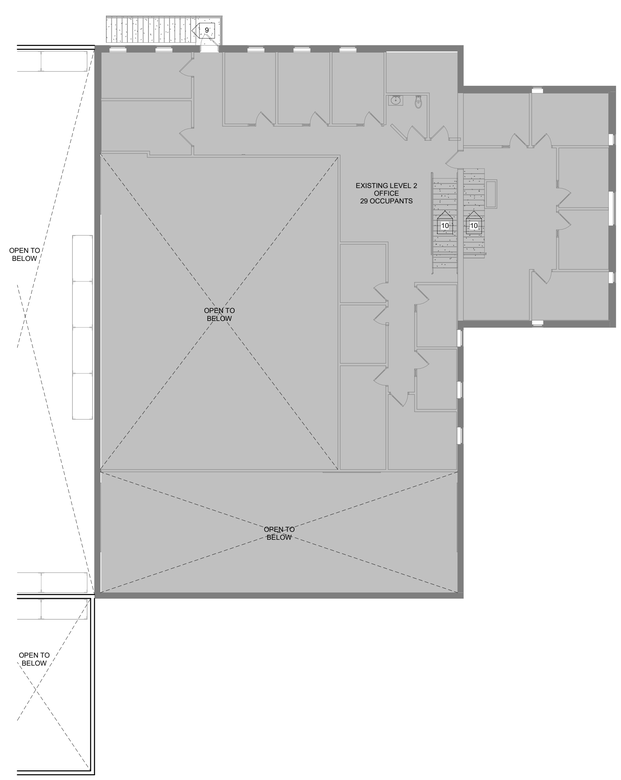
SPERIDES REINERS ARCHITECTS, INC.
6442 CITY WEST PARKWAY
SUITE #300
EDEN PRAIRIE, MN 55344
PROJECT CONTACT
JEFF GEARS
952-996-9662
JEFFG@SRA-MN.COM

CIVIL ENGINEER

KIMLEY-HORN
11995 SINGLETREE LN
SUITE 225
EDEN PRAIRIE, MN 55344
BRIAN GAMMON
(612) 503-8532



3 A000 LEVEL 1 LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"



4 A000 LEVEL 2 LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

A. STUD FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 3" X 3 5/8" GALVANIZED STUD TRACK AT TOP. STUD FRAMING SHALL BE 3/4" FROM TOP OF TRACK AND HAVE NO MECHANICAL FASTENING TO ALLOW FOR 3/4" DEFLECTION.

B. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO FABRICATION/ CONSTRUCTION BEGINS.

C. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.

D. HOLD 1/2" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH SEALANT. STRIKE SEALANT SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS SEALANT FROM PARTITION AND FLOOR.

E. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF THE DOOR LEAF OR AS SHOWN ON THE FLOOR/ FINISH PLAN.

F. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.

G. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.

H. PROVIDE FIRE TREATED BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.

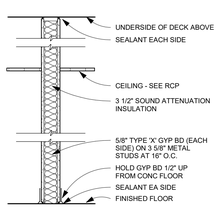
I. NOTIFY THE ARCHITECT IF ELECTRICAL/ COMMUNICATION/ HVAC/ PLUMBING/ ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS.
PRIOR TO INSTALLATION:
NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM. IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.

J. DURING CONSTRUCTION, AREA SHALL BE KEPT CLEAN AND ORDERLY.

K. LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.

L. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.

M. PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.



TD5 • NON-RATED PARTITION TO DECK ABOVE - NOMINAL 5" THICK PARTITION.
• PROVIDE CEMENT BD AT WET WALL/ WALL TILE LOCATIONS

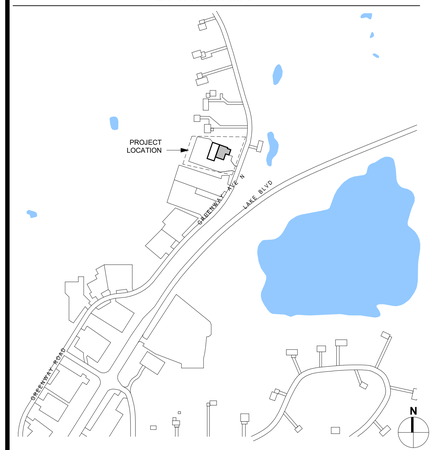
TD7 • SAME AS TYPE 'TD5'
• PROVIDE 6" METAL STUD - NOMINAL 7" THICK PARTITION

PARTITION TYPES
3/4" = 1'-0"

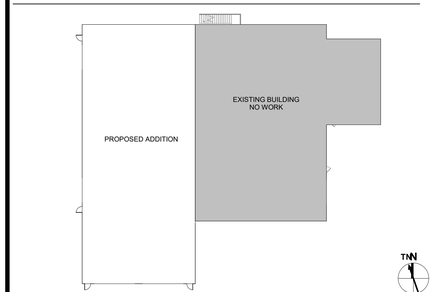
SHEET INDEX

SHEET	SHEET NAME	SITE PLAN REVIEW				
ARCHITECTURAL						
A000	TITLE SHEET	•				
A001	ABBREVIATIONS, SYMBOLS & TYPICAL MOUNTING HEIGHTS					
A022	PARTITION TYPE DETAILS					
A040	ARCHITECTURAL SITE PLAN	•				
A200	FLOOR PLAN - LEVEL 1	•				
A201	FLOOR PLAN - LEVEL 2					
A230	REFLECTED CEILING PLANS					
A240	ROOF PLAN & DETAILS					
A300	EXTERIOR ELEVATIONS	•				
A400	BUILDING & WALL SECTIONS					
A600	SCHEDULES / FRAMES TYPES					

LOCATION MAP



KEY PLAN



SRa. ARCHITECTURE + INTERIORS
6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM

© COPYRIGHT 2020
SPERIDES REINERS ARCHITECTS, INC

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

ERIC A. REINERS, AIA
DATE 1/17/
REGISTRATION NO. DATE

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
3	08/04/2023	SITE PLAN REVIEW

CPH - ADDITION

24428 Greenway Ave N
Forest Lake, MN 55025

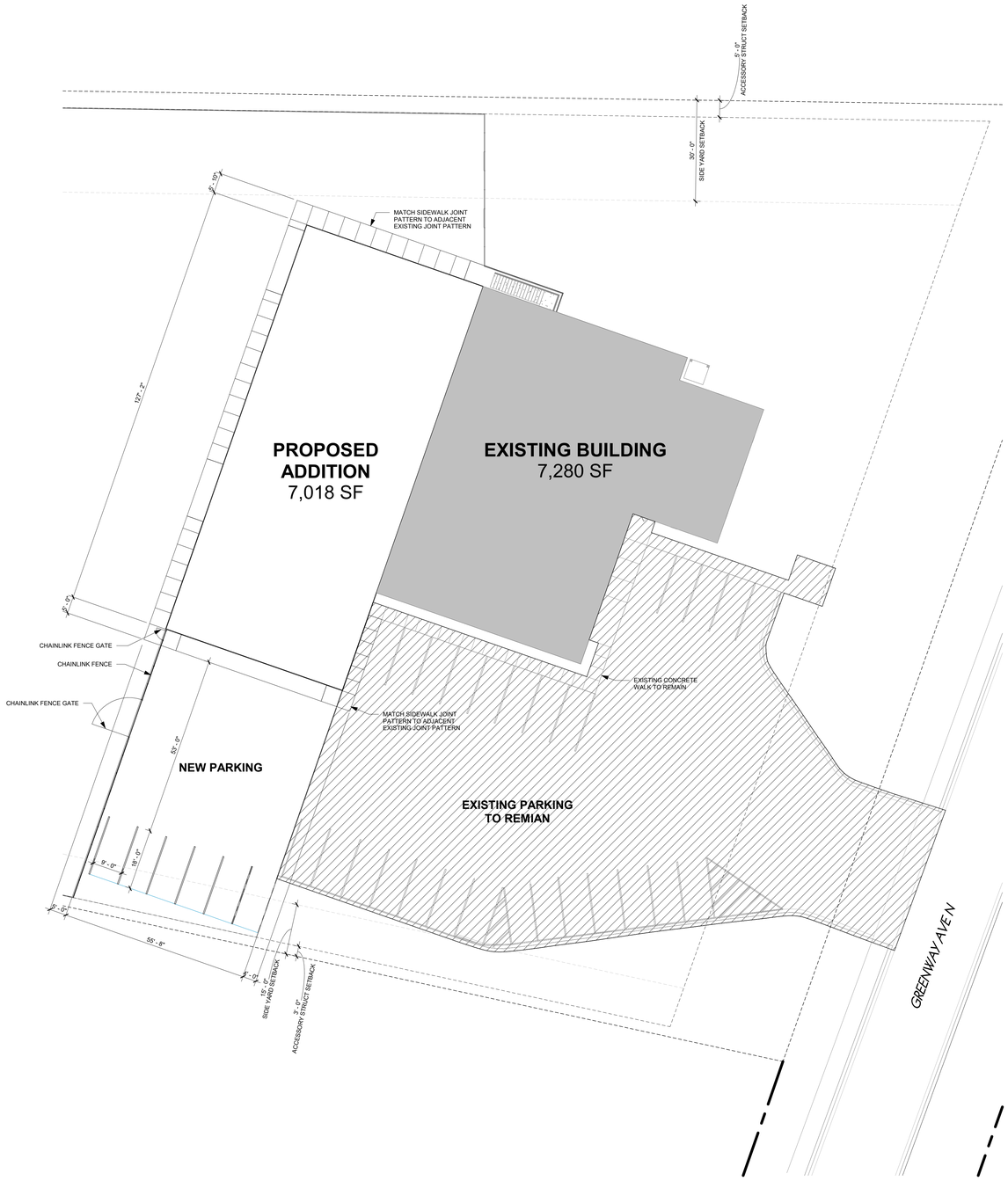
TITLE SHEET

PROJECT NO: 23-044
DRAWN BY: XXX
CHECKED BY: XXX

A000

8/4/2023 9:51:13 PM

2 A040 DEMO SITE PLAN
SCALE: 1/16" = 1'-0"



1 A040 SITE PLAN
SCALE: 1/16" = 1'-0"

SRA ARCHITECTURE + INTERIORS
6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM

© COPYRIGHT 2020
SPEROS REMERS ARCHITECTS, INC

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

ERIC A. REMERS, AIA
DATE: 1/17/23
REGISTRATION NO. DATE

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
	08/04/2023	SITE PLAN REVIEW

CPH - ADDITION

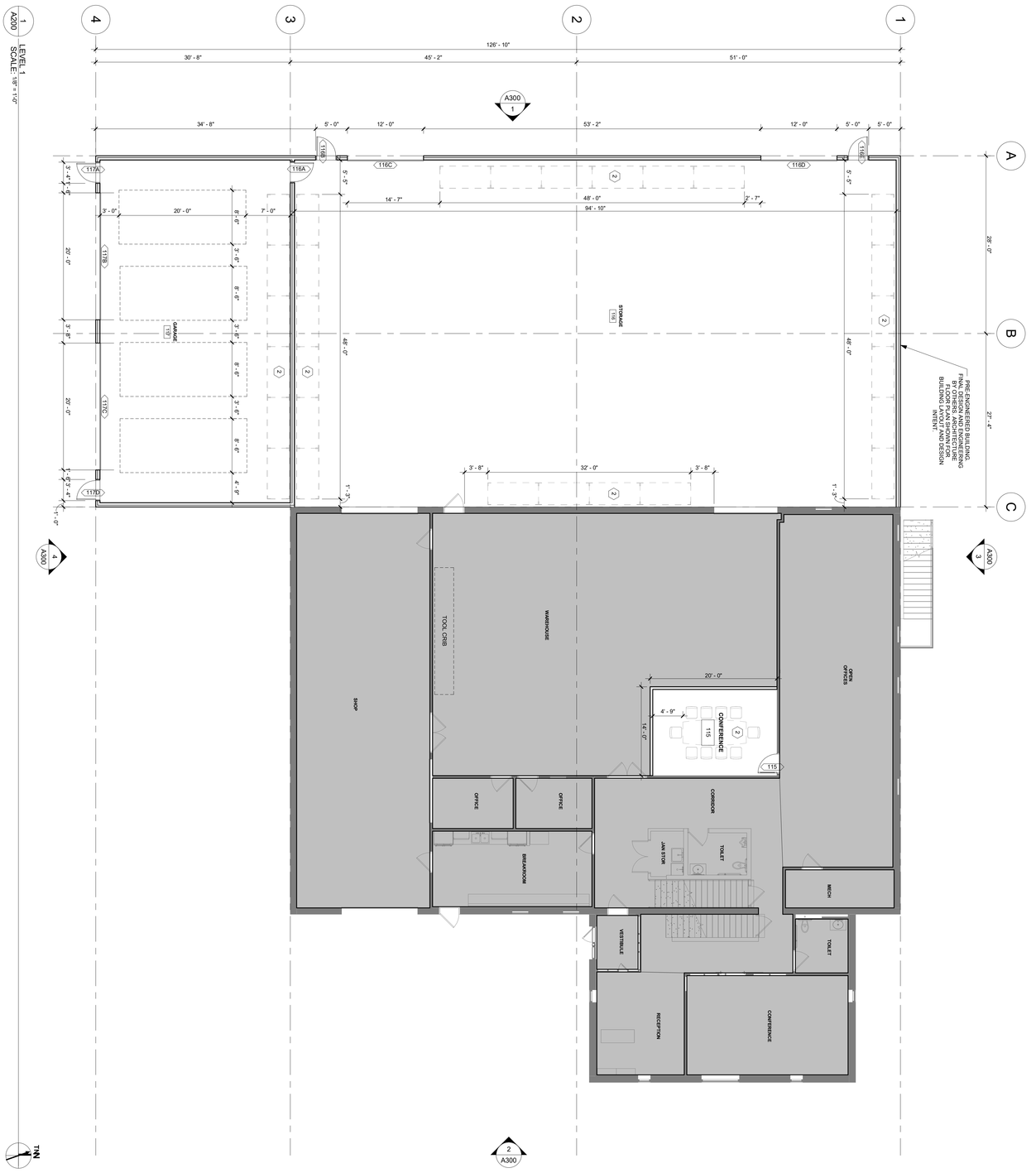
24428 Greenway Ave N
Forest Lake, MN 55025

ARCHITECTURAL SITE PLAN

PROJECT NO: 23-044
DRAWN BY: BC
CHECKED BY: JG

A040

8/4/2023 9:51:16 PM



A200

PROJECT NO: 22-0344
DRAWN BY: JK
CHECKED BY: JG

1 FLOOR PLAN - LEVEL 1

CPH - ADDITION

24428 Greenway Ave N
Forest Lake, MN 55025

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
	08/04/2023	SITE PLAN REVIEW

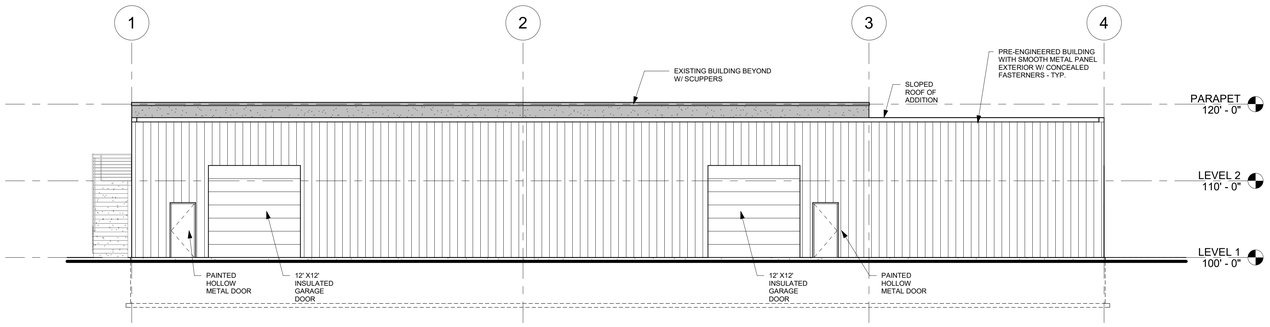
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

ERIC A. REINERS, AIA
96376 — REGISTRATION NO.
1/17 — DATE

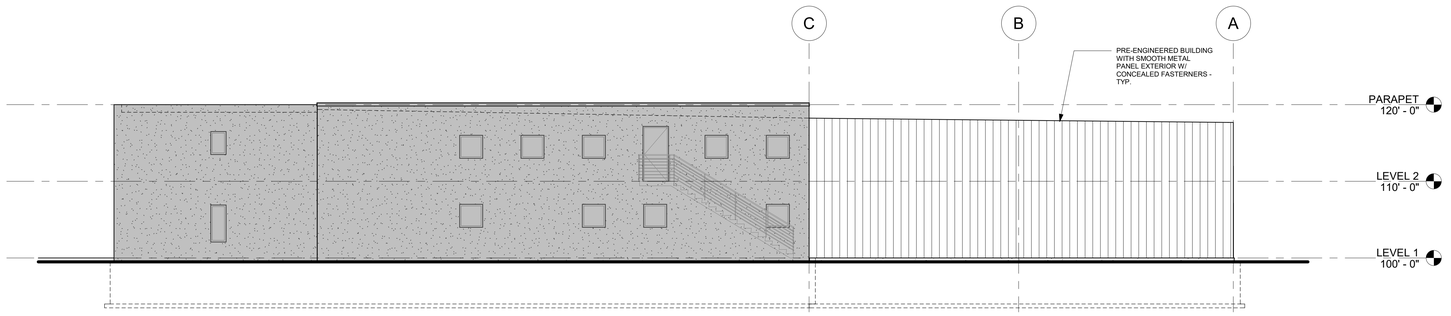
6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM

© COPYRIGHT 2020
SPERIDES REINERS ARCHITECTS, INC

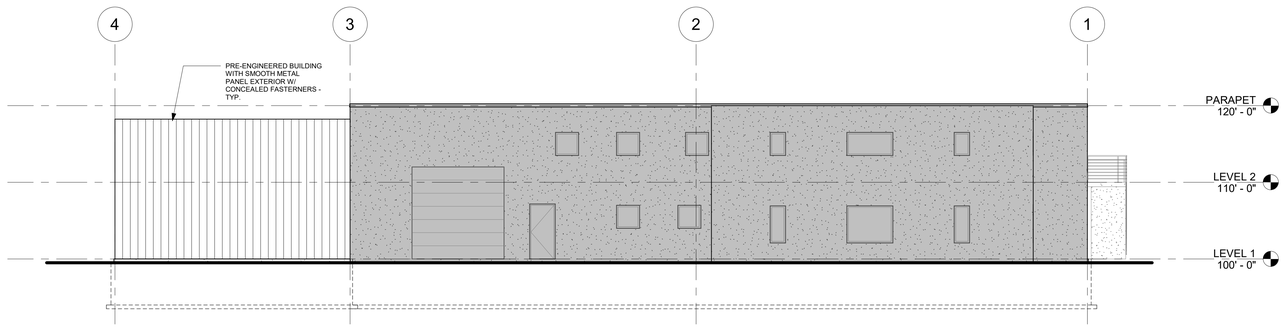
SR a_
ARCHITECTURE + INTERIORS



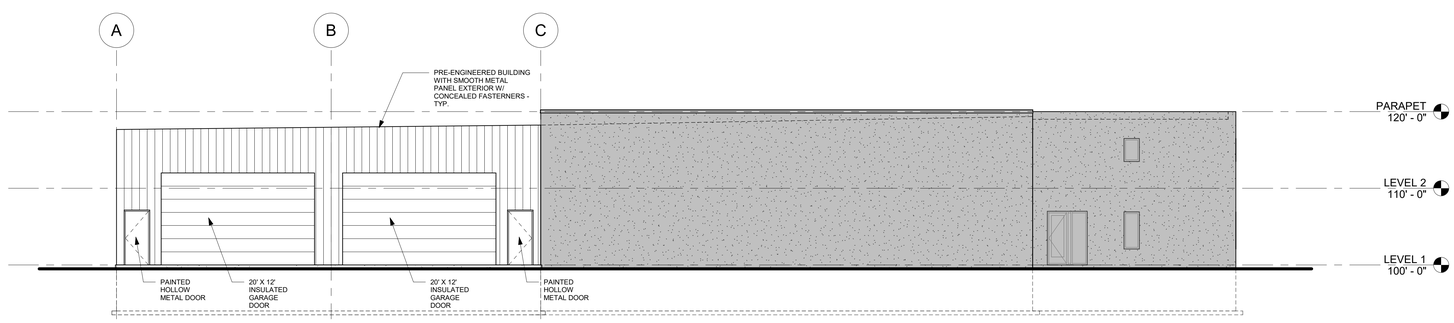
1 A300 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 A300 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A300 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 A300 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING COMMERCIAL PLUMBING & HEATING BUILDING.

EXAMPLE METAL BUILDING: CHANDLER INDUSTRIES
5272 273RD ST, WYOMING, MN 55092

EXAMPLE METAL BUILDING: HALLBERG RV STORAGE
27625 FOREST BLVD, WYOMING, MN 55092

SRA ARCHITECTURE + INTERIORS
6442 CITY WEST PARKWAY
SUITE 300
EDEN PRAIRIE, MINNESOTA 55344
PH: 952-996-9662
WWW.SRA-MN.COM

© COPYRIGHT 2020
SPEROS RENERS ARCHITECTS, INC

I, DEBBY, CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

ERIC A. RENERS, AIA
DATE 1/17/23
REGISTRATION NO.

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
	06/04/2023	SITE PLAN REVIEW

CPH - ADDITION

24428 Greenway Ave N
Forest Lake, MN 55025

EXTERIOR
ELEVATIONS

PROJECT NO: 23-044
DRAWN BY: XXX
CHECKED BY: XXX

A300

8/4/2023 9:51:18 PM

SITE DEVELOPMENT PLANS
FOR
COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION

SECTION 33, TOWNSHIP 33N, RANGE 21W
WYOMING, COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: BRIAN P. GAMMON ,PE
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

CONSTRUCTION MANAGER
COMMERCIAL PLUMBING AND HEATING

5424 SHORELINE DRIVE
MOUND, MN 55364
TELEPHONE: (952) 955-7775
CONTACT: JEFF MAUSER

GEOTECHNICAL ENGINEER
ELEMENT MATERIALS TECHNOLOGY
662 CROMWELL AVENUE
ST. PAUL, MN 55114
TELEPHONE: (888) 786-7555
FAX: (651) 659-7348
CONTACT: KATE POLYAK

OWNER
COMMERCIAL PLUMBING AND HEATING 24/7
24428 GREENWAY AVE N,
FOREST LAKE, MN 55025
TELEPHONE: (651) 464-2988

SURVEYOR
EGAN, FIELD & NOWAK, INC.
475 OLD HIGHWAY 8 NW
NEW BRIGHTON, MN 55112
TELEPHONE: (612) 466-3300
CONTACT: ERIC ROESER

ARCHITECT
SRA, INC.
6442 CITY WEST PARKWAY, SUITE 300
EDEN PRAIRIE, MN 55344
TELEPHONE (952) 996-9662
CONTACT: JEFF GEARS

VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
V100	EXISTING CONDITIONS
C100	GENERAL NOTES
C200	SITE DEMOLITION PLAN
C201	TREE INVENTORY AND PRESERVATION PLAN
C202	TREE INVENTORY AND PRESERVATION PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN
C302	EROSION AND SEDIMENT CONTROL DETAILS
C400	SITE PLAN
C401	SITE ACCESS PLAN
C500	GRADING AND DRAINAGE PLAN
C600	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
P100	PHOTOMETRIC PLAN

Know what's **below.** **Call** before you dig.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN P. GAMMON
DATE: 8/4/2023 LIC. NO. 59511 MN

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

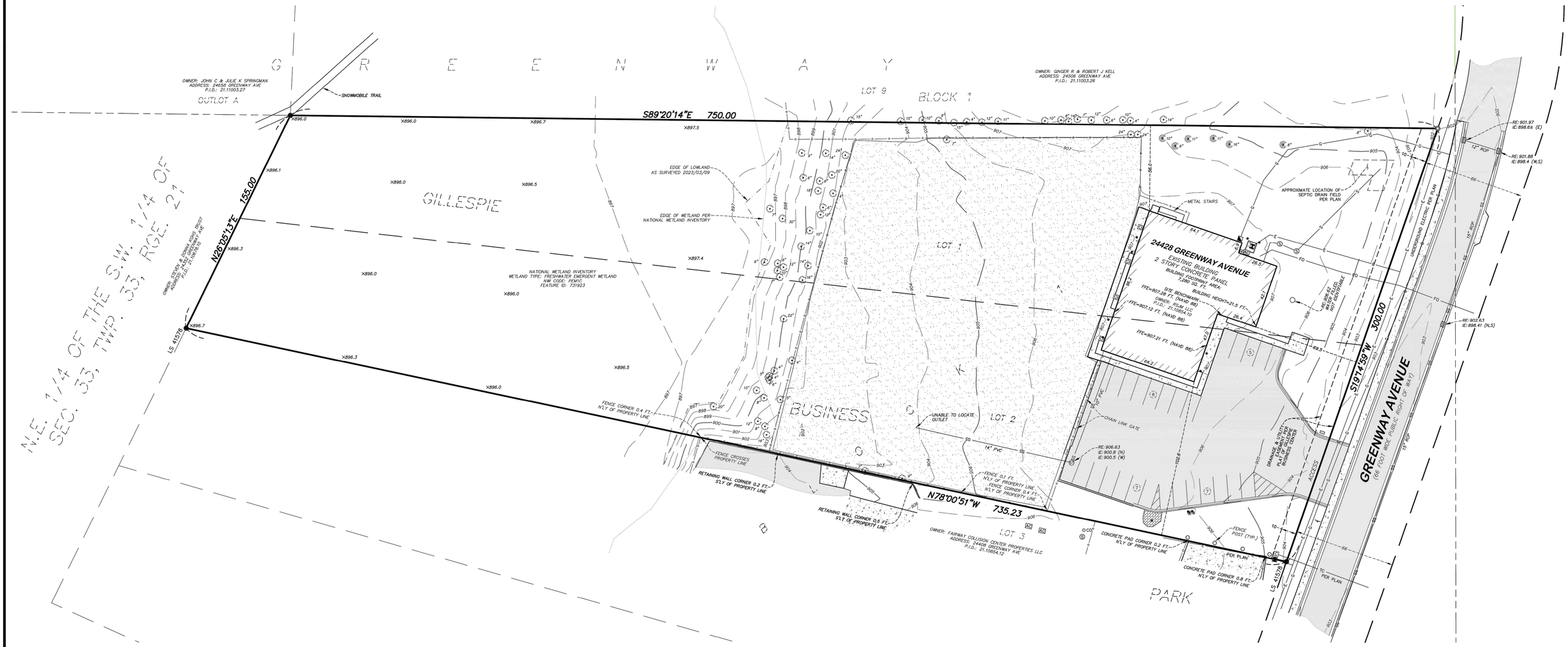
COVER SHEET

SHEET NUMBER
C000

K:\TCW_LDE\Vcommercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\C0-COVER SHEET.dwg August 21, 2023 - 11:46am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXISTING CONDITIONS SURVEY FOR:
Kimley - Horn & Associates, Inc.



LEGAL DESCRIPTION:

Lots 1 and 2, Block 1, GILLESPIE BUSINESS PARK, Chisago County, Minnesota. (Warranty Deed Doc. No. A–437519)

NOTES:

1. The orientation of this bearing system is based on the Chisago County coordinate grid (NAD 83–2011 Adj.).
2. The total area of the property described hereon is 161,898 square feet or 3.71667 acres.
3. Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances.
4. The angular rotation measured counter–clockwise from record bearings depicted on the plat of GILLESPIE BUSINESS ADDITION to this survey is 00 degrees 18 minutes 01 second.
5. The surveyed property has direct access to Greenway Avenue, a public right of way.
6. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 230600095. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
7. The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27025C 0375 D, dated April 17, 2012.
8. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 1308J.
   Elevation = 904.16 feet. (NAVD 88)

   SITE BENCHMARK: First Floor Elevation at building entrance.
   Elevation = 907.28 feet. (NAVD 88)
9. Wetlands were not delineated in the process of conducting the fieldwork for this survey. They are depicted per information obtained from the U.S. Fish and Wildlife Service National Wetland Inventory.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 230600095.

CENTURYLINK – CTLQL – CTLMN01
CITY OF WYOMING – CWYMNG01
CONNEXUS ENERGY – EANOKA01
MIDCONTINENT COMMUNICATIONS – MIDCBL21
MIDCONTINENT COMMUNICATIONS – MIDCBL24
MNDOT – MNSDOT01
XCEL ENERGY – XCEL03

CERTIFICATION:

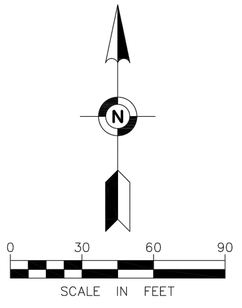
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: March 16, 2023.
Date of signature: March 17, 2023.

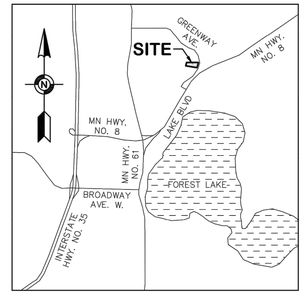
Eric A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

LEGEND:

- SANITARY MANHOLE
- CLEAN OUT
- MANHOLE
- STORM MANHOLE
- CATCH BASIN
- ROOF DRAIN (OUTLET)
- WELL
- AIR CONDITIONER
- ELECTRIC BOX
- ELECTRIC METER
- COMMUNICATION BOX
- GAS METER
- SIGN
- BOLLARD
- MAILBOX
- CHAIN LINK FENCE
- WOOD FENCE
- SANITARY SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATION
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- RETAINING WALL
- EXISTING CONTOUR LINE
- SPOT ELEVATION
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- PAVER SURFACE



- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476



VICINITY MAP
NOT TO SCALE

FIELD BOOK	PAGE

DRAWING NAME: 41150.dwg
JOB NO. 41150
FILE NO. 2179

FIELDWORK CHIEF: TV,BW
DRAWN BY: DL
CHECKED BY: EAR

REVISIONS

NO.	DATE	DESCRIPTION
1	2023/08/07	Added topography for snow covered areas in original survey.

EXISTING CONDITIONS SURVEY

SURVEY FOR:
Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:
24428 Greenway Avenue
Forest Lake, Minnesota 55025

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

COPYRIGHT © 2023 By EGAN, FIELD & NOWAK, INC.

K:\TCW_LDE\Vcommercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\C1-GENERAL NOTES.dwg August 21, 2023 - 11:46am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: EGAN, FIELD & NOWAK, INC.
   ADDRESS: 475 OLD HIGHWAY 8 NW, NEW BRIGHTON, MN 55112
   PHONE: 612-466-3300
   DATED: 03/17/2023
2. **GEOTECHNICAL EVALUATION REPORT**
   IN PROGRESS
3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR STATE DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

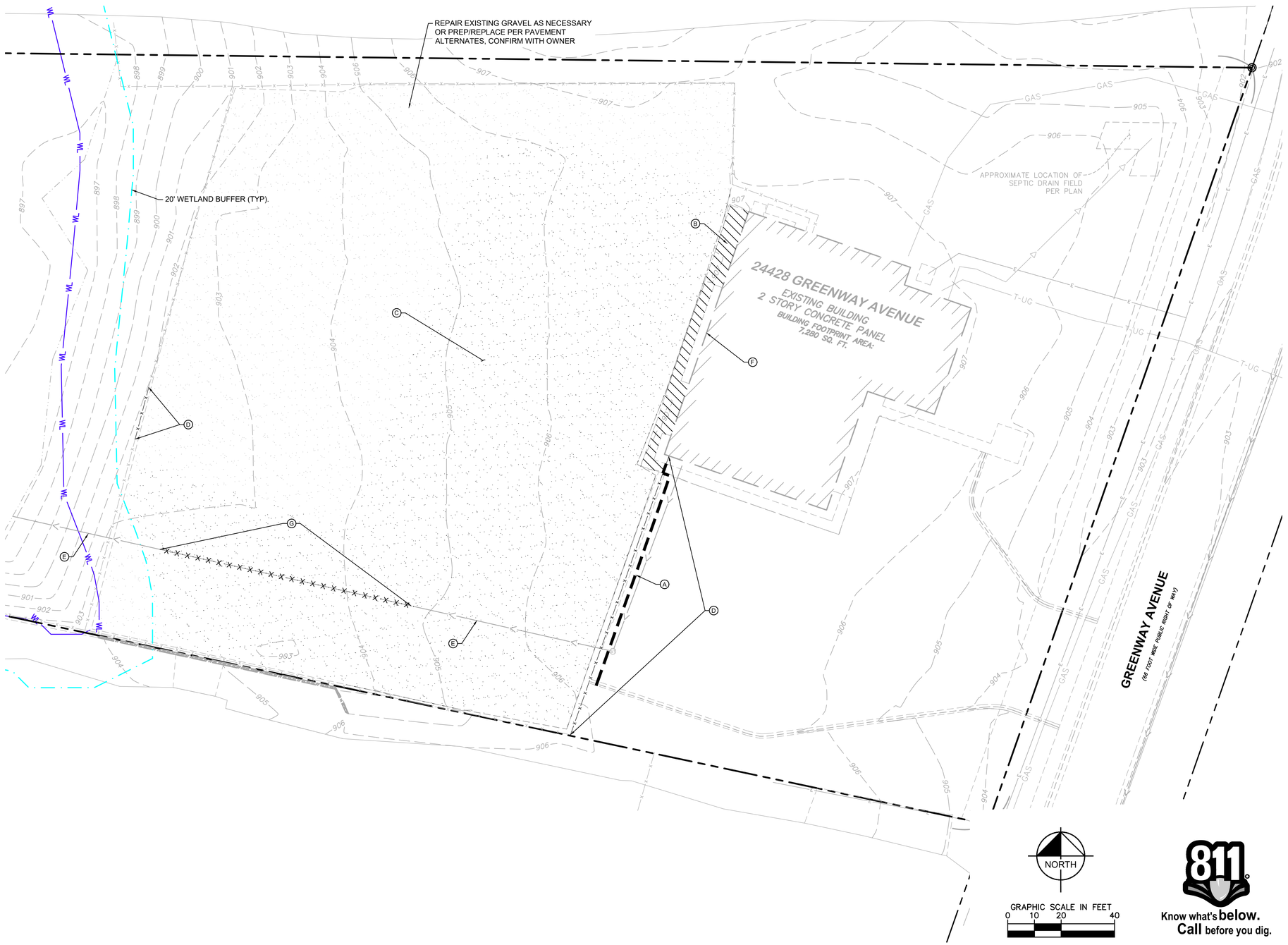
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN P. GAMMON
MN
LIC. NO. 59511
DATE: 8/4/2023

KHA PROJ

K:\ITCW_LDE\Vcommercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\C2-DEMO PLAN.dwg August 21, 2023 - 11:46am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

- (A) SAWCUT EXISTING PAVEMENT
- (B) REMOVE EXISTING SIDEWALK
- (C) REMOVE EXISTING GRAVEL
- (D) REMOVE, SALVAGE, AND REINSTALL EXISTING FENCE, SEE SHEET C400 FOR FENCE RELOCATION
- (E) PROTECT EXISTING UTILITY LINE / STRUCTURE
- (F) PROTECT EXISTING BUILDING
- (G) REMOVE EXISTING STORM SEWER

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES. REFER TO THE SITE SURVEY FOR EXISTING INVERT AND RIM ELEVATIONS.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

LEGEND

- PROPERTY LINE
- REMOVE GRAVEL SURFACE
- REMOVE CONCRETE SURFACE
- FULL DEPTH SAWCUT
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINE
- LIMITS OF CONSTRUCTION
- WL — EXISTING WETLAND BOUNDARY
- 20' WETLAND BUFFER SETBACK
- O—ELC — EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- GAS — EXISTING GAS MAIN
- TEL — EXISTING UNDERGROUND TELEPHONE
- CTV — EXISTING UNDERGROUND CABLE
- 928 — EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING STORM MANHOLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE LINE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

811 Know what's below. Call before you dig.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN P. GAMMON
MN
LIC. NO. 59511
DATE: 8/4/2023

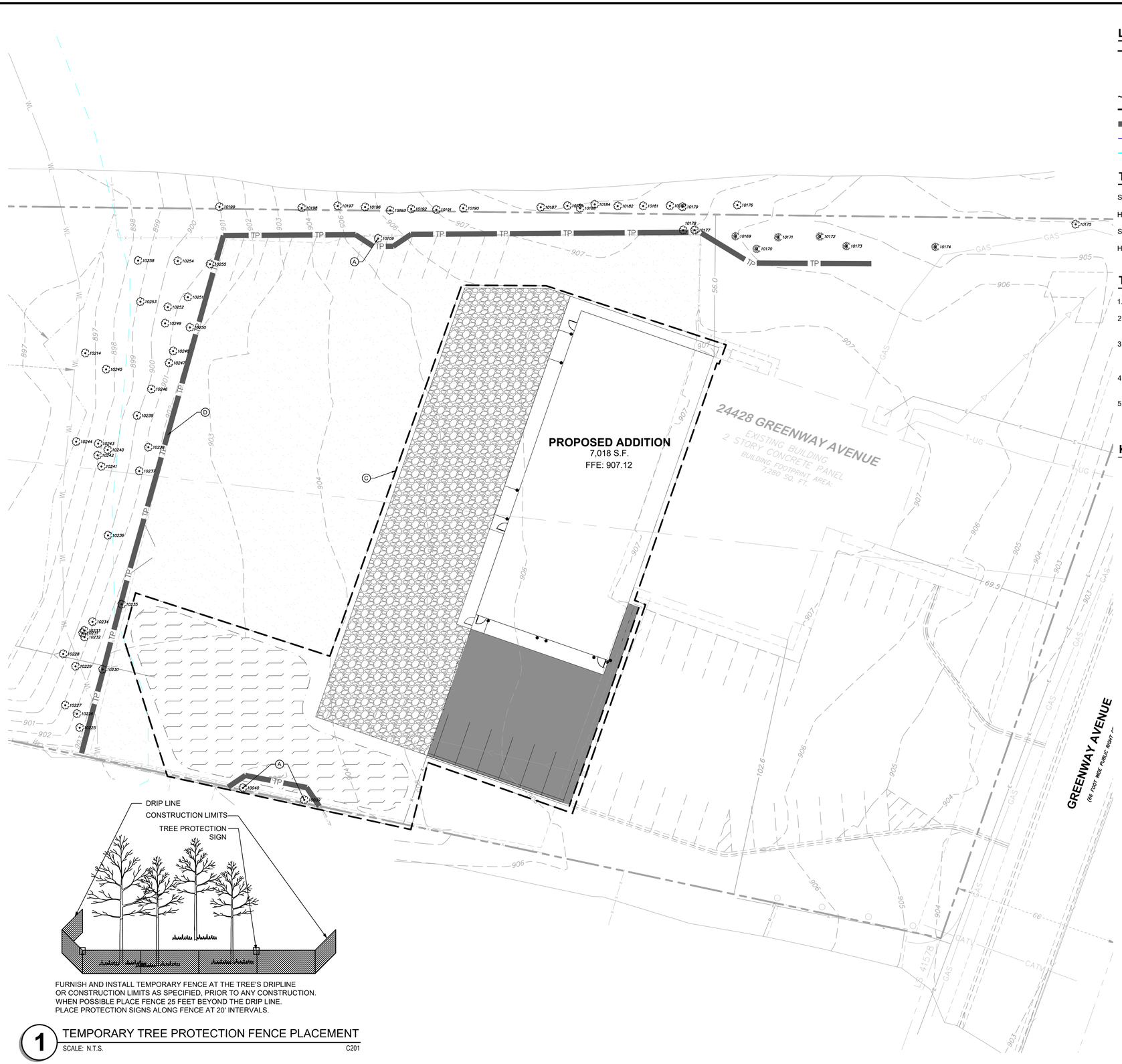
KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

SITE DEMOLITION PLAN

SHEET NUMBER
C200

K:\TCW_LDEV\commercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\L1-TREE INVENTORY AND PRESERVATION PLAN.dwg August 21, 2023 - 11:46am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIPLINE OR CONSTRUCTION LIMITS AS SPECIFIED, PRIOR TO ANY CONSTRUCTION. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE. PLACE PROTECTION SIGNS ALONG FENCE AT 20' INTERVALS.

1 TEMPORARY TREE PROTECTION FENCE PLACEMENT
SCALE: N.T.S. C201

LEGEND

- PROPERTY LINE
- TREE TO REMAIN
- TREE TO BE REMOVED
- EXISTING VEGETATION EDGE
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE
- EXISTING WETLAND BOUNDARY
- 20' WETLAND BUFFER SETBACK

TREE MITIGATION DATA

SIGNIFICANT TREE REMOVAL:	0 TREES
HIGH PRIORITY TREE REMOVAL:	0 CAL. IN.
SIGNIFICANT TREE MITIGATION REQUIRED:	X TWO-INCH TREES
HIGH PRIORITY TREE MITIGATION REQUIRED:	XX CAL. IN.

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 SAVED (TYP.)
- (B) EXISTING TREE TO BE REMOVED (TYP.)
- (C) LIMITS OF CONSTRUCTION (TYP.)
- (D) TREE PROTECTION FENCE (SEE DETAIL) (TYP.)

Know what's **below.** **Call** before you dig.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. COOKAS
DATE: 8/4/2023 LIC. NO. 59511 MN

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	CGM
CHECKED BY	MGC

COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

TREE INVENTORY AND PRESERVATION PLAN

SHEET NUMBER
C201

Point Table						
Point Number	Species	Tree Caliper	Condition	Notes	Tree Determination	Status
10039	-	9	Average	-		Preserve
10040	-	7	Average	-		Preserve
10109	-	7	Average	-		Preserve
10169	-	10	Average	-		Preserve
10170	-	6	Average	-		Preserve
10171	-	11	Average	-		Preserve
10172	-	11	Average	-		Preserve
10173	-	16	Average	-		Preserve
10174	-	8	Average	-		Preserve
10175	-	8	Average	-		Preserve
10176	-	14	Average	-		Preserve
10177	-	24	Average	-		Preserve
10178	-	24	Average	-		Preserve
10179	-	4	Average	-		Preserve
10180	-	10	Average	-		Preserve
10181	-	6	Average	-		Preserve
10182	-	12	Average	-		Preserve
10184	-	7	Average	-		Preserve
10185	-	14	Average	-		Preserve
10186	-	8	Average	-		Preserve
10187	-	10	Average	-		Preserve
10190	-	11	Average	-		Preserve
10191	-	12	Average	-		Preserve
10192	-	4	Average	-		Preserve
10193	-	15	Average	-		Preserve
10196	-	9	Average	-		Preserve
10197	-	10	Average	-		Preserve
10198	-	15	Average	-		Preserve
10199	-	15	Average	-		Preserve
10214	Elm	7	Average	-		Preserve
10219	Willow	20	Average	-		Preserve
10225	Ash	16	Average	-		Preserve

Point Table						
Point Number	Species	Tree Caliper	Condition	Notes	Tree Determination	Status
10226	Ash	8	Average	-		Preserve
10227	Elm	12	Average	-		Preserve
10228	Ash	10	Average	-		Preserve
10229	Ash	8	Average	-		Preserve
10230	Ash	5	Average	-		Preserve
10231	Ash	5	Average	-		Preserve
10232	Ash	6	Average	-		Preserve
10233	Ash	4	Average	-		Preserve
10234	Ash	4	Average	-		Preserve
10235	Ash	4	Average	-		Preserve
10236	Ash	22	Average	-		Preserve
10237	Ash	16	Average	-		Preserve
10238	Elm	14	Average	-		Preserve
10239	Aspen	14	Average	-		Preserve
10240	Aspen	12	Average	-		Preserve
10241	Aspen	7	Average	-		Preserve
10242	Aspen	10	Average	-		Preserve
10243	Aspen	6	Average	-		Preserve
10244	Elm	6	Average	-		Preserve
10245	Ash	30	Average	-		Preserve
10246	Aspen	10	Average	-		Preserve
10247	Aspen	12	Average	-		Preserve
10248	Aspen	6	Average	-		Preserve
10249	Aspen	18	Average	-		Preserve
10250	Ash	4	Average	-		Preserve
10251	Aspen	20	Average	-		Preserve
10252	Ash	6	Average	-		Preserve
10253	Ash	6	Average	-		Preserve
10254	Ash	14	Average	-		Preserve
10255	Ash	24	Average	-		Preserve
10258	Ash	9	Average	-		Preserve

K:\TCW_LDEV\commercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\L1-TREE INVENTORY AND PRESERVATION PLAN.dwg August 21, 2023 - 11:46am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL IN THE LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. COOKAS
DATE: 8/4/2023 MN LIC. NO. 59511

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	CGM
DRAWN BY	CGM
CHECKED BY	MGC

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

TREE INVENTORY AND PRESERVATION PLAN

COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

SHEET NUMBER
C202

K:\TCW_LDEV\commercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\C3-EROS PH1 PLAN.dwg August 21, 2023 - 11:46am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KEYNOTE LEGEND

- (A) SILT FENCE
- (B) BIO-ROLL
- (C) EROSION CONTROL BLANKET
- (D) STONE CONSTRUCTION ENTRANCE

PHASE I BMP QUANTITIES	
SILT FENCE	±435 LF
BIO-ROLL	±600 LF
EROSION CONTROL BLANKET	±2,930 SF
STONE CONSTRUCTION ENTRANCE	1 EA

AREA SUMMARY	
TOTAL PROPERTY AREA	3.72 AC / 161,898 SF
EXISTING IMPERVIOUS AREA	1.53 AC / 66,468 SF
EXISTING PERVIOUS AREA	2.19 AC / 95,430 SF
PROPOSED IMPERVIOUS AREA	1.39 AC / 60,578 SF
PROPOSED PERVIOUS AREA	2.33 AC / 101,320 SF
TOTAL DISTURBED AREA	0.615 AC / 26,782 SF

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL
- WL — EXISTING WETLAND BOUNDARY
- 20' WETLAND BUFFER SETBACK

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

811 Know what's **below.** **Call** before you dig.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

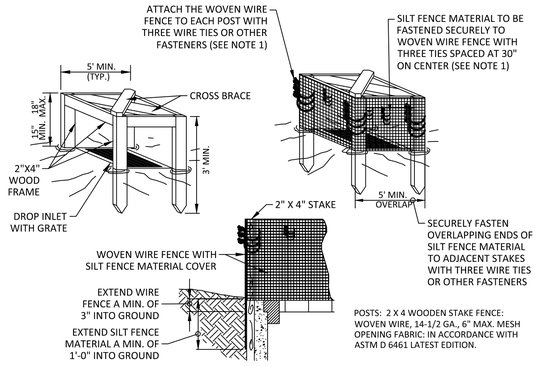
BRIAN P. GAMMON
DATE: 8/4/2023 LIC. NO. 59514 MN

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

EROSION AND SEDIMENT CONTROL PLAN

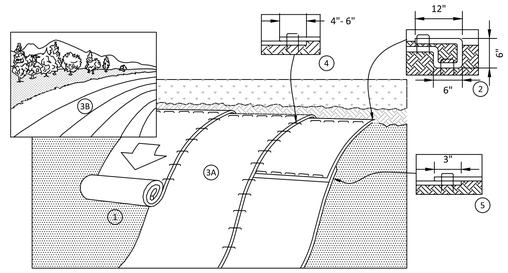
COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

SHEET NUMBER
C300



1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

IP1 N.T.S. **SILT FENCE INLET PROTECTION**

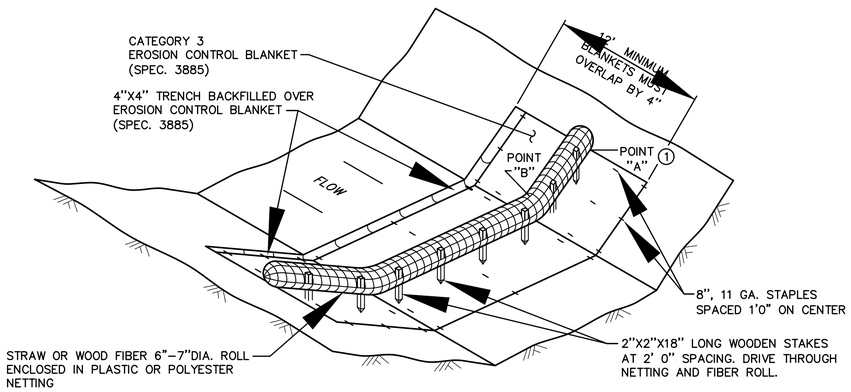


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

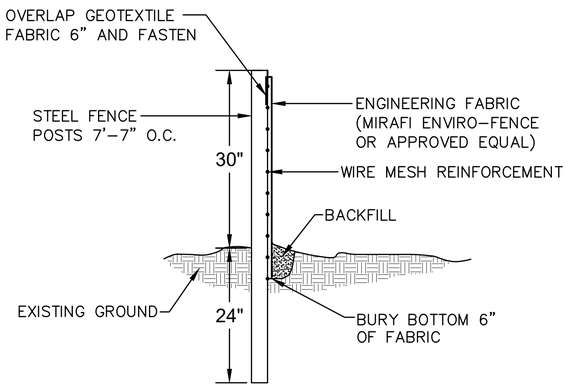
NOTES:

1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

EB N.T.S. **EROSION CONTROL BLANKET**



BIO-ROLL BLANKET SYSTEM
(TYPE 3 SPEC. 3889)



NOTE:
PAID FOR AS SILT FENCE-HEAVY DUTY

CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION CONTROL MATERIALS FOLLOWING TURF ESTABLISHMENT

HEAVY-DUTY EROSION CONTROL FENCE

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN P. GAMMON
MN LIC. NO. 59511
DATE: 8/4/2023

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

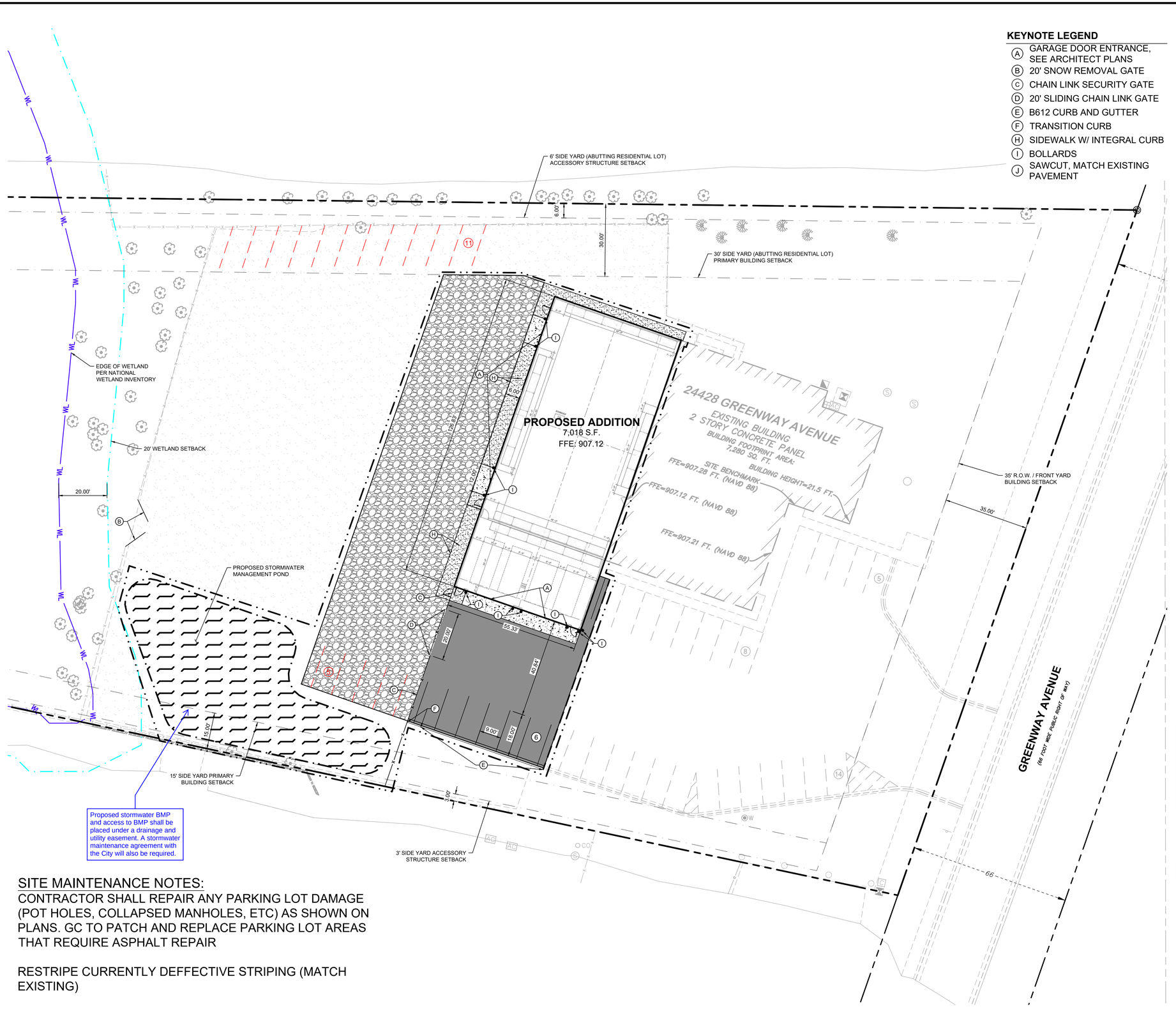
COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER
C302

K:\ITCW_LDEV\commercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\C3-EROS DETAILS.dwg August 21, 2023 - 11:46am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TCW_LDEV\commercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\C4-SITE PLAN.dwg August 21, 2023 - 11:46am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEYNOTE LEGEND

- (A) GARAGE DOOR ENTRANCE, SEE ARCHITECT PLANS
- (B) 20' SNOW REMOVAL GATE
- (C) CHAIN LINK SECURITY GATE
- (D) 20' SLIDING CHAIN LINK GATE
- (E) B612 CURB AND GUTTER
- (F) TRANSITION CURB
- (H) SIDEWALK W/ INTEGRAL CURB
- (I) BOLLARDS
- (J) SAWCUT, MATCH EXISTING PAVEMENT

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- WL — EXISTING WETLAND BOUNDARY
- 20' WETLAND BUFFER SETBACK
- PROPOSED FENCE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- EXISTING GRAVEL
  ALTERNATE HEAVY DUTY ASPHALT PAVMENT
  SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT
  SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT
  SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK
  SEE DETAILS FOR SECTION
- PROPOSED GRAVEL
  ALTERNATE HEAVY DUTY ASPHALT PAVEMENT
  SEE DETAILS FOR SECTION
- STORM WATER AREA
  SEE GRADING PLAN FOR DETAILS

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF WYOMING AND MNDOT REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OR GRASS IS ESTABLISHED
4. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK DATED 3/17/2023. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
9. TOTAL PROPERTY AREA IS ±3.72 ACRES.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
11. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	3.72 AC / 161,898 SF
DISTURBED AREA	0.60 AC / 26,136 SF
EXISTING IMPERVIOUS AREA	1.53 AC / 66,468 SF / 41.0%
EXISTING PERVIOUS AREA	2.19 AC / 95,430 SF / 59.0%
PROPOSED IMPERVIOUS AREA	1.39 AC / 60,578 SF / 37.4%
PROPOSED PERVIOUS AREA	2.33 AC / 101,320 SF / 62.6%
NET IMPERVIOUS AREA CHANGE	(-5,890 SF)
AREA OF WETLAND IMPACT	0 AC / 0 SF
SITE DATA	
EXISTING ZONING	COMMERCIAL
PROPOSED LAND USE	COMMERCIAL
PARKING SETBACKS	RESIDENTIAL LOT = 20' REAR / SIDE / ROW = 10'
BUILDING SETBACKS	FRONT / RIGHT OF WAY = 30' SIDE = 15' REAR = 20' RESIDENTIAL LOT = 30'
PARKING	
EXISTING PARKING	27 SPACES @ 1.9/1,000 SF
PROPOSED PARKING	33 SPACES @ 2.31/1,000 SF
PROOF OF PARKING	16 SPACES

SITE MAINTENANCE NOTES:

CONTRACTOR SHALL REPAIR ANY PARKING LOT DAMAGE (POT HOLES, COLLAPSED MANHOLES, ETC) AS SHOWN ON PLANS. GC TO PATCH AND REPLACE PARKING LOT AREAS THAT REQUIRE ASPHALT REPAIR

RESTRIPE CURRENTLY DEFFECTIVE STRIPING (MATCH EXISTING)

Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

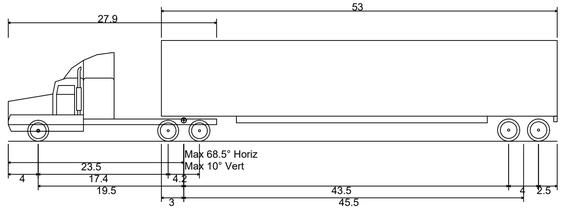
BRIAN P. GAMMON
LIC. NO. 59511
DATE: 8/4/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
161068000	8/4/2023	AS SHOWN	BPG	CPH	BPG

COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION FOR COMMERCIAL PLUMBING AND HEATING
WYOMING MN

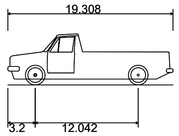
SITE PLAN

SHEET NUMBER
C400



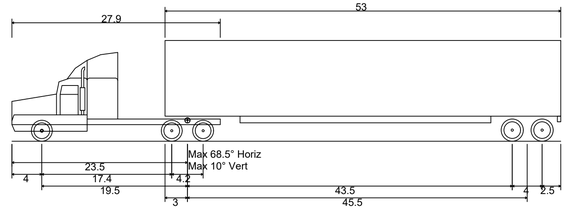
WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



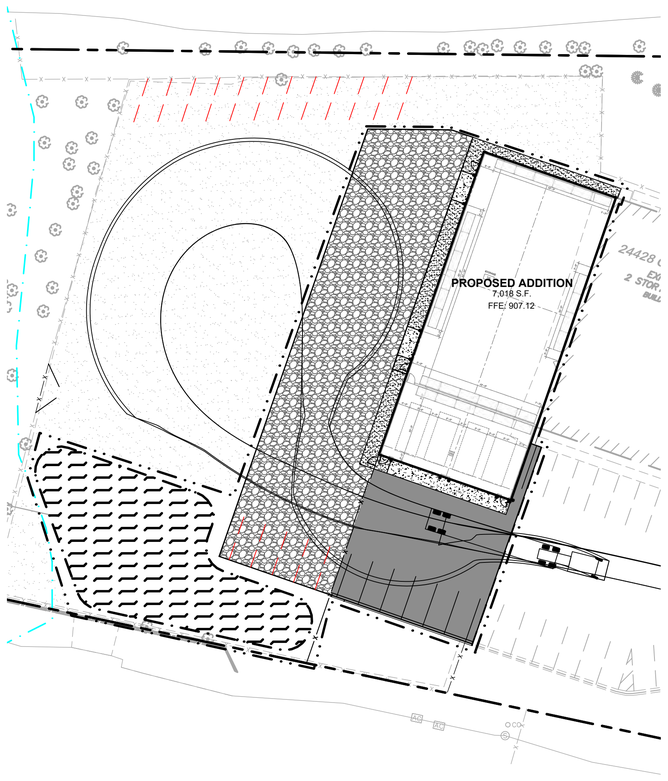
F-150 SuperCab 4x2 STYLESIDE 6.

Overall Length	
Overall Width	
Overall Body Height	
Min Body Ground Clearance	
Track Width	
Lock-to-lock time	
Curb to Curb Turning Radius	

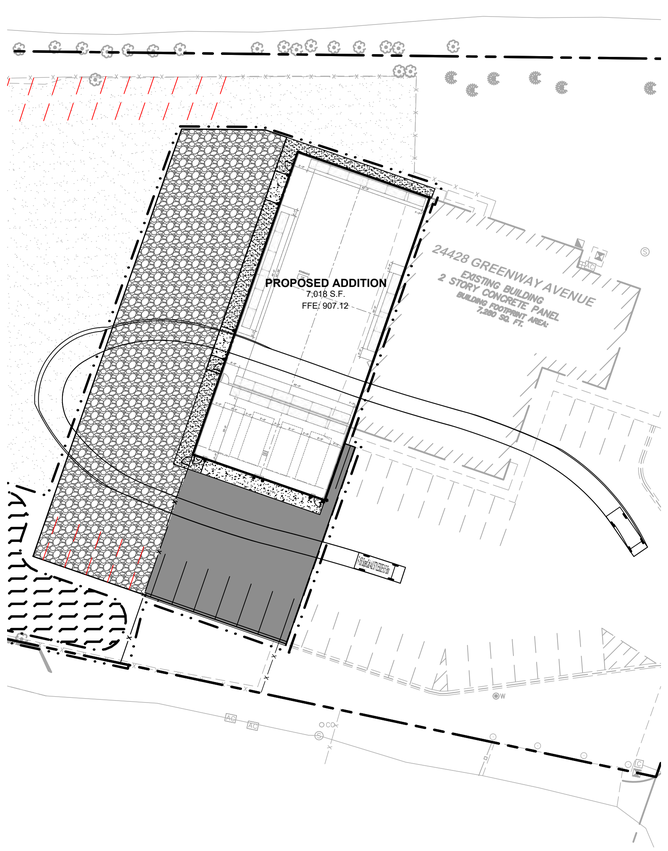


WB-67 - Interstate Semi-Trailer

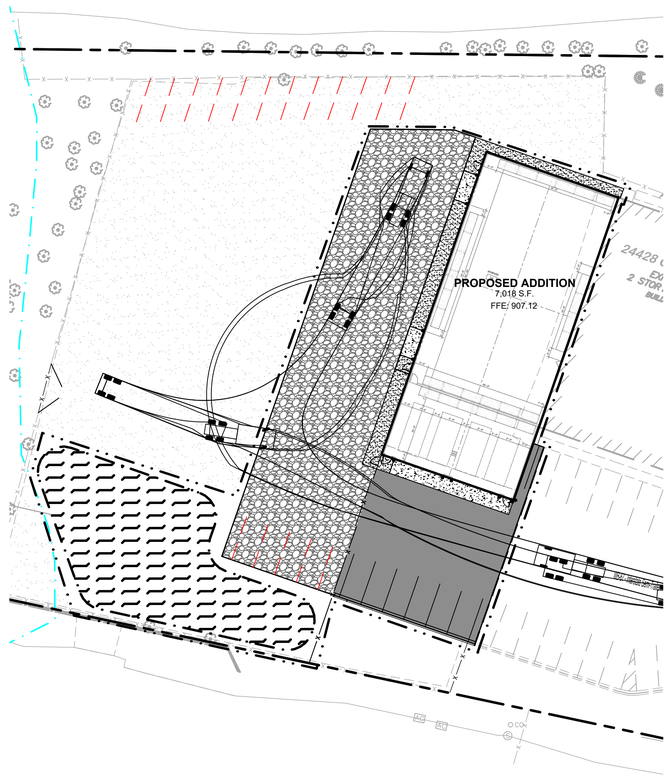
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



1 TRACTOR TRAILER TURNING MOVEMENT
SCALE 1"=15'



2 PICKUP TRUCK TURNING MOVEMENT
SCALE 1"=15'



3 ALT. TRACTOR TRAILER TURNING MOVEMENT
SCALE 1"=15'

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's **below.** **Call** before you dig.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

SITE ACCESS PLAN

SHEET NUMBER
C401

K:\TCW_LDE\commercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\C4-SITE PLAN.dwg August 21, 2023 - 11:47am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TCW_LDEV\commercial plumbing and heating\mn\3 Design\CADI\plansheets\C5-GRADING PLAN.dwg August 21, 2023 - 11:47am
This document, together with the concepts and designs presented, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Stormwater Management Comments
- A CLFLWD permit is required prior to plan approval. Applicant should submit CLFLWD permit when obtained.
- Provide geotechnical report to confirm infiltration feasibility and separation to groundwater. If infiltration is shown not to be feasible due to onsite soils, applicant will need to modify proposed BMP design.
- The same total areas should be modeled in existing and proposed conditions.
- Note the impervious area being modeled in the proposed condition HydroCAD model differs from what is noted in the stormwater report narrative. Impervious are should be confirmed and updated.
- Rate control should be compared at each discharge point rather than the site as a whole.
- Use MSE3 rainfall distributions in HydroCAD modeling rather than Type II.
- Use split pervious/impervious (SBUH weighting) in HydroCAD rather than weighted CN.
- Provide electronic copies of all stormwater modeling in future submittals to aid in review.

Survey noted that the outlet could not be found so are we confident the storm continues beyond this point?

If it is not found, what would the outlet be constructed as?

STMH-103
CONTRACTOR TO FIELD VERIFY THE EXSITING STORM IE AND LOCATION, NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
RE:902.32
IE:900.27 E
IE:898.82 W

FES-200
FES 12"
RE:901.43
IE:900.30 W

6 LF - 12" HDPE @ 0.50%

BMP-1: PROPOSED INFILTRATION BASIN
B/POND: 899.50'
T/POND: 902.75'
100-YR HWL: 901.56'
WATER QUALITY ELEVATION: 900.30'
WQV REQUIRED: 1,797 CF
WQV PROVIDED: 1,884 CF

Show EOF location and elevation for the BMP. Note EOF should be a defined spillway.

60 LF - 12" HDPE @ 1.00%

WYE-1
IE:900.33 N
IE:900.33 E
IE:900.33 S

STMH-101
STMH 48" 2' WITH 2' SUMP
RE:904.92
IE:899.73 N
IE:899.73 SW

FES-100
FES 24"
RE:901.96
IE:899.63 NE

20 LF - 24" RCP @ 0.50%

24" FES requires sheet piling per City standard plate WY-SD-5. Add standard detail to plans and note on drainage sheet.

Is there any elevation information on the adjacent building to confirm freeboard?

Confirm if there is any offsite drainage from the southern property which would drain to the proposed basin. It is unclear how the roof drainage from the existing building currently drains.

906.39
906.34
907.12
ME:905.83
FFE=907.12

STMH-102
24" NYLOPLAST WITH 2' SUMP
RE:906.62
IE:901.29 E
IE:901.29 S

RD-2
ROOF DRAIN
IE:901.59 W

15 LF - 8" PVC @ 2.00%

PROPOSED ADDITION
7,018 S.F.
FFE: 907.12

96 LF - 12" HDPE @ 1.00%

906.83
FFE=907.12

15 LF - 8" PVC @ 2.00%

RD-1
ROOF DRAIN
IE:900.63 W

906.92
FFE=907.12

Update to a 4' sump per City standard plates

ME:906.96
906.98

10" PVC

This area is shown to drain towards Greenway Avenue in the proposed conditions drainage area map, but does not drain there in the existing conditions map. Confirm drainage pattern as drainage arrows suggest this will drain to the basin.

T/G:905.30
14" PVC
G:905.30
T:905.72

ME:906.24
T:906.74

907.04
907.12

24428 GREENWAY AVENUE
EXISTING BUILDING
2 STORY CONCRETE PANEL
BUILDING FOOTPRINT AREA:
7,280 SQ. FT.
BUILDING HEIGHT=21.5 FT.
SITE BENCHMARK
FFE=907.28 FT. (NAVD 88)
FFE=907.12 FT. (NAVD 88)
FFE=907.21 FT. (NAVD 88)

APPROXIMATE LOCATION OF SEPTIC DRAIN FIELD PER PLAN

GREENWAY AVENUE
(66' COUNTY WIDE PUBLIC RIGHT OF WAY)

UNDERGROUND ELECTRIC PER PLAN

PER PLAN

US 41578

LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY (WL)
- 20' WETLAND BUFFER SETBACK
- EXISTING CONTOUR (928)
- PROPOSED CONTOUR (925)
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION (100.00)
- PROPOSED HIGH POINT ELEVATION (HP:0.0)
- PROPOSED LOW POINT ELEVATION (LP:0.0)
- PROPOSED GUTTER ELEVATION (G:0.00)
- PROPOSED TOP OF CURB ELEVATION (T:0.00)
- PROPOSED FLUSH PAVEMENT ELEVATION (T/G:0.0)
- MATCH EXISTING ELEVATION (ME:0.0)
- PROPOSED EMERGENCY OVERFLOW ELEVATION (EOF:0.0)
- PROPOSED TOP/BOTTOM OF WALL ELEVATION (TW:0.0 BW:0.0)
- PROPOSED DRAINAGE DIRECTION (0.0%)

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Know what's **below.** **Call** before you dig.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

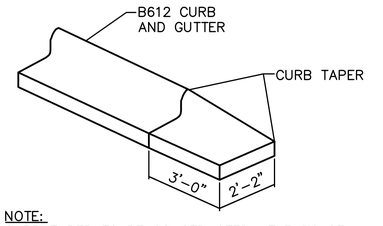
BRIAN P. GAMMON
MN LIC. NO. 59511
DATE: 8/4/2023

KHA PROJECT 161068000
DATE 8/4/2023
SCALE AS SHOWN
DESIGNED BY BPG
DRAWN BY CPH
CHECKED BY BPG

GRADING AND DRAINAGE PLAN

COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

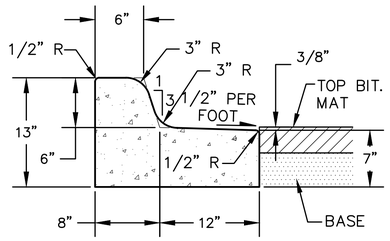
SHEET NUMBER
C500



NOTE:
CURB TAPER TO BE CONSTRUCTED AT ENDS OF ALL CURB AND GUTTER THAT DO NOT CONNECT TO INPLACE CURBS. CONSTRUCT TAPERS BEYOND END OF CURB RETURN RADIUS AT STREET INTERSECTIONS. COST OF TAPER TO BE INCIDENTAL TO B618 CURB AND GUTTER.

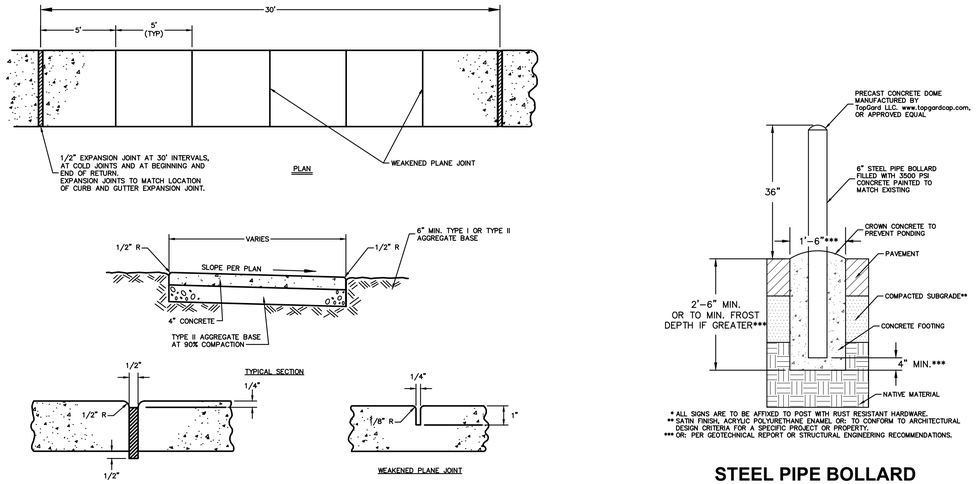
TRANSITION CURB

N.T.S.



B612 CURB & GUTTER (OUTFALL)

N.T.S.

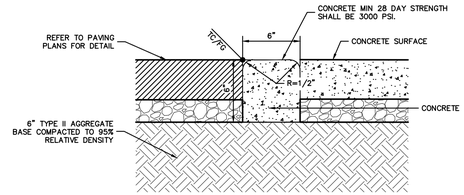


CONCRETE SIDEWALK

N.T.S.

STEEL PIPE BOLLARD

N.T.S.



FLUSH CURB

N.T.S.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN P. GAMMON
DATE: 8/4/2023 MN LIC. NO. 59511

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	BPG
DRAWN BY	CPH
CHECKED BY	BPG

CONSTRUCTION DETAILS

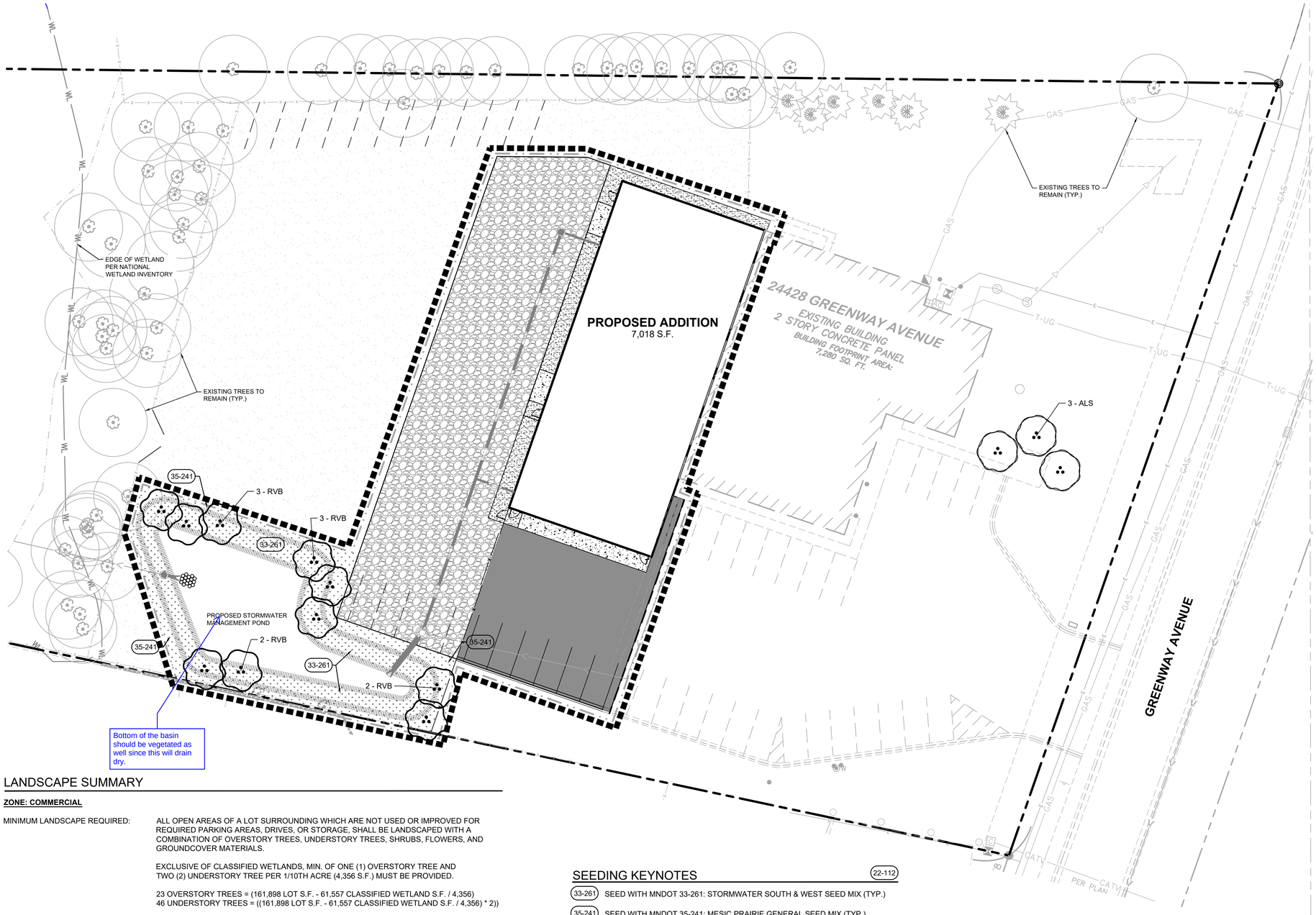
COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

SHEET NUMBER
C600

K:\ITCW_LDEV\commercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\C4-SITE DETAILS.dwg August 21, 2023 - 11:47am
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TCW_LDE\commercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\L1-LANDSCAPE PLAN.DWG August 21, 2023 - 11:47am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED/ SOD EDGE (TYP.)
- SEED WITH MNDOT 35-241 MESIC PRAIRIE GENERAL SEED MIX (TYP.)
- SEED WITH MNDOT 33-261 STORMWATER SOUTH & WEST SEED MIX (TYP.)

LANDSCAPE SUMMARY

ZONE: COMMERCIAL

MINIMUM LANDSCAPE REQUIRED:

ALL OPEN AREAS OF A LOT SURROUNDING WHICH ARE NOT USED OR IMPROVED FOR REQUIRED PARKING AREAS, DRIVES, OR STORAGE, SHALL BE LANDSCAPED WITH A COMBINATION OF OVERSTORY TREES, UNDERSTORY TREES, SHRUBS, FLOWERS, AND GROUNDCOVER MATERIALS.

EXCLUSIVE OF CLASSIFIED WETLANDS, MIN. OF ONE (1) OVERSTORY TREE AND TWO (2) UNDERSTORY TREE PER 1/10TH ACRE (4,356 S.F.) MUST BE PROVIDED.

23 OVERSTORY TREES = (161,898 LOT S.F. - 61,557 CLASSIFIED WETLAND S.F. / 4,356)
46 UNDERSTORY TREES = ((161,898 LOT S.F. - 61,557 CLASSIFIED WETLAND S.F. / 4,356) * 2))

ALL SITE AREAS NOT COVERED BY BUILDINGS, SIDEWALKS, PARKING LOTS, DRIVEWAYS, PATIOS OR SIMILAR HARD SURFACE MATERIALS SHALL BE COVERED WITH SOD, NATIVE PLANTINGS, OR GROUND COVER. SITE AREAS PRESERVED IN A NATURAL STATE DOES NOT APPLY.

MINIMUM LANDSCAPE PROVIDED:

LANDSCAPE COMBINATION OF EXISTING OVERSTORY TREES, UNDERSTORY TREES, SHRUBS, FLOWERS, AND GROUNDCOVER MATERIALS.

56 EXISTING OVERSTORY TREES
13 PROPOSED UNDERSTORY TREES

ALL SITE AREAS NOT COVERED BY BUILDINGS, SIDEWALKS, PARKING LOTS, DRIVEWAYS, PATIOS OR SIMILAR HARD SURFACE MATERIALS COVERED WITH EXISTING SOD AND NATIVE PLANTINGS.

SEEDING KEYNOTES (22-112)

(33-261) SEED WITH MNDOT 33-261: STORMWATER SOUTH & WEST SEED MIX (TYP.)

(35-241) SEED WITH MNDOT 35-241: MESIC PRAIRIE GENERAL SEED MIX (TYP.)

PLANT SCHEDULE

UNDERSTORY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL/SIZE
	ALS	3	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE`	AUTUMN BRILLANCE SERVICEBERRY CLUMP	B & B	6` HT.
	RVB	10	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B	6` HT.

Know what's **below.** **Call** before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. COOKAS
DATE: 8/4/2023 LIC. NO. 55522 MN

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	SSL
DRAWN BY	SSL
CHECKED BY	MGC

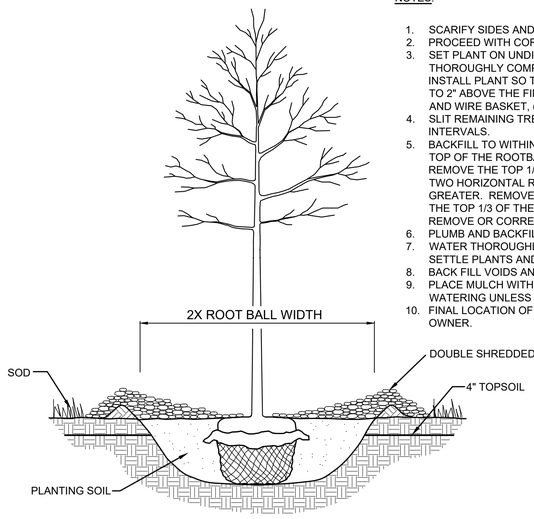
COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

LANDSCAPE PLAN

SHEET NUMBER
L100

K:\TCW_LDE\Commercial plumbing and heating\cph - wyoming, mn\3 Design\CAD\plansheets\LANDSCAPE DETAILS.dwg August 21, 2023 - 11:47am

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR, OR APPROVED EQUAL. ROCK MULCH TO BE RIVER ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
19. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY.
20. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.
24. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612 315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

MITCHELL G. COOKAS
DATE: 8/4/2023 MN LIC. NO. 55522

KHA PROJECT	161068000
DATE	8/4/2023
SCALE	AS SHOWN
DESIGNED BY	SSL
DRAWN BY	SSL
CHECKED BY	MGC

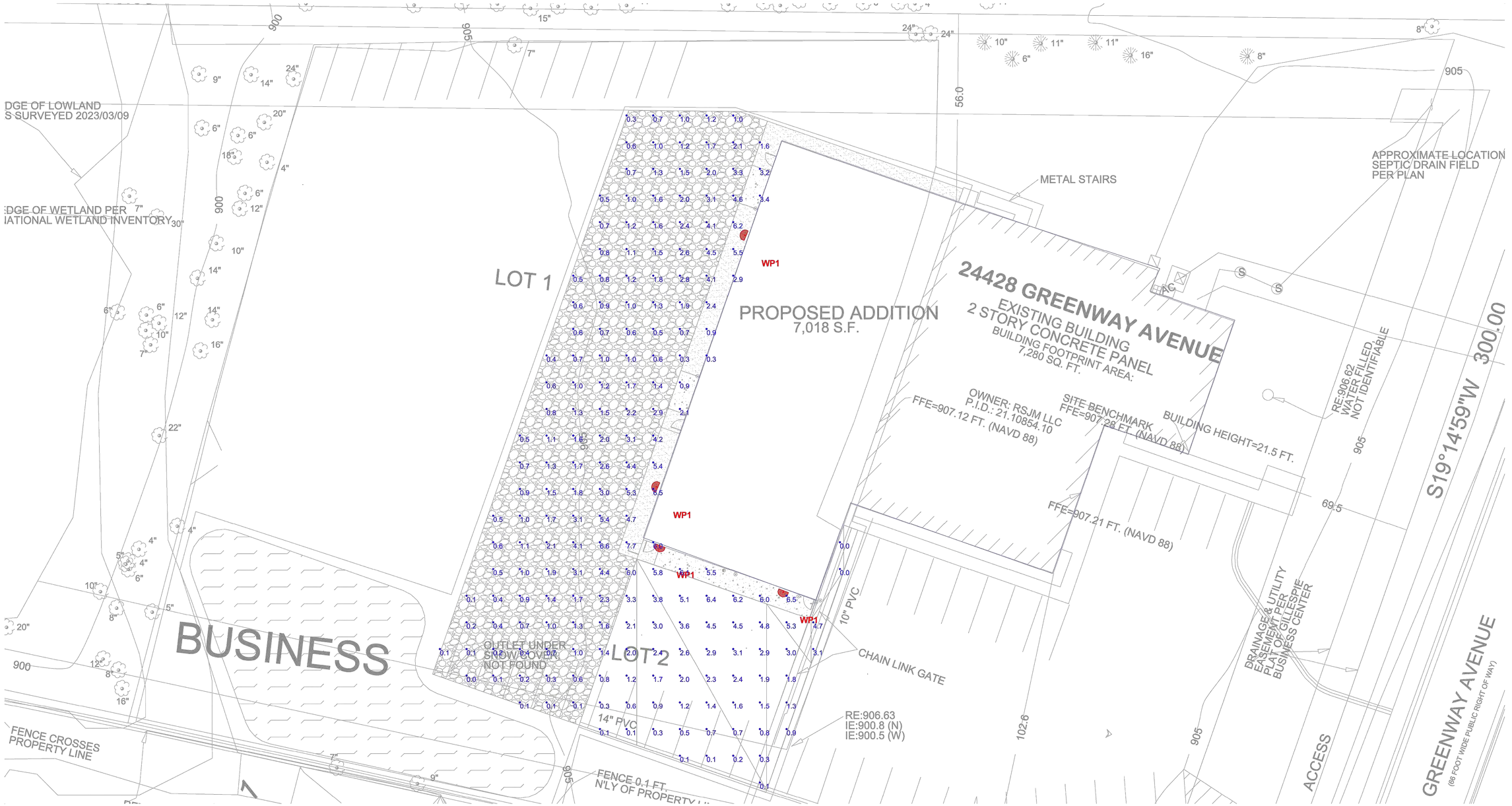
COMMERCIAL PLUMBING AND HEATING BUILDING EXPANSION
PREPARED FOR
COMMERCIAL PLUMBING AND HEATING
WYOMING MN

LANDSCAPE DETAILS

SHEET NUMBER
L101

Luminaire Schedule						
Symbol	Qty	Label	Mounting Height	Lum. Watts	LLF	Description
	4	WP1	15	71	0.900	NV-W-T4-32L-7-40K-UNV

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot Addition	Fc	1.97	7.7	0.0	N.A.	N.A.



DISCLAIMER: Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping or any other architectural elements unless noted.

Fixture nomenclature to be finalized by engineer and/or architect. This drawings is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Illuminated Design Service

PULSE never ordinary

Designed By: K. Tomczak
Checked By: Rob Chassé
Date:8/20/2023
Scale:1" = 15'

Commercial Plumbing & Heating Addition

RESOLUTION NO. 23-09-92

RESOLUTION APPROVING A SITE PLAN REVIEW APPLICATION TO CONSTRUCT AN ADDITION AT 24428 GREENWAY AVENUE PROPERTY ID NUMBER: 21.10854.10

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, Natalie Bengston of Commercial Plumbing & Heating has requested Site Plan Review approval to construct a 7,018 square foot addition to the existing building on property legally described as:

Lot 1, Block 1, Gillespie Business Park.

WHEREAS, on September 12, 2023 the Planning Commission held a public meeting in accordance with the Ordinance and laws of the State of Minnesota; and,

WHEREAS, the City Council and Planning Commission have reviewed the Site Plan Review application, as submitted, and have made the following findings of fact:

1. The Site Plan is consistent with the various elements and objectives of the City's long range plans, including, but not limited to, the Comprehensive Plan;
2. The Site Plan is consistent with the purposes of this Code;
3. The Site Plan preserves the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas;
4. The Site Plan is has a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development;
5. The Site Plan creates a functional and harmonious design for structures and site features including;
    a. Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;
    b. Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;
    c. Appropriateness of the materials, textures, colors and details of construction as an expression of the design concept of the project and the compatibility of the same with the adjacent and neighboring structures and functions; and
    d. Adequacy of vehicular, cycling and pedestrian circulation, including walkways, interior drives and parking, in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian, cycling and vehicular

traffic and arrangement and amount of parking so as to be safe, convenient and, insofar as practicable, compatible with the design of proposed buildings, structures and neighboring properties.

6. The Site Plan protects adjacent and neighboring properties through reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light, and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **APPROVES** the Site Plan Review, as requested by the applicant with the following conditions:

1. All required local, state and/or federal permitting must be obtained.
2. The Applicant shall submit a lighting plan that complies with all standards in ordinance lighting requirements Article VII, Division 15, including turning off site lighting.
3. The Applicant shall revise the landscape plan to provide screening along the northern property line, consistent with current ordinance screening requirements and generally consistent with the 1993 site plan approval for staff review and approval prior to issuance of a building permit.
4. Any signage on site will require a separate sign permit (s).
5. The Applicant address all engineering comments provided to the Applicant.
6. The Applicant shall remove the gravel area and fence in the north to maintain a 20-foot setback. Additionally, the gravel area immediately north of the new addition will be removed and returned to maintained open space.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 19th DAY OF SEPTEMBER, 2023.

_____
Lisa Iverson, Mayor

ATTEST:

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

_____
Robb Linwood, City Administrator

UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 12, 2023
7:00PM

CALL TO ORDER:
Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for September 12, 2023 to order at 7:00 PM

CALL OF ROLL:
On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Michael Naumann, Katie West, Dan Iverson, and Mark Holl

ABSENT: None

Also Present: Fred Weck Zoning Administrator and Kim Lindquist, City Planner

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for August 22, 2023**

   A MOTION WAS MADE BY COMMISSIONER NAUMANN SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 22, 2023 AS SUBMITTED.

   Voting Aye: *Iverson, Naumann, West, Holl, and Lobermeier*
   Voting Nay: *None*
   Abstain: *None*
   Absent: *None*

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Site Plan Review: SP-23-005 Commercial Plumbing & Heating
   Location: 24428 Greenway Avenue
   Applicant: Sperides Reiners Architects, Inc. – Jeff Gears AIA, NCARB, LEED AP
   Owner: Commercial Plumbing & Heating – Natalie Bengston & Derrek Skeie
   Property ID Number: 21.10854.10

City Planner Lindquist gave a brief presentation that outlined the location of the property, zoning, land use map, and the site plan. She explained that the property was already developed with parking along the roadway but noted that the applicant is proposing to construct a 7,018 sq. ft.

addition on the west side of the existing building. She noted that there will be a ponding area that currently does not exist on the site. She noted that the existing tree line will be maintained. She stated that the gravel area to the north does not meet the setback requirement and staff is requesting that this be pulled back, the gravel removed, and some additional landscaping be put in. She stated that there will not be a lot of activity happening on the front of the property and noted that the existing access points would remain. She stated that there is ample parking for any additional users beyond the paved area. She noted that included in the packet were some potential truck maneuvering layouts. She reiterated that they will be adding a stormwater pond that is essentially an infiltration basin which had been lacking on the site. She reviewed buildings plans, materials, lighting, landscaping, utilities, and the 7 recommended conditions of approval. Staff recommends approval.

Commissioner West asked about the location of the new proposed building and asked if there was currently a fence in that location.

Zoning Administrator Weck stated that currently it was a fenced in area around the gravel line.

Chair Lobermeier asked if the fence provided screening.

Zoning Administrator Weck stated that there are panels with opaque slats.

Commissioner Iverson asked for details on the fence location.

Natalie Bengston, applicant, stated that it will be along the back near the lot lines.

Chair Lobermeier asked if the applicant would like to address the Commission.

Ms. Bengston stated that the biggest concern for them would be the suggestion to do the consistent building materials with the existing building because that would be cost prohibitive. She stated that they feel that their proposed design will look great and noted that it will clean up the yard and look nicer to the residential side than it currently looks because right now they are storing things in the back that will be brought inside with the new addition. She explained that they feel as though the design they propose matches the commercial buildings that are nearby.

Chair Lobermeier asked Zoning Administrator Weck about his comfort level with this material since it will be different than the existing building.

Zoning Administrator Weck stated that structurally the proposed material will work just fine and noted that the City has recently had some buildings constructed the same way. He stated that the when it comes to the aesthetics, that would be up to the eye of the beholder.

Chair Lobermeier stated that he loves to see businesses grow in the City but would like to attempt to stick to the City's ordinance and Architectural Standards and the idea of having consistent materials.

Commissioner West stated that the City is currently in the process of rewriting their Architectural Standards and noted that it was next on tonight's agenda.

Commissioner Iverson asked about things from the perspective of the nearby resident related to things such as lighting or nighttime traffic.

Ms. Bengston stated that nothing will change from their current operations. She stated that they do not accept deliveries after 3:00 p.m. and they basically shut down by 3:30 p.m. She stated with the expansion of the warehouse she believes it will truly clean up the backyard area.

Chair Lobermeier asked if there would be any outside storage once this addition is built.

Ms. Bengston stated that she did not believe they would need to have any outside storage once they have the capability of bringing everything inside.

Commissioner Naumann stated that he feels this will be an improvement especially for the nearby residents.

Chair Lobermeier stated that he would suggest the applicant include a few trees on the north property line in order to add additional screening between their business and the residence.

Commissioner Holl stated that he has driven by this business for years and has always found them to be clean as a whistle and very well taken care of. He stated that he has no problem with the proposed material and noted that many of the others are glorified pole barns. He stated that this business has kept their property looking beautiful for years and would doubt that will change with this addition and noted that he would describe their business as the 'cream of the crop'.

Commissioner West stated that she likes the idea that this addition will clean up the backyard so the material will be less visible for the neighbors.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF THE SITE PLAN REVIEW: SP-23-005 COMMERCIAL PLUMBING & HEATING LOCATED AT 24428 GREENWAY AVENUE FOR SPERIDES REINERS ARCHITECTS, INC. – JEFF GEARS AIA, NCARB, LEED AP AND OWNER: COMMERCIAL PLUMBING & HEATING – NATALIE BENGSTON & DERREK SKEIE, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT WITH THE REMOVAL OF CONDITION #2, AND TO CLARIFY THAT THE REQUEST IN #4 WAS RELATED TO SCREENING AND THE ADDITION OF A TREE HERE AND THERE TO BREAK UP THE BUILDING LINE

Voting Aye:	*Iverson, Naumann, West, Holl, and Lobermeier*
Voting Nay:	*None*
Abstain:	*None*
Absent:	*None*

Chair Lobermeier stated that this item would move onto the City Council on September 19, 2023.

OLD BUSINESS:

3. Architectural Standards: Example Draft Ordinance

Zoning Administrator Weck noted that what was in front of the Commission tonight, in the draft ordinance, should reflect their past discussions as outlined in the minutes of those meetings.

Chair Lobermeier noted that part of the goal in making these changes was to make it easier for an applicant to search and find what they needed. He stated that even though this document may seem a bit repetitive, he feels it will be helpful for them not to have to sift through everything and will be easier for them to use.

Commissioner West stated that she thinks this is actually pretty condensed which is very nice.

Chair Lobermeier stated that part of why the Commission even began looking at this was because they were getting some requests for materials that they had not seen before. He stated in each of the 3 classes, at the bottom, you will see new materials that meet the intent of the preamble. He stated that he felt the previous applicant was pretty clever in giving the Commission 3 examples in town where they had recently approved this type of material. He stated that what the City is trying to do can be found in the preamble and lists things they do not want such as being unsightly or subject to rapid deterioration. He stated that if the Commission applies this as

a test to the recommendation they just made for the Council, he thinks it applies but thinks aesthetics can come into play in some circumstances and can be a bit of a slippery slope. He stated that he understands the thought behind being open to new materials, but they also need to make sure they have a firm piece of ground to stand on if they want to tell an applicant 'no'. He stated that he did not necessarily feel that way tonight, but can see it cropping up somewhere down the road.

Commissioner West stated that she also feels this was been raised for discussion because of how they want the downtown area to look including not just having pole barns everywhere, but have designs that are more inviting and more community oriented. She stated that she likes what they have done with some of the standards with percentages related to exposure to residential and streets.

Chair Lobermeier stated that he feels it is key to be able to communicate with someone wanting to move forward with a project in the City and for them to be able to understand what the City wants them to do.

Zoning Administrator Weck noted that he had spoken with the architect for the previous item a few months ago who had asked about the Architectural Standards. He stated that he took him through the ordinance and explained what it said and noted that they asked him about other buildings that may have metal which he passed along to them. He stated that he thinks the Commission still needs to take a look at what they are doing for Class I and Class II materials and make some decisions about what they are willing to accept in each class.

City Planner Lindquist stated that based on the 5 minutes she has had to review this material, she would say there needs to be better definitions. She noted that it says that prohibited exterior materials are metal siding, formed metal panels with exposed fasteners, and pole barn, but later it talks about the Class III as ornamental metal, and noted that she wasn't sure she would know what that was. She stated that she understands it is probably an upgrade, but if the City wanted to differentiate it, she feels it would need more clarity, especially because metal siding is listed a 'prohibited'.

Commissioner Holl stated that when he hears the term 'ornamental metal' he thinks of a Pizza Hut.

Commissioner West stated that she wants people to be able to understand this ordinance so they can avoid a situation where the applicant is sitting in front of the Commission and they just keep on saying, 'nope, that is now what we are looking for'. She stated that she feels the Commission's job is to enforce the code but also to have opinions, because they are also residents of the City. She stated that she thinks it is very hard to get super descriptive because, for example, if you talk about precast panels, there could some that look like hockey arenas and others that look like brick.

Commissioner Iverson stated that it is adding the architectural element and noted that galvanized sheet metal is not pleasing to some people.

Commissioner Naumann stated that a lot of this is subjective, like 'appearance' or 'effects property value'. He stated that he thinks someone could take the very best of materials and still create something very ugly and could use relatively poor materials and end up with something that looks beautiful. He stated that there may be an issue of longevity in that example, but he feels the more confining they make this, it will restrict both the City and the applicant from having subjectivity to what is acceptable. He noted that there are no perfect standards.

City Planner Lindquist reiterated her concern that she feels this needs to be more descriptive.

Commissioner Holl stated that he felt there were enough pole barns in the City.

City Planner Lindquist stated that there are some buildings that have fairly nice metal siding and would say that some of that is smooth and colored, which some may classify as ornamental. She stated that she wasn't sure what the City's intent was, but stated that ultimately, people will read it and decide what it means and staff will have to explain how metal siding and ornamental metal were different. She reiterated that she was just trying to provide clarity and administration.

Commissioner West stated that the public meetings are the community's opportunity to come in and voice their opinion.

Commissioner Naumann stated that he thinks there are probably certain materials that they want to stay away from and others that would be better but asked how they could technically define metal siding or ornamental siding and what the difference is. He stated that was not his field of expertise, so he could not really speak to it.

City Planner Lindquist asked if the Commission would want to have things like color coding, treatment, or undulation as a requirement.

Commissioner West noted that she has seen flat panels where they have been able to add overhangs or eaves that ended up looking beautiful. She stated she has also seen ones that look like brick or have a certain number of windows with a lot of natural light coming in that can also look good.

Chair Lobermeier stated that sometimes you can get 'wrapped around the axle' with an ordinance that is too tight and sometimes having it be a bit too loose is okay because then they have the opportunity to review it. He read aloud language from page 2 about cohesive appearance and avoiding garish and bright accent colors. He stated that these are broad phrases but because they are, it gives the Commission the opportunity for interpretation and suggested that may not be all bad.

City Planner Lindquist reiterated her concerns and noted that it was because it specifically says 'prohibited exterior materials'. She stated that would not be related to the things just mentioned by Chair Lobermeier. She explained that she feels like people will consistently say that it is ornamental or treated because otherwise it is prohibited. She stated that in her opinion, the City would not want unadorned or untreated metal siding.

Commissioner Iverson suggested that they work in some language about siding materials that are not commercially available for the purposes of exterior siding.

Zoning Administrator Weck stated that as the Building Official, if someone were to come to him with siding that was from nowhere and did not have some kind of approvals, he would tell them they could not use it. He stated that it would not matter how beautiful it looked if it didn't meet some standards to show that it was, for instance, weatherproof.

Commissioner Iverson asked if that type of material would be commercially available for use as siding.

Zoning Administrator Weck stated that it would be and noted that he had seen a lot of weird stuff be proposed, including second hand stuff that was made 30 years ago and is not being used because it was a bad material.

City Planner Lindquist stated that there are certain things that the City knows they do not want, such as corrugated metal. She stated that this was why she would refine the descriptions.

Chair Lobermeier asked Zoning Administrator Weck to add a few descriptors and definitions. He asked if the percentages were usually a non-controversial issue when dealing with an applicant.

Zoning Administrator Weck stated that the issue is usually more about the material itself.

The Commission discussed the situation with the recent Dairy Queen application.

Chair Lobermeier stated that he was hoping to find a way to show the applicant what the City wanted and what they do not want. He stated that he thinks City Planner Lindquist brought up some valid points about items that need a bit more clarification, especially surrounding metal siding.

Zoning Administrator Weck suggested that he put together a final draft of this information before they schedule the public hearing.

Chair Lobermeier asked if the City should have anyone else take a look at this, for example, Austin Hallberg, because he has been in front of the City numerous times to see if it makes sense to him.

Zoning Administrator Weck noted that he had some architects take a look at it and give some feedback and stated that he would bring it back to them again. He asked if the Commission wanted to do anything about shuffling around the materials within the Class I, Class II, and Class III.

Commissioner West stated that EIFS can look very nice and noted that they use it frequently in commercial projects integrated with precast/tip-up panels.

Zoning Administrator Weck stated that Class II has masonry stucco and Class III includes EIFS and he thinks the reason for that is related to durability. He used the example of Bruce's Foods where the EIFS had been hit with a hammer near the door and you could see the insulation. He noted that it did not take much to damage that materials as opposed to what it would take with stucco.

Chair Lobermeier noted that they should also clarify if 'fiber cement' is the right terminology and whether it means the same to everyone.

Commissioner Holl noted that there is cement board siding and LP which look the same even though they are not the same. He noted that LP is much cheaper than cement board siding.

Chair Lobermeier stated that he did not feel he had a lot to offer to a conversation about moving materials around within the classes.

City Planner Lindquist asked if a concrete tip up panel that is not smooth would be considered a Class II material.

Commissioner West stated that her company works with precast panels a lot in commercial building and reiterated that there are some that look like hockey arenas which are not very attractive, but has seen others that have color variations or etching that look nice, even though they are flat panels.

City Planner Lindquist explained that her real question was whether non-smooth concrete tip up panels would be Class II. She stated that the language should be the same.

Chair Lobermeier suggested that they take out smooth concrete tip-up panels out of Class III completely.

City Planner Lindquist stated that the other thing they could do is have smooth, but make it a requirement that there needs to be some type of change, for example an undulation or variation of some sort so it was not a blank wall. She stated that she would like to see the terminology be consistent.

Commissioner Iverson stated that other components that come into play are things like windows and how they can break things up.

COMMUNICATIONS:

Zoning Administrator Weck noted that the only thing planned for the next meeting, right now, would be the Architectural Standards issue.

Chair Lobermeier asked how difficult it would be to begin looking at potential rezonings based on the Comprehensive Plan.

Zoning Administrator Weck explained that he needed to talk to City Planner Lindquist about how they may be able to do a mass rezoning without having to do individual notices on every property.

UPDATES:

Wildlife Estates Plat 5; the rezone, variances, preliminary, and final plats were approved by the City Council.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE SEPTEMBER 12, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:06 PM.

Voting Aye:	*Iverson, Naumann, West, Holl, and Lobermeier*
Voting Nay:	*None*
Abstain:	*None*
Absent:	*None*

Date: September 15, 2023

Presented to: Mayor Iverson and City Council Members
Presented by: Public Safety Director Neil Bauer
Department: Public Safety
Reference: Vehicle Purchase Order
Method: New Business

Background Information:
Squad 205 is a fully marked Ford Explorer Hybrid that was originally purchased/received April 2021 and currently has approximately 71,000 miles. In the City's fleet/CIP plan, it is slated for replacement in 2024.

The fleet vehicle market has changed significantly over the last few years and the purchase window for 2024 Dodge fleet vehicles is currently open and will close in the near future. The manufactures are limiting the number of orders being accepted to try to ensure that they can filfill the orders, forcing us to place orders prior to the 2024 budget being approved. Fortunately, we are able to order the vehicle with a purchase agreement only and if the vehicle is removed from the budget in 2024, we are able to cancel the order without penalty.

The last 4 police vehicles purchased have been the Dodge Durango and they have been an excellent vehicle for patrol. The MN State vehicle purchasing contract for Dodge vehicles is through Burnsville Dodge.

The total cost for a 2024 Dodge Durango police vehicle is $40,003.00. This does not include upfitting or any equipment needed. The CIP budget amount for 2024 for this replacement vehicle was set at $64,000, which is anticipated to cover the purchase of the vehicle and all upfitting costs.

This vehicle would not be delivered until mid-2024. Our intention for Squad 205 would be to repurpose the vehicle for the proposed Police Cadet and/or Reserve Cadet position(s) until it reaches 100,000 miles. At that time, we would evaluate the ongoing vehicle need for those positions.

PUBLIC SAFETY
P.O. Box 188, 7665 Wyoming Trl., Wyoming, MN 55092
Phone: 651-462-0577 Fax: 651-462-0506

Recommendation:

To authorize submitting a purchase agreement for a 2024 Dodge Durango vehicle from Burnsville Dodge for Public Safety at the cost of $40,003.00.

Neil D. Bauer, Ed.D.
Police Chief/Public Safety Director

Request for Council Action

Date: 09/19/23

Presented to: Mayor Iverson and City Council Members
Presented by: Joe Keding, Acting Public Works Superintendent
Department: Public Works
Reference: F550 Truck Purchase
Method: New Business

Background Information:
At the Nov. 15, 2022 City Council meeting, a 2023 F-550 chassis was approved for purchase through Sourcewell for $63,035.00. That was the second issuance of approval for this vehicle by the council. On September 15, 2023, staff was notified that Ford Motor Company was cancelling the unfulfilled orders for all remaining Super Duty Pick-Ups for 2023. Upon cancellation of the order, Sourcewell automatically sent out an updated quote to re-send the order on a 2024 F-550 with the same specs that were ordered previously. The contract for the 2024 F-550 chassis is $64,041.17

The 2024 order windows are currently open and it is anticipated that they will be closed before the end of the month. As production quantities are going to be limited, timing continues to be a critical component of this process. Staff would like to secure this spot now and continue to explore other cooperative purchasing ventures as we try to procure this vehicle

Back-up build slots are also being considered via the Minnesota State Purchasing Contract. Boyer Trucks will also be given our spec details and staff will consider these as options as pricing becomes available. Currently dealers are allowing customers to order vehicle and reserve the option to cancel the order before the vehicle has been delivered to the dealership.

Recommendation:
Staff recommends the purchase order of a 2024 F-550 chassis from the National Auto Fleet Group under the Sourcewell contract #091521-NAF in the amount of $64,041.17

CITY OF WYOMING
P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576

National Auto Fleet Group
A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

9/15/2023

Quote ID: **25671**

Order Cut Off Date: **TBA**

Mr Joe Keding
City of Wyoming

26885 Forest Blvd

Wyoming, Minnesota, 55092

Dear Joe Keding ,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.
One (1) New/Unused (2024 Ford Super Duty F-550 DRW (W5H) XL 4WD Crew Cab 179" WB 60" CA, Factory Order) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	$65,895.00	$64,041.17	2.813 %	$1,853.83
Factory Order		$0.00		
Tax (0.0000 %)		$0.00		
Tire fee		$0.00		
Total		$64,041.17		

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell Contract 091521-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper
Account Manager
Email: Fleet@NationalAutoFleetGroup.com
Office: (855) 289-6572
Fax: (831) 480-8497

Quoting Department
Account Manager
Fleet@NationalAutoFleetGroup.com
(855) 289-6572

Purchase Order Instructions & Resources

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: Fleet@NationalAutoFleetGroup.com

Fax: (831) 480-8497

Mail: National Auto Fleet Group

490 Auto Center Drive

Watsonville, CA 95076

We will send a courtesy confirmation for your order and a W-9 if needed.

Additional Resources

Learn how to track your vehicle:	**www.NAFGETA.com**
Use the upfitter of your choice:	**www.NAFGpartner.com**
Vehicle Status:	**ETA@NationalAutoFleetGroup.com**
General Inquiries:	**Fleet@NationalAutoFleetGroup.com**

For general questions or assistance please contact our main office at:

1-855-289-6572

Vehicle Configuration Options

ENGINE	
Code	**Description**
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas, (STD)
TRANSMISSION	
Code	**Description**
44G	Transmission: TorqShift 10-Speed Automatic, (STD)
TIRES	
Code	**Description**
TGJ	Tires: 225/70Rx19.5G BSW A/P, (STD)
PRIMARY PAINT	
Code	**Description**
Z1	Oxford White
SEAT TYPE	
Code	**Description**
AS	Medium Dark Slate, HD Vinyl 40/20/40 Split Bench Seat, -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar
AXLE RATIO	
Code	**Description**
X8L	Limited Slip w/4.88 Axle Ratio
ADDITIONAL EQUIPMENT	
Code	**Description**
86M	Dual 68 AH/65 AGM Battery
473	Snow Plow Prep Package, -inc: pre-selected springs (see order guide supplemental reference for springs/FGAWR of specific vehicle configurations), Note 1: Restrictions apply; see supplemental reference or body builders layout book for details, Note 2: Also allows for the attachment of a winch, Note 3: Highly recommended to add (86M) dual battery on 7.3L gas engine, Adding (67B) 410 amp dual alternators for diesel engine is highly recommended for max power output
68M	GVWR: 19,500 lb Payload Plus Upgrade Package, -inc: upgraded frame, rear-axle and low deflection/high capacity rear springs, Increases max RGAWR to 14,706 lbs, Note: See Order Guide Supplemental Reference for further details on GVWR
18B	Platform Running Boards
61L	Front Wheel Well Liners (Pre-Installed)
872	Rear View Camera & Prep Kit, -inc: Pre-installed content includes cab wiring and frame wiring to the rear most cross member, Upfitters kit includes camera w/mounting bracket, 20' jumper wire and camera mounting/aiming instructions
76C	Exterior Backup Alarm (Pre-Installed)
43K	Pro Power Onboard - 2kW, -inc: dual alternators 12V 250 Amp + 24V 150 Amp, Placement and connection of the aux outlet is the responsibility of the final stage manufacturer
OPTION PACKAGE	
Code	**Description**
660A	Order Code 660A

2024 Fleet/Non-Retail Ford Super Duty F-550 DRW XL 4WD Crew Cab 179" WB 60" CA

WINDOW STICKER

2024 Ford Super Duty F-550 DRW XL 4WD Crew Cab 179" WB 60" CA

CODE	MODEL	MSRP
W5H	2024 Ford Super Duty F-550 DRW XL 4WD Crew Cab 179" WB 60" CA	$59,690.00
	OPTIONS	
99N	Engine: 7.3L 2V DEVCT NA PFI V8 Gas, (STD)	$0.00
44G	Transmission: TorqShift 10-Speed Automatic, (STD)	$0.00
TGJ	Tires: 225/70Rx19.5G BSW A/P, (STD)	$0.00
Z1	Oxford White	$0.00
AS	Medium Dark Slate, HD Vinyl 40/20/40 Split Bench Seat, -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar	$0.00
X8L	Limited Slip w/4.88 Axle Ratio	$395.00
86M	Dual 68 AH/65 AGM Battery	$210.00
473	Snow Plow Prep Package, -inc: pre-selected springs (see order guide supplemental reference for springs/FGAWR of specific vehicle configurations), Note 1: Restrictions apply; see supplemental reference or body builders layout book for details, Note 2: Also allows for the attachment of a winch, Note 3: Highly recommended to add (86M) dual battery on 7.3L gas engine, Adding (67B) 410 amp dual alternators for diesel engine is highly recommended for max power output	$250.00
68M	GVWR: 19,500 lb Payload Plus Upgrade Package, -inc: upgraded frame, rear-axle and low deflection/high capacity rear springs, Increases max RGAWR to 14,706 lbs, Note: See Order Guide Supplemental Reference for further details on GVWR	$1,155.00
18B	Platform Running Boards	$445.00
61L	Front Wheel Well Liners (Pre-Installed)	$180.00
872	Rear View Camera & Prep Kit, -inc: Pre-installed content includes cab wiring and frame wiring to the rear most cross member, Upfitters kit includes camera w/mounting bracket, 20' jumper wire and camera mounting/aiming instructions	$415.00
76C	Exterior Backup Alarm (Pre-Installed)	$175.00
43K	Pro Power Onboard - 2kW, -inc: dual alternators 12V 250 Amp + 24V 150 Amp, Placement and connection of the aux outlet is the responsibility of the final stage manufacturer	$985.00
660A	Order Code 660A	$0.00

Please note selected options override standard equipment

SUBTOTAL	**$63,900.00**
Advert/ Adjustments	$0.00
Manufacturer Destination Charge	$1,995.00
TOTAL PRICE	**$65,895.00**

Est City: N/A MPG
Est Highway: N/A MPG
Est Highway Cruising Range: N/A mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Notes

Standard Equipment

MECHANICAL

Engine: 7.3L 2V DEVCT NA PFI V8 Gas (STD)
Transmission: TorqShift 10-Speed Automatic -inc: 10R140 w/neutral idle, SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and off-road (STD)
4.88 Axle Ratio (STD)

EXTERIOR

Tires: 225/70Rx19.5G BSW A/P (STD)

WHEELS

Wheels: 19.5" x 6" Argent Painted Steel -inc: Hub covers/center ornaments not included

ADDITIONAL EQUIPMENT

50-State Emissions System
Transmission w/Oil Cooler
Electronic Transfer Case
Part-Time Four-Wheel Drive
78-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
HD 250 Amp Alternator
Towing Equipment -inc: Brake Controller and Trailer Sway Control
Trailer Wiring Harness
10600# Maximum Payload
GVWR: 18,000 lbs Payload Package
HD Shock Absorbers
Front And Rear Anti-Roll Bars
Firm Suspension
Hydraulic Power-Assist Steering
40 Gal. Fuel Tank
Single Stainless Steel Exhaust
Dual Rear Wheels
Auto Locking Hubs
Front Suspension w/Coil Springs
Solid Axle Rear Suspension w/Leaf Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control
Upfitter Switches
Clearcoat Paint
Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks
Black Fender Flares
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Power Heated Side Mirrors w/Convex Spotter, Manual Folding and Turn Signal Indicator
Manual Extendable Trailer Style Mirrors
Fixed Rear Window
Light Tinted Glass
Variable Intermittent Wipers
Aluminum Panels
Front Splash Guards

Black Grille
Autolamp Auto On/Off Aero-Composite Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
Cab Clearance Lights
Perimeter/Approach Lights
Radio w/Seek-Scan, Clock and Speed Compensated Volume Control
Radio: AM/FM Stereo w/MP3 Player -inc: 6 speakers
Fixed Antenna
SYNC 4 Communications & Entertainment System -inc: enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink, 1 smart-charging USB port and trailer brake controller
2 LCD Monitors In The Front
4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement
60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer
Power Rear Windows
FordPass Connect 4G Mobile Hotspot Internet Access
Rear Cupholder
Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
Cruise Control w/Steering Wheel Controls
Manual Air Conditioning
HVAC -inc: Underseat Ducts
Illuminated Locking Glove Box
Interior Trim -inc: Chrome Interior Accents
Full Cloth Headliner
Urethane Gear Shifter Material
HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar
Day-Night Rearview Mirror
Passenger Visor Vanity Mirror
Full Overhead Console w/Storage and 2 12V DC Power Outlets
Fade-To-Off Interior Lighting
Front And Rear Map Lights
Full Vinyl/Rubber Floor Covering
Smart Device Remote Engine Start
Instrument Panel Covered Bin and Dashboard Storage
Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks
Driver Information Center
Trip Computer
Outside Temp Gauge
Digital/Analog Appearance
Seats w/Vinyl Back Material
Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
Securilock Anti-Theft Ignition (pats) Immobilizer
2 12V DC Power Outlets
Air Filtration
Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags

Pre-Collision Assist with Automatic Emergency Braking (AEB)
Lane Departure Warning
Collision Mitigation-Front
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters
Safety Canopy System Curtain 1st And 2nd Row Airbags
Dual Stage Driver And Passenger Front Airbags
Rear Child Safety Locks

Request for Council Action

Date: September 14, 2023

Presented to: Mayor Iverson and City Council Members
Presented by: Robb Linwood, City Administrator
Department: Administration
Reference: Request for Proposals Water and Sewer Rate Study
Method: New Business

***Background Information*:**

The City of Wyoming is seeking Request for Proposals from qualified professional firms to complete a rate study for the City of Wyoming for a 5 year period from 2024-2028

The current water and sewer rate structure was created in 2018 for the years 2019 to 2023. The City Council adopted a budget in 2022 that included the rate study to be completed in 2023. The purpose of this project is to provide the City of Wyoming with a report establishing equitable water and sanitary sewer rates for residential, commercial, industrial, and institutional customers. The study will consist of the following:

- Assemble and review existing historical water and sewer system operating data
- Develop 5-year projections of O & M costs
- Prepare estimates of principal and interest payment on bonds, interest income on invested funds for 5 years
- Estimate meter reading, billing, collection, administrative, and general costs for 5 years
- Estimate other revenue requirements such as water and sewer system replacements and capital needs financed from operating revenue
- Update depreciation schedules for current assets
- Determine offsets to revenue requirements such as interest income and miscellaneous fees
- Establish revenue requirements
- Determine adequacy of existing rates to generate the required revenue
- Graph water consumption for residential, commercial, and industrial customers
- Develop water demands based on future projected connections and past history of water use with and without water conservation analyze average, maximum day and maximum hour demands
- Develop allocation factors for various classes of customers based on peak to average ratios
- Apportion costs to fixed costs and base (average) maximum day and maximum hour demands
- Develop fixed cost based on equivalent meter calculations
- Develop unit cost of service for base, maximum day and maximum hour demands

- Develop rates based on peak to average demands of various customer classes
- Develop sewage flow projection based on unit flow from different classes of customers and past trends
- Prepare spread sheets to show income expenses, cash flow, and fund balances
- Develop "what if" scenario for no increase in water and sewer rates and with various levels of rate increases
- Develop effect of bonding, if any, on water and sewer rates
- Establish new water and sewer rates for the next 5 years – 2024,2025,2026,2027,2028
- Develop a statement showing projected water usage, total operating revenue, total expenses including O&M costs, depreciation, department servicing, net income, etcetera to test adequacy of new rates
- Develop a recommendation for an appropriate level of reserve amounts, including an analysis of the basis of the recommendation. As part of the recommendation, the Consultant will develop, a long-term replacement and renewal plan including annual reserve targets for the future

<u>If the City Council Authorizes the Request for proposals the following would be a tentative project schedule:</u>

- September 20, 2023 solicitation for proposals begins
- October 6, 2023 proposal submittal deadline
- October 17, 2023 staff review of proposals completed and firm selected by city council
- November 17, 2023 draft utility rate study completed
- November 21, 2023 study reviewed at City Council work session
- November 29, 2023 final report due
- December 5, 2023 new rates approved by the City Council

Recommendation **–** To approve a Request for Proposals for a Utility Rate Study for Water and Sanitary Sewer Services

City of Wyoming
Minnesota

Request for Proposals

Utility Rate Study
Water & Sanitary Sewer Services

Robb Linwood
City Administrator

P.O Box 188
26885 Forest Blvd
Wyoming, Minnesota 55092

651-462-0575
rlinwood@wyomingmn.org

TABLE OF CONTENTS

INTRODUCTION ……3

BACKGROUND……4

SCOPE OF SERVICES REQUESTED……5

COMMUNICATION/PROJECT MANAGEMENT……7

PRODUCT/FINAL REPORT……8

PROPOSAL FORM AND CONTENTS……8

SELECTION……10

CONTRACT NEGOTIATIONS AND TERMS……10

APPENDIX A – Utility Fees & Charges……15

APPENDIX B – Proposer Warranties……18

APPENDIX C –Standard Agreement for Professional Services……19

INTRODUCTION

The City of Wyoming ("City") is requesting proposals from qualified vendors to prepare a rate study for its water and sanitary sewer utilities.

Inquiries about the engagement or the request for proposal should be addressed to:

Robb Linwood, City Administrator
rlinwood@wyomnigmn.org
651-462-0575

There is no expressed or implied obligation for the City of Wyoming to reimburse responding firms for any expenses incurred in preparing proposals in response to this request.

To be considered, qualified firms must submit an electronic copy of their proposal to Robb Linwood, City Administrator, at rlinwood@wyomingmn.org **by 4:30 p.m. on October 6, 2023**. The City of Wyoming reserves the right to reject any or all proposals submitted.

The City of Wyoming reserves the right, where it may serve the City's best interest, to request additional information or clarification from proposers or to allow corrections of errors or omissions. At the discretion of the City, firms submitting proposals may be requested to make oral presentations as part of the evaluation process. Following a review of the proposals, a review/recommendation for award will be made by the City Administrator to the City Council. A final decision for award of the work may be made by the City Council.

The City of Wyoming reserves the right to retain all proposals submitted and to use any concepts and ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the proposing firm of the conditions contained in this request for proposal, unless clearly and specifically noted in the proposal submitted and confirmed in the written contract between the City of Wyoming and the firm selected.

Tentative Project Schedule:

- September 20, 2023 solicitation for proposals begins
- October 6, 2023 proposal submittal deadline
- October 17, 2023 staff review of proposals completed and firm selected by city council
- November 17, 2023 draft utility rate study completed
- November 21, 2023 study reviewed at City Council work session
- November 29, 2023 final report due
- December 5, 2023 new rates approved by the City Council

BACKGROUND

The City of Wyoming is located in Chisago County about 30 miles north of St. Paul and Minneapolis, Minnesota. The City encompasses an area of approximately 21 square miles and an estimated population of 8,200

The City of Wyoming is a Statutory A city under Minnesota law. The governing body consists of a mayor and four council members who are elected at large on a nonpartisan basis.

The Mayor and Council appoint a full-time City Administrator, who is responsible for overall supervision of City operations.

The City of Wyoming's adopted budget for 2023 is $5.1 million. The Comprehensive Annual Financial Report and Annual Budget can be found on the City's website at www.wyomingmn.org

The City currently uses BS&A Software and Neptune 360 for the distribution, tracking and collection of utility bills.

The City obtains all its current and future water from local groundwater aquifers. The City is committed to protecting the aquifers and meeting the consumption goals set forth by the MNDNR. Therefore, water conservation continues to be a strategic initiative, and pricing strategies that move the City toward an overall lower per capita consumption rate are a part of this effort.

SCOPE OF SERVICES REQUESTED

A. Scope of Project

The purpose of this project is to provide the City of Wyoming, MN with a report establishing equitable water and sanitary sewer rates for residential, commercial, industrial, and institutional customers.

B. Project Tasks (Responder may propose additional tasks or activities if they will substantially improve the results of the project.)

1. Assemble and review existing historical water and sewer system operating data
2. Develop 5-year projections of O & M costs
3. Prepare estimates of principal and interest payment on bonds, interest income on invested funds for 5 years
4. Estimate meter reading, billing, collection, administrative, and general costs for 5 years
5. Estimate other revenue requirements such as water and sewer system replacements and capital needs financed from operating revenue

6. Update depreciation schedules for current assets
7. Determine offsets to revenue requirements such as interest income and miscellaneous fees
8. Establish revenue requirements
9. Determine adequacy of existing rates to generate the required revenue
10. Graph water consumption for residential, commercial, and industrial customers
11. Develop water demands based on future projected connections and past history of water use with and without water conservation Analyze average, maximum day and maximum hour demands
12. Develop allocation factors for various classes of customers based on peak to average ratios
13. Apportion costs to fixed costs and base (average) maximum day and maximum hour demands
14. Develop fixed cost based on equivalent meter calculations
15. Develop unit cost of service for base, maximum day and maximum hour demands
16. Develop rates based on peak to average demands of various customer classes
17. Develop sewage flow projection based on unit flow from different classes of customers and past trends
18. Prepare spread sheets to show income expenses, cash flow, and fund balances
19. Develop "what if" scenario for no increase in water and sewer rates and with various levels of rate increases
20. Develop effect of bonding, if any, on water and sewer rates
21. Establish new water and sewer rates for the next 5 years – 2024,2025,2026,2027, and 2028
22. Develop a statement showing projected water usage, total operating revenue, total expenses including O&M costs, depreciation, department servicing, net income, etcetera to test adequacy of new rates
23. Develop a recommendation for an appropriate level of reserve amounts, including an analysis of the basis of the recommendation. The Consultant will develop, as part of the recommendation, a long-term replacement and renewal plan including annual reserve targets for the future
24. Prepare a draft report
25. Review draft report with staff and attend up to a total of three work sessions or council meetings
26. Present report to City Council

C. MATERIALS/SERVICES to be PROVIDED by CITY

1. Materials

    a. City population projections
    b. Maps of City (as available)
    c. Current water usage
    i. Average daily demand
    ii. Average monthly demand
    iii. Maximum day demand if available

d. Current water connection information
i. Residential
ii. Commercial/Industrial/Institutional
e. Water and sewer billing records (to be provided, as necessary)
f. CIP schedule
g. Expense and revenue records
h. General Information, as available

2. Services
a. Access to facilities
b. Access to available information

COMMUNICATION/PROJECT MANAGEMENT

A Project Management Team (PMT) will provide overall direction and will review all products prior to their submittal and review by Staff and City Council. Robb Linwood, City Administrator will be the Project Manager representing the City and will be the primary contact for communications and coordination of activities with the Consultant. Ultimately the City Council will be the reviewing/approving authority for the final product.

The (PMT) is anticipated to comprise representatives from the following:

• City of Wyoming Engineer WSB – All consultants will have access to WSB's necessary staff for completion of this project. This will include future capital improvement items, operations and maintenance items and long term system replacement, upgrades or extensions.
• Public Works Department
• City of Wyoming Finance Department
• City of Wyoming Administration Department
• Consultant

It is anticipated the PMT will meet initially to kick off the project and discuss the anticipated project outcomes and schedule. The PMT will then meet as deemed necessary throughout the project to review interim products or to discuss project issues. The PMT may at times meet without the Consultant depending on the topic.

The Consultant will provide, at a minimum, biweekly updates, primarily through email, to update City staff on project status, discuss issues and review schedules. The Consultant shall provide written agendas for meetings they are responsible for overseeing such as PMT meetings.

Beyond the PMT meetings and communication stated above, the Consultant should be prepared to attend up to a total of three City Council meetings or workshops to discuss the process and recommended actions.

PRODUCT/FINAL REPORT

All electronic and paper interim review documents, such as tables, graphs, charts, text, models and maps, through the adoption of the final report, shall be included in the scope of work as described above.

The final products of this project shall include a final bound report, including all supporting materials such as tables, charts, graphs, figures and maps. The City will require final copies of the plans to be available both in paper form as well as electronically in PDF format. The Consultant shall provide the City with four paper copies and one electronic copy, in compact disc format, of the final report.

The City's wishes to have this analysis complete by the end of November 2023

PROPOSAL FORM AND CONTENTS

The Consultant's submittal must contain and clearly identify the following elements.

A. Letter of Transmittal

1. Name of the firm, local address, e-mail address and telephone and fax numbers of contact person during period of proposal evaluation and the date of your submittal.

B. Table of Contents

Include a clear identification of the material by section and page number.

C. Consultant Qualifications / Profile

Include qualifications of the firm as it relates to preparing water and sanitary sewer rate analysis, including previous experience with similar projects for cities or other units of government.

D. Key Personnel

The Consultant shall provide the names, qualifications and resumes of key personnel that will be assigned to this work and identify the lead client service contact that will be responsible for the management and administration of a contract with the City.

E. Organizational Structure

The proposal must include the organizational/project management structure identifying key project personnel, their roles and responsibilities and the time available for each individual to work on this project.

F. Project Approach/Work Plan

A detailed explanation of the overall approach to be taken to complete the project along with a detailed work plan must be provided. The work plan must contain a description of each task to be performed, identify the interrelationships among the tasks, clearly identify major review and decision points and specify the deliverables and work products for each task. The work plan must address, at a minimum, each of the items outlined under Scope of Services Section in the RFP.

G. Project Schedule

The proposal must identify the major tasks and dates of accomplishment. The schedule must indicate tasks which the Consultant anticipates will be done by the City. Work on this project should be initiated within two weeks of the execution of the contract and diligently performed thereafter. The schedule will be monitored by the City to evaluate the Consultant's performance on the project. Any deviation from the milestones as proposed by the Consultant shall be approved by the City.

Once a Consultant is selected, a kickoff meeting will be held where among other things; the schedule will be reviewed and adjusted as appropriate based on individual project tasks and input from the Consultant.

H. Cost

A detailed cost estimate for completing the project, broken down by task, personnel and hours must be provided. Please identify the personnel that correspond to each title in the cost estimate. The proposal must indicate the total cost and itemize each task for the project. The proposal should include hourly rates for specific professional services, including meeting and presentation costs. Payment of fees will be made every thirty days upon receipt of a progress report and an invoice itemizing services performed and hours worked. Any work identified as optional in the Scope of Services shall be listed separately from required work. **A total cost not to be exceeded for all work is required by the proposal.**

I. Exceptions and Deviations

Any exceptions to the requirements in this RFP, including the language in the Contract Negotiations and Terms Section, must be included in the proposal submitted by the Proposer. Segregate such exceptions as a separate element of the proposal under the heading “Exceptions and Deviations.”

J. Additional Information

Any other information that the Proposer believes to be pertinent, but not specifically asked for elsewhere in the RFP, may be included under the heading "Additional Information."

K. References

For the key personnel, include a brief list of previous or current project contacts that are similar to this project that may be used as references to confirm that the key personnel are capable of performing this work.

SELECTION

Proposals that comply with the instructions set forth in this document will be evaluated by the City of Wyoming. Proposals will be evaluated on the following criteria:

- Understanding of the work to be completed.
- Quality of the approach presented in addressing the issues identified in this RFP.
- Experience in performing similar projects.
- Experience of individuals the Consultant will assign to this work.
- Proposed cost.
- The ability to perform the work within the specified time.
- Proposed schedule for completing the work.

The City reserves the right to accept or reject any or all proposals received, in whole or in part. At its discretion, the City of Wyoming may choose to waive immaterial deviations from the RFP instructions. If necessary, a short list of Consultants will be called for an interview. Selection of a Consultant is expected in October 2023. The Consultant selection will be made by the City Council.

This RFP does not commit the City of Wyoming to enter into a contract, nor does it obligate the City of Wyoming to pay for any costs incurred by the Consultant in the preparation and submission of proposals or in anticipation of a contact.

CONTRACT NEGOTIATION AND TERMS

A. Negotiations and Contract Execution

Upon completion of the evaluation process, the City of Wyoming will enter into negotiations with the responder(s) whose proposal offers the best solution and best value possible, as determined in the evaluation process.

This project will have an executed contract between the Consultant and the City. The City reserves the right to negotiate the final terms and conditions of the contract to be

executed. Should the City and a Consultant be unable to mutually agree upon the entire contract, the City reserves the right to discontinue negotiations, select another Consultant or reject any or all proposals. The City reserves the right to negotiate with more than one Consultant simultaneously. Upon completion of negotiations agreeable to the City and Consultant, a contract shall be executed.

B. Contract Terms

1. No elected official or employee of the City who exercises any responsibilities in the review, approval or implementation of the proposal or contract shall participate in any decision, which affects his or her direct or indirect financial interest.

2. It is a breach of ethical standards for any person to offer, give, or agree to give any present or past City employee or Council person, or for any City employee or Council person to solicit, demand, accept, or agree to accept from another person or firm, a gratuity or an offer of employment whenever a reasonable prudent person would conclude that such consideration was motivated by an individual, group or corporate desire to obtain special, preferential, or move favorable treatment than is normally accorded to the general public.

3. No member, officer, employee or agent of the City or of a local public body during his tenure or for one year thereafter, shall have any interest, direct or indirect, in this Contract or the process thereof.

4. The Contractor shall not enter into any subcontract for performance of any services contemplated under this Contract without the prior written approval of the City and subject to such conditions and provisions as the City may deem necessary. The Contractor shall be responsible for the performance of all subcontractors.

5. To remove any potential or actual conflict of interest, a Consultant representing any private party client submitting a project or activity to the City shall not represent or review the project or activity on behalf of the City.

6. The Consultant shall not accept any private client or project which, by nature, places it in ethical conflict during its representation of the City of Wyoming.

7. During the performance of this Contract, the Contractor agrees to the following: No person shall, on the grounds of race, color, religion, age, sex, disability, marital status, public assistance status, criminal record, creed or national origin be excluded from full employment rights in, participation in, be denied the benefits of or be otherwise subjected to discrimination under any and all applicable federal and state laws against discrimination.

8. The City shall have access to all data, information, drawings, reports and other information collected, generated or produced by the Consultant, regardless of format

or media. Said data, information, drawings, reports and other information, regardless of format or media, shall be the property of the City of Wyoming.

9. All data collected, created, received, maintained, or disseminated for any purposes by the activities of Contractor, because of this contract, is governed by the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as amended, the Minnesota Rules implementing such act now in force or as adopted, as well as federal regulations on data privacy. Trade Secrets: Assuming the material that the organization would supply is not just proprietary, but also constitutes a trade secret under the Uniform Trade Secrets Act definition, it could be protected under Minn. Stat. Section 13.37 subd. 1(b) and subd. 2. The MGDPA definition of "trade secret information" tracks the language of the UTSA, and thus includes "government data, including a formula, pattern, compilation, program, device, method, technique or process (1) that was supplied by the affected individual or organization, (2) that is the subject of efforts by the individual or organization that are reasonable under the circumstances to maintain its secrecy, and (3) that derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use." If it meets this definition, then subd. 2 makes it nonpublic data with regard to data not on individuals, and private data with regard to data on individuals. Beyond the protections of this provision, it would be difficult for a city to keep a promise of confidentiality.

10. The Consultant will maintain records that reflect all revenues, costs incurred and services provided in the performance of the Agreement. The Consultant will also agree that the City, the State Auditor, or legislative authority, or any of their duly authorized representatives at any time during normal business hours, and as often as they may deem reasonably necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., and accounting procedures and practices of the Consultant which are relevant to the contract.

11. The Consultant will need to agree that it will defend, indemnify, and hold harmless the City against any and all liability, loss, damages, costs and expenses, which the City or office may hereafter sustain, incur, or be required to pay by reason of any negligent act or omission or intentional act of the Consultant, its agents, officers, or employees during the performance of the Agreement.

12. The Consultant will need to further agree that in order to protect itself as well as the City under the indemnity provision set forth above, it will at all times during the term of the Contract keep in force the following minimal insurance protection in the limits specified:

Commercial General Liability (or in combination with an umbrella policy)

- $2,000,000 Each Occurrence
- $2,000,000 Products/Completed Operations Aggregate
- $2,000,000 Annual Aggregate

The following coverages shall be included:

- Premises and Operations Bodily Injury and Property Damage
- Personal and Advertising Injury
- Blanket Contractual Liability
- Products and Completed Operations Liability

Automobile Liability

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

Workers Compensation
Workers' Compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Employer's Liability with minimum limits are as follows:

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

The City shall be named as an additional insured on the general liability and umbrella policies on a primary and non-contributory basis.

The Consultant shall secure and maintain a professional liability insurance policy. Said policy shall insure payment of damages for legal liability arising out of the performance of professional services for the City, in the insured's capacity as Consultant, if such legal liability is caused by a negligent act, error or omission of the insured or any person or organization for which the insured is legally liable. The policy shall provide minimum limits of $2,000,000 with a deductible maximum of $125,000 unless the City agrees to a higher deductible.

Prior to the effective date of the Agreement, the Consultant will furnish the City with certificates of insurance as proof of insurance for general Liability and Auto Liability.

Any policy obtained and maintained under this clause shall provide that it shall not be cancelled, materially changed, or not renewed without thirty days' notice thereof to the City.

13. The Consultant shall comply with all applicable Federal and State statutes and regulations as well as local ordinances now in effect or hereafter adopted. Failure to

meet the requirements of the above may be cause for cancellation of the contract effective the date of receipt of the Notice of Cancellation.

14. It will need to be agreed that nothing in the Agreement is intended or should be construed in any manner as creating or establishing the relationship of copartners between the parties hereto or as constituting the Consultant as the agent, representative, or employee of the City for any purpose or in any manner whatsoever. The Consultant is to be and shall remain an independent contractor with respect to all services performed under the Agreement.

    The Consultant represents that it has, or will secure at its own expense, all personnel required in performing services under the Agreement. Any and all personnel of the Consultant or other persons, while engaged in the performance of any work or services required by the Consultant under the Agreement, shall have no contractual relationship with the City and shall not be considered employees of the City.

15. Any material alteration, modification or variation shall be reduced to writing as an amendment and signed by the parties. Any alterations, modifications or variations deemed not to be material by agreement of the City and the Consultant shall not require written approval.

16. Termination:

    The City may cancel the Contract for any reason without cause upon thirty days written notice, except that if either party fails to fulfill its obligations under the Contract in a proper and timely manner, or otherwise violates the terms of the Contract, the other party shall have the right to terminate the Contract, if the default has not been cured after a ten day written notice has been provided. If termination shall be without cause, the City shall pay Consultant all compensation earned to the date of termination. If the termination shall be for breach of the Contract by Consultant, the City shall pay Consultant all compensation earned prior to the date of termination minus any damages and costs incurred by the City as a result of the breach. If the Contract is canceled or terminated, all finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports or other materials prepared by the Consultant under the Contract shall, at the option of the City, become the property of the City, and the Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

    Notwithstanding the above, the Consultant shall not be relieved of liability to the City for damages sustained by the City as a result of any breach of the Contract by the Consultant. The City may, in such event, withhold payments due to the Consultant for the purpose of set-off until such time as the exact amount of damages due to the City is determined. The rights or remedies provided for herein shall not limit the City, in case of any default by the Consultant, from asserting any other right or remedy allowed by law, equity, or by statute.

17. Prior to the processing of any and all payments to the contractor pursuant to this contract, compliance with City Finance Department regulations on the completion and filing of W-9 forms and other IRS and Minnesota Department of Revenue taxing forms is required.

APPENDIX A

UTILITY FEES & CHARGES

2023 Quarterly Utility Rates

Water

Residential

Base Fee (5/8" to 7/8" Meters)		$41.72
Usage - 20,000 gallons and less		$.003447/gallon
Usage - 20,001 gallons and more		$.004308/gallon

Commercial

Usage - 62,000 gallons and less		$.003447/gallon
Usage - 62,001 gallons and more		$.004308/gallon
Base Fee	5/8" to 7/8"	$41.72
(Based on meter size)	1"	$58.40
	1.5"	$75.08
	2"	$120.98
	3"	$458.86
Sales Tax		7.38%

Sewer

Residential & Commercial

Base Fee	$31.44
Usage	$.0134/gallon

State Surcharge

Meter State Surcharge	$2.43/metered property

Late Fees

5% of amount due on current bill

APPENDIX B

CITY OF WYOMING PROPOSER WARRANTIES

A. Proposer warrants that it is willing and able to comply with State of Minnesota laws with respect to foreign (non-state of Minnesota) corporations.

B. Proposer warrants that it is willing and able to obtain an errors and omissions insurance policy providing a prudent amount of coverage for the willful or negligent acts or omissions of any officers, employees or agents thereof.

C. Proposer warrants that it will not delegate or subcontract its responsibilities under an agreement without the prior written permission of the City of Wyoming.

D. Proposer warrants that all information provided in connection with this proposal is true and accurate.

E. Proposer certifies that it can and will provide and make available, at a minimum, all services set forth in the "Scope of Services Requested" section of the City's request for proposals.

Signature of Official: _____

Name (typed): _____

Title: _____

Firm: _____

Date: _____

APPENDIX C

PROFESSIONAL SERVICES AGREEMENT

AGREEMENT made this _____ day of _____, 2023, by and between the **CITY OF WYOMING,** a Minnesota municipal corporation ("City") and _____, _____ ("Consultant").

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

1. SCOPE OF SERVICES. The City retains Consultant to furnish the services set forth in the Contract Documents. The Consultant agrees to perform the services.

2. CONTRACT DOCUMENTS. The following documents shall be referred to as the "Contract Documents," all of which shall be taken together as a whole as the contract between the parties as if they were set verbatim and in full herein:

A. This Professional Services Agreement.

B. Consultant's proposal dated _____ re: City of Wyoming Utility Rate Study (Water and Sanitary Sewer Services).

C. Insurance certificate.

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

3. COMPENSATION. Consultant shall be paid by the City for the services described in Contract Documents on an hourly basis but not to exceed $25,000, inclusive of reimbursables, taxes and other charges. The not to exceed fee shall not be adjusted if the estimated hours to perform a task, the number of estimated required meetings or any other estimate or assumption is exceeded. Consultant shall request payment for services rendered on a monthly basis. The monthly payment applications from Consultant shall identify work completed.

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

5. DOCUMENTS. The City shall be the owner of all documents, reports, studies, analysis and the like prepared by the Consultant in conjunction with this contract.

6. **STANDARD OF CARE.** Consultant shall exercise the same degree of care, skill, and diligence in the performance of the services as is ordinarily possessed and exercised by members of the profession under similar circumstances in Dakota County, Minnesota. Consultant shall be liable to the fullest extent permitted under applicable law, without limitation, for any injuries, loss or damages proximately caused by Consultant's breach of this standard of care. City shall not be responsible for discovering deficiencies in the accuracy of Consultant's services. Consultant shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections resulting from errors and omissions on the part of Consultant without additional compensation.

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

8. **INDEMNIFICATION.** The Consultant shall indemnify and hold harmless the City, its officers, agents, and employees, of and from any and all claims, demands, actions, causes of action, including costs and attorney's fees, arising out of or by reason of the execution or performance of the work or services provided for herein to the comparative extent they are caused by Consultant's negligent acts or omissions or those negligent acts or omissions of persons for whom Consultant is legally responsible.

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

10. **INSURANCE.** Consultant shall secure and maintain such insurance as will protect Consultant from claims under the Worker's Compensation Acts, automobile liability, and from claims for bodily injury, death, or property damage which may arise from the performance of services under this Agreement. Such insurance shall be written for amounts not less than:

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

The following coverages shall be included:

Premises and Operations Bodily Injury and Property Damage
Personal and Advertising Injury
Blanket Contractual Liability
Products and Completed Operations Liability
Automobile Liability
$2,000,000 Combined Single Limit – Bodily Injury & Property Damage
Including Owned, Hired & Non-Owned Automobiles

Workers Compensation

Workers' Compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Employer's Liability with minimum limits are as follows:

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

The City shall be named as an additional insured on the general liability and umbrella policies on a primary and non-contributory basis.

The Consultant shall secure and maintain a professional liability insurance policy. Said policy shall insure payment of damages for legal liability arising out of the performance of professional services for the City, in the insured's capacity as Consultant, if such legal liability is caused by a negligent act, error or omission of the insured or any person or organization for which the insured is legally liable. The policy shall provide minimum limits of $2,000,000 with a deductible maximum of $125,000 unless the City agrees to a higher deductible.

Before commencing work, the Consultant shall provide the City a certificate of insurance evidencing the required insurance coverage in a form acceptable to City.

11. INDEPENDENT CONTRACTOR. The City hereby retains the Consultant as an independent contractor upon the terms and conditions set forth in this Agreement. The Consultant is not an employee of the City and is free to contract with other entities as provided herein. Consultant shall be responsible for selecting the means and methods of performing the work. Consultant shall furnish any and all supplies, equipment, and incidentals necessary for Consultant's performance under this Agreement. City and Consultant agree that Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's agents or employees are in any manner agents or employees of the City. Consultant shall be exclusively responsible under this Agreement for Consultant's own FICA payments, workers compensation payments, unemployment compensation payments, withholding amounts, and/or self-employment taxes if any such payments, amounts, or taxes are required to be paid by law or regulation.

12. SUBCONTRACTORS. Consultant shall not enter into subcontracts for services provided under this Agreement without the express written consent of the City. Consultant shall comply with Minnesota Statute § 471.425. Consultant must pay subcontractor for all undisputed services provided by Subcontractor within ten days of Consultant's receipt of payment from City. Consultant must pay interest of 1.5 percent per month or any part of a month to subcontractor on any undisputed amount not paid on time to subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100 or more is $10.

13. ASSIGNMENT. Neither party shall assign this Agreement, or any interest arising herein, without the written consent of the other party.

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

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

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

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

18. AUDIT DISCLOSURE AND DATA PRACTICES. Any reports, information, data, etc. given to, or prepared or assembled by the Consultant under this Agreement which the City requests to be kept confidential, shall not be made available to any individual or organization without the City's prior written approval. The books, records, documents and accounting procedures and practices of the Consultant or other parties relevant to this Agreement are subject to examination by the City and either the Legislative Auditor or the State Auditor for a period of six (6) years after the effective date of this Agreement. This Agreement is subject to the Minnesota Government Data Practice Act, Minnesota Statutes Chapter 13 (Data Practices Act). All government data, as defined in the Data Practices Act Section 13.02, Subd. 7, which is created, collected, received, stored, used, maintained, or disseminated by Consultant in performing any of the functions of the City during performance of this Agreement is subject to the requirements of the Data Practice Act and Consultant shall comply with those requirements as if it were a government entity. All subcontracts entered into by Consultant in relation to this Agreement shall contain similar Data Practices Act compliance language.

CITY OF WYOMING _____

BY: _____ BY: _____
Lisa Iverson Mayor Its

AND _____ AND _____
Robb Linwood, City Administrator

Request for Council Action

Date: September 13, 2023

Presented to: Mayor Iverson and City Council Members
Presented by: Robb Linwood, City Administrator
Department: Administration
Reference: City Administrator Performance Evaluation
Method: New Business

***Background Information*:**
The Wyoming City Council was mailed a survey packet to evaluate City Administrator Linwood's performance through 2023. City Council members turned in the document to the City Attorney and the document has been scored, tabulated and is ready for the City Council's review.

Recommendation: The Wyoming City Council enters a closed session under MN State Statute 13D.05, Subd 3(a) for the annual performance evaluation of City Administrator Linwood

CITY OF WYOMING
P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576