



CITY COUNCIL MEETING AGENDA  
REGULAR MEETING  
TUESDAY, NOVEMBER 5, 2018

**CITY COUNCIL MEETING TIME: 6:30 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. \*\*\*\*Consent Agenda\*\*\*\*

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council minutes From the October 16, 2018 Regular City Council Meeting.
  - b. Approval of Accounts Payable; Checks Numbered 18354-18392.
  - c. Approval of Personnel Committee Recommendations:
    - i. Promote Administrative Assistant to Assistant City Administrator and Amend Compensation to Reflect Change.
    - ii. Amend City Administrator/Planning Contract to Extend Through 2023.
5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.
6. Reports of Boards and Committees by Council and Staff.
7. Richard and Kari Stromer (Applicant/Owner) requests that the City consider the following action for the properties located at 2828 County Line Road (PID No.18-118-24-24-0003) in Independence, MN:
  - a. **RESOLUTION 18-1105-01:** Considering approval of a minor subdivision to allow a lot line rearrangement between the two existing parcels.
8. John Segal (Applicant) and MN Horsepower LLC (Owner) request that the City consider the following actions for the property Located at 9255 County Road 6 (PID No. 31-118-24-34-0001) in Independence, MN:

- a. **RESOLUTION 18-1105-02:** Considering approval of a minor subdivision to allow a rural view lot subdivision to divide the property; the northerly parcel consisting of ~10 acres, and the southerly parcel consisting of ~72 acres.
  - b. A conditional use permit allowing the following:
    - i. A commercial riding stable.
    - ii. An accessory building which is greater than 5,000 square feet.
9. Consider Authorization to Purchase a New 2020 Tandem Axel Truck to Replace the 2007 Tandem Axel Truck.
10. Open/Misc.
11. Adjourn.

MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE CITY COUNCIL  
TUESDAY, OCTOBER 16, 2018 –6:30 P.M.

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Johnson at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Mayor Johnson, Councilors Spencer, Grotting, Betts and McCoy

ABSENT: City Attorney Vose

STAFF: City Administrator Kaltsas, City Administrative Assistant Horner

VISITORS: Richard and Kari Strom, Anita Volkenant, Marcia and Mike Kreklow, Leslie Peterson

4. \*\*\*\*Consent Agenda\*\*\*\*

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council minutes From the October 2, 2018 Regular City Council Meeting.
- b. Approval of Accounts Payable; Checks Numbered 18322-18353. Check # 18320 was for Nelson Electric Motor that was re-issued and #18321 issued to Aaron Pouliot for escrow deposit repayment.
- c. Release of Road Easement Across the Properties Located at 6395 and 6351 County Road 11 and Approval to Establish New (Revised) Road Easement Across Same Properties.

**Motion by Grotting, second by McCoy to approve the Consent Agenda items. Ayes: Johnson, McCoy, Grotting, Betts and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

5. SET AGENDA – ANYONE NOT ON THE AGENDA CAN BE PLACED UNDER OPEN/MISC.

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

**Spencer attended the following meetings:**

- Personnel Committee Meeting
- Maple Plain Fire Department Steak Fry and Open House
- Ron Jorgenson funeral

**Grotting attended the following meetings:**

- West Hennepin Chamber of Commerce Meeting

- LMCC build-out map meeting
- Met with Kaltsas and Horner about taking over burn permits

**McCoy attended the following meetings:**

- Maple Plain Steak Fry and Open House
- District 287 Emergency Management Training for Senior Staff
- Maple Plain Fire Commission Meeting

**Betts attended the following meetings:**

- None

**Johnson attended the following meetings:**

- Orono School Board Meeting
- Personnel Committee Meeting
- Hennepin County Health Collaborative Meeting
- Ron Jorgenson Funeral
- Kare 11 interview about Highway 12 fatality
- Orono Alumni Breakfast
- Maple Plain Fire Department Steak Fry and Open House
- Orono School Board Meeting
- Maple Plain Fire Commission Meeting
- Northwest League of Municipalities Meeting
- Orono Healthy Youth Meeting
- Loretto Fire Department Open House

**Horner attended the following meetings:**

- Maple Plain Fire Department Steak Fry and Open House
- West Hennepin Chamber of Commerce Meeting

**Kaltsas attended the following meetings:**

7. Director Gary Kroells, West Hennepin Public Safety:

- a. Activity Report for the Months of August and September 2018.
  - For a full report see the City Council packet
- b. **RESOLUTION 18-1016-01** considering approval of the Hennepin County All Hazard Mitigation Plan.

Kroells stated over the past several years I have been working with Hennepin County Emergency Management to identify major hazards in the City of Independence. Hennepin County Emergency Management is pleased to present the 2018 Hennepin County Multi-Jurisdictional Hazard Mitigation Plan. The purpose of this plan is to identify the Counties major hazards, assess the vulnerability, and to reduce risk using a variety of data and best practice measures to implement mitigation projects. The plan identifies goals and recommended actions and initiatives for each jurisdiction within this county to reduce and/prevent injury

and damage from hazardous events. The intent of the Plan is to provide unified guidance for ensuring coordination of recovery-related hazard mitigation efforts following a major emergency/disaster, and to implement an on-going comprehensive county hazard mitigation strategy intended to reduce the impact of loss of life and property due to effects of natural hazards.

Through continued collaboration with each jurisdiction by providing staff expertise, support, training and education opportunities, Hennepin County Emergency Management will continue to increase its resiliency to the effects of natural hazards. A resolution of approval is needed to accept the Hennepin County Emergency Management Hazard Mitigation plan. A copy of the plan has been included for your review.

**Motion by Spencer, second by Betts to approve RESOLUTION 18-1016-01 considering approval of the Hennepin County All Hazard Mitigation Plan. Ayes: Johnson, McCoy, Grotting, Betts and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

- c. **ORDINANCE 2018-04** – Amending Chapter 13 Traffic Motor Vehicles and Other Vehicles, Section 1300.03. Parking, to clarify seasonal parking restrictions.

Kroells said The City updated the ordinance in 2017 to include seasonal parking restrictions. Public Works and Public Safety would like to further clarify the seasonal parking restrictions to say that there shall be no parking permitted at any time between the specified hours on city streets from November 1 through April 15 of each year and between the hours of 2:00 a.m. and 8:00 a.m. In addition, the proposed amendment adds a provision that states following a snowfall event of 3 inches or more, no parking is permitted on city streets until they have been cleared. This clarifies the ordinance which, as previously adopted, allowed parking on city streets between 2:00 a.m. and 8:00 a.m. once the streets were cleared.

**Motion by Grotting, second by Spencer to approve ORDINANCE 2018-04 – Amending Chapter 13 Traffic Motor Vehicles and Other Vehicles, Section 1300.03. Parking, to clarify seasonal parking restrictions. Also amend to make Roy Road the same hours. Ayes: Johnson, McCoy, Grotting, Betts and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

8. Discussion and Direction Relating to Changes to the Fee Schedule as follows:

- a. Consideration to Reduce the Sign Permit Fee for Farm Nameplate Signs and Temporary Signs.

Kaltsas said The City requires a sign permit for all signs that are installed within the City with a few exceptions. The exceptions are as follows:

*Subd. 4. Exceptions. The exceptions permitted by this section apply only to the requirement of a permit and are not to be construed as excusing the installer of the sign or the owner of the property upon which the sign is located from conforming with the other provisions of this section. No permit is required under this section for the following:*

- (a) Signs having an area of four square feet or less.*
- (b) Signs erected by a governmental unit, public school or church.*
- (c) Campaign signs listed in subsection 550.11, subdivision 5.*
- (d) Memorial signs or tablets containing the name of the building, its use, and date of erection when cut or built into the walls of the building and constructed of bronze, brass, stone, marble or similar material.*

The City permits one type of sign in the Agriculture zoning district relating to farmsteads as follows:

*Agricultural districts. One farm nameplate is permitted for each farm, provided that it may be no greater than 12 square feet in area per surface and may have no more than two surfaces.*

The City has only one fee for permanent sign permits that is established annually with the adoption of the City's fee schedule. The sign permit fee for permanent signs is currently \$250.00. The City recently identified a potential issue with having only one fee for permanent sign permits. Earlier this year a resident of the City applied for a farm nameplate sign for their farmstead. The City noted that the sign was greater than 4 square feet and would therefore require a sign permit per the ordinance. Because the City has only one fee, the resident was required to pay the \$250 sign permit application fee. The City subsequently discussed amending the fee schedule to differentiate between farm signs and other permanent signs. Staff is recommending that the City establish a Farm Nameplate Sign Fee of \$25.00 for all farm nameplate signs. It should be noted that nameplate signs in the Rural Residential zoning district cannot exceed 4 square feet and as such do not require a sign permit.

The City has also reviewed the fee for temporary sign permits which is currently \$100.00. It is recommended that the City also consider reducing the temporary sign permit fee from \$100.00 to \$25.00. It is anticipated that the establishment of a reasonable temporary sign permit fee will encourage more applications to be submitted to the City. The fee charged by the City is required to have a nexus associated with the cost the City incurs to review and issue the sign permit. Reviewing sign permits prior to installation of a sign ensures that requisite setbacks are met, signs are not located in areas that impede site visibility for driveways and intersections and that signs conform to all applicable size and height requirements.

Based on the direction from the City Council relating to the aforementioned recommendations, the Fee Schedule would be updated in January 2019 as a part of the annual update as follows:

**SIGN PERMIT (#)**

Temporary (administrative) \$ 100 **\$25**

**Farm Nameplate Sign Permit \$25**

Permanent Sign/Site Plan Review \$ 250

**Motion by Spencer, second by Betts to approve changes to the Sign Permit Fee for Farm Nameplate Signs and Temporary Signs; also approve reimbursement to Klaers Century Farms. Ayes: Johnson, McCoy, Grotting, Betts and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

**9. Reschedule Regular City Council Meetings for Month of November Due to General Election.**

Kaltsas said the first November City Council Meeting falls on the same date as the General Election. The City will need to reschedule the Council Meeting. The second November City Council Meeting falls on the Tuesday of Thanksgiving week. Due to the upcoming agenda items and the Thanksgiving Holiday, the City is in a position to hold only one meeting in November. Staff is recommending that the City Council cancel both regularly scheduled meetings in November and hold one meeting. Based on a quick pole of the Council, the best alternative date is Monday, November 5th at 6:30 PM.

**Motion by McCoy, second by Grotting to cancel the November 6<sup>th</sup> and 20<sup>th</sup> Council meetings and reschedule to one meeting on November 5th. Ayes: Johnson, McCoy, Grotting, Betts and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

10. Open/Misc.

11. Adjourn.

**Motion by Spencer, second by Grotting to adjourn at 7:21 p.m. Ayes: Johnson, McCoy, Grotting, Betts and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

Respectfully Submitted,  
Trish Gronstal/ Recording Secretary

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DRAFT

# Compensation & Reclassification Study Report

## City of Independence

Independence, Minnesota

September 18, 2018



*AEM Workforce Solutions™*

People  
+ Process®  
Going  
Beyond the  
Numbers

City of Independence  
1920 County Rd 90  
Independence, MN 55359

## **Executive Summary**

Our firm was contracted by the City of Independence to provide a limited compensation and position reclassification study and analysis. Specifically, the City wished to develop a job description and position classification for the newly developed Assistant City Administrator position as well as conduct a review of the current Public Works Director position description. In addition, the City sought a market compensation analysis for both of the aforementioned positions.

We have developed the new Assistant City Administrator job description (**Appendix A**) and have based our analysis on the assumption that all position responsibilities and requirements are appropriately reflected, based on direction and input from City leadership.

After later discussion with City leadership, it was decided that a formal position evaluation for the Public Works Director position was not necessary at this time and, as such, is not included in this analysis.

To achieve the objectives set forth in our Scope of Work, we completed a scoring exercise using the Modified Princeton Job Evaluation System, the City's current position classification methodology. Using this model, the identified new position was given a score in the following categories; knowledge & experience, accountability, responsibility for planning, responsibility for the work of others, and variety of work..

To complete the evaluation and scoring of the new Independence position, we reviewed the organizational structure, job descriptions, and requested additional information and clarification from City management, as needed. Upon completing the position classification review, our firm also completed a market analysis to compare the City's current wage scale for specific positions to the overall comparable public employee wage market in Minnesota.

The market analysis consisted of analyzing salary data from comparable local governments in Minnesota, solicited through a survey conducted by AEM Workforce Solutions, and by reviewing current municipal salary data published by the League of Minnesota Cities through their annual salary survey.

The results of both the position classification review and market compensation analysis follow.

## **Methodology**

The last internal compensation and classification review was completed in 2015 by a consultant, Paul Ness. At that time, the City elected to adopt the proposed position classification and step and grade plan prepared by Mr. Ness and the plan has been in place since 2015. There have been annual cost of living adjustments (COLA) to maintain the marketability of the plan and the Public Works Director position was updated in 2017 to reflect several changes.

As indicated, in the years following the last study (2015), there have been significant changes in job duties for a position within the administrative department. As a result, the City of Independence leadership determined that an updated, independent, classification review and market compensation analysis were necessary to assist executive leadership in planning and budgeting for future growth, to better recruit and retain necessary talent, and to identify potential areas for improvement within this position.

### Scoring Analysis

This section reflects the review and analysis of the six (6) job descriptions identified by City leadership for review and reclassification. To complete this task AEM Workforce Solutions, LLC relied upon the accuracy of existing job descriptions to complete our classification review. The positions were scored using The Modified Princeton Job Evaluation System. The model assigned each position a score in the following categories: Knowledge & Experience, Accountability, Responsibility for Planning, Responsibility for the Work of Others, Variety of Work.

### Findings and Recommendations

#### Position Points

The following table represents the total score assigned to the new City position based on the Methodology discussed.

**Table 1 - Scoring Analysis**

		Knowledge and Experience		Accountability for Action		Responsibility for Planning		Responsibility for Work of		Variety of Work		Total	Prior Total	Difference	Percentage Difference						
		Category	Score	Category	Score	Category	Score	Category	Score	Category	Score										
	Position																				
1	Assistant City Administrator	C	2	60	C	1b	54	4	D	15	BC	1	6	n/a	n/a	0	0	135	105	30	29%

The proposed position classification places the Assistant City Administrator on current compensation program Grade level 5.

### Market Analysis

This section documents a sample of the wages provided to the employees of comparable local governmental units in Minnesota. The comparable government entities identified for this study were communities with populations from 2,000 to 5,000 in the metro or central Minnesota areas.

The City of Independence is within 20 miles of many large metro communities with populations over 25,000 and is competing for quality employees in the west-metro areas. As such, the City should consider a competitive compensation scale to attract and retain qualified employees that have the knowledge, skills and abilities to provide service levels expected within the community. These factors, coupled with the demand of specific technical and multi-faceted positions within the City, have resulted in the recommendations provided in this survey.

The wages of the comparable positions for the municipalities listed in Table 2 were compared with those at the City of Independence. It should be noted that the governments listed do not always have the exact type or number of positions as Independence and, in these cases, assumptions about duties and levels of responsibilities were made based on job description information and used to identify comparable positions.

**Table 2 - Market Survey**

The Market Survey lists government agencies that were included in standard demographics for the market analysis.

<i>Carver</i>	<i>Nowthen</i>	<i>Montrose</i>
<i>Crosslake</i>	<i>Sandstone</i>	<i>Norwood Young America</i>
<i>Excelsior</i>	<i>Scandia</i>	<i>Oak Park Heights</i>
<i>Newport</i>	<i>Watertown</i>	<i>Osseo</i>
<i>Olivia</i>	<i>Winsted</i>	<i>Perham</i>
<i>Park Rapids</i>	<i>Bayport</i>	<i>Princeton</i>
<i>Wayzata</i>	<i>Benson</i>	<i>Rockville</i>
<i>Wabasha</i>	<i>Breckenridge</i>	<i>Staples</i>
<i>Arlington</i>	<i>Carver</i>	<i>Elko New Market</i>
<i>Becker</i>	<i>Centerville</i>	<i>Madelia</i>
<i>Cokato</i>	<i>Foley</i>	<i>Moose Lake</i>
<i>Deephaven</i>	<i>Gaylord</i>	<i>Pine City</i>
<i>Lauderdale</i>	<i>Granite Falls</i>	<i>Hanover</i>
<i>Mora</i>	<i>Howard Lake</i>	<i>Lexington</i>
<i>Nisswa</i>	<i>Le Sueur</i>	<i>Pequot Lakes</i>
<i>North Oaks</i>	<i>Long Prairie</i>	

The market analysis has been adjusted to reflect comparable 2018 wages for the local governments analyzed.

**Table 3 - Market Analysis**

Comp #1 - LMC Salary Survey								
Position Title	Market Min Salary (2018 Rates, effective 1/1/2018)		Over / (Under) City Current Minimum	%	Market Max Salary (2018 Rates, effective 1/1/2018)		Over / (Under) City Current Maximum	%
Admin/Office Manager	\$ 19.02	\$ 39,563.49	\$ (2.41)	-11%	\$ 23.45	\$ 48,778.71	\$ (9.94)	-30%
Public Works Director	\$ 31.57	\$ 65,658.89	\$ 1.08	4%	\$ 39.06	\$ 81,252.85	\$ (8.43)	-18%
Assistant City Administrator	\$ 26.84	\$ 55,820.96	\$ 4.25	19%	\$ 34.49	\$ 71,743.36	\$ (0.70)	-2%
		<b>AVERAGE</b>	<b>\$ 0.97</b>	<b>4%</b>			<b>\$ (6.35)</b>	<b>-16%</b>
			<b>\$ 2,020.85</b>				<b>\$ (13,216.89)</b>	

Overall, our market study found that the positions analyzed are, overall, competitive in relation to similar positions within comparable governmental entities. While the starting wage level, in most cases, fell well below the market minimums, the City of Independence's current compensation system allows for maximum pay rates at or well above the current market maximums.

## **Implementation**

In light of our limited position classification and compensation study, our recommendation would be as follows:

- Review and approve the draft Assistant City Administrator job description
- Review and approve the independent position classification for the new position

AEM Workforce Solutions, LLC would like to thank the City of Independence for the opportunity to prepare and present this limited Position Classification & Compensation Analysis. We would especially like to thank the leadership team for their assistance in providing the necessary data to conduct the study.

# Appendix A

**JOB DESCRIPTION**

<b>I. IDENTIFYING INFORMATION</b>		
<b>POSITION TITLE:</b> Assistant City Administrator	<b>DEPARTMENT:</b> Administration	<b>WORK STATUS:</b> Full-time
<b>SUPERVISOR:</b> City Administrator	<b>LOCATION:</b> City Hall	<b>WORK HOURS:</b> Per Supervisor
	<b>FLSA STATUS:</b> Non-exempt	

**II. ORGANIZATIONAL RELATIONSHIPS**

**Reports to:** City Administrator

**Works Closely with:** Accounting Clerk and Administrative Assistant

**Communicates with:**

*Internally-* Department managers, contracted planner, council & various board members, and all other city employees  
*Externally-* City residents and City Hall visitors

**Supervises:** None

**III. DELEGATION OF AUTHORITY**

This position is expected to initiate regular/routine work tasks and carry out work assignments with little or no direct supervision. Work output is usually reviewed as drafts or in final form by the requesting manager or City Administrator. The incumbent uses word/data processing skills and can provide creative input – through a variety of software used – on the design, layout, and presentation of content that is provided by the relevant department, and through use of existing documents, samples, or based on directed research.

The incumbent does not have any formal budget or purchase authorities other than the ability to order regular office supplies. The incumbent does not have the authority to make independent decisions that impact City or individual department programs or services.

**IV. PURPOSE**

Performs *non-supervisory* high-level administrative and support work to assist the City Administrator, department managers, city planners, and the City Council. Supports other city boards and commissions. Serves as the City's primary customer service representative. Successful performance is based on a smooth work flow, complete, timely, and accurate work product, ability to adapt to changing processes and priorities, and increased productivity achieved through the position's non-technical and technical support of elected and appointed officials.

**V. ESSENTIAL FUNCTIONS**

*This section states the position's major areas of accountability, priorities/key responsibilities, and recurring duties. All are essential. The list of recurring duties is not exhaustive. All duties and tasks that can be logically inferred are not specified. Other accountabilities, responsibilities, as well as particular duties and tasks may be assigned.*

**Major Areas of Accountability**

DAILY OPERATIONS

ADMINISTRATIVE TASKS

PLANNING & PROJECTS

OUTSIDE COMMUNICATIONS/PUBLIC RELATIONS

COORDINATION WITH OTHER DEPARTMENTS

**Priorities/Key Responsibilities**

> Effective & accurate support of the City Administrator and City Council functions

> Planning/Budgeting/Recordkeeping/Reporting/  
Policies & Procedures

> City Representation & Liaison/Intergovernmental  
Relations/Customer Relations/Public Relations

> Shared Responsibilities/City-wide projects, events, activities

## **V. ESSENTIAL FUNCTIONS**

### **ADMINISTRATIVE**

- Responsible for records management and data request responses according to MN Data Practice regulations and MN Records Retention schedule.
- Administer preparation of the agenda and packet for board and committee meetings and prepare the meeting minutes, including posting to website(s) once approved.
- Prepare and coordinate legal publications in compliance with state statutes and local ordinances.
- Direct license and permit issuance and prepare related reports for Council.
- Administer and supervise all elections according to State Statute, including: recruitment and training of judges, diagnostic testing and coordination of maintenance, programming and operation of hardware, establishment of precincts, organization of polling places, management of absentee ballot process, maintenance of voter registration files, organization of supplies and supervision of election day procedures and activities.
- Manage regulatory functions of local elections, including: candidate filling, campaign financial reporting, certification of candidates, ballot questions and filing of election results with Hennepin County.
- Manage and/or coordinate special studies and projects as requested.
- Oversee specific programs for City departments, including: recycling, organics, and community activities. Prepare related grant reports and reimbursement requests.
- Assist in planning of City sponsored events, including room scheduling, setup, and clean up support.
- Oversee the preparation, production and maintenance of City communications including Newsletter, Website, and other informational material.
- Research, assemble information and compose reports, memos and correspondence and review administrative documents for clerical accuracy.
- Complete/collect and remit employee timesheets and payroll changes to third party payroll provider.
- Provide and facilitate exceptional customer service through caring, helpful, and professional contacts (in person, phone, e-mail, and in writing).
- Research, design, implement and evaluate effective processes for communication including telephone and voice mail systems, e-mail, memos, bulletin boards, mail, web site, newsletters, etc.

### **UTILITY BILLING AND ACCOUNTING**

- Prepare and distribute sewer/ utility billings and other month/ quarter billings as required
- Create and update customer account files and records.
- Review and verify billing edit reports for accuracy and make necessary changes.
- Post daily receipts.
- Prepare delinquent account data and apply delinquent penalties.
- Assist Accounting Department with payables, including distribution and filing

### **GENERAL**

- Manage and coordinate ongoing office supply inventory and office equipment/facility general maintenance, include some occasional light cleaning.
- Coordinate with other governmental agencies on strategic needs of the City to facilitate effective project management and identify fiscal resources.
- Facilitate intergovernmental cooperation with neighboring communities and other government and non-profit partners, including shared services and other cooperative ventures.
- Foster healthy working relationships between Council, staff, the public, and other community and consulting partners.
- Represents the City at public meetings or gatherings and presents a positive and professional image.
- Develops policies and procedures which ensure the most effective and efficient achievement of organizational objectives utilizing management information and other available resources.
- Develop and recommend departmental policies and procedures for effective operation of the City and ensure council actions are implemented.
- Performs other related duties as assigned or as apparent.

- relevant laws, rules and regulations
- City and department policies and procedures
- City's and Department's organizational structure and operations, projects and activities
- each major area of accountability
- process control and improvement
- office procedures, business writing rules and techniques
- relevant word processing, spreadsheet, presentation, and publishing software program
- basic website management

- communicating, both verbally and in writing, with clarity and understanding
- preparing draft documents from author's input, actual examples, and relevant samples
- editing written material from draft to final form
- maintaining and retrieving complete and accurate computer and physical records
- establishing and maintaining cooperative and productive relationships with a variety of individuals and groups
- performing basic research and presenting results in an understandable/concise manner
- processing numerical data with speed and accuracy
- using information technologies to increase work productivity

**Ability to;**

- continually improve personal knowledge base and keep current with best practices, new technologies, and industry trends
- handle multiple, ongoing tasks, interruptions, and rapidly changing priorities
- carry out orders and directives from supervisory personnel
- follow policies and procedures with consistency and uniformity
- interact with staff from various levels of local government and area organizations
- handle confidential information with appropriate degree of discretion
- initiate routine work duties and carry out tasks with little direct supervision
- attend any employer or City related trainings and meetings

*Machines, tools, and equipment regularly used:* personal computer and peripherals, network hardware and accessories, typewriter, phone, other typical office equipment.

- High school diploma or equivalent.
- Two years of post-secondary education and/or training in the administrative support job family
- Specific experience (at least one year) of providing similar administrative duties in an municipal office setting
- Notary public or ability to obtain licensure

- Three or more years of experience performing Assistant City Administrator or Deputy Clerk functions within a municipal environment
- Demonstrated skills with word processing, spreadsheet, and database applications
- Demonstrated knowledge and experience working with elections and records management

Works in typical office setting including sitting at desk for extended periods of time. Works at computer (on keyboard and with mouse) majority of time using a number of repetitive movements and fine motor skills. Uses near vision, ability to focus, sense of touch, and hearing.

Physical demands also include walking, reaching, pulling/pushing, grasping, twisting/turning, and some kneeling. Performs some lifting of files and office supplies.

## **XI. EMPLOYEE ACKNOWLEDGEMENT**

I have reviewed a copy of the Assistant City Administrator job description and understand it covers the City's expectations for my work. I also understand this document replaces any previous job description(s) and acknowledge management's exclusive right to make any changes to it. I agree this job description is a complete and accurate representation of the work I perform.

Employee's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## **XII. NON-DISCRIMINATION STATEMENT**

The City of Independence seeks to administer its employment practices in a manner that promotes fairness and is free of illegal discrimination. No individual, within the context of their employment or application for employment with the City, shall be discriminated against or subjected to harassment on the basis of race, color, religion, national origin, sex, age, disability, marital status, sexual orientation, veteran status, public assistance status, or membership on a local commission. And, no individual who is protected by applicable Federal and State laws, rules, or regulations against discrimination shall otherwise be subjected to illegal discrimination.

**<<<For more information, please contact the City Administrator>>>**

## **XIII. REASONABLE ACCOMMODATION STATEMENT**

The City of Independence is committed to promoting equal opportunity for all of its employees and applicants for employment. The City affirmatively acknowledges its obligation to comply with the Americans with Disabilities Act (ADA) and the Minnesota Human Rights Act (MHRA). Every reasonable effort will be made to provide an accessible work place and offer other accommodations to qualified individuals. Reasonable accommodation will be explored and determined on a case-by-case basis, generally after the individual concerned initiates a dialogue with the City's authorized representative.

**<<<For more information, please contact the City Administrator>>>**

## **XIV. EMPLOYMENT-AT-WILL & RIGHT-TO-REVISE DISCLAIMERS**

This job description is provided to you as the primary source of information and immediate reference for the City's expectations regarding your position. This document is subject to unilateral change by the City at any time, without prior notification. It is not a contract and does not alter the employment-at-will relationship the City maintains between its employees and itself. Employment-at-will means an employee may resign from his/her position at any time, with or without cause. The City has similar rights to terminate the employment relationship. This document replaces any existing job description(s).

CHANGE HISTORY		
<b>ADOPTED:</b> _____ (Date)	<b>NEXT REVIEW:</b>	<b>REVISED:</b>
	(Date)	(Date)
	(Date)	(Date)

## City of Independence

### ***Request for a Minor Subdivision to Permit a Lot Line Rearrangement for the Property Located at 2828 County Line Road***

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*To:* City Council  
*From:* Mark Kaltsas, City Planner  
*Meeting Date:* November 5, 2018  
*Applicant/Owner:* Richard and Kari Stromer  
*Location:* 2828 County Line Road

#### ***Request:***

Richard and Kari Stromer (Applicants/Owners) request that the City consider the following action for the property located at 2828 County Line Road, Independence, MN (PID No. 18-118-24-24-0003):

- a. A minor subdivision to allow a lot line rearrangement that would shift the north-south property line east to align with the existing creek.

#### ***Property/Site Information:***

The subject properties are located south of Hwy. 12, west of Nelson Road and East of County Line Road. There is an existing home and accessory buildings located on the west property. The home is accessed via Maria Rd. There is a creek that bisects the property from north to south. The property has upland pasture as well as a stand of mature trees. The property has the following site characteristics:

#### **Property Information: 2828 County Line Road**

*Zoning: Agriculture*

*Comprehensive Plan: Agriculture*

*Acreage: (BEFORE) East Parcel - 9.48 acres*

*West Parcel - 9.98 acres*

*Acreage: (AFTER) East Parcel 4.32 acres (Tract A)*

*West Parcel 16.02 acres (Tract B)*



***Discussion:***

The applicants approached the City about the possibility of subdividing their property into two lots in 2017. At that time the applicant and the City believed that there was one property with a total of 19 acres. The City considered and denied a variance to allow the subdivision of a property in the AG-Agriculture zoning district that was less than 40 acres.

Since the City denied the application for a variance and minor subdivision in 2017, the applicant has further reviewed the title for the property. The applicant has discovered that the property is actually comprised of two underlying and individual properties that were never formally combined by the City. The previous owner of the property combined the property identification numbers for tax purposes at the County, but never formally combined the properties with the City. The City's attorney has reviewed the title evaluation prepared by the Applicants attorney and agrees with the findings. As a result, the City recognizes the two individual properties.

Within the AG-Agriculture zoning district, the subdivision of property is prohibited with the exception of lot line rearrangements and rural view lot subdivision. The applicant is proposing

to rearrange the lot line by moving the north-south property line to the east to align with the centerline of the existing creek. The west property has an existing home and accessory structures that are accessed via Maria Rd. to the west. The proposed new property would have the following detail:

Min. Lot Size:	2.5 Acres (Buildable Upland)
Proposed Lot Size:	4.32 Acres
Min. Lot Frontage Required:	250 Lineal Feet
Lot Frontage Proposed:	440 Lineal Feet
Min. Upland Acreage Required:	2.5 Acres
Upland Acreage Proposed:	2.76 Acres

The remainder property with the existing home and accessory structures would not be negatively impacted as a result of the proposed subdivision. The proposed new parcel would not create any non-conformities or reduced setbacks relating to the remainder property, the existing home or accessory buildings. There are several additional considerations that should be noted by the City when considering this request:

- a. The east property will be accessed via Nelson Road.
- b. The Applicant had previously completed the requisite report verifying that both properties can accommodate a primary and secondary on-site septic system. The locations of the sites are shown on the attached survey.
- c. The proposed lot line rearrangement would create two properties that meet all other applicable criteria of the City's zoning ordinance.
- d. The Applicant has prepared the requisite 10-foot drainage and utility easements around the perimeter of both properties.

Due to their historically being two separate (2) parcels, no park dedication will be required.

***Neighbor Comments:***

The City has not received any comments prior to or at the public hearing.

***Planning Commission Discussion:***

Planning Commissioners reviewed the request and asked questions of staff and the petitioner. Commissioners asked if the property had historically paid tax on two parcels or if the County had combined the properties in their system. It was noted that the property has been historically taxed as

two parcels. Commissioners asked if this condition could exist on other parcels in the City. It was noted that it could exist on other parcels. Commissioners found that the standards for permitting a lot line rearrangement had been met by the applicant and recommended approval to the City Council with the following findings and conditions:

***Planning Commission Recommendation:***

The Planning Commission recommended approval of the requested variance and minor subdivision with the following findings and conditions:

- The proposed minor subdivision request meets all applicable conditions and restrictions stated in Chapter V, Section 500, Subdivisions, in the City of Independence Zoning Ordinance.
- The Applicant shall provide, execute and record the requisite drainage and utility easement with the county within six (6) months of approval.
- The Applicant shall pay for all costs associated with the City's review of the requested subdivision.
- The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

**Attachments:**

- Application/Narrative
- Applicants Attorney Title Evaluation Letter
- Existing and Proposed Survey
- RESOLUTION No. 18-1105-01



## **RESOLUTION NO. 18-1105-01**

### **A RESOLUTION APPROVING A MINOR SUBDIVISION TO ALLOW A LOT LINE REARRANGEMENT FOR THE PROPERTY LOCATED AT 2828 COUNTY LINE ROAD**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a Comprehensive Plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a Zoning and Subdivision Ordinance and other official controls to assist in implementing the Comprehensive Plan; and

WHEREAS, Richard and Kari Stromer (the “Applicants/Owners”) have submitted a request for a minor subdivision for the property located at 2828 County Line Road (PID No. 18-118-24-24-0003); and

WHEREAS, the Property is legally described on Exhibit A attached hereto; and

WHEREAS, the Property is zoned AG-Agriculture; and

WHEREAS the requested minor subdivision meets all requirements, standards and specifications of the City of Independence subdivision and zoning ordinance for Agriculture Property; and

WHEREAS the City held a public hearing on October 16, 2018 to review the application for a variance and minor subdivision, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Richard and Kari Stromer for a minor subdivision to allow a lot line rearrangement per the City’s subdivision and zoning regulations with the following conditions:

1. The proposed minor subdivision request meets all applicable conditions and restrictions stated in Chapter V, Section 500, Subdivisions, in the City of Independence Zoning Ordinance.
2. The Applicant shall provide the City with descriptions of the drainage and utility easements and execute and record the requisite drainage and utility easements with the county within six (6) months of approval.
3. The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.
4. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

This resolution was adopted by the City Council of the City of Independence on this 5<sup>th</sup> day of November, 2018, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Marvin Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Mark Kaltsas, City Administrator

## EXHIBIT A

### Proposed Tract A

*That part of the South One-Third of the East 60 rods of the Southeast Quarter of the Northwest Quarter of Section 18, Township 118, Range 24, Hennepin County, Minnesota, described as follows:*

*Beginning at the northeast corner of said South One-Third; thence on an assumed bearing of South 0 degrees 10 minutes 20 seconds West along the east line of said South One-Third a distance of 440.55 feet to the southeast corner of said South One-Third; thence South 89 degrees 06 minutes 12 seconds West along the south line of said South One-Third a distance of 606.30 feet to the centerline of a creek; thence North 33 degrees 29 minutes 45 seconds East along said centerline a distance of 74.79 feet; thence North 39 degrees 35 minutes 10 seconds East along said centerline a distance of 337.28 feet; thence northeasterly a distance of 201.28 feet along a non-tangential curve concave to the southeast having a radius of 691.00 feet and a central angle of 16 degrees 41 minutes 24 seconds, the cord of said curve is 200.57 feet in length and bears North 51 degrees 33 minutes 41 seconds East to the north line of said South One-Third; thence North 89 degrees 06 minutes 04 seconds East along said north line a distance of 194.27 feet to the point of beginning.*



# PLANNING APPLICATION

Case No.

## Type of application

- ☒ Standard ☐ Staff Approval ☐ Plan Revision ☐ Amended ☐ Reapplication
- ☐ Rezoning ☐ Conditional Use Permit ☐ Variance ☐ Ordinance Amendment ☒ Subdivision
- ☐ Preliminary Development Plan ☐ Interim Use Permit ☐ Comprehensive Plan Amendment
- ☐ Final Development Plan ☐ Final Site & Building Plan ☒ Other Lot Line Rearrangement

## Site Location— Additional addresses on back and legal description attached

Property address 2828 County Line Rd SE, Delano MN PID 18 118 24 24 0003

## Proposal -Full documentation must accompany application

Move lot line as described in survey

## Applicant

Name Kari & Rick Stromer Email stromerk1@gmail.com

Address 2828 County Line Rd SE Delano MN 55328

Phone (612) 710-6167 Additional phone/contact

Printed Name KARI STROMER Signature Kari Stromer

## Owner Information (if different from applicant)

Name Email

Address

Phone Additional phone/contact

Printed Name Signature

## Office Use Only

Date 9-11-18 Application Amount 2000.00 Check # 2479 Accepted By T. Gronstal

Escrow Paid Check # Date Accepted by Planner

## City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others— all applications are reviewed on a case-by-case basis.

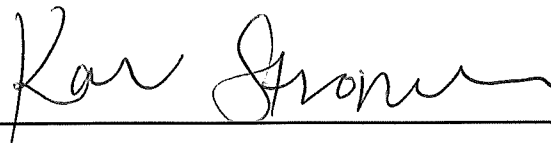
Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/ or if additional information is needed to adequately review the subject request. ***To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/ Administrator at least one week prior to submittal.*** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

### ***Application for Planning Consideration Fee Statement***

The City of Independence has set forth a fee schedule for the year 2018 by City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are noted on the current fee schedule. By signing this form, the applicant recognizes that he/ she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

**Applicant Signature:** \_\_\_\_\_



**Date:** 8/21/18

**Owner Signature (if different):** \_\_\_\_\_

**Date:** \_\_\_\_\_

July 25, 2018

**By Email**

Mark Kaltsas  
City of Independence  
1920 County Rd. 90  
Independence, MN 55359  
Email: Mark@Terra-Mark.com

Re: Lot line rearrangement for 2828 County Line Road SE, Delano, MN

Dear Mr. Kaltsas:

As we discussed briefly last week, I represent Kari and Richard Stromer, the owners of the real property at 2828 County Line Road SE, Delano, MN 55328. My clients are interested in pursuing a lot line rearrangement concerning the two adjoining parcels that they own with the following legal descriptions:

Parcel 1:

The South 1/3 of the East Sixty rods of the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 118, Range 24 except road.

Parcel 2:

The West 20 rods of the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 118, Range 24, Hennepin County, Minnesota and the South 1/2 road of the West Half of the Northwest Quarter of Section 18, Township 118, Range 24, Hennepin County, Minnesota.

These parcels were owned by separate and distinct owners until 1968, when they were acquired by Jacob and Lorraine Thomas and first owned in common. The Thomases acquired Parcel 1 in 1966 from Equity Capital Company pursuant to a warranty deed dated April 21, 1966 and recorded as Doc. No. 3602974. The Thomases acquired Parcel 2 in 1968 from John and Florence Otto and Louise and Kermit Zabel pursuant to a warranty deed dated September 30, 1968 and recorded as Doc. No. 3739533. After the Thomases' deaths, on November 13, 2012, the two parcels were sold by the Estate of Jacob Thomas to the Stromers. Attached as Exhibit A to this letter is a copy of the deed from the Estate of Jacob Thomas to my clients, which reflects the two distinct legal descriptions of the two parcels.

While the county tax assessor treats these two parcels as a single property for tax purposes, I am not aware of any formal process having been undertaken to combine them. Furthermore, the City of Independence does not have an ordinance that automatically merges two contiguous parcels when jointly owned by the same owner. See e.g. *Murr v. Wisconsin*, 137 S. Ct. 1933, 1947 (2017); *Ness v. Crow Wing County*, 2007 WL 4390601 (Dec. 18, 2007). Therefore, these two parcels remain distinct.

July 25, 2018

Page 2

Furthermore, for the purpose of a lot line rearrangement, the City Code defines a "lot" as "a parcel of land separated from other parcels by legal description and meeting the physical standards of this section." (Code § 500.03, Subd. 11) Here, the two parcels meet this definition because they are separated by legal description and I believe they meet the requirements of the section.

For reference, attached as Exhibit B to this letter is a copy of a historical half section map on which I have indicated the location of Parcels 1 and 2. Attached as Exhibit C is a half section map where I have superimposed the approximate location of the proposed new lot line, should a lot line rearrangement be permitted. We believe that the property will comport with all requirements for a lot line rearrangement without the need for a variance. The resulting lots will be: (1) slightly under 5 acres and (2) approximately 15 acres, respectively.

I look forward to speaking with you further about this matter.

Regards,



Rob Shainess  
*Attorney at Law*  
rob@capstonelaw.com

cc, Kari Stromer (by email)

Box 160 Title Recording Services

(Top 3 inches reserved for recording data)

DEED OF SALE  
by Individual Personal Representative to Joint Tenants

Minnesota Uniform Conveyancing Blanks  
Form 10.5.4 (2011)

DEED TAX DUE: \$ 782.00

DATE: November 13, 2012

(month/day/year)

FOR VALUABLE CONSIDERATION, Jacob C. Thomas, Jr.

(insert name of each Personal Representative)

as Personal Representative of the Estate of Jacob Carl Thomas, Sr., aka Jacob C. Thomas, Sr., aka Jacob Thomas, Sr., aka  
Jacob Thomas

Decedent, single ☐ married ☐ at the time of death

(check applicable box)

(if "married" is checked, then attach a Consent of Spouse (Form 70.1.1))

("Grantor"), hereby conveys and quitclaims to Richard G. Stromer and Kari Stromer:

(insert name of each Grantee)

("Grantee"), as joint tenants, real property in Hennepin

County, Minnesota, legally described as follows:

Legal description attached as Exhibit A

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property
- ☒ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: WM6538)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Jacob C. Thomas Jr.  
(Signature of Personal Representative) Jacob C. Thomas Jr.

(signature of Personal Representative)

Title Recording Services, Inc.  
79 Western Ave N  
St. Paul, MN 55102  
HENNEPIN A

665429

WM6538

WATERMARK BASIC

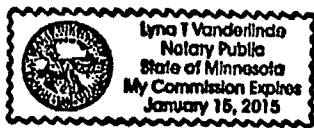


WD



State of Minnesota, County of WrightThis instrument was acknowledged before me on November 30, 2012 by Jacob C. Thomas, Jr.  
(month/day/year) (insert name and of each Personal Representative)as Personal Representative of the Estate of Jacob Carl Thomas, Sr., aka Jacob C. Thomas Sr., aka Jacob Thomas, Sr., Decedent.  
\*aka Jacob Thomas

(Stamp)



(Signature of notarial officer)

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
(month/day/year)THIS INSTRUMENT WAS DRAFTED BY:  
(insert name and address)Watermark Title Agency  
7601 France Avenue So., #201  
Edina, MN 55435

File No: WM6538L

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS  
INSTRUMENT SHOULD BE SENT TO:  
(insert legal name and residential or business address of Grantee)Richard G. Stromer and Kari Stromer  
2828 County Line Road  
Delano, MN 55328

---

**Exhibit A**  
**Legal Description of Property**

The West 20 rods of the Southeast 1/4 of the Northwest 1/4 and the South 1 rod of the West 1/2 of the Northwest 1/4 of Section 18, Township 118, Range 24, Hennepin County, Minnesota.

AND

The South 1/3 of the East 60 rods of the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 118, Range 24.

ABSTRACT PROPERTY

FOR INFORMATIONAL PURPOSES ONLY:

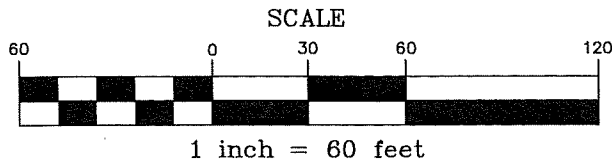
Property Address: 2828 County Line Road, Delano, MN 55238

File Number: WM6538L

Certificate of Survey

Prepared for:  
Kari Stromer

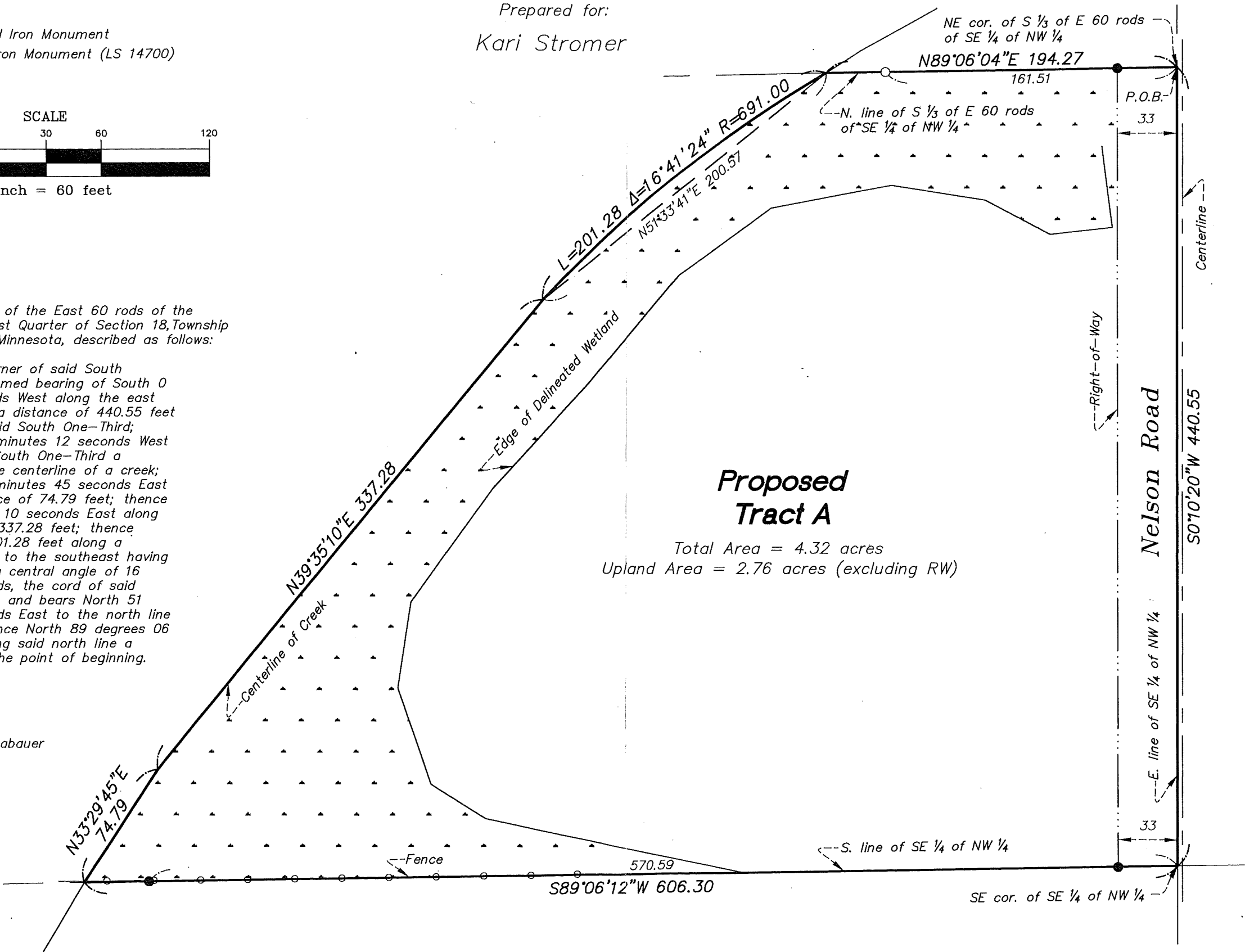
- Legend
- Found Iron Monument
  - Set Iron Monument (LS 14700)



**Proposed Tract A**  
That part of the South One-Third of the East 60 rods of the Southeast Quarter of the Northwest Quarter of Section 18, Township 118, Range 24, Hennepin County, Minnesota, described as follows:

Beginning at the northeast corner of said South One-Third; thence on an assumed bearing of South 0 degrees 10 minutes 20 seconds West along the east line of said South One-Third a distance of 440.55 feet to the southeast corner of said South One-Third; thence South 89 degrees 06 minutes 12 seconds West along the south line of said South One-Third a distance of 606.30 feet to the centerline of a creek; thence North 33 degrees 29 minutes 45 seconds East along said centerline a distance of 74.79 feet; thence North 39 degrees 35 minutes 10 seconds East along said centerline a distance of 337.28 feet; thence northeasterly a distance of 201.28 feet along a non-tangential curve concave to the southeast having a radius of 691.00 feet and a central angle of 16 degrees 41 minutes 24 seconds, the cord of said curve is 200.57 feet in length and bears North 51 degrees 33 minutes 41 seconds East to the north line of said South One-Third; thence North 89 degrees 06 minutes 04 seconds East along said north line a distance of 194.27 feet to the point of beginning.

**Note:**  
Wetland delineated by Jeremy Donabauer of A.G. Wetland Services, Inc.



**Proposed Tract A**

Total Area = 4.32 acres  
Upland Area = 2.76 acres (excluding RW)

Job Number:	8416
Book/Page:	LL
Survey Date:	4/21/17
Drawing Name:	stromer.dwg
Drawn by:	DMS
Revisions:	5-04-17 (description)

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

*Paul B. Schoborg*  
Paul B. Schoborg

Date: **MAY 4, 2017** Registration No. 14700

**SCHOBORG**  
**LAND SERVICES**  
**INC.**

763-972-3221 8997 Co. Rd. 13 SE  
www.SchoborgLand.com Delano, MN 55328

Bearings based on assumed datum.

# Certificate of Survey

Prepared for: Kari Stromer

## Proposed Tract A

That part of the South One-Third of the East 60 rods of the Southeast Quarter of the Northwest Quarter of Section 18, Township 118, Range 24, Hennepin County, Minnesota, lying easterly and southeasterly of a line hereinafter referred to as "Line A". Said "Line A" described as follows:

Commencing at the southeast corner of said South One-Third; thence on an assumed bearing of South 89 degrees 06 minutes 12 seconds West along the south line of said South One-Third a distance of 606.30 feet to the centerline of a creek also being the point of beginning of said "Line A"; thence North 33 degrees 29 minutes 45 seconds East along said centerline a distance of 74.79 feet; thence North 39 degrees 35 minutes 10 seconds East along said centerline a distance of 337.28 feet; thence northeasterly along said centerline a distance of 201.28 feet along a non-tangential curve concave to the southeast having a radius of 691.00 feet and a central angle of 16 degrees 41 minutes 24 seconds, the cord of said curve is 200.57 feet in length and bears North 51 degrees 33 minutes 41 seconds East to a point on the north line of said South One-Third a distance of 194.27 feet westerly of the northeast corner of said South One-Third and said line there terminating.

Subject to a perpetual easement for drainage and utility purposes over, under and across that part of the interior of the tract described above, lying 10 feet from within and parallel with the boundaries of said tract, except the East 33.00 feet thereof. Also the West 10.00 feet of the East 43.00 feet thereof.

## Proposed Tract B

The West 20 rods of the Southeast Quarter of the Northwest Quarter and the South 1 rod of the West Half of the Northwest Quarter of Section 18, Township 118, Range 24, Hennepin County Minnesota.

AND

That part of the South One-Third of the East 60 rods of the Southeast Quarter of the Northwest Quarter of Section 18, Township 118, Range 24, Hennepin County, Minnesota, lying westerly and northwesterly of a line hereinafter referred to as "Line A". Said "Line A" described as follows:

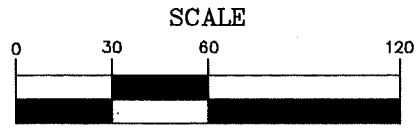
Commencing at the southeast corner of said South One-Third; thence on an assumed bearing of South 89 degrees 06 minutes 12 seconds West along the south line of said South One-Third a distance of 606.30 feet to the centerline of a creek also being the point of beginning of said "Line A"; thence North 33 degrees 29 minutes 45 seconds East along said centerline a distance of 74.79 feet; thence North 39 degrees 35 minutes 10 seconds East along said centerline a distance of 337.28 feet; thence northeasterly along said centerline a distance of 201.28 feet along a non-tangential curve concave to the southeast having a radius of 691.00 feet and a central angle of 16 degrees 41 minutes 24 seconds, the cord of said curve is 200.57 feet in length and bears North 51 degrees 33 minutes 41 seconds East to a point on the north line of said South One-Third a distance of 194.27 feet westerly of the northeast corner of said South One-Third and said line there terminating.

Subject to a perpetual easement for drainage and utility purposes over, under and across that part of the interior of the tract described above, lying 10 feet from within and parallel with the boundaries of said tract, except the South 1 rod of the West Half of the Northwest Quarter.

- Note:**
1. Wetland delineated by Jeremy Donabauer of A.G. Wetland Services, Inc.
  2. Septic design done by Halling Engineering, Inc. of Webster, MN.
  3. The Hennepin County Map for the north, half of Sec. 18-118-24 indicates a two road road named Maria Rd. over the southwest portion of the Tract B. A description for said road right of way was not provided or obtained. This survey attempts to show the approximate easterly termination of the road right of way based on said county map.
  4. The east line of the west 20 rods and the west line of the east 60 rods overlap each other. This discrepancy could result in future issues with the descriptions of surrounding parcels. It is suggested to consult an attorney to resolve these potential issues.

## Legend

- Found Iron Monument
- Set Iron Monument (LS 14700)



Bearings based on assumed datum.

Job Number:	8416
Book/Page:	LL
Survey Date:	4/21/17
Drawing Name:	stromer.dwg
Drawn by:	DMS
Revisions:	5-04-17 (description)
	9-06-18 (Tract B, add easements)

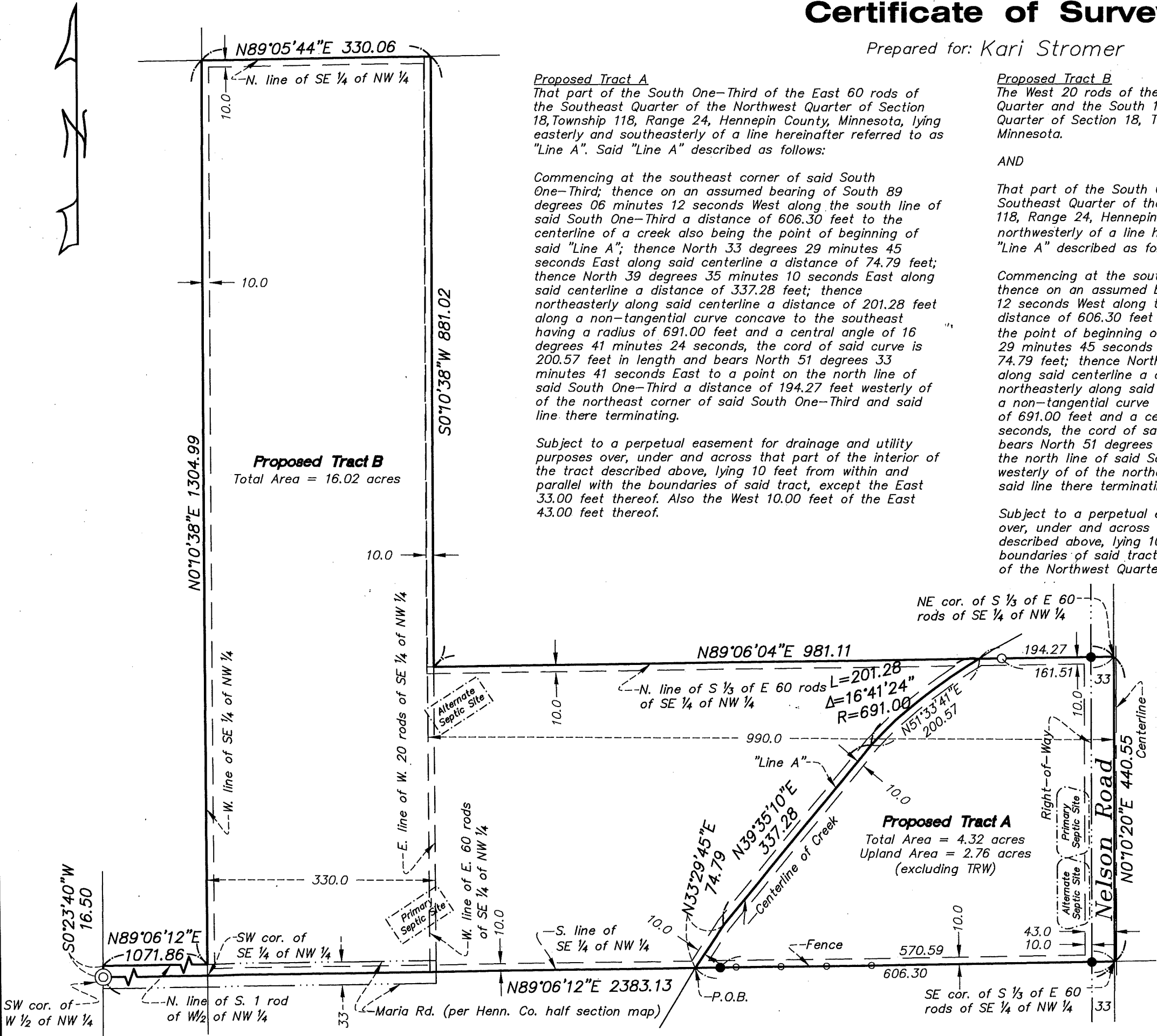
I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Paul B. Schoborg*  
Paul B. Schoborg

Date: SEPT. 6 2018 Registration No. 14700

**A SCHOBORG  
LAND SERVICES  
INC.**

763-972-3221 8997 Co. Rd. 13 SE  
www.SchoborgLand.com Delano, MN 55328



## City of Independence

### ***Request for a Minor Subdivision to Permit a Rural View Lot and a Conditional Use Permit to Allow a Commercial Riding Stable on the Property located 9255 County Road 6***

---

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	November 5, 2018
<i>Applicant:</i>	MN Horsepower, LLC
<i>Property Owner:</i>	MN Horsepower, LLC
<i>Location:</i>	9255 County Road 6

#### ***Request:***

MN Horsepower LLC (Applicant/Owner) requests that the City consider the following actions for the property located at 9255 County Road 6 (PID No. 31-118-24-34-0001) in Independence, MN:

- a. A minor subdivision to allow a rural view lot subdivision to divide the property; the northerly parcel consisting of ~10 acres, and the southerly parcel consisting of ~72 acres.
- b. A conditional use permit allowing the following:
  - i. A commercial riding stable.
  - ii. A detached accessory building which is greater than 5,000 square feet.

#### ***Property/Site Information:***

The property is located on the south side of CSAH 6 near the intersection of CSAH 6 and CSAH 157. The property is comprised of an existing home, barn and several additional detached accessory structures. The property has pasture areas, paddocks and is heavily wooded. The property has the following characteristics:

Property Information: 9255 County Road 6

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Acreage: *82.53 acres*



***Discussion:***

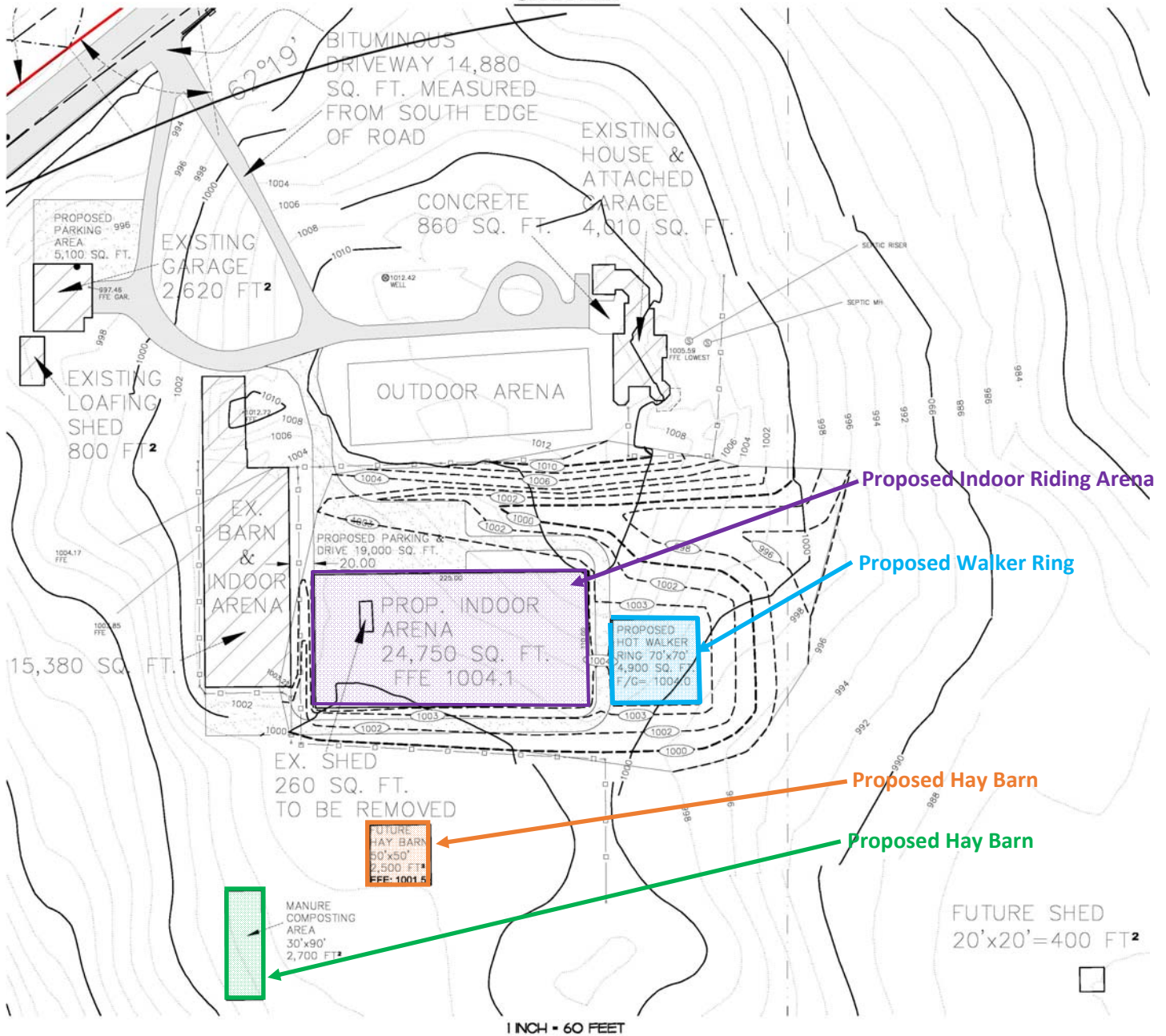
The Applicant approached the City about purchasing the subject property and converting the private horse facilities into a commercial riding stable. In addition, the Applicant would like to subdivide the portion of the property that is separated by and lies north of CSAH 6 using the rural view lot subdivision provisions. The existing property has a home, existing barn/indoor riding arena and several additional detached accessory structures. The property has a conditional use permit which allows a non-rental guest apartment. The Applicant currently operates a commercial horse facility on a property in Minnetrista and has been looking for a permanent home in this area. The Applicant will be living on the property. The Applicant is asking the City to consider granting a conditional use permit for a commercial riding stable that would allow the boarding of up to 50 horses on the property along with the construction of a new indoor riding arena that would be larger than 5,000 sf. Both requests require a conditional use permit from the City.

The proposed commercial boarding stable would have the additional following characteristics:

NOTE: Applicants narrative attached to this report may have several discrepancies from the report. The information in this report is the most current information and should be considered.

1. The existing horse barn is two stories and has eight stalls, storage space and a tack room.
2. The proposed indoor riding arena would be 24,750 sf and would have 30 additional stalls.
3. There is an existing 2-bedroom non-rental guest quarters attached to the existing home. The Applicant is proposing to continue using the conditional use permit for the guest quarters and would likely have 1-2 full time employees housed on the property.
4. The applicant is proposing to have a maximum of 50 horses boarded on the property at any time.
5. Access to the property for the boarders would be permitted only between the hours of 7:00 am and 10:00 pm daily.
6. The Applicant would have regular deliveries of shavings which typically come via a single-axel truck weekly or less.
7. The Applicant would have a Ferrier come to the site to shoe the horses on a regular basis. This would likely result in weekly visits. The horses are shod every 5 weeks.
8. There would be regular weekly garbage service to the property.
9. Manure is proposed to be composted on-site using a three-bin system (additional information provided by the applicant and attached to this report). The applicant would like to use the compost on the property. The applicant has shown the location of the compost bin area on the site plan. The City would require soil testing prior to land application of any manure/compost on site.
10. Hay would be delivered to the property. This is usually done 5-10 times during the summer and a few times during other parts of the year as needed. Generally, there would be approximately 12 days a year that hay is delivered to the property.
11. The Applicant would typically have between 5 and 15 guests coming to the property during the week with up to 20-25 guests coming on weekends. During the summer months there would be more activity during the daytime hours. During the school year there would be more activity occurring after school or in the evenings.
12. The Applicant is proposing to have between 4 and 8 clinics per year with no greater than 50 attendees. The clinics would be held during the regular hours of operation.
13. The Applicant has prepared a site plan that shows the location of the existing and proposed buildings. The Applicant is proposing to initially construct the indoor riding arena. The plans indicate the future location of an automated walker building and hay barn. The City is being asked to consider approval of the complete site plan and build out.

## SITE PLAN



Commercial riding stables are a conditional use in the Agriculture zoning district. The subject property is zoned Agriculture. The City generally allows 1 animal unit on the first two acres and then 1 additional animal unit for each additional acre of property. The subject property is comprised of approximately 82 acres in the before condition. Should the City approve the rural view lot subdivision, the remainder property will have approximately 72 acres. Most, if not all of the 72 acres is useable upland. There are a few small possible wetlands located on the property. Applying the City's typical standard, the site would accommodate 71 animals using the gross acreage. The City has historically required that the applicants

maintain a manure management plan, maintain all applicable permits relating to the management of manure on the property and maintain 1/3 acre of open pasture per animal unit. This property is heavily wooded and has approximately 18 acres of open pasture without the removal of existing woodlands. The open pasture areas on this property in the existing condition (minor tree removal would need to occur on the western portion of the property) would accommodate 50 horses using the City's standard of 1/3 acre per horse (50 horses/1/3 acre per horse = 16.7 acres of open pasture).



The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.
2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly

development and improvement of surrounding vacant property for uses predominant in the area.

3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.
4. Sufficient off-street parking and loading space will be provided to serve the proposed use.
5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city from pollution hazards.
6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.
7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.
8. The proposed conditional use is consistent with the comprehensive plan of the City of Independence.
9. The proposed use will not stimulate growth incompatible with prevailing density standards.

The City has visited the site and discussed the operation of the proposed commercial riding stable with the applicant. The following considerations should be noted by the City:

- This property has a geographic and topographical advantage that not all properties have as it relates to a commercial riding stable. The existing home, existing barn and proposed new indoor riding arena would be predominantly screened from CSAH 6 as well as the surrounding properties. The location on CSAH 6 aids the proposed use in that it would not negatively increase traffic on CSAH 6 due to the high traffic volume.
- The proposed use as a commercial riding stable generally fits into the character of the surrounding area and is in keeping with the City's Comprehensive Land Use Plan.
- The applicant has prepared a grading, drainage and storm water plan for the proposed site improvements. The existing home and accessory buildings generally sit at the highest point on the site and the topography slopes away in all directions. The City is in the process of reviewing the grading, drainage and storm water plan. Any comments resulting from the plan review will need to be addressed by the applicant and will be subject to the approval of the City Council. The City's approval of this project will also be subject to the Pioneer Sarah Creek Watershed Management Commissions approval of the proposed site improvements.
- The City discussed lighting with the applicant. The applicant is aware that all proposed lighting will be full cut-off type lighting. The City will work with the applicant to obtain the cut sheets and detailed plan for the proposed lighting. All building lighting will need to comply with the City's lighting standards. The outdoor riding arena could be artificially illuminated but would need to comply with applicable site lighting requirements. The City typically reviews building and site lighting during the building permit review process.

- Delano Fire Department has reviewed the proposed site plan. The Fire Department has asked for a minor modification to the driveway access. Any changes and or modifications resulting from the Fire Department review will need to be fully addressed by the Applicant.
- It was brought to the City's attention that there may be a discrepancy with the legal description of the property. The City has been working with the applicant to determine if the legal description and depiction of the property on the north side of CSAH 6 is accurate. The area in question is highlighted below. If the area in question is in fact a part of the adjacent property to the east, the applicant would not have access to the property from Nelson Road. This would not impact the subdivision, but would then require any access to the property to be from CSAH 6.



- The Applicant has provided the City with additional information relating to the replacement and upgrade of the on-site septic system. The City is working with the Applicant on the septic upgrade/replacement.
- The City has prepared a draft of a manure management policy that provides general guidelines and standards that can be used for this project and all future commercial riding stables. The draft policy is attached and is not being presented for formal approval. Should the Council recommend that the City adopt a policy, then the condition for approval of this project would reference the adopted policy. Should the Council not recommend the policy, then the City would want to include the historically used conditions pertaining to manure management.

Given the location of the property off of CSAH 6, the orientation of the buildings and their relationship to the surrounding properties and the existing use of the property as a private horse facility, it appears that the proposed application can be found to meet the requirements for granting a conditional use permit to allow a commercial riding stable.

### Minor Subdivision to Allow a Rural View Lot

In addition to the conditional use permit, the applicant is requesting a minor subdivision to permit a rural view lot. The property is currently bisected by CSAH 6. The portion of the property located north of CSAH 6 is approximately 10.21 acres. The acreage is measured to the Center of the road and includes the road right of way for CSAH 6.

The City's zoning ordinance allows Agriculture property to realize one rural view lot for every 40 acres of property. The 82-acre parcel could realize two rural view lot subdivisions.

The proposed subdivision would create a new 10-acre lot that would allow for a new home to be constructed on the property and meet all applicable building setbacks. The Applicant is working with the City relating to the location of the primary and secondary septic sites for the north property. The newly created lot does not have any non-buildable property. The City has criteria relating to rural view lot subdivisions. The proposed lot meets the criteria as follows:

#### **Proposed/Required Lot Conditions for Parcel B**

Required Minimum Lot Size (maximum size is 10 acres):	2.5 acres (buildable upland)
Proposed Lot Size:	10.21 acres (~20,000 of right of way)

Required Lot Frontage:	300 lineal feet
Proposed Lot Frontage:	1,233 lineal feet (779 If CSAH 6, 454 If Nelson Road)

Ratio of lot frontage to lot depth required - no more than 1:4  
Ratio of lot frontage to lot depth proposed – Parcel B - ~1:1.15 (778:900)

The applicant will be required to provide the requisite drainage and utility easements for Parcel 2 (Section 500.15, Subd.'s 1 and 2). Parcel 1 will likely be further subdivided in the future and at that time the City will capture the necessary drainage and utility easements.

The remaining Parcel 1 could potentially realize one (1) additional rural view lot. The City has submitted the proposed subdivision to Hennepin County for review. Access to the property will be from Nelson Road. There does not appear to be any adverse effects on the surrounding or subject properties in the after condition as a result of this minor subdivision to permit a rural view lot. The proposed lot fits into the character of the surrounding area and is in keeping with the general characteristics of the properties on Nelson Road.

The newly created Parcel 2 will be required to pay the City's requisite Park Dedication fee. For this property the requirement is \$7,250 (\$3,500 + \$3,750). This fee will need to be paid prior to recording the subdivision.

*Park dedication fee of \$3,500 per lot up to 4.99 acres,  
plus \$750 per acre for each acre over 5 acres*

***Neighbor Comments:***

The City received comments from the adjacent property owner on the northeast corner of Nelson Road and CSAH 6. The owner of the property believes that there is a triangular shaped portion of the property that is connected to their property. The City is working on resolution to this issue.

***Planning Commission Discussion:***

Commissioners discussed the proposed CUP and minor subdivision. Commissioners asked if Hennepin County had any concerns relating to the access to the existing farm. It was noted that no new access points were being requested. Commissioners asked about the grazeable pasture acreage and how the City would administer this requirement. It was noted that the City does complete a bi-annual review of all CUP's and would look at the conditions of the pasture at that time. Commissioners clarified whether or not there was a requirement for the property to be owner occupied. It was noted that this is not a requirement for a commercial riding stable CUP. Ultimately, Commissioners' found the requested actions to meet the criteria for granting approval and recommended approval to the City Council with the findings and conditions stated in the resolution.

***Recommendation:***

The Planning Commission recommended approval of the request for a conditional use permit and minor subdivision with the following findings and conditions:

1. The proposed conditional use permit and minor subdivision requests meet all applicable conditions and restrictions stated in Chapter V, Section 500, Subdivisions and Chapter V, Section 510, Zoning, in the City of Independence Ordinances.
2. The conditional use permit will include the following conditions:
  - a. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
  - b. Any new signage shall comply with all applicable standards of the City's ordinance and require a sign permit.
  - c. No more than 50 horses shall be boarded on the property.
  - d. The applicant and facility must operate in compliance with manure management permit from MPCA. A copy of the valid MPCA permit is to be attached to and become a part of the conditional use permit.
  - e. A minimum of 1/3 acre or green covered open space, excluding wetland, is required within the horse facility, for each horse allowed by this permit. Grass shall be maintained and be the primary

groundcover in all pasture areas.

- f. The applicant shall be required to test the soil in the existing pasture areas prior to land application of the manure. If the soil has a high in-situ phosphorous concentration which exceeds the phosphorous uptake from the vegetation, the applicant would not be permitted to land apply the manure until such time as the phosphorus levels decrease. The number and location of the soil samples will be determined by the City.
  - g. The applicant shall manage the pasture areas by rotating their use during the growing months. A minimum of 70 percent vegetative cover shall be maintained on the pasture areas during the growing season.
  - h. The hours of operation are: summer 7:00 am – 10:00 pm.
  - i. Eight (8), one day, horse training clinics will be permitted per year and shall comply with the following provisions:
    - The horse clinics shall occur during the permitted hours of operation.
    - No more than 50 participants shall be permitted at each clinic.
  - j. No renting of hack horses shall be permitted.
  - k. No riding on adjacent private land unless authorized by owners.
  - l. No parking or standing of vehicles on County Road 6 shall be permitted at any time.
  - m. Utilize appropriate management practices to control flies and odor.
  - n. No future expansion of the barn and riding arena shall be permitted on the property without the further review and approval by the City through the conditional use permit amendment process.
3. The applicant shall pay for all costs associated with the review and recording of the resolution for a minor subdivision and conditional use permit.
  4. City Council approval of the conditional use permit and rural view lot subdivision is subject to the following:
    - a. The applicant shall verify the survey information and make a determination relating to the ownership of the portion of the north parcel in questions. Based on the findings, the survey and legal descriptions will need to be updated and submitted to the City.
    - b. The applicant shall obtain all requisite approvals from the Pioneer Sarah Watershed Management Commission for the proposed site work and disturbance.

- c. The applicant shall provide all requisite information and or revisions to the proposed grading and drainage plans in accordance with the review by the City's water resource consultant.
  - d. The applicant shall provide all requisite information and or revisions to the proposed plans based on the Fire Department review.
  - e. The applicant shall provide all requisite information and or revisions to the proposed plans based on Hennepin County review of the proposed subdivision.
  - f. The applicant shall provide the City with information and details pertaining to any and all building and site lighting. All lighting will be required to comply with the City's applicable lighting standards.
  - g. The Applicant shall pay the park dedication fees in the amount of \$7,250 for the newly created Parcel 2, prior to the City recording the subdivision.
  - h. The Applicant shall execute and record the requisite drainage and utility easements with the county within six (6) months of approval.
- 5. The remaining Parcel 1 will have one (1) remaining rural view lot eligibility.
  - 6. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

***Attachments:***

- 1. Application
- 2. Applicants Narrative
- 3. Site Plan/Survey
- 4. Draft Manure Management Policy
- 5. **RESOLUTION No. 18-1105-02**



## **RESOLUTION NO. 18-1105-02**

### **A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT AND MINOR SUBDIVISION AS REQUESTED BY MN HORSEPOWER, LLC FOR THE PROPERTY LOCATED AT 9255 CSAH 6**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, MN Horsepower, LLC, (the “Applicant”) submitted a request for a Conditional Use Permit to allow a Commercial Riding Stable, an Accessory Structure larger than 5,00 square feet and a minor subdivision to permit a rural view lot on the property located 9255 CSAH 6 and Identified by (PID No. 31-118-24-34-0001) (the “Property”); and

WHEREAS, the Property is legally described on Exhibit A attached hereto; and

WHEREAS, the Property is zoned AG-Agriculture; and

WHEREAS the requested Conditional Use Permit and Minor Subdivision meet all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture lots; and

WHEREAS the Planning Commission held a public hearing on October 16, 2018 to review the application for the Conditional Use Permit and Minor Subdivision, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by

MN Horsepower, LLC for a Conditional Use Permit to allow a Commercial Riding Stable and Accessory Structure larger than 5,000 square feet and a Minor Subdivision to permit a rural view lot per the City's zoning regulations with the following conditions:

1. The proposed conditional use permit and minor subdivision requests meet all applicable conditions and restrictions stated in Chapter V, Section 500, Subdivisions and Chapter V, Section 510, Zoning, in the City of Independence Ordinances.
2. The conditional use permit will include the following conditions:
  - a. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
  - b. Any new signage shall comply with all applicable standards of the City's ordinance and require a sign permit.
  - c. No more than 50 horses shall be boarded on the property.
  - d. The applicant and facility must operate in compliance with manure management permit from MPCA. A copy of the valid MPCA permit is to be attached to and become a part of the conditional use permit.

**OPTION 1 (if policy is included)**

- e. The applicant shall be required to submit a manure management plan to the City in accordance with the adopted Manure Management Policy. The applicant shall be required to operate the commercial riding stable in compliance with the approved manure management plan.*

**OPTION 2 (if policy not included)**

- f. A minimum of 1/3 acre or green covered open space, excluding wetland, is required within the horse facility, for each horse allowed by this permit. Grass shall be maintained and be the primary groundcover in all pasture areas.*
- g. The applicant shall be required to test the soil in the existing pasture areas prior to land application of the manure. If the soil has a high in-situ phosphorous concentration which exceeds the phosphorous uptake from the vegetation, the applicant would not be permitted to land apply the manure until such time as the phosphorus levels decrease. The number and location of the soil samples will be determined by the City.*
- h. The applicant shall manage the pasture areas by rotating their use during the growing months. A minimum of 70 percent vegetative cover shall be maintained on the pasture areas during the growing season.*
- i. The hours of operation are: summer 7:00 am – 10:00 pm.

- j. Eight (8), one day, horse training clinics will be permitted per year and shall comply with the following provisions:
    - The horse clinics shall occur during the permitted hours of operation.
    - No more than 50 participants shall be permitted at each clinic.
  - k. No renting of hack horses shall be permitted.
  - l. No riding on adjacent private land unless authorized by owners.
  - m. No parking or standing of vehicles on County Road 6 shall be permitted at any time.
  - n. Utilize appropriate management practices to control flies and odor.
  - o. No future expansion of the barn and riding arena shall be permitted on the property without the further review and approval by the City through the conditional use permit amendment process.
3. The applicant shall pay for all costs associated with the review and recording of the resolution for a minor subdivision and conditional use permit.
4. City Council approval of the conditional use permit and rural view lot subdivision is subject to the following:
- a. The applicant shall verify the survey information and make a determination relating to the ownership of the portion of the north parcel in questions. Based on the findings, the survey and legal descriptions will need to be updated and submitted to the City.
  - b. The applicant shall obtain all requisite approvals from the Pioneer Sarah Watershed Management Commission for the proposed site work and disturbance.
  - c. The applicant shall provide all requisite information and or revisions to the proposed grading and drainage plans in accordance with the review by the City's water resource consultant.
  - d. The applicant shall provide all requisite information and or revisions to the proposed plans based on the Fire Department review.
  - e. The applicant shall provide all requisite information and or revisions to the proposed plans based on Hennepin County review of the proposed subdivision.
  - f. The applicant shall provide the City with information and details pertaining to any and all building and site lighting. All lighting will be required to comply with the City's applicable lighting standards.

- g. The Applicant shall pay the park dedication fees in the amount of \$7,250 for the newly created Parcel 2, prior to the City recording the subdivision.
  - h. The Applicant shall execute and record the requisite drainage and utility easements with the county within six (6) months of approval.
- 5. The remaining Parcel 1 will have one (1) remaining rural view lot eligibility.
  - 6. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

This resolution was adopted by the City Council of the City of Independence on this 5<sup>th</sup> day of November 2018, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Marvin Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Mark Kaltsas, City Administrator

# EXHIBIT A

## (Legal Description)

### Parcel 1, Proposed Description

That part of the following described tract, lying southerly of the centerline of County State Aid Highway Number 6, Plat 5, according to the record, Document No. 3844152, Hennepin County, Minnesota:

That part of the Southwest Quarter and part of the Southeast Quarter of Section 31, Township 118, Range 24, Hennepin County, Minnesota described as follows: Commencing at the northwest corner of said Southwest Quarter; thence Easterly along the north line of said Southwest Quarter 1922.10 feet less to the point of beginning of the tract to be described; thence southeasterly, deflecting to the right 81 degrees 15 minutes, 804.10 feet to the centerline of Hennepin County Highway Number 6; thence southwesterly, deflecting to the right 62 degrees 19 minutes along said centerline 74.00 feet; thence southwesterly 378.57 feet, along said centerline along a congrential curve concave to the southeast, having a radius of 2863.33 feet and a central angle of 6 degrees 58 minutes 30 seconds; thence southwesterly along said centerline tangent to the last described curve 378.15 feet; thence southwesterly along said centerline along a congrential curve concave to the northwest, having a radius of 1346.50 feet and a central angle of 0 degrees 33 minutes 53 seconds, a distance of 150 feet to the intersection of a line drawn south from a point on the north line of said Southwest Quarter distant 1485.00 feet east of the northwest corner of said Southwest Quarter to a point on the south line of said Southwest Quarter distant 1485.00 feet east of the southeast corner of said Southwest Quarter; thence southerly along the south line of said Southwest Quarter 1099.00 feet to the southeast corner of said Southwest Quarter; thence easterly along the south line of said Southeast Quarter 501.00 feet (54 rods); thence north parallel with the west line of said Southwest Quarter 2328.75 feet to the centerline of said Hennepin County Highway Number 6; thence southwesterly, deflecting to the left 126 degrees 53 minutes 04 seconds, along said centerline 536.88 feet; thence northwesterly, deflecting to the right 100 degrees 31 minutes 51 seconds right along the centerline of a village road 379.00 feet to a point on the west line of said Southwest Quarter; thence northerly along said west line 75.00 feet to the northwest corner of said Southwest Quarter, the last two described courses being the west line of the tract owned by Washington Roder and wife to Jacob Bryant by Warranty Deed dated April 30, 1870, Book 24 of Deeds, Page 284; thence westerly along the north line of said Southwest Quarter 636.54 feet to the point of beginning.

This tract is subject to any and all encumbrances of record.

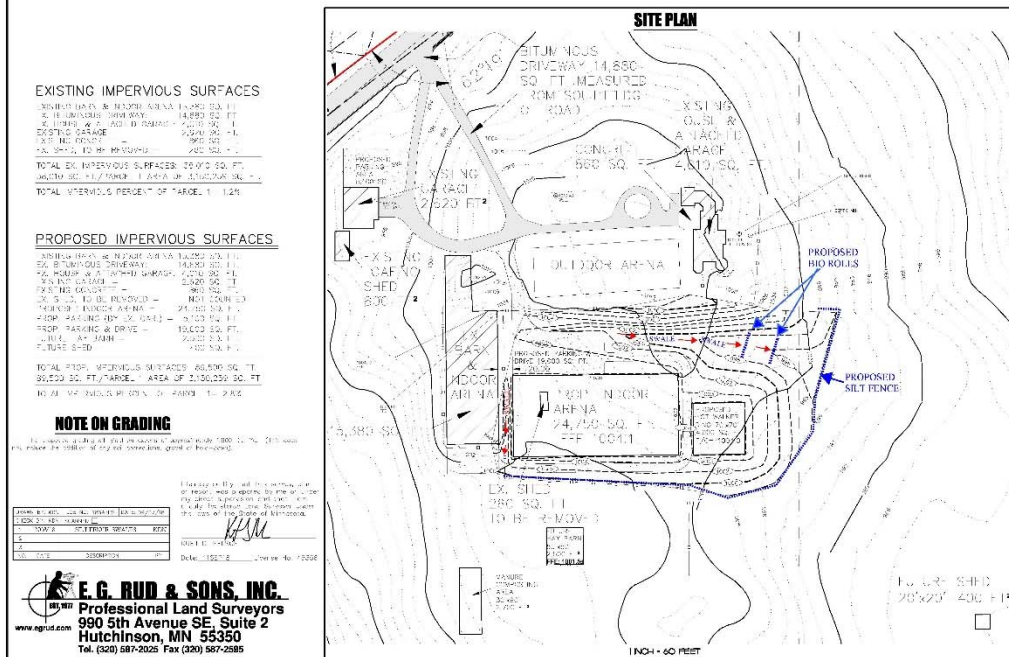
### Parcel 2 Proposed Description

That part of the following described tract, lying northerly of the centerline of County State Aid Highway Number 6, Plat 5, according to the record, Document No. 3844152, Hennepin County, Minnesota:

That part of the Southwest Quarter and part of the Southeast Quarter of Section 31, Township 118, Range 24, Hennepin County, Minnesota described as follows: Commencing at the northwest corner of said Southwest Quarter; thence Easterly along the north line of said Southwest Quarter 1922.10 feet less to the point of beginning of the tract to be described; thence southwesterly, deflecting to the right 81 degrees 15 minutes, 804.10 feet to the centerline of Hennepin County Highway Number 6; thence southwesterly, deflecting to the right 62 degrees 19 minutes, along said centerline 127.20 feet; thence southwesterly 318.57 feet, along said centerline along a congrential curve concave to the southeast, having a radius of 2863.33 feet and a central angle of 6 degrees 58 minutes 30 seconds; thence southwesterly along said centerline tangent to the last described curve 378.15 feet; thence southwesterly along said centerline along a congrential curve concave to the northwest, having a radius of 1346.50 feet and a central angle of 0 degrees 33 minutes 53 seconds, a distance of 150 feet to the intersection of a line drawn south from a point on the north line of said Southwest Quarter distant 1485.00 feet east of the northwest corner of said Southwest Quarter to a point on the south line of said Southwest Quarter distant 1485.00 feet east of the southeast corner of said Southwest Quarter; thence southerly along the south line of said Southwest Quarter 1099.00 feet to the southeast corner of said Southwest Quarter; thence easterly along the south line of said Southeast Quarter 501.00 feet (54 rods); thence north parallel with the west line of said Southwest Quarter 2328.75 feet to the centerline of said Hennepin County Highway Number 6; thence southwesterly, deflecting to the left 126 degrees 53 minutes 04 seconds, along said centerline 536.88 feet; thence northwesterly, deflecting to the right 100 degrees 31 minutes 51 seconds right along the centerline of a village road 379.00 feet to a point on the west line of said Southwest Quarter; thence northerly along said west line 75.00 feet to the northwest corner of said Southwest Quarter, the last two described courses being the west line of the tract owned by Washington Roder and wife to Jacob Bryant by Warranty Deed dated April 30, 1870, Book 24 of Deeds, Page 284; thence westerly along the north line of said Southwest Quarter 636.54 feet to the point of beginning.

This tract is subject to any and all encumbrances of record.

(Site Plan)

[illegible][illegible]



# PLANNING APPLICATION

Case No. \_\_\_\_\_

## Type of application

- ☒ Standard ☐ Staff Approval ☐ Plan Revision ☐ Amended ☐ Reapplication
- ☐ Rezoning ☒ Conditional Use Permit ☐ Variance ☐ Ordinance Amendment ☐ Subdivision
- ☐ Preliminary Development Plan ☐ Interim Use Permit ☐ Comprehensive Plan Amendment
- ☐ Final Development Plan ☐ Final Site & Building Plan ☐ Other \_\_\_\_\_

## Site Location— Additional addresses on back and legal description attached

Property address 9255 County Rd 6

PID 3111824340001

## Proposal -Full documentation must accompany application

Conditional Use for horse stable, building over 5,000 sq ft  
Commercial riding stable, agricultural storage building (hay),  
accessory structure for riding arena and equine exerciser

## Applicant

Name John Segal Email jmsaga@outlook.com

Address 2130 Sandy Lane, Mound, MN 55364

Phone (952) 237-3727 Additional phone/contact \_\_\_\_\_

Printed Name John Segal Signature [Signature]

## Owner Information (if different from applicant)

Name MN Horsepower LLC Email \_\_\_\_\_

Address 11876 Wiles Rd Coral Springs FL 33065

Phone 954-440-8342 Additional phone/contact \_\_\_\_\_

Printed Name Andrea Kallberg Signature [Signature]

## Office Use Only

Date 9-11-2018 Application Amount \$2,000 Check # 2434 Accepted By [Signature]

Escrow Paid \_\_\_\_\_

Check # \_\_\_\_\_

Date Accepted by Planner \_\_\_\_\_

## City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others— all applications are reviewed on a case-by-case basis.

Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/ or if additional information is needed to adequately review the subject request. ***To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/ Administrator at least one week prior to submittal.*** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

### ***Application for Planning Consideration Fee Statement***

The City of Independence has set forth a fee schedule for the year 2018 by City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are noted on the current fee schedule. By signing this form, the applicant recognizes that he/ she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

**Applicant Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Owner Signature (if different):** \_\_\_\_\_

**Date:** \_\_\_\_\_

9522 County Rd 6

**Conditional Use for Riding Stable**

- Property is 78 acres with no documented low lands
- Moving operating business existing in Minnetrista that has outgrown current facilities
- Animal density – 70 horses maximum
  - 30 horses boarded at farm maximum, clients coming 2-3 hrs/day from 3-5 days per week
  - Remainder will be owned as personal horses, lesson horses, sales horses or breeding horses
- Loop style driveway with parking for clients in dedicated gravel lot with proper drainage or retention pond as needed
- Hours of operation will be 7am – 10 PM. This is not a public farm and anyone entering or leaving will need code to proposed driveway gate.
- Business will consist of the following:
  - Boarding horses
  - Teaching lessons on owners own boarded horses
  - Training of boarded horses
  - Teaching lessons on owned lesson horses
  - Occasional clinics (4-8/year) with no more than 50 attendants
  - Occasional events – would like to continue to allow the hunt to host hunter pace in addition to onsite schooling shows with own clients
- All parking will be on site
- Existing driveway is asphalt and new gravel driveways and parking areas will be maintained for dust control
- Modify existing fencing to accommodate service driveway for service vehicles, delivery, and vendor loading and unloading
- Manure will be composted in proposed area in woods behind outdoor arena using a 3-bin system with turnover to reduce odor and aid in fly control. Compost will be used for hay fields and crop field on the north side of 6.
- Add gravel to flat area near shop for trailer parking
- Trailers coming in and out to shows, approx. 1-2 times per month
- Replacing in compliant septic system with new system as required by the city, will service existing house and new facilities.
- Vendors will be visiting throughout the month
  - Farrier – once per week
  - Veterinarian – weekly and as required for emergencies
  - Shavings – weekly or biweekly as needed
  - Hay – only during months of hay production or as needed in winter
  - Standard refuse removal – will use vendor to provide dumpster to be picked up bi-weekly

**Conditional Use for Therapy with Horses/Leadership Training/Corporate Training**

- Phase II



- Lesson horses to be used for programs
- No more than 25 participants at a time

#### **Conditional Use for Building over 5000 sq ft (Indoor Riding Arena)**

- Proposed indoor arena, bathroom facilities, observation room, kitchen, meeting room (235x110) (25,850sq ft)

#### **Signage**

#### **Grading Permit**

- Prepare building site for new indoor and accommodate proper drainage and installation of new septic system
- Bank, new infrastructure for vendor delivery

#### **Building Permit**

- Building housing indoor

#### **Perimeter Fencing/Front Gate**

- Setbacks?
- Permit?

#### **Building Permit for Cabin in the woods for Personal Use**

#### **Outdoor lighting for outdoor arena**

#### **Drainage**

- Grading and preparing building site will control drainage going both east and west as building site will be at the top of a hill
- Any remaining drainage or collection areas will be directed to a holding pond/catch basin to be used to irrigate pastures, outdoor arenas, and dust control
- Watershed district permits?

#### **Phase II**

- Covered hot walker/eurociser
- hay barn

- expansion of stalls into the remainder of current existing indoor arena which will be used for shavings and hay storage until phase II is complete

# How to Compost and Use Horse Manure

If you care for horses on your own place then you have, no doubt, wondered about what to do with that huge mound of manure and stall waste generated by your horse. In fact, one horse can create a serious pile in no time – one horse produces about 50 pounds of manure per day, over eight tons per year. Add to that the 8 to 10 gallons of urine a horse generates in one day and the wheelbarrow or more of bedding you use each day. You can see that in no time at all you will have a virtual manure mountain!

There are other concerns for the mismanaged manure pile as well – horses allowed to graze near their own manure are quickly reinfested by larva that hatch from the worm eggs. Runoff from soggy manure piles can cause serious surface and ground water contamination problems. In King County there are ordinances that strictly control these issues. Then there are the associated odor and fly problems – if you live close to others this may concern your neighbors as well.

Composting horse manure is an excellent manure management technique, especially useful for backyard or small farm owners. Larger horse facilities or those using equipment (tractors) to manage their composting process can also develop a composting system. Design help for larger operations and additional manure management assistance is available from the King Conservation District, the USDA Natural Resources Conservation Service or King County Livestock Programs (see “For More Information” at the end). Individual consultants may also be able to help you assess your manure management options and resources.

The benefits of composting horse manure are many and include:

- reducing the possibility of parasite reinfestation in your horse – the heat generated in the composting process kills worm eggs as well as pathogens and weed seeds.
- reducing flies by eliminating their breeding ground.
- reducing odors – a properly managed compost pile should smell “earthy” and pleasant.
- reducing the volume of material you have piled up – the composting process will reduce the size of the pile by about 50% (this will take about 2 to 4 months).
- providing you with a free, easy source of compost -- a valuable soil amendment for your pastures, garden or yard. Your horseless neighbors may find it a valuable commodity as well!
- reducing the chance of manure-contaminated runoff from your property reaching surface or ground waters in your area.
- making your property more pleasing for you and your neighbors to look at and enjoy.

This handout will give you information on how to build and use a horse manure composting system that you can employ without the aid of a tractor. This system is designed for a backyard or small farm operation with 1 to 5 horses. You can tailor your composting system to meet your needs depending on how many horses you have, the amount and type of bedding material you use, and how you plan to use the finished compost. If you plan to use a tractor you will need a much sturdier design. Contact one of the resources agencies listed at the end of this handout for additional design help.

## Building A Manure Composting System

### 1. Select a site for your composter.

Look for a high, level area on your property – don’t put your composter in a low-lying area or it will turn into a soggy mess. Remember you must locate your composter far away from creeks, ditches, wetlands or other waterbodies – you can check with local authorities for specific regulations on this. Choose an area according to your zoning regulations to avoid zoning issues or problems with neighbors. A location that’s convenient to your stall and paddock areas will make the chore of cleaning up easier and less time consuming.

### 2. Decide on the number of bins you’ll need.

You will need at least two bins, maybe a third for convenience. A two-bin system works by piling manure and stall wastes in one bin. When that bin is full allow it to compost and start filling the second bin. Once the first bin is done composting you can start using the finished compost material. For convenience or if you have several horses you may want to consider going to three bins. This allows one bin for the daily stall wastes, another bin that is full and in the composting stage, and a third bin for the finished compost to be removed and used at your leisure.

### 3. Purchase materials.

A list of materials and tools needed is included at the end of this handout. It costs about \$200 per bin for materials depending on the type of wood you use and the cost in your area. Feel free to improvise and experiment by choosing materials available in your area, which will work for you and your situation.

### 4. Build the bins.

Following the design in this handout, one person can easily build this compost bin system in a weekend.

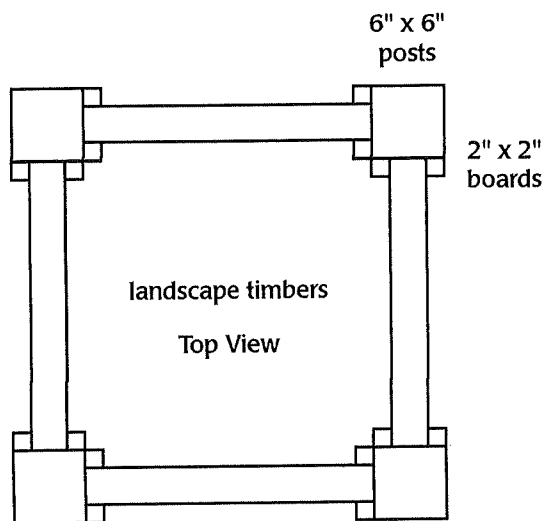
For three 4'x 8'x 8' bins, the following list of equipment and supplies are needed:

#### SUPPLIES

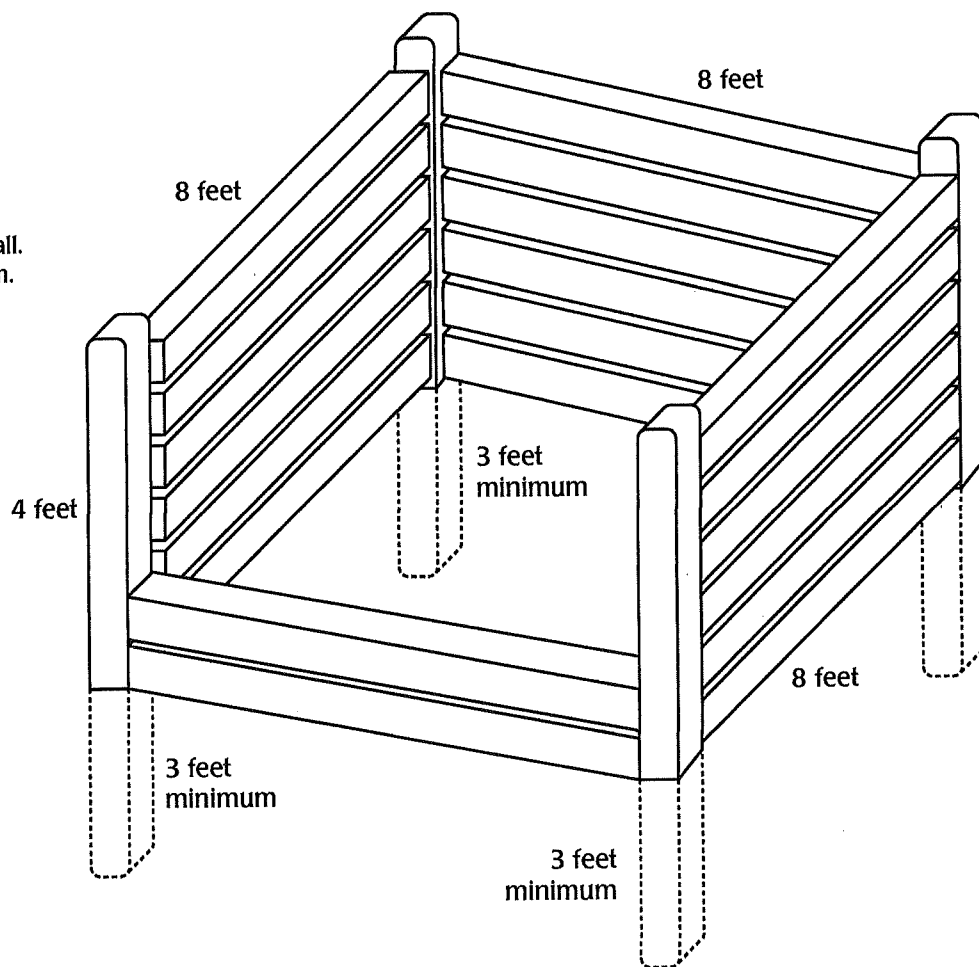
8 - 8' x 6" x 6" treated posts  
40 - 4' x 2"x2" treated boards  
110 - 8' landscape timbers (or similar wood)  
160 - 3" deck screws  
tarp (or plastic sheet) to cover top of each bin

#### EQUIPMENT

drill with screwdriver head & drill bit  
25' tape measurer  
chain saw or hand saw  
carpenter's level  
post hole digger  
tamping rod or similar tool



Walls slide in place like a foaling stall.  
Repeat design for 2 or 3 bin system.



NOTE: number of landscape timbers will depend on the type and width of the timbers you purchase and how tall you wish to make your bins.

## Managing the Compost System

This includes tarping, turning and watering. Like most living things, the microorganisms that break down the manure and bedding are aerobic and require air and water. Too much or too little of each can cause problems.

### 1. Piling.

Begin by piling the daily manure and stall wastes in one bin. When that bin is full leave it and start filling the second bin. And so on for the last bin. In 2 to 4 months the first bin should be finished done composting you can start using the compost from that bin.

### 2. Cover your bins.

This can be done with a tarp, plastic sheet or a roof. A cover of some sort will prevent your piles from becoming a soggy mess in the winter and too dried out in the summer. Covering them also prevents the nutrients you're saving for the garden from being washed out into the surface water and causing other problems.

### 3. Aeration.

Turning the compost-to-be allows oxygen to get to the bacteria and organisms that break down the material into dirt-like structures. This keeps the process aerobic, an "earthy" smelling process. If the compost becomes anaerobic – without air – it will have a foul, undesirable odor. How often you turn it determines how quickly your compost will be ready. However, unless you have access to a small tractor or enjoy a good workout, turning the pile can be difficult. Air will permeate through the pile to a depth of about 2 feet. An easy way to get air to the center and avoid turning the pile as frequently is to insert a couple of 5 foot PVC pipes into the center of the pile. Use a drill to put holes along pipes. The pile will still need to be turned occasionally to get the manure on the outside into the center so the heat from the composting process can kill parasites and weeds.

### 4. Water.

Your compost material should be about as damp as a rung out sponge. In the summer water your compost with a garden hose when you turn it. An easy way to add water is just to hose down the manure in your wheelbarrow before you dump it in the pile.

### 5. Finished compost.

If you follow the guidelines above, your compost could be ready in as short as one month! However, depending how often you turn it and whether it stays damp, it will probably take between one to three months to finish, perhaps slightly longer in the winter. You will know when your compost is ready when the material looks evenly textured and crumbly like dirt and no longer like the original material.

### 6. Uses for compost.

Compost is a rich soil enhancement that improves the health of both plants and soil and helps to retain moisture. Spread compost in pastures during the growing season no more than a 1/2" layer at a time and 3 to 4" per season. It can be also added to the soil of houseplants, gardens or flowerbeds – or shared with horseless neighbors.

Check out the resources listed below and seek help if you need it. But now at least you will know that when manure happens you have a wonderful plan to make compost happen!

*Alayne Renee Blickle, a life-long equestrian, and her husband Matt Livengood live in Maple Valley, WA where they raise AQHA horses on their 10-acre demonstration farm and compete in reining events. Alayne is the creator and director of Horses for Clean Water. HCW teaches environmentally sensitive horsekeeping practices through classes, farm tours, workshops and individual site consultations. Alayne is a contributing writer for publications such as Equus. Contact HCW at 425-432-6116 by email at ARBlickle@aol.com. Visit the HCW website at <http://members.aol.com/arblickle/>*

## For More Information on Composting Horse Manure

- **Natural Resource Conservation Service** works with farmers and ranchers on issues relating to wise use of the natural resources, such as pasture, manure and mud management. You can find the number for your NRCS office listed in the phone book under federal government, US Department of Agriculture, Natural Resource Conservation Service. In King County contact the NRCS at 206-764-3410.
- **Conservation Districts** also work with farmers and livestock owners, often for smaller, non-commercial places on similar land management practices. You can contact your local Conservation District by calling the NRCS office. The NRCS will be able to tell you the name, location and phone number of your Conservation District. In King County contact the KCD at 206-764-3410.
- **Cooperative Extension** – contact your county cooperative extension office to get more information on pasture and manure management for horses, as well as composting. They can be located in the phone book under your state land-grant university (if you have trouble locating them ask for help from your public library's reference librarian). In King County contact WSU Cooperative Extension King County at 206-205-3100.
- **Your county solid waste department** may also be able to help you with more information on composting or other ideas for manure management. Many counties (or city solid waste department) offer Master Composter classes, which although geared towards the backyard gardening-type composter, will still provide you with more information and understanding on the compost process. In King County contact KC Solid Waste Division's Compost Hotline at 205-296-4466.
- **Other county programs** are available to assist you as a livestock owner. In King County for more information on livestock programs, zoning regulations and other manure management programs contact King County Livestock Programs, 206-296-1471. This program supports the raising and keeping of livestock in King County by overseeing the implementation of the Livestock Management Ordinance. It also promotes the education of livestock best management practices and provides cost sharing for farm plan installation.
- **Many books** are available in the library on composting. A good source for information on agricultural composting is the *On-Farm Composting Handbook*, distributed by Northeast Regional Agricultural Engineering Service, 152 Riley-Robb Hall, Cooperative Extension, Ithaca, NY, 14853-5701. Phone 607-255-7654 or FAX 607-255-4080, or Email at NRAES@cornel.edu .
- **Horses for Clean Water** – a program run and supported by horseowners promoting environmentally sensitive horsekeeping; offering classes, workshops, farm tours and individual consultations on topics such as pasture, mud and manure management; 425-432-6116, email: ARBlickle@aol.com, website: <http://members.aol.com/arblickle/>

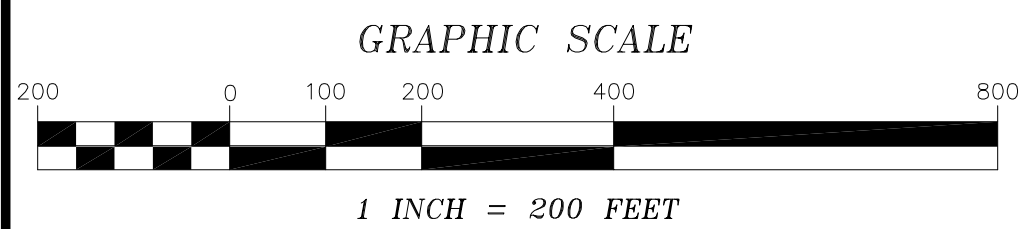
## Troubleshooting the Compost Process

SYMPTOM	PROBLEM	SOLUTION
The compost has a bad odor.	Not enough air.	Turn the pile, add more PVC pipes.
The compost has a bad odor and is soggy.	Not enough air and/or too wet.	Mix in dry ingredients like straw or shavings, add PVC pipes and cover with a tarp.
The inside of the pile is dry.	Not enough water.	Add water when turning the pile. Should be as damp as a wrung out sponge.
The compost is damp & warm in the middle, but nowhere else.	Pile is too small.	Collect more raw material and mix it into the old ingredients. Piles smaller than 3' square have trouble holding heat.
The pile is damp and smells fine, but is not heating up.	Too many shavings, wood chips or bedding (carbon source) and not enough manure (nitrogen source).	Mix in a nitrogen source (straight manure, fresh grass clippings, blood meal or ammonium sulfate).

*Funding provided by  
King County Department of Natural Resources Solid Waste Division and  
King County Department of Natural Resources Livestock Programs.*

~for~ John Sega  
~Part of~ SW 1/4 & SE 1/4, Sec.31, T.118, R.24, Hennepin County, MN

BENCHMARK:  
HENNEPIN COUNTY CONTROL POINT "GOLF"  
ELEV=960.10 (NAVD88)



 DENOTES IRON MONUMENT FOUND AS LABELED  
 DENOTES IRON MONUMENT SET, MARKED RLS# 45356  
 DENOTES HENNEPIN COUNTY CAST IRON MONUMENT  
 X 952.36 DENOTES EXISTING SPOT ELEVATION  
 DENOTES GUY WIRE  
 DENOTES POWER POLE  
 DENOTES SANITARY SEWER MANHOLE  
 DENOTES SOIL BORING. (BY OTHERS)  
 DENOTES LIDAR CONTOURS  
 DENOTES TREE LINE  
 DENOTES OVERHEAD WIRE  
 DENOTES CONCRETE SURFACE  
 DENOTES GRAVEL SURFACE  
 DENOTES PAVER SURFACE

- Field survey was completed by E.G. Rud and Sons, Inc. on 5/SEP/8.
- Bearings shown are on the Hennepin County Coordinate System NAD83 (86 adj).
- Address of surveyed parcel:  
9255 County Road No. 6  
Independence, MN
- This survey was prepared without the benefit of title work.  
Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Contours shown are based combination of ground topography and LIDAR information downloaded from the Minnesota DNR MnTopo website.

That part of the following described tract lying southerly of the centerline of County State Aid Highway Number 6, Plat 5, according to the record Document No. 3844152, Hennepin County, Minnesota:

that part of the Southwest Quarter and part of the Southeast Quarter of Section 31, Township 118, Range 24, Hennepin County, Minnesota described as follows: Commencing at the northwest corner of said Southwest Quarter; thence Easterly along the north line of said Southwest Quarter 1922.10 feet to the point of beginning of the tract to be described; thence southeasterly, deflecting to the right 81 degrees 15 minutes, 904.40 feet to the centerline of Hennepin County Highway Number 6; thence southwesterly, deflecting to the right 62 degrees 19 minutes, along said centerline 124.20 feet; thence southwesterly 348.57 feet, along said centerline along a tangential curve concave to the southeast, having a radius of 2863.33 feet and a central angle of 6 degrees 58 minutes 30 seconds; thence southwesterly, along said centerline tangent to the said circular curve 118.15 feet; thence southwesterly, along said centerline, a tangential curve concave to the northwest, having a radius of 3440.50 feet and a central angle of 1 degrees 03 minutes 50 seconds, a distance of 1.50 feet to the intersection of a line drawn south from a point on the north line of said Southwest Quarter distant 1485.00 feet east of the northwest corner of said Southwest Quarter to a point on the south line of said Southwest Quarter distant 1485.00 feet east of the southwest corner of said Southwest Quarter; thence southerly, along the last described line 1227.24 feet to the south line of said Southwest Quarter; thence easterly, along said south line of the Southwest Quarter 1099.00 feet to the southeast corner of said Southwest Quarter; thence easterly, along the south line of said Southeast Quarter 561.00 feet (34 rods); thence north parallel with the west line of said Southeast Quarter 2528.76 feet to the centerline of said Hennepin County Highway Number 6; thence southwesterly, deflecting to the left 126 degrees 53 minutes 04 seconds, along said centerline 536.86 feet; thence northwesterly, deflecting to the left 106 degrees 33 minutes 42 seconds, along said centerline of a village road 379.65 feet to the west line of said Southeast Quarter; thence northerly, along said west line 100.00 feet to the northwest corner of said Southwest Quarter, the last two described courses being the west line of that tract deeded by Washington Rader and wife to Jacob Bryant by Warranty Deed dated April 30, 1870, Book 24 of Deeds, Page 284; thence westerly, along the north line of said Southwest Quarter 636.54 feet to the point of beginning.

This tract is subject to any and all easements of record.

That part of the following described tract lying northerly of the centerline of County State Aid Highway Number 6, Plat 5, according to the record Document No. 3844152, Hennepin County, Minnesota:

that part of the Southwest Quarter and part of the Southeast Quarter of Section 31, Township 118, Range 24, Hennepin County, Minnesota described as follows: Commencing at the northwest corner of said Southwest Quarter; thence Easterly along the north line of said Southwest Quarter 1922.10 feet to the point of beginning of the tract to be described; thence southeasterly, deflecting to the right 81 degrees 15 minutes, 90.44 feet to the centerline of Hennepin County Highway Number 6; thence southwesterly, deflecting to the right 62 degrees 19 minutes, along said centerline 124.20 feet; thence southwesterly 348.57 feet, along said centerline along a tangential curve concave to the southeast, having a radius of 2863.33 feet and a central angle of 6 degrees 58 minutes 30 seconds; thence southwesterly, along said centerline tangent to the last described curve 318.15 feet; thence southwesterly, along said centerline along a tangential curve concave to the northwest, having a radius of 146.50 feet and a central angle of 10 degrees 43 minutes; thence along said centerline 100.00 feet to the intersection of the centerline of the north line of said Southwest Quarter distant 1485.00 feet east of the northwest corner of said Southwest Quarter to a point on the south line of said Southwest Quarter distant 1485.00 feet east of the southwest corner of said Southwest Quarter; thence southerly, along the last described line 1227.24 feet to the south line of said Southwest Quarter; thence easterly, along said south line of the Southwest Quarter 1099.00 feet to the southeast corner of said Southwest Quarter; thence easterly, along the south line of said Southeast Quarter 561.00 feet (34 rods); thence north parallel with the west line of said Southeast Quarter 2528.76 feet to the centerline of said Hennepin County Highway Number 6; thence southwesterly, deflecting to the left 126 degrees 53 minutes 04 seconds, along said centerline 536.86 feet; thence southwesterly, deflecting to the right 106 degrees 31 minutes 51 seconds right along the centerline of a village road 100.00 feet to a point on the west line of said Southwest Quarter; thence northerly, along said west line 75.00 feet to the northwest corner of said Southeast Quarter, the last two described courses being the west line of, and tract decreed by Washington Rader and wife to Jacob Bryant by Warranty Deed dated April 30, 1870, Book 24 of Deeds, Page 284; thence westerly, along the north line of said Southwest Quarter 636.54 feet to the point of beginning.

This tract is subject to any and all easements of record.

EXISTING BARN & INDOOR ARENA:	15,380	SQ. FT.
EX. BITUMINOUS DRIVEWAY:	14,880	SQ. FT.
EX. HOUSE & ATTACHED GARAGE:	4,010	SQ. FT.
EXISTING GARAGE =	2,620	SQ. FT.
EXISTING CONCRETE =	860	SQ. FT.
EX. SHED, TO BE REMOVED =	280	SQ. FT.

TOTAL EX. IMPERVIOUS SURFACES: 38,010 SQ. FT.  
38,010 SQ. FT./PARCEL 1 AREA OF 3,150,259 SQ. FT.

TOTAL IMPERVIOUS PERCENT OF PARCEL 1= 1.2%

EXISTING BARN & INDOOR ARENA:	15,380	SQ. FT.
EX. BITUMINOUS DRIVEWAY:	14,880	SQ. FT.
EX. HOUSE & ATTACHED GARAGE:	4,010	SQ. FT.
EXISTING GARAGE =	2,620	SQ. FT.
EXISTING CONCRETE =	860	SQ. FT.
EX. SHED, TO BE REMOVED =	NOT	COUNTED
PROPOSED INDOOR ARENA =	24,750	SQ. FT.
PROP. PARKING (BY EX. GAR.) =	5,100	SQ. FT.
PROP. PARKING & DRIVE =	19,000	SQ. FT.
FUTURE HAY BARN =	2,500	SQ. FT.
FUTURE SHED =	400	SQ. FT.

TOTAL PROP. IMPERVIOUS SURFACES: 89,500 SQ. FT.  
89,500 SQ. FT./PARCEL 1 AREA OF 3,150,259 SQ. FT.

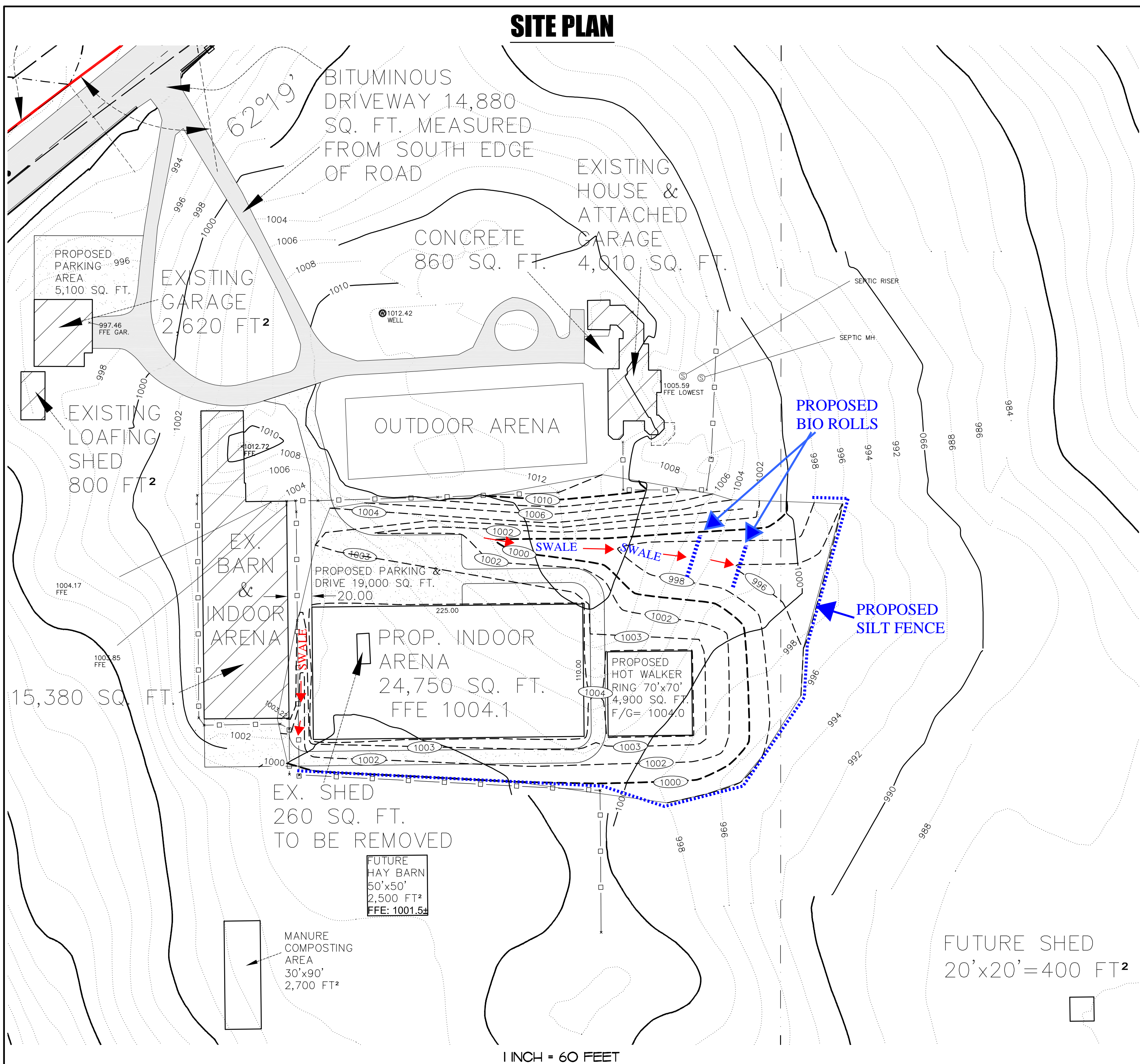
TOTAL IMPERVIOUS PERCENT OF PARCEL 1= 2.8%

- The proposed grading will yield an excess of approximately 4,800 Cu. Yd. (This does not include the addition of any soil corrections, gravel or hold-down).

DRAWN BY: KDN		JOB NO: 18643BS	DATE: 09/07/18
CHECK BY: KDN		SCANNED <input type="checkbox"/>	
1	1NOV18	SILT FENCE, SWALES	KDN
2			
3			
NO.	DATE	DESCRIPTION	BY

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

KURT D. NELSON  
Date: 11SEP18 License No. 45356





***DRAFT***  
**City of Independence**  
**Manure Management Policy**

**1. Determination of Need and Introduction**

The City of Independence has determined that it is in the best interest of the residents for the City that all commercial riding stables prepare and maintain a manure management plan. The plan will provide detailed information pertaining to the management of manure generated from the commercial riding stable.

**2. Manure Management Best Practices**

The City has developed the following best management practices that shall be used in the preparation of the manure management plan:

- A. Animal unit density should be based on the buildable, upland acres of a property. Existing and proposed building areas, parking areas as well as wetlands, steep slopes and other natural impediments should be subtracted from the total acreage.
- B. Each animal unit shall have 1/3 of an acre of grazable pasture. If the grazable pasture area restricts the number of animal units, the lesser number should be used to determine the maximum number of animal units permitted.
  - a. The applicant shall manage the pasture areas by rotating their use during the growing months. A minimum of 70 percent vegetative cover shall be maintained on the pasture areas during the growing season. The City shall determine the 70% coverage by using a dimensional transect method.
- C. Manure management shall be addressed using one of the following methods:
  - a. Contain manure on-site and remove manure from the property by taking off-site.
  - b. Contain manure on-site and compost by using an approved compost system.
  - c. Contain manure on-site and land apply manure.
- D. Land application of manure shall consider the following best practices:
  - a. Time of year – manure shall not be land applied to frozen ground.

- b. Setbacks from wetlands, steep slopes, drainage ditches/creeks/other water resources – a minimum of a twenty-five (25) foot setback shall be maintained for all land applications.
- c. Shoreland Overlay – no land application of manure shall be permitted in the shoreland overlay zoning district.
- d. Manure Containment - detailed plans for the manure containment area, including the type of surface and or structure to be used for manure storage. Manure containment areas shall be impervious and located in an area which avoids direct run-off into wetlands, drainage swales and other similar water resource areas.
- e. Soil Testing – the City will review the plan and may require that prior to land application of manure, the soil will be tested to determine the existing level of nutrients. The City will review the site and determine the best locations for testing. Test samples should be taken at a rate of three samples for each twenty acres. Based on the University of Minnesota recommended maximum nutrient levels for in-situ phosphorous concentration, (the phosphorous uptake from the vegetation) the applicant may not be permitted to land apply the manure until such time as the phosphorus levels decrease.

### **3. Plan Requirements**

The manure management plan shall address and provide information relating to the following:

- A. Site Plan – Provide a scaled site plan indicating the location of the manure containment area, existing natural resources (wetlands, drainage swales, wooded areas, etc.), two-foot contours, pasture areas, and existing and proposed structures.
- B. Manure Containment - Detailed plans for the manure containment area, including the type of surface and or structure to be used for manure storage.
- C. Buffer Areas – Indicate on the plan the twenty-five-foot buffer setback from wetlands and drainage swales.

# City of Independence

## 2020 Tandem Axel Truck Purchase

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*To:* City Council  
*From:* Mark Kaltsas, City Administrator  
*Meeting Date:* November 5, 2018

### ***Discussion:***

The City has scheduled the replacement of the existing 2007 tandem axel truck for 2020 (see attached PW capital improvement plan). In order for the City to place a new truck in service early in 2020, the truck will need to be ordered and constructed approximately one (1) year prior to the anticipated delivery. The City has determined that it can lock in pricing by placing the order for the entire truck cab, chassis and box build out in 2018, take delivery of the truck cab and chassis in 2019 and then send the truck to have the full build out and box completed by early 2020. The City has spent considerable time talking to other public works departments, sales representatives, and driving test trucks to determine the best replacement option for Independence.

Public Works would like to order a 2020 Mack truck and chassis. The box and full truck build out would be completed by Towmaster, Inc. (Litchfield, MN) who has built out the City's existing fleet. The truck is part of the state bid and does not require any further bid process. The new truck costs are as follows:

▪ 2020 Mack GR64F Tandem Axel Truck:	\$122,661.00
▪ Trade In Allowance for 2007 Freightliner:	-\$20,000.00
▪ Taxes/Fees:	\$6,747.97
▪ <u>Box and Remaining Build Out:</u>	<u>\$127,900.00</u>
<b>TOTAL COST: \$237,408.97</b>	

The City would pay for the Truck upon delivery in the 3<sup>rd</sup> Qtr. of 2019 using the existing capital improvement funds (\$109,408.07). The City would pay for the remaining box and build out upon delivery in the 1<sup>st</sup> Qtr. of 2020 using a combination of existing capital funds (\$68,266.03) and additional funds that would be budgeted in the 2019/2020 budgets (\$44,733.97).

### ***Council Recommendation:***

Staff is seeking a motion from the Council approving the purchase of the new tandem axel truck and directing staff to order the truck and build out as specified in the attached proposal.

***Attachments:*** Truck Proposal and Specifications  
Public Works Capital Plan



**TRUCK &  
EQUIPMENT**  
www.nussgrp.com

☐ 6500 US HWY 63 S, PO BOX 6699  
ROCHESTER, MN 55903  
507-288-9488 507-424-4156 (FAX)

☒ 2195 W CTY RD C2, PO BOX 130820  
ROSEVILLE, MN 55113  
651-633-4810 651-635-0928 (FAX)

☐ 2625 QUAIL RD NE  
SAUK RAPIDS, MN 56379  
320-253-6941 320-253-0176 (FAX)

☐ 53976 208TH LN, PO BOX 969  
MANKATO, MN 56002  
507-345-6225 507-387-5886 (FAX)

☐ 3028 TRUCK CENTER DR  
DULUTH, MN 55806  
218-628-0333 218-628-1822 (FAX)

☐ 12540 DUPONT AVE S  
BURNSVILLE, MN 55337  
952-894-9595 952-894-1619 (FAX)

## VEHICLE PURCHASE AGREEMENT

DATE: 10/16/2018

☒ NEW ☐ USED ☐ TRAILER ☐ ORDER OUT ☐ IN STOCK

SALESPERSON: PROW

CITY OF INDEPENDENCE

PURCHASER	CONTACT/TITLE
1920 COUNTY ROAD 90	
ADDRESS	E-MAIL ADDRESS
MAPLE PLAIN MINNESOTA	55359
CITY STATE	COUNTY
763-479-0528	ZIP CODE
PHONE NUMBER	FAX NUMBER

The Undersigned Purchaser hereby agrees to purchase from NUSS TRUCK GROUP INC. or SUBSIDIARY, hereinafter referred to as the Dealer, 1 new or used vehicle(s) together with the equipment below set forth (which vehicle(s) and equipment are called "said vehicle(s)") to be delivered on or about \_\_\_\_\_ according to the following specifications, terms, and conditions:

STOCK NO.	YEAR	MAKE	MODEL	MILEAGE	VIN
	2020	MACK	GR64F		PENDING

### WARRANTIES and/or REPRESENTATIONS

- ☒ Manufacturer's Warranty Applies  
☐ AS-IS: NO DEALER WARRANTY. DEALER DISCLAIMS ANY & ALL EXPRESS OR IMPLIED WARRANTIES.

☐ Other: \_\_\_\_\_

PURCHASER INITIAL HERE: \_\_\_\_\_

**GVWR/GCWR:** The Gross Vehicle Weight (GVWR), or Gross Combination Weight Rating (GCWR), of the vehicle subject to this order is \_\_\_\_\_ lbs. Seller disclaims any and all liability for damages resulting from operation of the vehicle in excess of the above stated GVWR or GCWR.

PURCHASER INITIAL HERE: \_\_\_\_\_

### TYPE OF TRANSACTION

☐ Financed. Finance Company: \_\_\_\_\_

☒ Cash (including customer based financing).

Lien Holder: \_\_\_\_\_

Phone #: \_\_\_\_\_

### DRIVER/INSURANCE INFORMATION (for 2000 form)

Insurance Agent: \_\_\_\_\_

Insurance Company: \_\_\_\_\_

Policy #: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

### BASE PRICE OF VEHICLE SOLD

\$122,661.00

1. Total of Options/Accessories (carried over from Addendum)	\$0.00
2. Dealer Retail Price	\$122,661.00
3. Discount	\$0.00
4. Total Cash Price (2 less 3)	\$122,661.00
5. Trade-in Allowance	\$20,000.00
6. Trade Difference (4 less 5)	\$102,661.00
7. MN Sales Tax on Trade Difference <u>6.50%</u>	\$6,672.97
8. Federal Excise Tax	\$0.00
9. License / Registration Fees	\$75.00
10. City/County Excise Tax	\$0.00
11. Document Fee	\$0.00
12. Warranty	\$0.00
13. Balance Due to _____ on trade-in	\$0.00
14. Sub Total (Sum 6 through 13)	\$109,408.97
15. Less Cash Down Payment on Order	\$0.00
16. Sub Total (14 less 15)	\$109,408.97
17. Less Additional Cash Due _____	\$0.00
<b>DUE ON DELIVERY</b>	<b>\$109,408.97</b>

### DELIVERY INFORMATION

DELIVER TO: TOWMASTER

### ADDITIONAL ITEMS OR CONDITIONS OF SALE:

### EQUIPMENT TO BE TRADED

STOCK NO.	YEAR	MAKE	MODEL	MILEAGE	VIN
	2007	FREIGHTLINER	M2-112V		1FZHC7CV57H21527
STOCK NO.	YEAR	MAKE	MODEL	MILEAGE	VIN

**IT IS FURTHER UNDERSTOOD AND AGREED**

This Purchase Contract is subject to the following terms and conditions which have been mutually agreed upon:

1. That the Purchaser, before or at the time of taking delivery of the motor vehicle covered by the Purchase contract, will execute such other forms of agreements or documents as may reasonably be required by the dealer.
2. If the Manufacturer makes any changes in the model or design of any accessories and/or parts of any new motor vehicles at any time, it does not create any obligation on the part of the Dealer to make corresponding changes in the vehicle covered by this order either before or subsequent to the delivery of such vehicle to the Purchaser.
3. The Dealer shall have the right to re-appraise the motor vehicle to be traded-in or modify accordingly the delivery price of the motor vehicle purchased herein, if the said trade-in vehicle is subsequently damaged or parts and/or accessories have been removed or replaced, or if it exceeds any mileage/kilometer limitation stated on the face of this contract.

**PURCHASER INITIAL HERE:** \_\_\_\_\_

**TERMS AND CONDITIONS**

This purchase agreement is tendered by the Purchaser for acceptance by the Dealer, and it will not be binding upon the Dealer unless accepted and signed by the Dealer.

If the terms of payment herein provided are other than cash, the Purchaser agrees to execute and deliver to the Dealer, prior to the delivery of said vehicle(s), a security agreement, in the form customarily required by it, covering said vehicle(s) in order to secure the payment of the indebtedness due hereunder. The Purchaser further agrees that this purchase agreement shall be subject to all the terms and conditions of said security agreement, which shall supersede this purchase agreement to the extent inconsistent herewith; provided that Purchaser's warranty as to any used motor vehicle or equipment traded in by the Purchaser and taken by the Dealer as part payment hereunder (hereinafter such used motor vehicle or equipment is called the "used equipment") shall survive the execution of the security agreement.

The Purchaser warrants that the used equipment, if any, is free and clear of all liens and/or encumbrances of any nature whatsoever, and that the Purchaser has good and marketable title to the used equipment at the time of delivery thereof to the Dealer, unless noted otherwise under other conditions of sale. The used equipment is to be delivered to the Dealer in the same condition and appearance in which it was when first inspected by the Dealer or its agent. The Dealer, upon delivery of the used equipment, shall have the right once again to inspect the used equipment, and the Dealer shall be the sole judge as to its condition, with the right to accept or reject the used equipment at its option. If the used equipment is not in a condition and appearance as good as it was when first inspected by the Dealer, the Dealer shall have the right to revalue the amount of allowance offered for such equipment and the total cash purchase price shall be increased accordingly. The Purchaser agrees that the amount of the allowance made upon the used equipment, if any, is to be applied by the Dealer as part payment on the purchase price of said vehicle(s).

The Dealer shall not be held responsible for any loss, damage, detention, delay or failure to deliver resulting from any cause which is unavoidable or beyond its reasonable control, including, but not limited to, fire, flood, natural disaster, strike or labor disturbance, accident, vandalism, riot or insurrection, war, any order, decree, law or regulation of any court, government or governmental agency, shortage of materials, demand in excess of available supply, failure or interruption of normal transportation or power facilities; AND IN NO EVENT SHALL THE DEALER BE LIABLE FOR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF INCOME. The receipt of said vehicle(s) by the Purchaser upon delivery shall constitute a waiver of all claims for loss or damage due to delay.

In the event that the within purchase agreement is accepted by the Dealer and the Purchaser fails to accept delivery and perform this contract pursuant to its terms, the Dealer shall have the right to retain the amount paid to the Dealer in cash and/or the used equipment on account of the purchase price of said vehicle(s) as liquidated damages in addition to such other rights as the Dealer may have under law. In the event that the within purchase agreement is canceled by mutual written agreement of the Dealer and the Purchaser or if the Dealer is unable to make delivery of said vehicle(s), the Dealer will return and the Purchaser will accept the cash and the used equipment (or if the used equipment shall have been sold, the net amount received by the Dealer from the sale thereof) in full discharge of any obligations of the Dealer to the Purchaser hereunder.

A security interest in said vehicle(s) shall remain in the Dealer until the payment in full of the purchase price or, if the terms of payment herein provided are other than cash, until the execution and delivery of a security agreement, as hereinabove provided, at which time the terms of said security agreement shall control.

In the event of Purchaser's failure to make payment of the purchase price when due, the Dealer may take immediate possession of said vehicle(s), without demand or further notice. For this purpose and in furtherance thereof, the Purchaser shall, if the Dealer so requests, make said vehicle(s) available to the Dealer at a reasonably convenient place designated by it, and the Dealer shall have the right, and the Purchaser does hereby authorize and empower the Dealer, its agents, servants or employees, to enter upon the premises wherever said vehicle(s) may be and remove the same; and the Purchaser hereby expressly waives any action or right of action of any kind whatsoever against the Dealer, its agents, servants or employees because of the removal, repossession or retention of said vehicle(s) or otherwise.

The Purchaser agrees that if the cost of labor, materials, body, accessories or other equipment or component parts increases beyond the basis upon which the price set forth herein was established, then the Dealer, at any time before delivery, may give the Purchaser written notice of an increase in price, and such increased price shall be the contract price, unless Purchaser within ten days thereafter shall give Dealer written notice of cancellation. Any such increase in the contract price, pursuant to this provision, however, shall not prevent additional increases, if necessary, under the circumstances set forth herein at any time prior to delivery.

If the cost to the Dealer of insurance to be furnished by the Dealer hereunder is increased at any time prior to the delivery of said vehicle(s) the Purchaser agrees to pay for the insurance herein provided for at such increased rate.

**ALL TAXES NOW OR HEREAFTER IMPOSED UPON THE SALE OF SAID VEHICLE(S) SHALL BE PAID BY THE PURCHASER.**

The Purchaser agrees that all previous communications between the Purchaser and the Dealer, either verbal or written, with reference to the subject matter of this purchase agreement, are hereby abrogated. The Purchaser further agrees that no modification of this Agreement shall be binding upon the Dealer unless such modifications shall be in writing and agreed to and accepted in writing by authorized personnel of the Dealer.

This instrument contains the entire agreement between the parties, and there are no understandings or representations not contained herein.

**THE DEALER AND THE MANUFACTURER MAKE NO WARRANTIES AS TO SAID VEHICLE(S), EXPRESS, IMPLIED, OR IMPLIED BY LAW, EXCEPT THE MANUFACTURER'S STANDARD VEHICLE WARRANTY, A COPY OF WHICH HAS BEEN DELIVERED TO THE PURCHASER AND WHICH IS INCORPORATED HEREIN BY REFERENCE. THE DEALER AND THE MANUFACTURER SPECIFICALLY DISCLAIM ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR CONSEQUENTIAL DAMAGES.**

**THIS MAY BE A BINDING CONTRACT AND YOU MAY LOSE ANY DEPOSITS IF YOU DO NOT PERFORM ACCORDING TO ITS TERMS.**

**UNLESS OTHERWISE STATED, ALL INCENTIVES TO THE DEALER.**

**THE TERMS AND CONDITIONS HEREOF ARE A PART OF THIS AGREEMENT. THE PURCHASER ACKNOWLEDGES HAVING READ THIS AGREEMENT INCLUDING SUCH TERMS AND CONDITIONS AND FURTHER, PURCHASER ACKNOWLEDGES RECEIVING A COPY OF THIS AGREEMENT.**

Buyer Signature \_\_\_\_\_

DATE

Buyer Name/Title \_\_\_\_\_

Dealer Accepted X \_\_\_\_\_

DATE

THIS ORDER IS NOT VALID UNLESS ACCEPTED AND SIGNED BY  
A SALES MANAGER OR OFFICER OF THE COMPANY.

Print Date &amp; Time 10/16/2018 12:38

## Tandem Axle Cab &amp; Chassis

VENDOR NAME NUSS TRUCK &amp; EQUIPMENT

YEAR, MAKE AND MODEL 2019 MACK AF GRANITE 64FR (T) TA

This section for use when ordering

WB	212"	Grand Total \$ 122,661.00
CA	125"	
AF	62"	
Rear Ratio	4.33	
Cab Color	ORANGE/BLACK HOOD	
Color	WHITE	
Note	CITY OF INDEPENDENCE	UPDATED 10-09-2018

Spec #	Description	Qty	Price	Subtotal
1.0	Price for Base Unit:	1	\$ 86,875.00	\$ 86,875.00

## 2.0 FRAME OPTIONS

2.1	Front frame extension	1	\$ 886.00	\$ 886.00
2.2	Custom hole punching in frame		\$ 100.00	\$ -
2.3	Deduct for no front bumper			\$ -
2.4	Frame fastener option (bolt or huck spun)	1	STD	
2.5	Frame, R.B.M., S.M., PSI, CT			
2.6	2,120,000 17.7 120,000 87 - 112 CA		\$ (64.00)	\$ -
2.7	2,120,000 17.7 120,000 113 - 133 CA		STD	
2.8	2,120,000 17.7 120,000 134 - 152 CA		\$ 107.00	\$ -
2.9	2,120,000 17.7 120,000 153 - 199 CA		\$ 406.00	\$ -
2.10	2,120,000 17.7 120,000 200 - 236 CA		\$ 482.00	\$ -
2.11	2,470,000 20.6 120,000 87 - 112 CA		\$ 176.00	\$ -
2.12	2,470,000 20.6 120,000 113 - 133 CA		\$ 240.00	\$ -
2.13	2,470,000 20.6 120,000 134 - 152 CA		\$ 347.00	\$ -
2.14	2,470,000 20.6 120,000 153 - 199 CA		\$ 646.00	\$ -
2.15	2,470,000 20.6 120,000 200 - 236 CA		\$ 722.00	\$ -
2.16	2,820,000 23.5 120,000 87 - 112 CA		\$ 521.00	\$ -
2.17	2,820,000 23.5 120,000 113 - 133 CA	1	\$ 585.00	\$ 585.00
2.18	2,820,000 23.5 120,000 134 - 152 CA		\$ 692.00	\$ -
2.19	2,820,000 23.5 120,000 153 - 199 CA		\$ 991.00	\$ -
2.20	2,820,000 23.5 120,000 200 - 236 CA		\$ 1,067.00	\$ -
2.21	3,160,000 26.3 120,000 87 - 112 CA		\$ 744.00	\$ -
2.22	3,160,000 26.3 120,000 113 - 133 CA		\$ 808.00	\$ -
2.23	3,160,000 26.3 120,000 134 - 152 CA		\$ 915.00	\$ -
2.24	3,160,000 26.3 120,000 153 - 199 CA		\$ 1,214.00	\$ -
2.25	3,160,000 26.3 120,000 200 - 236 CA		\$ 1,290.00	\$ -
2.26	DOUBLE FRAME - PARTIAL IC REINFORCEMENT			
2.27	3,230,000 26.9 120,000 87 - 112 CA		\$ 801.00	\$ -
2.28	3,230,000 26.9 120,000 113 - 133 CA		\$ 865.00	\$ -
2.29	3,230,000 26.9 120,000 134 - 152 CA		\$ 972.00	\$ -
2.30	3,230,000 26.9 120,000 153 - 199 CA		\$ 1,214.00	\$ -
2.31	3,230,000 26.9 120,000 200 - 236 CA		\$ 1,290.00	\$ -
2.32	3,580,000 29.8 120,000 87 - 112 CA		\$ 1,041.00	\$ -
2.33	3,580,000 29.8 120,000 113 - 133 CA		\$ 1,105.00	\$ -
2.34	3,580,000 29.8 120,000 134 - 152 CA		\$ 1,212.00	\$ -
2.35	3,580,000 29.8 120,000 153 - 199 CA		\$ 1,511.00	\$ -
2.36	3,580,000 29.8 120,000 200 - 236 CA		\$ 1,587.00	\$ -
2.37	3,920,000 32.7 120,000 87 - 112 CA		\$ 1,376.00	\$ -

AMENDMENT #1 FOR 2019 MODELS TA

## VENDOR INSTRUCTIONS

Spec #	Description	Qty	Price	Subtotal
2.38	3,920,000 32.7 120,000 113 - 133 CA		\$ 1,450.00	\$ -
2.39	3,920,000 32.7 120,000 134 - 152 CA		\$ 1,657.00	\$ -
2.40	3,920,000 32.7 120,000 153 - 199 CA		\$ 1,856.00	\$ -
2.41	3,920,000 32.7 120,000 200 - 236 CA		\$ 1,932.00	\$ -
2.42	4,260,000 35.5 120,000 87 - 112 CA		\$ 1,832.00	\$ -
2.43	4,260,000 35.5 120,000 113 - 133 CA		\$ 1,673.00	\$ -
2.44	4,260,000 35.5 120,000 134 - 152 CA		\$ 2,003.00	\$ -
2.45	4,260,000 35.5 120,000 154 - 199 CA		\$ 2,301.00	\$ -
2.46	4,260,000 35.5 120,000 200 - 236 CA		\$ 2,384.00	\$ -
2.47	<b>DOUBLE FRAME - FULL IC REINFORCEMENT</b>			
2.48	3,230,000 26.9 120,000 87 - 112 CA		\$ 1,001.00	\$ -
2.49	3,230,000 26.9 120,000 113 - 133 CA		\$ 1,065.00	\$ -
2.50	3,230,000 26.9 120,000 134 - 152 CA		\$ 1,172.00	\$ -
2.51	3,230,000 26.9 120,000 153 - 199 CA		\$ 1,414.00	\$ -
2.52	3,230,000 26.9 120,000 200 - 236 CA		\$ 1,490.00	\$ -
2.53	3,580,000 29.8 120,000 87 - 112 CA		\$ 1,241.00	\$ -
2.54	3,580,000 29.8 120,000 113 - 133 CA		\$ 1,305.00	\$ -
2.55	3,580,000 29.8 120,000 134 - 152 CA		\$ 1,412.00	\$ -
2.56	3,580,000 29.8 120,000 153 - 199 CA		\$ 1,711.00	\$ -
2.57	3,580,000 29.8 120,000 200 - 236 CA		\$ 1,787.00	\$ -
2.58	3,580,000 29.8 120,000 87 - 112 CA		\$ 1,576.00	\$ -
2.59	3,580,000 29.8 120,000 113 - 133 CA		\$ 1,650.00	\$ -
2.60	3,580,000 29.8 120,000 134 - 152 CA		\$ 1,857.00	\$ -
2.61	3,580,000 29.8 120,000 153 - 199 CA		\$ 2,056.00	\$ -
2.62	3,580,000 29.8 120,000 200 - 236 CA		\$ 1,787.00	\$ -
2.63	3,920,000 32.7 120,000 87 - 112 CA		\$ 1,576.00	\$ -
2.64	3,920,000 32.7 120,000 113 - 133 CA		\$ 1,650.00	\$ -
2.65	3,920,000 32.7 120,000 134 - 152 CA		\$ 1,857.00	\$ -
2.66	3,920,000 32.7 120,000 153 - 199 CA		\$ 2,056.00	\$ -
2.67	3,920,000 32.7 120,000 200 - 236 CA		\$ 2,132.00	\$ -
2.68	4,260,000 35.5 120,000 87 - 112 CA		\$ 2,032.00	\$ -
2.69	4,260,000 35.5 120,000 113 - 133 CA		\$ 1,873.00	\$ -
2.70	4,260,000 35.5 120,000 134 - 152 CA		\$ 2,203.00	\$ -
2.71	4,260,000 35.5 120,000 153 - 199 CA		\$ 2,501.00	\$ -
2.72	4,260,000 35.5 120,000 200 - 236 CA		\$ 2,584.00	\$ -
2.73	<b>TRIPLE FRAME - FULL IC REINFORCEMENT</b>			
2.74	5,688,000 47.4 120,000 87 - 112 CA		\$ 4,960.00	\$ -
2.75	5,688,000 47.4 120,000 113 - 133 CA		\$ 5,024.00	\$ -
2.76	5,688,000 47.4 120,000 134 - 152 CA		\$ 5,131.00	\$ -
2.77	5,688,000 47.4 120,000 153 - 199 CA		\$ 5,430.00	\$ -
2.78	5,688,000 47.4 120,000 200 - 236 CA		\$ 5,506.00	\$ -
2.79	Flush bright finish channel steel		\$ 113.00	\$ -
2.80	Extended stylized-silver-bright finish steel w/stone guard		\$ 1,495.00	\$ -
2.81	Extended - swept back steel, bright finish with stone guard - includes center tow pin		\$ 1,139.00	\$ -
2.82	Mill finish, flush mounted, unpainted aluminum		\$ 68.00	\$ -
2.83	Extended swept back channel steel (includes center tow pin) w/stone guard		\$ 805.00	\$ -
2.84	Extended swept back channel steel with bright finish w/painted center tow pin		\$ 620.00	\$ -
2.85	Extended swept back steel channel w/bright finish		\$ 258.00	\$ -
2.86	Extended swept back painted steel	1	STD	
2.87	Flush painted steel		\$ (15.00)	\$ -
2.88	Flush stainless clad aluminum		\$ 143.00	\$ -
2.89	Plate type radiator guard		\$ 105.00	\$ -

Spec #	Description	Qty	Price	Subtotal
2.90	Bright finish plate type radiator guard		\$ 258.00	\$ -
2.91	Tectyl 185 GW pigmented compound between frame rails		\$ 110.00	\$ -
2.92	BOC crossmember, steel HD back to back channel intermediate		\$ 66.00	\$ -
2.93	BOC & intermediate crossmember, HD I-Beam		\$ 332.00	\$ -
2.94	Frame rail clearance		\$ 62.00	\$ -

**3.0 FRONT AXLE/SUSPENSION/BRAKE/OPTION**

3.1	Set forward front axle option	1	STD	
3.2	12,000 front axle & matching suspension - Mack FXL12		STD	
3.3	14,600 front axle & matching suspension - Mack FXL14.6		\$ 771.00	\$ -
3.4	16,000 front axle and matching suspension			\$ -
3.5	18,000 front axle and matching suspension - Mack FXL18	1	\$ 1,361.00	\$ 1,361.00
3.6	20,000 front axle and matching suspension - Mack FXL20		\$ 2,147.00	\$ -
3.7	23,000 front axle and matching suspension - Mack FXL23		\$ 2,448.00	\$ -
3.8	Heavy duty front axle shocks	1	STD	
3.9	Front stabilizer bar			\$ -
3.10	Right hand air bag suspension per Spec 3.6, Driver controlled			\$ -
3.11	Left air bag suspension per Spec 3.6, Driver controlled			\$ -
3.12	Front axle lubrication cap with slotted venthole			
3.13	Front brake dust shields	1	\$ 18.00	\$ 18.00
3.14	Dual front auxiliary steering gear		\$ 569.00	\$ -
3.15	RH spring build up for wing plow application		\$ 30.00	\$ -
3.16	LH spring build up for wing plow application		\$ 30.00	\$ -
3.17	All wheel drive front axle		\$ 43,000.00	\$ -
3.18	Twin Steer Front Axle		\$ 12,612.00	\$ -
3.19	Aluminum front hubs		\$ 53.00	\$ -
3.20	Centerfuse outboard mounted brake drums		\$ 217.00	\$ -
3.21	Multileaf front spring ILO taperleaf (2 leaf spring)		\$ 35.00	\$ -
3.22	HD multileaf front spring ILO taperleaf (2 leaf spring)		\$ 65.00	\$ -
3.23	HD taperleaf (3 leaf spring) ILO of taperleaf (2 leaf spring)	1	\$ 65.00	\$ 65.00
3.24	Meritor EX+ Air Disc Brakes requires Meritor rear brakes		\$ 653.00	\$ -
3.25	Meritor front slack adjustors - Need same slack on rear axle	1	\$ 1.00	\$ 1.00
3.26	Meritor front slack with stainless steel pins		\$ 58.00	\$ -
3.27	HalDEX front slack adjustors - Need same slack adjustor on rear axle		STD	
3.28	HalDEX front slack with stainless steel pins		\$ 57.00	\$ -
3.29	Meritor front brakes ILO of Bendix - requires Meritor rear brakes	1	\$ 131.00	\$ 131.00
3.30	Power steering reservoir with visible sight glass		\$ 30.00	\$ -

**4.0 TANDEM REAR AXLE/SUSPENSION/BRAKE/OPTIONS**

4.1	46,000# rear axle & matching suspension Make & Model - Mack SS462 Mack Camelback Suspension		\$ 2,240.00	\$ -
4.2	40,000# walking beam rear suspension and axle Make & Model - Meritor MT-40-14X4D with Hendrickson HMX400		\$ 1,558.00	\$ -
4.3	46,000# walking beam rear suspension and axle Make & Model Meritor RT-46-160 with Hendrickson HMX460		\$ 3,362.00	\$ -
4.4	40,000# air suspension and axle Make & Model Meritor MT-40-14X4D with Mack AL461 46,000 lbs. air suspension		\$ 1,578.00	\$ -
4.5	46,000# air suspension and axle Make & Model Meritor RT-46-160 with Mack AL461 46,000 lbs. air suspension		\$ 2,976.00	\$ -
4.6	Dash mounted air dump system - With air ride suspension		STD	
4.7	Driver activated differential lock on one rear axle (front axle rear axle, check one)		\$ 484.00	\$ -
4.8	Driver activated differential lock on both front and rear axles	1	\$ 968.00	\$ 968.00
4.9	Driver activated differential lock on both front and rear axles, and lubrication pump and filter system		\$ 1,210.00	\$ -

## VENDOR INSTRUCTIONS

Spec #	Description	Qty	Price	Subtotal
4.10	Meritor MT-40-14X4DP, both axles driver differential lock and pump, HMX400 40,000 # walking beam suspension		\$ 2,768.00	\$ -
4.11	Meritor RT-46-160P, both axles driver differential lock and pump, HMX460 46,000 # walking beam suspension		\$ 4,572.00	\$ -
4.12	½ round universal joints	1	STD	
4.13	Spicer 1810 HD drive line with half round universal joints		\$ 126.00	\$ -
4.14	Rear Dust Shields	1	\$ 34.00	\$ 34.00
4.15	Driver activated differential lock on both front and rear axles with individual switches		\$ 1,102.00	\$ -
4.16	Meritor 18 MXL extended lube	1	\$ 31.00	\$ 31.00
4.17	Meritor 176 MXL extended lube		\$ 32.00	\$ -
4.18	Dana-spicer SPL170XL extended lube series		\$ 453.00	\$ -
4.19	Dana-spicer SPL250XL extended lube series		\$ 493.00	\$ -
4.20	Dana-spicer SPL250HDXL extended lube series		\$ 502.00	\$ -
4.21	Dana-spicer SPL350HDXL extended lube series		\$ 776.00	\$ -
4.22	Mack S38R fabricated steel housing		STD	
4.23	Mack SB38 fabricated steel housing -40,000 # recertification		\$ 450.00	\$ -
4.24	Mack S40 40,000 # rear axle		\$ 450.00	\$ -
4.25	Mack S402 40,000 # cast iron housing	1	\$ 450.00	\$ 450.00
4.26	Mack S440 44,000# fabricated steel housing		\$ 1,350.00	\$ -
4.27	Mack S440-46 fabricated steel housing - recertification		\$ 1,350.00	\$ -
4.28	Mack S462 46,000# cast ductile iron housing		\$ 1,800.00	\$ -
4.29	Mack S462R 46,000# cast ductile iron housing		\$ 1,800.00	\$ -
4.30	Meritor 40,000# MT-40-14X4C Amboid (High Entry)		\$ 765.00	\$ -
4.31	Meritor 40,000# MT-40-14X4C Hypoid (Low Entry)		\$ 765.00	\$ -
4.32	Meritor 46,000# RT-46-160		\$ 2,163.00	\$ -
4.33	Meritor 46,000# Rt-46-164EH		\$ 2,163.00	\$ -
4.34	Spicer 46,000# DS405		\$ 2,628.00	\$ -
4.35	Spicer 46,000# D46-170H		\$ 4,305.00	\$ -
4.36	Mack SS38 Mack multileaf camelback spring without anti-sway springs		\$ (80.00)	\$ -
4.37	Mack SS38 multileaf camelback spring with anti-sway springs		STD	
4.38	Mack SSB 38 multileaf camelback spring (boost-a-load)		\$ (40.00)	\$ -
4.39	Mack SSB 38 multileaf camelback spring 40,000# recertification		\$ 273.00	\$ -
4.40	Mack SS40 44,000# multileaf camelback suspension without anti sway		\$ 226.00	\$ -
4.41	Mack SS40 44,000# multileaf camelback suspension with anti sway		\$ 330.00	\$ -
4.42	Mack SS40 44,000# multileaf camelback suspension 46,000# - recertification		\$ 228.00	\$ -
4.43	Mack SS462 44,000# multileaf camelback suspension without anti sway		\$ 336.00	\$ -
4.44	Mack SS462 44,000# multileaf camelback suspension with anti sway		\$ 440.00	\$ -
4.45	Mack AL-461 46,000# air ride		\$ 813.00	\$ -
4.46	Mack M-Ride 40 parabolic 2-leaf, 40,000# normal stiffness		\$ 959.00	\$ -
4.47	Mack M-Ride 40 parabolic 3-leaf, 40,000# stiffer than normal	1	\$ 959.00	\$ 959.00
4.48	Mack M-Ride 46 parabolic 3-leaf 46,000#		\$ 1,289.00	\$ -
4.49	HMX 400 Hendrickson Haulmax rubber suspension 40,000#		\$ 803.00	\$ -
4.50	HMX 460 Hendrickson Haulmax rubber suspension 46,000#		\$ 1,199.00	\$ -
4.51	Chambers 46,000# L high stability W#29 can		\$ 3,798.00	\$ -
4.52	PAX 460 High Stability Hendrickson Primaxx Air Suspension		\$ 1,319.00	\$ -
4.53	PAX 462 High Stability Hendrickson Primaxx Air Suspension		\$ 1,319.00	\$ -

Spec #	Description	Qty	Price	Subtotal
4.54	Neway AD-246 air ride suspension		\$ 1,825.00	\$ -
4.55	Neway AD-252 air ride suspension		\$ 2,287.00	\$ -
4.56	Delete power divider lockout		\$ (153.00)	\$ -
4.57	Urethane bushing on Mack camelback suspension		\$ (58.00)	\$ -
4.58	55" axle spacing		\$ 122.00	\$ -
4.59	60" axle spacing		\$ 317.00	\$ -
4.60	Dual leveling valve air suspension height control		\$ 149.00	\$ -
4.61	Mack CRDP1501/1511 with interwheel power divider - both axles		\$ 2,735.00	\$ -
4.62	Outboard centrifuse rear brake drums		\$ 206.00	\$ -
4.63	Haldex automatic rear slack adjustor		STD	
4.64	Haldex automatic rear slack adjustor with stainless steel pins		\$ 96.00	\$ -
4.65	Meritor automatic rear slack adjustor	1	\$ 1.00	\$ 1.00
4.66	Meritor automatic rear slack adjustor with stainless steel pins		\$ 231.00	\$ -
4.67	Haldex S-ABA slack adjustors		\$ 50.00	\$ -
4.68	30/36 rear brake chamber		\$ 156.00	\$ -
4.69	Comet aluminum hubs w/preset bearings & seals		\$ 385.00	\$ -
4.70	Aluminum preset rear hubs with integrated spindle nut		\$ 37.00	\$ -
4.71	Chicago Rawhide (Scotseal Longlife) oil seal		\$ 59.00	\$ -
4.72	National/Federal Mogul		\$ 23.00	\$ -
4.73	Stemco-Grit Guard oil seals		\$ 63.00	\$ -
4.74	Stemco - Guardian oil seal		\$ 31.00	\$ -
4.75	Stemco (Voyager) oil seals		\$ (5.00)	\$ -
4.76	Scotseal longlife rear oil seals		\$ 59.00	\$ -
4.77	Air Disc Brake (17") H-Type - Require Air Disc Front Brakes & M-Ride 3 leaf suspension		\$ 2,430.00	\$ -
4.78	Bendix ES165-08D, 16.5" x 8 5/8" Cast Spider - Require M-Ride suspension. N/A with dust shields		\$ 272.00	\$ -
4.79	Meritor rear brakes - 16.5"7" Q+	1	\$ 115.00	\$ 115.00
4.80	Meritor rear brakes - 16.5" x 8 5/8+ Q+ - N/A with dust shields		\$ 291.00	\$ -
4.81	Meritor rear brakes - 16.5" x 8"+ Q+ - N/A with dust shields		\$ 213.00	\$ -
4.82	13,500 lbs. Hendrickson steerable composite HLUC-2 pusher axle - includes tires and rims		\$ 9,791.00	\$ -
4.83	10,000 lbs. Hendrickson steerable composite HLUC-2 pusher axle - includes tires and rims		\$ 9,791.00	\$ -
4.84	20,000 lbs. Watson-Chalin steerable SL-2089 Thu Track Series pusher axle - includes tire and rims		\$ 12,381.00	\$ -
4.85	13,200 lbs. Watson-Chalin steerable SL-1187 Thu Track Series pusher axle - includes tire and rims		\$ 10,173.00	\$ -
4.86	20,000 lbs. Watson-Chalin non-steerable AL-2200 Atlas Series pusher axle - includes tire and rims		\$ 9,198.00	\$ -
4.87	20,000 lbs. Hendrickson non - steerable composite HLM pusher axle - includes tires and rims		\$ 9,091.00	\$ -
4.88	13,200 lbs. Hendrickson steerable HLUS2Z pusher axle - includes tires and rims		\$ 9,791.00	\$ -
4.89	20,000 lbs. Hendrickson Paralift HLP20 steerable pusher axle - includes tires and rims		\$ 11,192.00	\$ -
4.90	13,500 lbs. Hendrickson steerable composite HLUC-2 tag axle - includes tires and rims		\$ 9,791.00	\$ -
4.91	10,000 lbs. Hendrickson steerable composite HLUC-2 tag axle - includes tires and rims		\$ 9,791.00	\$ -
4.92	20,000 lbs. Watson-Chalin steerable SL-2089 Thu Track Series tag axle - includes tire and rims		\$ 12,381.00	\$ -
4.93	13,200 lbs. Watson-Chalin steerable SL-1187 Thu Track Series tag axle - includes tire and rims		\$ 10,173.00	\$ -

Spec #	Description	Qty	Price	Subtotal
4.94	20,000 lbs. Watson-Chalin non-steerable AL-2200 Atlas Series tag axle - includes tire and rims		\$ 9,198.00	\$ -
4.95	20,000 lbs. Hendrickson non - steerable composite HLM tag axle - includes tires and rims		\$ 9,091.00	\$ -
4.96	13,200 lbs. Hendrickson steerable HLU22Z tag axle - includes tires and rims		\$ 9,791.00	\$ -
4.97	20,000 lbs. Hendrickson Paralift HLP20 steerable tag axle - includes tires and rims		\$ 11,192.00	\$ -
4.98	6S/6M systems sensing both rear axle wheel end sensors		\$ 440.00	\$ -
4.99	Furnish Meritor wide track axle option - Need for Super Singles		\$ 1,032.00	\$ -

**5.0 Fifth Wheel options**

5.1	Frame end tapered and open			\$ -
5.2	Frame end tapered and closed		\$ 30.00	\$ -
5.3	Fixed fifth wheel - Holland FW-35		\$ 684.00	\$ -
5.4	Mechanical slide fifth wheel - Holland FW35 Travel - 24" slide		\$ 562.00	\$ -
5.5	Air operated slide fifth wheel - Holland FW35 Travel 24" slide		\$ 986.00	\$ -
5.6	Stainless 1/4 fenders, mounted front of tandems		\$ 109.00	\$ -
5.7	Plastic 1/4 fenders, mounted front of tandems		\$ 110.00	\$ -
5.8	Tractor package hookup		\$ 297.00	\$ -
5.9	Behind cab deck plate		\$ 681.00	\$ -
5.10	Holland fixed with non-tilt 5th wheel		\$ 1,385.00	\$ -
5.11	Holland manual slide 5th wheel		\$ 537.00	\$ -
5.12	Mack mud flaps with brackets		\$ 98.00	\$ -
5.13	Betts B60 stainless steel angled mud flap brackets		\$ 161.00	\$ -
5.14	Hose tender & towel bar assembly		\$ 48.00	\$ -
5.15	Coiled trailer air hose		\$ 28.00	\$ -
5.16	Coiled trailer electrical hose		\$ 44.00	\$ -
5.17	Air Weight AW5800 onboard scales		\$ 963.00	\$ -
5.18	Medium height 5th wheel ramp guide		\$ 192.00	\$ -
5.19	Trailer hook up light		\$ 37.00	\$ -

**6.0 TIRES/RIMS OPTIONS:**

6.1	Nylon wafers or wheel guards on all wheels (10 ea.)		\$ 44.00	\$ -
6.2	Heavier 7500 lb. 22.5 x 8.25 Steel rims in lieu of standard 7300# rims (10 ea.)		STD	
6.3	Heavier 7500 lb. 22.5 x 8.25 Steel rims in lieu of standard 7300# rims (8 ea.) in rear only		\$ 16.00	\$ -
6.4	11R 22.5 H front tires		\$ 39.00	\$ -
6.5	12R 22.5 H front tires		\$ 198.00	\$ -
6.6	9000 lb. 22.5 9" front steel rims, 315/80R 22.5 J front tires		\$ 187.00	\$ -
6.7	10,000 lb. 22.5 9" front steel rims, 315/80R 22.5 J front tires	1	\$ 407.00	\$ 407.00
6.8	10,500 lb. 22.5 x 12.25 front steel rims, 385/65R 22.5 J front tires		\$ 609.00	\$ -
6.9	10,500 lb. 22.5 x 12.25 front steel rims, 425/65R 22.5 J front tires		\$ 669.00	\$ -
6.10	11R 22.5 H rear tires		\$ 656.00	\$ -
6.11	7,300 lb. 24.5" x 8.25" steel front rims		\$ 5.00	\$ -
6.12	7300 lb. 24.5" x 8.25" rear steel rims		\$ 44.00	\$ -
6.13	8,000 lb. 24.5" x 8.25" steel front rims		\$ 10.00	\$ -
6.14	8,000 lb. 24.5" x 8.25" steel rear rims		\$ 164.00	\$ -
6.15	11R 24.5 G front tires		\$ 63.00	\$ -

Spec #	Description	Qty	Price	Subtotal
6.16	11R 24.5 H front tires		\$ 105.00	\$ -
6.17	11R 24.5 G rear tires		\$ 164.00	\$ -
6.18	11R 24.5 H rear tires		\$ 480.00	\$ -
6.19	Steel spare rim, size 22.5 x 8.25		\$ 125.00	\$ -
6.20	Steel spare rim, size 24.5 x 8.25		\$ 148.00	\$ -
6.21	Steel spare rim, size 22.5 x 9.0		\$ 380.00	\$ -
6.22	Steel spare rim, size 22.5 x 12.25		\$ 430.00	\$ -
6.23	12R22.5 H front tires		\$ 439.00	\$ -
6.24	12R 22.5 H rear tires		\$ 1,752.00	\$ -
6.25	Wheel lug wrench - includes handle		\$ 48.00	\$ -
6.26	Aluminum front wheel - 22.5 x 8.25		\$ 141.00	\$ -
6.27	Aluminum front wheel - 24.5 x 8.25		\$ 156.00	\$ -
6.28	Aluminum front wheel - 22.5 x 9.0	1	\$ 329.00	\$ 329.00
6.29	Aluminum front wheel - 22.5 x 12.25		\$ 387.00	\$ -
6.30	Polished aluminum front wheel		\$ 48.00	\$ -
6.31	Dura-bright bright finish front wheels		\$ 204.00	\$ -
6.32	Wheel finishing with extra polished front wheels		\$ 76.00	\$ -
6.33	Aluminum rear wheels - 22.5 x 8.25	1	\$ 492.00	\$ 492.00
6.34	Aluminum rear wheels - 24.5 x 8.25		\$ 600.00	\$ -
6.35	Polished aluminum rear wheel four outboard of dual wheels		\$ 132.00	\$ -
6.36	Polished aluminum rear wheel all eight (8) wheels		\$ 265.00	\$ -
6.37	Dura-bright bright finish on all eight (8) rear wheels		\$ 1,334.00	\$ -
6.38	Dura-bright bright finish on all four (4) outboard rear wheels		\$ 667.00	\$ -
6.39	11R22.5 G Bridgestone M843 front tires		\$ 223.00	\$ -
6.40	11R22.5 G Michelin XZE2 front tires		\$ 296.00	\$ -
6.41	315/80R22.5 L Michelin XZA1 front tires		\$ 532.00	\$ -
6.42	385/65R22.5 J Michelin XZY3 front tires		\$ 712.00	\$ -
6.43	425/65R22.5 L Michelin XZY3 front tires		\$ 959.00	\$ -
6.44	11R22.5 G Bridgestone M843 rear tires		\$ 892.00	\$ -
6.45	11R22.5 G Michelin XDN2 rear tires		\$ 1,892.00	\$ -
6.46	11R22.5 H Michelin XDN2 rear tires		\$ 1,964.00	\$ -
6.47	11R22.5 G Goodyear G622RSD rear tires		\$ 2,504.00	\$ -
6.48	11R22.5 H Goodyear G622RSD rear tires		\$ 2,672.00	\$ -

## 7.0 BRAKE SYSTEM OPTIONS:

7.1	Wabco System Saver 1200 E heated air dryer		STD	
7.2	Manual cable drain valves on air tanks with lanyard on all tanks		\$ 24.00	\$ -
7.3	Heated air tank			
7.4	Auto drain valves on air tanks		\$ 31.00	\$ -
7.5	MGM type TR-T rear brake chambers	1	\$ 50.00	\$ 50.00
7.6	S.S. pins on slack adjuster yoke (2 ea. per yoke) For all air brake chambers			\$ -
7.7	Inverted rear brake chamber mounting in lieu of regular mounting			\$ -
7.8	Relocate air dryer		\$ 49.00	\$ -
7.9	Bendix AD9 heated air dryer	1	\$ 118.00	\$ 118.00
7.10	Bendix AD-IP heated air dryer		\$ 164.00	\$ -
7.11	Meritor/Wabco system twin heated air dryer		\$ 539.00	\$ -
7.12	Auto heated drain valve- heated supply tank, manual petcock		\$ 42.00	\$ -
7.13	Auto heated drain valve- heated supply tank, with lanyard on all other tanks		\$ 72.00	\$ -
7.14	Aluminum air reservoirs	1	\$ 192.00	\$ 192.00
7.15	Polished aluminum air reservoirs		\$ 252.00	\$ -

Spec #	Description	Qty	Price	Subtotal
7.16	Increase air capacity for installation of extra axles		\$ 289.00	\$ -
7.17	MACK Road Stability Adv. Bendix ABS/ATC/RSA w/YAW control with mud/snow switch		\$ 1,873.00	\$ -
7.18	Meritor/Wabco ABS system w/o automatic traction control		\$ 142.00	\$ -
7.19	Bendix ABS system with traction control		\$ 270.00	\$ -
7.20	Meritor/Wabco ABS system w/auto traction control		\$ 357.00	\$ -
7.21	Furnish automatic traction control (ATC full disable switch)		\$ 105.00	\$ -
7.22	Lanyard control on supply wet tank		\$ 16.00	\$ -
7.23	Hallex "Gold Seal" brake chamber		\$ 1.00	\$ -
7.24	Hallex "Life Seal" brake chamber		STD	
7.25	MGM TR 30/30 LP3 (3" Stroke) brake chamber		\$ 105.00	\$ -
7.26	MGM LTR (3" Stroke) brake chamber		\$ 285.00	\$ -
7.27	MGM TR3030LP3THD		\$ 133.00	\$ -
7.28	MGM TR-T (Tamper Resistant brake chamber) reclock inlet ports for optimum ground clearance		\$ 68.00	\$ -
7.29	Hallex "Gold Seal" 3.0" stroke brake chamber		\$ 399.00	\$ -
7.30	Electric horn sound when driver door open with park brake released		\$ 67.00	\$ -
7.31	Alarm to sound when driver door open & parking brake not on		\$ 43.00	\$ -
7.32	Schreader valve located in supply tank		\$ 47.00	\$ -
7.33	Schreader valve, secondary		\$ 47.00	\$ -
7.34	Two (2) valve dual brake system-trailer supply and tractor-trailer park		\$ 42.00	\$ -
7.35	Relocate all air reservoir in frame		\$ 48.00	\$ -
7.36	Air reservoir in frame, one reservoir on the RH rail behind Cleartech		\$ 48.00	\$ -
7.37	Never-seize to brake shoes pins & cam rollers		\$ 33.00	\$ -

**8.0 ENGINE/EXHAUST AND FUEL TANKS OPTIONS:**  
**(List Make & Model, H.P., torque of engine and exhaust and fuel tank options)**

8.1	Mack MP7-325M 325HP@1400-1900 RPM (Peak) 2100 RPM Gov 1250 LB-FT Torque		STD	
8.2	Mack MP7-355A 355HP@1500-1800 RPM (Peak) 2100 RPM Gov 1250 LB-FT Torque		\$ 481.00	\$ -
8.3	Mack MP7-375M 375HP@1500-1900 RPM (Peak) 2100 RPM Gov 1360 LB-FT Torque		\$ 813.00	\$ -
8.4	Mack MP7-425M 425HP@1500-1800 RPM (Peak) 2100 RPM Gov 1560 LB-FT Torque		\$ 1,508.00	\$ -
8.5	Mack MP7-345C 345HP@1450-1700 RPM (Peak) 1950 RPM Gov 1360 LB-FT Torque		\$ 300.00	\$ -
8.6	Mack MP7-365C 365HP@1400-1700 RPM (Peak) 1950 RPM Gov 1460 LB-FT Torque		\$ 651.00	\$ -
8.7	Mack MP7-395A 395HP@1450-1700 RPM (Peak) 1950 RPM Gov 1560 LB-FT Torque		\$ 1,112.00	\$ -
8.8	Mack MP7-395C 395HP@1450-1700 RPM (Peak) 1950 RPM Gov 1560 LB-FT Torque		\$ 1,112.00	\$ -
8.9	Mack MP8-415C 415HP@1400-1700 RPM (Peak) 1950 RPM Gov 1660 LB-FT Torque		\$ 2,064.00	\$ -
8.10	Mack MP8-445C 445HP@1300-1700 RPM (Peak) 1950 RPM Gov 1860 LB-FT Torque		\$ 2,589.00	\$ -
8.11	Mack MP8-505C 505HP@1500-1700 RPM (Peak) 1950 RPM Gov 1860 LB-FT Torque		\$ 3,311.00	\$ -
8.12	Mack MP8-425M 425HP@1500-1900 RPM (Peak) 2100 RPM Gov 1560 LB-FT Torque		\$ 2,247.00	\$ -

## VENDOR INSTRUCTIONS

Spec #	Description	Qty	Price	Subtotal
8.13	Mack MP8-455M 455HP@1500-1900 RPM (Peak) 21000 RPM Gov 1760 LB-FT Torque	1	\$ 2,635.00	\$ 2,635.00
8.14	Mack MP8-505M 5055HP@1500-1900 RPM (Peak) 21000 RPM Gov 1860 LB-FT Torque		\$ 3,759.00	\$ -
8.15	Clear Back of Cab - DPF & SCR Frame Mounted , RH Side under Cab	1	\$ 114.00	\$ 114.00
8.16	PK7-17C2 93 gallon sleeved fuel tank, 20" clearance for outrigger/wing plow		\$ 317.00	\$ -
8.17	Cleartech, DPF RH side under cab w/SCR vertical RH side of cab		\$ 601.00	\$ -
8.18	Cleartech with DPF vertical RH side BOC, w/SCR vertical LH side BOC		\$ 3,308.00	\$ -
8.19	No Muffler, Single (R/S) Vertical Exhaust Cab Mounted, Lower Ventura Diffuser, Turned End	1	\$ 318.00	\$ 318.00
8.20	No Muffler, Single (R/S) Vertical Exhaust Cab Mounted, Lower Ventura Diffuser, Plain End		\$ 318.00	\$ -
8.21	Single (R/S) Vertical Straight Exhaust Stack Plain End		\$ (16.00)	\$ -
8.22	Single (R/S) Vertical Straight Exhaust Stack Turned Out	1	STD	
8.23	Single (R/S) Vertical Straight Exhaust Stack Plain End Perf Stack Diffuser		\$ 32.00	\$ -
8.24	Single (R/S) Vertical Straight Exhaust Stack Plain End Side Outlet Diffuser		\$ 126.00	\$ -
8.25	Single (R/S) Vertical Straight Exhaust Stack Plain Top Outlet Diffuser		\$ 126.00	\$ -
8.26	Dual Vertical Straight Exhaust Stack Plain End - N/A with Allison Transmission		\$ 1,065.00	\$ -
8.27	Dual Vertical Straight Exhaust Stack Turned Out End - N/A with Allison Transmission		\$ 1,091.00	\$ -
8.28	Dual Vertical Straight Exhaust Stack Plain Side Outlet Diffuser - N/A with Allison Transmission		\$ 1,507.00	\$ -
8.29	Dual Vertical Straight Exhaust Stack Plain Top Outlet Diffuser - N/A with Allison Transmission		\$ 1,507.00	\$ -
8.30	Single, Bright finish heat shield & stack	1	\$ 65.00	\$ 65.00
8.31	Dual, Bright finish heat shield & stack		\$ 130.00	\$ -
8.32	Single, Bright finish heat shield, stack & elbow		\$ 162.00	\$ -
8.33	Dual, Bright finish heat shield, stack & elbow		\$ 344.00	\$ -
8.34	Single, Bright finish stack only		\$ 50.00	\$ -
8.35	Dual, Bright finish stack only		\$ 99.00	\$ -
8.36	Single, Bright finish lower elbow & stack		\$ 148.00	\$ -
8.37	Dual, Bright finish lower elbow & stack		\$ 294.00	\$ -
8.38	Single, Bright finish heat shield only		\$ 16.00	\$ -
8.39	Dual, Bright finish heat shield only		\$ 31.00	\$ -
8.40	Bright finish stainless steel heat shield for frame mounted Mack Cap DPF		\$ 171.00	\$ -
8.41	50 Gallon LH steel 22" Dia fuel tank		\$ (118.00)	\$ -
8.42	66 Gallon LH steel 22" Dia fuel tank		\$ (96.00)	\$ -
8.43	72 Gallon LH steel 26" Dia fuel tank		\$ (62.00)	\$ -
8.44	88 Gallon LH steel 22" Dia fuel tank		\$ 164.00	\$ -
8.45	93 Gallon LH steel 26" Dia fuel tank		\$ 267.00	\$ -
8.46	116 Gallon LH steel 22" Dia fuel tank		\$ 222.00	\$ -
8.47	50 Gallon LH aluminum 22" Dia fuel tank		\$ (64.00)	\$ -
8.48	66 Gallon LH aluminum 22" Dia fuel tank		\$ (45.00)	\$ -
8.49	72 Gallon LH aluminum 26" Dia fuel tank		\$ 24.00	\$ -
8.50	88 Gallon LH aluminum 22" Dia fuel tank		\$ 231.00	\$ -
8.51	93 Gallon LH aluminum 26" Dia fuel tank		\$ 272.00	\$ -

Spec #	Description	Qty	Price	Subtotal
8.52	116 Gallon LH aluminum 22" Dia fuel tank		\$ 292.00	\$ -
8.53	50 Gallon LH Steel D-Shape		\$ (118.00)	\$ -
8.54	66 Gallon LH Steel D-Shape		\$ (68.00)	\$ -
8.55	88 Gallon LH Steel D-Shape		\$ 101.00	\$ -
8.56	116 Gallon LH Steel D-Shape		\$ 300.00	\$ -
8.57	50 Gallon LH Aluminum D-Shape		\$ (118.00)	\$ -
8.58	66 Gallon LH Aluminum D-Shape		\$ (27.00)	\$ -
8.59	88 Gallon LH Aluminum D-Shape		\$ 173.00	\$ -
8.60	93 Gallon LH Aluminum D-Shape		\$ 195.00	\$ -
8.61	116 Gallon LH Aluminum D-Shape		\$ 367.00	\$ -
8.62	66 Gallon LH Steel D-Shape with Integral DEF Tank		\$ (47.00)	\$ -
8.63	88 Gallon LH Steel D-Shape with Integral DEF Tank		\$ 213.00	\$ -
8.64	111 Gallon LH Steel D-Shape with Integral DEF Tank		\$ 325.00	\$ -
8.65	66 Gallon LH Aluminum D-Shape with Integral DEF Tank		STD	
8.66	72 Gallon LH Aluminum D-Shape 26" Dia. with Integral DEF Tank		\$ 171.00	\$ -
8.67	88 Gallon LH Aluminum D-Shape with Integral DEF Tank	1	\$ 240.00	\$ 240.00
8.68	93 Gallon LH Aluminum D-Shape 26" Dia. with Integral DEF Tank		\$ 304.00	\$ -
8.69	111 Gallon LH Aluminum D-Shape with Integral DEF Tank		\$ 378.00	\$ -
8.70	111 & 66 Gallon Aluminum D-Shape tanks, 66 Gallon isolated for Hyd oil		\$ 839.00	\$ -
8.71	50 Gallon RH steel 22" Dia fuel tank		\$ 503.00	\$ -
8.72	66 Gallon RH steel 22" Dia fuel tank		\$ 529.00	\$ -
8.73	88 Gallon RH steel 22" Dia fuel tank		\$ 814.00	\$ -
8.74	116 Gallon RH steel 22" Dia fuel tank		\$ 871.00	\$ -
8.75	50 Gallon RH aluminum 22" Dia fuel tank		\$ 570.00	\$ -
8.76	66 Gallon RH aluminum 22" Dia fuel tank		\$ 593.00	\$ -
8.77	88 Gallon RH aluminum 22" Dia fuel tank		\$ 879.00	\$ -
8.78	116 Gallon RH aluminum 22" Dia fuel tank		\$ 849.00	\$ -
8.79	50 Gallon RH Steel D-Shape		\$ 503.00	\$ -
8.80	66 Gallon RH Steel D-Shape		\$ 566.00	\$ -
8.81	88 Gallon RH Steel D-Shape		\$ 751.00	\$ -
8.82	116 Gallon RH Steel D-Shape		\$ 950.00	\$ -
8.83	50 Gallon RH Aluminum D-Shape		\$ 569.00	\$ -
8.84	66 Gallon RH Aluminum D-Shape		\$ 617.00	\$ -
8.85	88 Gallon RH Aluminum D-Shape		\$ 822.00	\$ -
8.86	116 Gallon RH Aluminum D-Shape		\$ 1,016.00	\$ -
8.87	Single polished aluminum fuel tank		\$ 197.00	\$ -
8.88	Dual polished aluminum fuel tank		\$ 393.00	\$ -
8.89	Isolate RH fuel tank from fuel system for hyd oil		\$ 30.00	\$ -
8.90	Dual draw & return fuel system		\$ 82.00	\$ -
8.91	Filter neck screen for fuel tank		\$ 71.00	\$ -
8.92	Lockable fuel tank cap		\$ 31.00	\$ -
8.93	Bright finish DPF tank cover - Requires with bright finish tanks		\$ 171.00	\$ -
8.94	Bright finish DEF tank cover		\$ 29.00	\$ -
8.95	Bright Finish Aluminum steps & stainless steel bright finish straps		\$ 189.00	\$ -
8.96	Bright Finish Fuel Tank Straps - Single Tank	1	\$ 32.00	\$ 32.00
8.97	Flocs oil change system w/disconnecting fittings		\$ 114.00	\$ -
8.98	Engine oil drain kit, Flocs, SAE 100R2 hose		\$ 136.00	\$ -

## 9.0 ENGINE RELATED OPTIONS:

9.1	Oil fill and dipstick EZ access		\$ -
9.2	Delco 35 SI Brushless Alternator, 135 AMP		\$ 102.00

## VENDOR INSTRUCTIONS

Spec #	Description	Qty	Price	Subtotal
9.3	Delco 24 SI Alternator, 130 AMP		STD	
9.4	Delco 24 SI Alternator, 145 AMP	1	\$ 18.00	\$ 18.00
9.5	Leece-Neville Alternator, 145 AMP		\$ 70.00	\$ -
9.6	Dual element air cleaner			
9.7	Donaldson Single Stage Air cleaner per spec 12.1	1	\$ 278.00	\$ 278.00
9.8	Thumb screws for Donaldson. Single stage Air Cleaner			\$ -
9.9	Fuel/water separator/heated/ Thermostatically controlled, ____ (Brand)			\$ -
9.10	Davco 382 fuel/water separator, non heated			\$ -
9.11	Non-heated fuel/water separator, Mack w/manual drain valve (integral w/primary fuel filter	1	STD	
9.12	Coolant spin on filter/conditioner	1	\$ 47.00	\$ 47.00
9.13	Front engine powered take off adapter and radiator cut out	1	\$ 103.00	\$ 103.00
9.14	Air applied fan drive, Kysor two speed K32 Duro speed fan		\$ 135.00	\$ -
9.15	Air applied fan drive, ____ (Brand)			\$ -
9.16	Viscous fan drive - Behr Electronically modulated	1	STD	
9.17	Radiator hose package (Silicone) per Spec 12.2		\$ 240.00	\$ -
9.18	Curved exhaust pipe end	1	STD	
9.19	Fuel tank per specification 12.7			\$ -
9.20	Engine block heater	1	\$ 65.00	\$ 65.00
9.21	In line fuel heater		\$ 407.00	\$ -
9.22	In tank fuel heater		\$ 351.00	\$ -
9.23	Fuel cooler			\$ -
9.24	Radiator bug screen	1	STD	
9.25	Engine brake system	1	\$ 604.00	\$ 604.00
9.26	Relocate air dryer		\$ 66.00	\$ -
9.27	Extended life anti-freeze	1	\$ 20.00	\$ 20.00
9.28	Starter motor options			\$ -
9.29	Starter motor options - Delco 39MT-MXT	1	STD	
9.30	Mitsubishi electric 105P planetary gear reduction		\$ 46.00	\$ -
9.31	Relocate fuel filter		\$ 38.00	\$ -
9.32	Non-heated fuel/water separator, Racor 1000 FH		\$ 349.00	\$ -
9.33	Silicone radiator & heater hose with gate valve on each heater hose		\$ 201.00	\$ -
9.34	Silicone radiator, spring clamps on radiator & heater, 1/4 turn ball valve heater hose		\$ 212.00	\$ -
9.35	Mack brand EPDM radiator & heater hoses with 1/4 turn ball valve		\$ 79.00	\$ -
9.36	Mack brand EPDM radiator & heater hoses with constant torque clamps on all coolant lines		\$ 22.00	\$ -
9.37	Leece-Neville Alternator, 200 AMP		\$ 464.00	\$ -
9.38	Leece-Neville Alternator, 270 AMP		\$ 659.00	\$ -
9.39	Leece-Neville Alternator, 160 AMP Brushless		\$ 106.00	\$ -
9.40	Delco 24 SI Alternator, 160 AMP		\$ 54.00	\$ -
9.41	Delco 36SI Alternator, 165A Amp Brushless		\$ 178.00	\$ -
9.42	Delco 36SI Alternator, 165A Amp Brushless, w/remote voltage sensing		\$ 166.00	\$ -
9.43	Leece-Neville Alternator, 140 Amp		\$ 49.00	\$ -
9.44	Leece-Neville Alternator, 160 AMP Brush		\$ 103.00	\$ -
9.45	Meritor/Wabco 636 (37.4 CFM) air compressor		\$ 783.00	\$ -
9.46	Without bug screen		\$ (22.00)	\$ -
9.47	Winterfront over radiator mtg bug screen		\$ 97.00	\$ -
9.48	Winter front cover only		\$ 52.00	\$ -

Spec #	Description	Qty	Price	Subtotal
9.49	Corrosion resistant oil pan - Recommended for snow plow trucks	1	\$ 126.00	\$ 126.00
9.50	Stainless steel oil pan		\$ 1,950.00	\$ -
9.51	Davco 382 heated fuel-water separator	1	\$ 387.00	\$ 387.00
9.52	Racor fuel filter 1000 FH, 12V electrical heater with Mack integral fuel-water separator		\$ 374.00	\$ -
9.53	120V, 1500W block heater with 150W oil pan heater wired to same receptacle		\$ 137.00	\$ -
9.54	Electric preheater	1	\$ 53.00	\$ 53.00
9.55	Tether device -furnish cap retainer for oil fill, radiator overflow tank, battery box & tool box when furnish		\$ 23.00	\$ -
9.56	Electric primer pump (Mack engine) with momentary switch located LH rail BOC		\$ 96.00	\$ -
9.57	Rear engine PTO (Repto)		\$ 1,817.00	\$ -
9.58	Furnish transmission thru shaft for local installation of RMPTO for Fuller transmission (lower left)		\$ 28.00	\$ -
9.59	Provision for local installation of rear mounted PTO (lower center) includes dash mounted indicator light		\$ 159.00	\$ -
9.60	Air operated PTO control - includes in cab control (RMPTO only)		\$ 118.00	\$ -
9.61	PTO switch and light with wiring and piping		\$ 156.00	\$ -
9.62	PTO switch and light with wiring and piping - M-Drive transmission		\$ 156.00	\$ -

**TRANSMISSION OPTIONS:**

10.0 (After the first six listed options, list manual and automatic transmission options. List make and model, # of speeds, type of shifting and whether or not transmission includes PTO gear(s) or not). Example: Allison 3000 HS, 5 speed, push button, no PTO.

10.1	2 plate 14" ceramic clutch option for manual transmission			\$ -
10.2	2 plate 15½" ceramic clutch option for manual transmission		\$ -	\$ -
10.3	External grease fitting for throw out bearing		\$ 7.00	\$ -
10.4	Adjustment free option for 2 plate clutches		\$ 47.00	\$ -
10.5	Synthetic (TranSynd) lubrication for Automatic Transmission	1	\$ 301.00	\$ 301.00
10.6	Synthetic lubrication for manual transmission		STD	
10.7	Factory option lube - transmission		\$ (56.00)	\$ -
10.8	Allison 3000-RDS 5/6 speed push button, PTO		\$ 6,147.00	\$ -
10.9	Allison 3000-RDS 5/6 speed push button, PTO, w/output retarder		\$ 8,178.00	\$ -
10.10	Allison 3000-EVS 6 speed push button, PTO		\$ 8,108.00	\$ -
10.11	Allison 4000-RDS 5 speed push button, PTO		\$ 14,280.00	\$ -
10.12	Allison 4000-RDS 5/6 speed push button, PTO		\$ 13,776.00	\$ -
10.13	Allison 4000-RDS 6 speed push button, PTO, w/output retarder		\$ 13,536.00	\$ -
10.14	Allison 4000-EVS 6 speed push button, PTO		\$ 14,972.00	\$ -
10.15	Allison 4500-RDS 6 speed push button, PTO	1	\$ 13,776.00	\$ 13,776.00
10.16	Allison 4500-RDS-R 6 speed, with retarder, push button, PTO		\$ 16,776.00	\$ -
10.17	Allison 4500-EVS 6 speed push button, PTO		\$ 14,972.00	\$ -
10.18	Mack TMD12AFD-HD automated 12 speed transmission (direct drive)		\$ 3,718.00	\$ -
10.19	Mack TMD12AFD-HD automated 12 speed transmission (over drive)		\$ 3,718.00	\$ -
10.20	Mack TMD13AFD-HD automated 13 speed. Transmission, creeper/multi-speed reverse (direct drive)		\$ 7,438.00	\$ -
10.21	Mack TMD13AFD-HD automated 13 speed. Transmission, creeper/multi-speed reverse (over drive)		\$ 7,438.00	\$ -
10.22	Mack TMD13AFD-HD automated 14 speed. Transmission, ultra-low creeper/multi-speed reverse (over drive)		\$ 7,839.00	\$ -

**VENDOR INSTRUCTIONS**

Spec #	Description	Qty	Price	Subtotal
10.23	Mack T309, 9 speed transmission, PTO		STD	
10.24	Mack T309LR, 9 speed transmission, PTO		\$ 142.00	\$ -
10.25	Mack T310, 10 speed manual transmission, PTO		\$ (516.00)	\$ -
10.26	Mack T310M, 10 speed manual transmission, PTO		\$ 1,029.00	\$ -
10.27	Mack T310ME, 10 speed manual transmission, PTO		\$ 1,193.00	\$ -
10.28	Mack T310MLR, 10 speed manual transmission, PTO		\$ 1,250.00	\$ -
10.29	Fuller FRO-14210C, 10 speed manual transmission, PTO		\$ 377.00	\$ -
10.30	Fuller RTO-14908LL, 10 speed manual transmission, PTO		\$ 855.00	\$ -
10.31	Fuller FRO-15210C, 10 speed manual transmission, PTO		\$ 1,639.00	\$ -
10.32	Fuller FRO-16210C, 10 speed manual transmission, PTO		\$ 1,298.00	\$ -
10.33	Fuller RTO-16908LL, 10 speed manual transmission, PTO		\$ 1,585.00	\$ -
10.34	Fuller FRO-18210C, 10 speed manual transmission, PTO		\$ 1,614.00	\$ -
10.35	Fuller RTO-14909ALL, 11 speed manual transmission, PTO		\$ 1,390.00	\$ -
10.36	Fuller RTO-16908ALL, 11 speed manual transmission, PTO		\$ 2,102.00	\$ -
10.37	Mack T313LR, 13 speed manual transmission, PTO		\$ 1,128.00	\$ -
10.38	Mack T313, 13 speed manual transmission, PTO		\$ 1,089.00	\$ -
10.39	Fuller RTLO-16913A, 13 speed manual transmission, PTO		\$ 2,111.00	\$ -
10.40	Fuller RTLO-18913A, 13 speed manual transmission, PTO		\$ 2,848.00	\$ -
10.41	Fuller RTO-16915, 15 speed manual transmission, PTO		\$ 2,220.00	\$ -
10.42	Mack T318LR21, 18 speed manual transmission, PTO		\$ 1,561.00	\$ -
10.43	Mack T318LR, 18 speed manual transmission, PTO		\$ 1,277.00	\$ -
10.44	Mack T318, 18 speed manual transmission, PTO		\$ 1,306.00	\$ -
10.45	Fuller RTLO-16918B, 18 speed manual transmission, PTO		\$ 2,725.00	\$ -
10.46	Fuller RTLO-18918B, 18 speed manual transmission, PTO		\$ 3,407.00	\$ -
10.47	Air assist clutch		\$ 359.00	\$ -
10.48	Mechanical clutch cable		\$ 160.00	\$ -
10.49	Open grated clutch pedal		\$ 14.00	\$ -
10.50	Transmission oil cooler	1	STD	
10.51	Driveshaft guard for center bearing		\$ 27.00	\$ -
10.52	Transmission dust proofing		\$ 15.00	\$ -
10.53	T-Handle shift lever for Allison - Floor mounted		\$ 203.00	\$ -
10.54	Allison shift to neutral when park brake engaged	1	STD	
10.55	3rd or 4th gear hold for Allison transmission		\$ 300.00	\$ -
10.56	Stainless steel transmission coolant pipes	1	\$ 175.00	\$ 175.00
10.57	Allison fill tune and dip stick under hood		\$ 138.00	\$ -
10.58	Remote lube fittings: clutch release, brg & both cross-shaft; mounted under LH door		\$ 50.00	\$ -
10.59	GP1-23 Parker gear pump - requires M-Drive transmission and RMPO		\$ 425.00	\$ -
10.60	GP1-41 Parker gear pump - requires M-Drive transmission and RMPO		\$ 434.00	\$ -
10.61	GP1-60 Parker gear pump - requires M-Drive transmission and RMPO		\$ 548.00	\$ -
10.62	GP1-80 Parker gear pump - requires M-Drive transmission and RMPO		\$ 588.00	\$ -
10.63	F1-61R Parker gear pump - requires M-Drive transmission and RMPO		\$ 637.00	\$ -
10.64	F1-81R Parker gear pump - requires M-Drive transmission and RMPO		\$ 710.00	\$ -
10.65	F1-101R Parker gear pump - requires M-Drive transmission and RMPO		\$ 857.00	\$ -
11.0	<b>ELECTRICAL OPTIONS:</b>			
11.1	Resettable circuit breaker electrical equipment	1	TA	\$ -

## VENDOR INSTRUCTIONS

Spec #	Description	Qty	Price	Subtotal
11.2	Automatic reset circuit breakers			\$ -
11.3	Solid state circuit protection			\$ -
11.4	Circuit box under hood or end of frame, each			\$ -
11.5	Battery disconnect off negative side in cab control	1	\$ 97.00	\$ 97.00
11.6	Remote jump start terminals		\$ 111.00	\$ -
11.7	Back up alarm (Preco Factory Model)			\$ -
11.8	OEM daytime running lights	1	STD	
11.9	3000 CCA batteries in lieu of 1950CCA	1	\$ 66.00	\$ 66.00
11.10	3 each 650/1950 CCA batteries in lieu of 2 each batteries		STD	
11.11	Battery box aft of cab			\$ -
11.12	Grote 44710 flasher			\$ -
11.13	Signal Stat 935 turn signal per Spec 12.6			\$ -
11.14	Auxiliary customer access circuits			\$ -
11.15	Switch for snowplow lights mounted on instrumental panel. Includes wiring terminated near headlights, for customer mounted auxiliary snowplow lights.	1	\$ 80.00	\$ 80.00
11.16	Power source terminal-2 stud type-mounted on firewall or inside cab with ground to frame rail and to starter, with 6 gauge wire.			\$ -
11.17	10-position switch panel mounted on instrument panel. Includes 10 lighted switches, ignition control; switches will control relays which will feed stud type junction block mounted inside cab.			\$ -
11.18	Vehicle speed sensor with speed signal at fuse panel for sander ground speed control system.	1	\$ 20.00	\$ 20.00
11.19	Battery box left hand rail back of fuel tank		\$ 48.00	\$ -
11.20	Battery terminal cable with tall battery terminal nuts		\$ 8.00	\$ -
11.21	Dash mounted indicator body/hoist up body builder lamp		\$ 71.00	\$ -
11.22	RH/LH led work light on both side of truck		\$ 113.00	\$ -
11.23	Polished aluminum battery box cover		\$ 52.00	\$ -
11.24	Molded plastic with splash guard		\$ 29.00	\$ -
11.25	Painted steel battery box		\$ 23.00	\$ -
11.26	Lockable steel battery box		\$ 69.00	\$ -
11.27	Battery shock pad	1	\$ 4.00	\$ 4.00
11.28	Body Link w/cab floor pass thru hole/rubber boot		\$ 1.00	\$ -
11.29	Body Link w/o cab floor pass thru hole/rubber boot	1	STD	
11.30	2 Extra dash mounted illuminated toggle switches		\$ 16.00	\$ -
11.31	One extra dash mounted rocker switch thru battery for local installed items		\$ 10.00	\$ -
11.32	One extra dash mounted rocker switch thru ignition for local installed items		\$ 10.00	\$ -
11.33	Six extra switches 2-15A ignition, 1-20A ignition, 1-10A ignition, 1-5A battery, & 1-20A battery		\$ 111.00	\$ -
11.34	Eight switches - front strobe, rear strobes, wing light, wing strobe, sander light, tail gate lock, and vibrator	1	\$ 237.00	\$ 237.00
11.35	Back up alarm with intermittent feature (Ambient noise sensitive)		\$ 98.00	\$ -
11.36	Ecco back-up alarm 575 constant sound level	1	\$ 74.00	\$ 74.00
11.37	Ecco back-up alarm SA917 ambient noise sensitive		\$ 98.00	\$ -
11.38	Pollak 41-722 constant audible (mounted on rear crossmember)		\$ 80.00	\$ -
11.39	Fog lights		\$ 93.00	\$ -
11.40	Fog lights provisions - includes dash control & wiring for local installation of fog lights		\$ 13.00	\$ -
11.41	Omit rear tail lights		\$ (38.00)	\$ -
11.42	Incandescent tail light module		\$ 91.00	\$ -
11.43	Brake lighting on with engine brake		\$ 84.00	\$ -
11.44	LED type tail lights	1	\$ 199.00	\$ 199.00

Spec #	Description	Qty	Price	Subtotal
11.45	Two Mack M/F 925/1850 CCA batteries		\$ 56.00	\$ -
11.46	Three Mack 730/2190 CCA batteries		\$ 5.00	\$ -
11.47	Three Mack 800 CCA AGM Long Life Batteries		\$ 263.00	\$ -
11.48	Four Mack 1000/4000 CCA		\$ 182.00	\$ -
11.49	Switch in dash with wiring to cab roof, above LH & RH doors for local installation of strobe lights		\$ 32.00	\$ -
11.50	LED strobe beacon lights mounted on top of cab with switch on D-panel		\$ 196.00	\$ -
11.51	LH roof mounted spot light		\$ 71.00	\$ -
11.52	Trucklite LED side marker light		\$ 102.00	\$ -

**12.0 CAB EXTERIOR OPTIONS:**

12.1	Dual electric horns		\$ 6.00	\$ -
12.2	Air horns, dual, round, with snow shields		\$ 95.00	\$ -
12.3	Dual rectangular air horns	1	\$ 72.00	\$ 72.00
12.4	Fender mirrors per Spec 12.4	1	\$ 133.00	\$ 133.00
12.5	Heated mirrors per Spec 12.5 -West Coast		\$ 104.00	\$ -
12.6	Remote control for R.H. mirror & heated -Bulldog stylized mirrors		\$ 378.00	\$ -
12.7	Remote control for dual mirrors & heated - Bulldog stylized mirrors with integral convex mirror	1	\$ 474.00	\$ 474.00
12.8	Upcharge for cab extension or larger cab			\$ -
12.9	Severe duty aluminum cab option			\$ -
12.10	Dupont Highway orange paint or equal		\$ 31.00	\$ -
12.11	Premium paint color option		\$ 233.00	\$ -
12.12	Imron paint option		STD	
12.13	Imron and clear coat paint option	1	STD	
12.14	Top of hood painted flat black	1	\$ 607.00	\$ 607.00
12.15	Cab Air Ride Suspension	1	STD	
12.16	Tilting hood per Spec 12.8	1	STD	
12.17	Butterfly option on hood		\$ 413.00	\$ -
12.18	Transverse hood opening w/setback axle			\$ -
12.19	Front fender mounted turn signals			\$ -
12.20	Cab visor, external, painted to match cab color	1	\$ 184.00	\$ 184.00
12.21	Front fender extensions	1	\$ 105.00	\$ 105.00
12.22	Front fender mud flaps	1	STD	
12.23	Arctic winter wiper blades	1	\$ 19.00	\$ 19.00
12.24	Optional windshield washer tank		\$ 26.00	\$ -
12.25	Per truck charge for all trucks, key identical		\$ 20.00	\$ -
12.26	RH observation prism window in door		\$ 28.00	\$ -
12.27	Spotlight LH, RH, or roof mounted each		\$ 71.00	\$ -
12.28	Front tow hooks	1	STD	
12.29	Rear tow hooks	1	\$ 22.00	\$ 22.00
12.30	Per truck charge for all trucks, key identical - 4 keys		\$ 39.00	\$ -
12.31	Heated mirrors per Spec 12.5 -West Coast heated & illuminated		\$ 123.00	\$ -
12.32	Heated mirrors per Spec 12.5 -Bulldog Stylized mirrors w/integral convex mirrors		\$ 272.00	\$ -
12.33	Heated mirrors per Spec 12.5 -Body color aero mirror with integrated convex mirror		\$ (49.00)	\$ -
12.34	Remote control for R.H. mirror & heated -Aerodynamic		\$ 344.00	\$ -
12.35	Hadley/Kam 4-way mirrors with chrome steel - RH motorized & heated		\$ 214.00	\$ -
12.36	Remote control for dual mirrors & heated - Bulldog stylized mirrors illuminated with integral convex mirror		\$ 502.00	\$ -

Spec #	Description	Qty	Price	Subtotal
12.37	Remote control for dual mirrors & heated - Aerodynamic		\$ 444.00	\$ -
12.38	Remote control for dual mirrors & heated - Aerodynamic body color		\$ 134.00	\$ -
12.39	Hadley/Kam 4-way mirrors with chrome steel - RH/LH both motorized & heated		\$ 252.00	\$ -
12.40	RH observation prism window in door		\$ 28.00	\$ -
12.41	Heated electric wiper blades		\$ 118.00	\$ -
12.42	Heated windshield	1	\$ 425.00	\$ 425.00
12.43	One piece windshield		\$ 83.00	\$ -
12.44	Tinted windshield and sides w/50% transmittance gray, tinted rear window		\$ 50.00	\$ -
12.45	Bright finish hood intake		\$ 16.00	\$ -
12.46	Bright finish bars with surround grille		\$ 240.00	\$ -
12.47	Bright finish grille		\$ 32.00	\$ -
12.48	Bullet type chrome marker & clearance lights		\$ 75.00	\$ -
12.49	Led type marker & clearance lights	1	\$ 75.00	\$ 75.00
12.50	RH tool box mounted on frame rail		\$ 221.00	\$ -
12.51	Heated convex mirrors		\$ 34.00	\$ -
12.52	Electronic keyless entry		\$ 130.00	\$ -
12.53	Bright finish RH fender mirror		\$ 67.00	\$ -
12.54	Bus style 1/4 round black finish fender mirrors		\$ 191.00	\$ -
12.55	Stainless steel exterior sun visor		\$ 247.00	\$ -
12.56	Bright Finish hood latches		\$ 89.00	\$ -
12.57	10" round bright finish heated fender mirrors		\$ 234.00	\$ -
12.58	Rect convex mirror above RH driver door window		\$ 23.00	\$ -

## 13.0 CAB INTERIOR OPTIONS:

13.1	<b>Medium grade interior trim package</b>			\$ -
13.2	Sandstone Color with woodgrain instrument panel		\$ 292.00	\$ -
13.3	Sandstone Color with brushed metallic instrument panel		\$ 292.00	\$ -
13.4	Slate Gray Color with woodgrain instrument panel		\$ 292.00	\$ -
13.5	Slate Gray Color with brushed metallic instrument panel		\$ 292.00	\$ -
13.6	<b>Premium grade interior trim package includes power window and locks in package</b>			
13.7	Sandstone Color with woodgrain instrument panel		\$ 1,087.00	\$ -
13.8	Sandstone Color with brushed metallic instrument panel		\$ 1,087.00	\$ -
13.9	Slate Gray Color with woodgrain instrument panel		\$ 1,087.00	\$ -
13.10	Slate Gray Color with brushed metallic instrument panel	1	\$ 1,087.00	\$ 1,087.00
13.11	Round universal gauge package	1	STD	
13.12	Power window, passenger side		\$ 158.00	\$ -
13.13	Power window/both passenger and driver window		\$ 325.00	\$ -
13.14	O.E.M factory installed, AM/FM Premium stereo, CD-Player, Weatherboard, Handfree interface, Bluetooth	1	STD	
13.15	O.E.M factory installed, AM/FM Premium stereo, CD-Player, Weatherband, Handfree interface, Bluetooth, Sirius/XM Satellite		\$ 157.00	\$ -
13.16	Radio accommodation package includes antenna, power supply and two speakers (No radio)		\$ (175.00)	\$ -
13.17	O.E.M factory installed, AM/FM stereo, MP3, Weatherband, Handfree interface, Bluetooth		\$ (45.00)	\$ -
13.18	O.E.M factory installed, air conditioning	1	STD	
13.19	Cab mounted non-resettable hour meter			\$ -
13.20	Dash mounted air cleaner air restriction gauge - (Display in Co-Pilot only)	1	STD	

## VENDOR INSTRUCTIONS

Spec #	Description	Qty	Price	Subtotal
13.21	Transmission temp gauges	1	STD	
13.22	Windshield defroster fan w/switch dash mounted		\$ 87.00	\$ -
13.23	Between seats mounted console		\$ 308.00	\$ -
13.24	Transmission oil sensor (check & fill)	1	STD	
13.25	CB hot jacks dash mounted		\$ 13.00	\$ -
13.26	Tilt & telescope steering wheel	1	STD	
13.27	Tilt steering wheel			\$ -
13.28	Self canceling turn signals	1	STD	

List seating options for driver and passenger seats. Use as many options as you need to offer seat variations customers have been buying.

13.29	Bostrom Talladega 915 Hi-Back air driver seat		\$ 26.00	\$ -
13.30	Bostrom Talladega 915 wide ride Hi-Back air driver with 4 chamber air lumbar		\$ 181.00	\$ -
13.31	Bostrom Talladega 915 Hi-Back air driver seat and air lumbar support		\$ 137.00	\$ -
13.32	Air-Sears Atlas 70 hi-back driver seat		\$ 246.00	\$ -
13.33	Air-Sears Atlas 70 hi-back driver seat "Premium comfort with height adj. Air lumbar		\$ 301.00	\$ -
13.34	Air-Sears Atlas 80 hi-back driver seat 4 chamber air lumbar	1	\$ 374.00	\$ 374.00
13.35	National 2000 hi-back air driver seat - single chamber air lumbar, 2 position front cushion adjustable		\$ 104.00	\$ -
13.36	National 2000 hi-back air driver seat - three chamber air lumbar, 2 position front cushion adjustable front cushion with adjustable rear cushion		\$ 199.00	\$ -
13.37	Mack fixed rider seat mid-back with integral storage compartment		\$ 82.00	\$ -
13.38	Mack fixed rider seat hi-back with integral storage compartment		\$ 106.00	\$ -
13.39	Extended non suspension rider seat with seat belts (2)		\$ 101.00	\$ -
13.40	Mack fixed hi-back rider seat		\$ 44.00	\$ -
13.41	Bostrom Talladega 900R mid-back non suspension rider seat		\$ 74.00	\$ -
13.42	Bostrom Talladega 900R hi-back non suspension rider seat		\$ 95.00	\$ -
13.43	Bostrom Talladega 915 mid back air rider seat		\$ 200.00	\$ -
13.44	Bostrom Talladega 915 hi-back air rider seat		\$ 297.00	\$ -
13.45	Bostrom Talladega 915 hi-back air rider seat with air lumbar		\$ 297.00	\$ -
13.46	National 2000 mid-back air rider seat		\$ 214.00	\$ -
13.47	National 2000 hi-back air rider seat		\$ 250.00	\$ -
13.48	Omit rider seat		\$ (40.00)	\$ -
13.49	Inboard mounted driver arm rest	1	\$ -	\$ -
13.50	Inboard mounted rider arm rest - Air Ride Seat Only		\$ -	\$ -
13.51	Cloth with vinyl driver & rider seat	1	\$ -	\$ -
13.52	Driver seat dust cover	1	\$ -	\$ -
13.53	Passenger seat dust cover - Not Available with fix passenger seat		\$ -	\$ -
13.54	All ultra leather drive and ride set		\$ 95.00	\$ -
13.55	Orange driver & rider seat belt		\$ 76.00	\$ -
13.56	Light & buzzer for seat belt		\$ 35.00	\$ -
13.57	Push button type starter		\$ 13.00	\$ -
13.58	Diagonal grab handle on inside of driver door	1	\$ 35.00	\$ 35.00
13.59	Co-pilot driver display (enhanced 4.5" diagonal graphic LCD display w/4-button stalk control - includes guard dog routine maintenance monitoring	1	STD	
13.60	Roadwatch ambient air temp gauge for outside and road temps - requires aero-dynamic mirrors		\$ 648.00	\$ -
13.61	Roadwatch ambient air temp gauge for outside and road temps without display - includes cable to D panel with 6" extra wire		\$ 967.00	\$ -

Spec #	Description	Qty	Price	Subtotal
13.62	Roadwatch ambient air temp gauge for outside and road temps with display on dash panel		\$ 1,081.00	\$ -
13.63	5lb fire extinguisher between LH seat base and door with valve aimed rearward	1	\$ 66.00	\$ 66.00
13.64	Reflector kit parallel to inside of rider base seat	1	\$ 27.00	\$ 27.00
13.65	Air conditioning blend air HVAC with ATC temp regulation		\$ 81.00	\$ -
13.66	Air conditioning blend air HVAC with ATC temp regulation & APADS		\$ 226.00	\$ -
13.67	Air conditioning with air conditioning protection & diagnostic system (APADS)		\$ 132.00	\$ -
13.68	Cab cleanout - includes in cab pneumatic line		\$ 46.00	\$ -
13.69	40 Channel CB Radio, 10 channel weather		\$ 205.00	\$ -
13.70	48" Radio antenna right side mirror mounted	1	\$ 4.00	\$ 4.00
13.71	48"CB Antenna left side mirror mounted	1	\$ 38.00	\$ 38.00
13.72	CB hot jacks mounted on the dash and in header console		\$ 17.00	\$ -
13.73	CB mounting in console & external speakers		\$ 107.00	\$ -
13.74	Auto shutoff for radio when truck is in reverse		\$ 47.00	\$ -
13.75	Exhaust pyrometer & transmission oil temperature gauges		STD	
13.76	Exhaust pyrometer, transmission oil temperature, manifold pressure and air application gauges	1	\$ 75.00	\$ 75.00
13.77	Exhaust pyrometer, transmission oil temperature, manifold pressure and air application gauges, Air Suspension		\$ 100.00	\$ -
13.78	Rear Axle temperature gauge		\$ 91.00	\$ -
13.79	Red floor lighting w/switch plus (4) door lamps w/switches		\$ 103.00	\$ -
13.80	Interior storage console mounted on floor between seats w/12 volt power outlet		\$ 308.00	\$ -
13.81	Bodybuilder interior console mounted to floor between seats		\$ 209.00	\$ -

**14.0 MN/DOT OPTIONS:**

14.10	Additional warranty coverage per spec 12.9			\$ -
14.20	Engine Plan 1 60 months 250,000 miles		\$ 1,200.00	\$ -
14.30	Engine Plan 1 72 months 250,000 miles		\$ 2,200.00	\$ -
14.40	Engine Plan 1 84 months 250,000 miles		\$ 2,520.00	\$ -
14.50	Engine Plan 1 60 months 250,000 miles - HP over 460 horses		\$ 2,000.00	\$ -
14.60	Engine Plan 1 72 months 250,000 miles - HP over 460 horses		\$ 3,300.00	\$ -
14.70	Engine Plan 1 84 months 250,000 miles - HP over 460 horses		\$ 3,800.00	\$ -
14.80	Engine Plan 2 60 months 250,000 miles		\$ 1,900.00	\$ -
14.90	Engine Plan 2 72 months 250,000 miles		\$ 3,800.00	\$ -
14.10	Engine Plan 2 84 months 250,000 miles		\$ 4,300.00	\$ -
14.11	Engine Plan 2 60 months 250,000 miles - HP over 460 horses		\$ 2,950.00	\$ -
14.12	Engine Plan 2 72 months 250,000 miles - HP over 460 horses		\$ 5,675.00	\$ -
14.13	Engine Plan 2 84 months 250,000 miles - HP over 460 horses		\$ 6,450.00	\$ -
14.14	Engine after-treatment systems (EATS) 60 months 250,000 miles		\$ 675.00	\$ -
14.15	Engine after-treatment systems (EATS) 72 months 250,000 miles		\$ 825.00	\$ -
14.16	Engine after-treatment systems (EATS) 84 months 250,000 miles		\$ 950.00	\$ -
14.17	M-Drive Transmission 48 months 500,000 miles		\$ 971.00	\$ -
14.18	M-Drive Transmission 60 months 500,000 miles		\$ 2,067.00	\$ -
14.19	M-Drive HD Transmission 48 months 250,000 miles		\$ 775.00	\$ -
14.20	M-Drive HD Transmission 60 months 250,000 miles		\$ 1,150.00	\$ -
14.21	M-Drive Clutch 48 months 250,000		\$ 395.00	\$ -
14.22	M-Drive Clutch 60 months 250,000		\$ 695.00	\$ -
14.23	HVAC (Air Conditioning) 60 months		\$ 600.00	\$ -

Spec #	Description	Qty	Price	Subtotal
14.24	Starter 60 months 300,000 miles		\$ 203.00	\$ -
14.25	Alternator 60 months 300,000 miles		\$ 231.00	\$ -
14.26	Starter & Alternator 60 months 300,000 miles		\$ 315.00	\$ -

**For Prebuild and Pilot meets See RFP special Terms and conditions**

14.27	Prebuild specification meeting (per person) to be held in St. Paul/Minneapolis area.		\$ 1.00	\$ -
14.28	Pilot inspection meeting (per person).		\$ 900.00	\$ -

**15.0 TRAILER TOW OPTIONS:**

15.1	Trailer tow package extended to rear of frame	1	\$ 317.00	\$ 317.00
15.2	Trailer package extend to rear of frame per Spec 12.12		\$ 417.00	\$ -
15.3	Single 7 pin SAE type, end of frame	1	\$ 117.00	\$ 117.00
15.4	Dual 7 pins standard SAE type, end of frame (1) for trailer with electric brakes, (1) for trailer with air brakes		\$ 158.00	\$ -
15.5	Hand control valve for trailer brakes	1	\$ 47.00	\$ 47.00

**16.0 MANUALS / TRADE-IN INTEREST FEE:**

Percent interest per month (non-compounding) on unpaid cab & chassis balance. Applies only to CPV Members. (Payable after trade-in is delivered to vendor). Percentage/per month.

**SEE Special Terms and Conditions re interest to State agencies.**

16.2	Manuals in print form, parts repair and service, per set		\$ 900.00	\$ -
16.3	Manuals in CD form, parts repair and service, per set		\$ 500.00	\$ -
16.4	Premium Tech Tool		\$ 3,200.00	\$ -

**17.0 Delivery Charges:**

Price per loaded mile Starting Point  
Roseville, MN 55113

17.1			\$ 2.00	\$ -
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**18.0 Maintenance/ Body Shop Labor Rates Per Hour**

18.1	Rate for Initial Inspection/Diagnosocoe		\$ 148.00	\$ -
18.2	Rate for Mechanical Work		\$ 148.00	\$ -
18.3	Rate for Body Work		\$ 148.00	\$ -

**19.0 Quantity Discounts:**

Enter the number of units that must be purchased and the corresponding discount offered to the purchaser. More than one quantity discount may be entered.

19.1	Material surcharge	1	\$ 1,500.00	\$ 1,500.00
19.2	2.25% for 2020 model year price increase	1	\$ 2,656.00	\$ 2,656.00

**Total Cost: \$ 122,661.00**



TOWMASTER, 61381 US HWY 12, LITCHFIELD, MN 55355  
 PH: 320-693-7900 FX: 320-693-7921 TF: 800-462-4517  
 TOWMASTERTRUCK.COM

Reference No.  
 QT 31443

## \*\* QUOTATION \*\*

<b>Ship To:</b>	<b>Cust:</b>	<b>2918</b>	<b>Phone:</b>	<b>Bill To:</b>	<b>Phone:</b>
INDEPENDENCE, CITY OF				INDEPENDENCE, CITY OF	
1920 COUNTY ROAD 90				1920 COUNTY ROAD 90	
INDEPENDENCE		MN 55359	USA	INDEPENDENCE	
				MN 55359	USA

ATTN:

PO#	Salesman	Terms	Created	Last Revised	Appx Comp
	JERRY VALIANT	NET 30 DAYS	9/14/18	10/16/18	0/00/00

Serial No.

**Build Instructions** \*\*STATE OF MN CONTRACT #144750 --VALID THRU 3/31/19  
 F.O.B. LITCHFIELD, MN -OR- CUSTOMER W/FUEL CHARGES

Qty	Part No.	Description	Price Ea.	Net Amt.
1	9900068	- Body 146EDGE-RC/CS-56-46-46 - - 56" 3/16" Hardox 450 Front w/CS hoist doghouse, 46" 3/16" Hardox 450 radius sides (no pockets), 46" 3/16" Hardox 450 Tailgate, 1/4" Hardox-450 Floor, 8" I-Beam Longsills, Air-trip ready linkage, unpainted.	\$10,496.00	\$10,496.00
1	9901704	- Painting of Dump Body; includes media blasting of entire exterior & understructure, Urethane Primed, & Urethane Top Coats applied. PAINT CAB ORANGE. Understructure is seam sealed, and painted Gloss Black.	\$2,950.00	\$2,950.00
1	9901701	- Installation of Dump Body to hoist	\$1,315.00	\$1,315.00
1	9900145	- Body acc'y TMTE Air trip kit, w/solenoid valve,	\$297.00	\$297.00
1	9901702	- Installation of air operated tailgate latch kit	\$273.00	\$273.00
1	9900147	- Body acc Box Vibrator - Cougar model DC3200	\$641.00	\$641.00
1	9901703	- Installation of Box Vibrator	\$319.00	\$319.00
1	9900155	- Cabshield, 1/2 type Stationary Free-Standing style, w/painted CARBON STEEL canopy, Hot-Dipped Galvanized tubing construction support stand, (2) shovel holders, & reservoir mounts, Installed.	\$1,680.00	\$1,680.00
1	9900206	- Ladder Flip-A-Way Access ladder Pkg (Carbon Steel) ea, Installed ADD AN EXTRA STEP ON THE INSIDE OF BODY. DRIVER IS SHORT.	\$314.00	\$314.00
1	9900211	- Body acc'y Dual "split" sander manifolds in rear corner posts	\$305.00	\$305.00

\*--- Continued ---\*

Accepted by

Date

Price:

Total Discounts:

Net Cost:

Freight

Total:



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Serial No.

1 9904246 - Light Warning TMTE1SS-3 PKG: (2) STAINLESS STEEL 23H	\$4,037.00	\$4,037.00
3-light LED Micro-Edge, (2) 5M-400 Super-LED, (2) Side TIR3 LED, (2)		
) 400 Max B-T-T LED, & (2) 400 LED BU Lights, in Stainless M		
Housings, (1) TIR3 LED Wing light, and (2) 4" LED work lights		
Installed		
1 9900244 - Light Mirror mt HOH plow light pkg INSTALLED	\$698.00	\$698.00
1 9904080 - Fender set, Removeable Fender Mounts in lieu of Std	\$783.00	\$783.00
1 9900267 - Fender set Minimizer M400, for Tandem Axle, black Poly,	\$1,163.00	\$1,163.00
Installed		
1 9905144 - Tarp SHURCO electric tarp TDM w/ tarp, STD motor WITH REAR	\$3,405.00	\$3,405.00
AIR LOCK		
1 9900292 - Tool Box PRO-TECH Alum 22" x 20" x 12" tool box & Brackets	\$769.00	\$769.00
Installed (no step)		
2 9904692 - Camera System option, NORTECH 9100-2HC 120 degree night	\$163.00	\$326.00
vision CCD weather-proof HEATED camera, only		
WING VIEW MOUNTED ON STROBE TUBE. REAR VIEW/REVERSE RH REAR		
CORNERPOST.		
2 9904693 - Camera System option, NORTECH 9100-4 Harness, 65' Waterproof	\$41.00	\$82.00
2 9904694 - INSTALLATION of extra Camera, & Harness	\$91.00	\$182.00
1 9900950 - Hamsar dual wiper system shaker kit installed	\$273.00	\$273.00
1 9900297 - Pre-Wet Towmaster/Varitech LDS-TMR-190-EGF Body Side Mt Sys	\$3,362.00	\$3,362.00
for Elliptical body. (2) 95 gal tanks, mtg hardware, plumbi		

\*--- Continued ---\*

Accepted by

Date

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Total Discounts:

Net Cost:

Freight

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Serial No.

1	9902483	- Installation of TMR pre-wet system (New Towmaster Body)	\$865.00	\$865.00
1	9900317	- Hoist Towmaster/MAILHOT CS130-5.5-3 DOUBLE ACTING	\$2,876.00	\$2,876.00
1	9901711	- Installation of Telescopic DOUBLE acting hoist	\$1,314.00	\$1,314.00
1	9900311	- Hoist TMTE 48" Stabilizer	\$1,408.00	\$1,408.00
1	9902503	- Installation of TMTE Stabilizer & Safety Props	\$410.00	\$410.00
1	9902924	- Scraper FALLS IB-10A 1" MB, w/single lift cylinder W/12" bolt-on extension (11' total), LESS CUTTING EDGES	\$7,090.00	\$7,090.00
1	9901705	- Installation of underbody fixed angle scraper w/single lift cylinder	\$2,590.00	\$2,590.00
1	9900351	- Scraper FORCE reverse/Auto-Lift system, ADD-A-FOLD valve, installed	\$466.00	\$466.00
1	9903276	- VBL PolarFlex 3' Underchassis Complete System (includes bolts & nuts) SCRAPER	\$658.00	\$658.00
2	9903277	- VBL PolarFlex 4' Underchassis Complete System (includes bolts & nuts) SCRAPER	\$877.00	\$1,754.00
1	9904232	- Up Charge Electric pressure transmitter to read on LCD screen installed (electronic 6100 controlled valves only)	\$480.00	\$480.00
1	9902948	- Wing Falls RHSDL10A-HYDPB Primed LESS CUTTING EDGES	\$10,217.00	\$10,217.00

\*--- Continued ---\*

Accepted by

Date

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Net Cost:

Freight

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Serial No.

1	9900388	- Installation Falls SDL Series Wing - w/Bulkhead Couplers	\$4,117.00	\$4,117.00
1	9905736	- Wing Falls Rear Post Tower Chain (LeSueur Co Style)	\$1,000.00	\$1,000.00
1	9901431	- Wing Falls RL (REAR LIFT) up charge SDL WING	\$433.00	\$433.00
1	9904688	- Wing Falls POST-LESS Toe Lift in lieu of Std Front post/slide system		
2	9902818	- VBL Vallite HIGHWEAR Fab Wing Blade, 5/8" x 6" x 3' WING	\$165.00	\$330.00
1	9902819	- VBL Vallite HIGHWEAR Fab Wing Blade, 5/8" x 6" x 4' WING	\$220.00	\$220.00
1	9900477	- Wing Falls Hwy Orange - Paint Moldboard	\$309.00	\$309.00
1	9903368	- VBL EconoFLEX J6K-V5 Curb Runner, RH/LH WING	\$65.00	\$65.00
1	9900555	- Plow Hitch Falls 44XB2/STD/STD/SA/SPR-RET/HITCH	\$3,013.00	\$3,013.00
1	9900589	- Installation Falls Plow Hitch - 40 Series 3Line/STDBLKHD	\$1,745.00	\$1,745.00
1	9903064	- Plow Falls PRI255/SLT-TRP/NOSHU/PRI-E1/7GA LESS CUTTING EDGES	\$7,296.00	\$7,296.00
1	9900625	- Plow Push Unit Falls 24/44 Series Std	\$882.00	\$882.00
1	9901350	- Plow Falls Hyd Tilt ADD-ON Option - Special Application	\$793.00	\$793.00
1	9900637	- Plow Falls High Visibility Marker Set	\$97.00	\$97.00

\*--- Continued ---\*

Accepted by

Date

Price:

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	JERRY VALIANT	NET 30 DAYS	9/14/18	10/16/18	0/00/00

Serial No.	
------------	--

1 9900639 - Plow Falls Rubber Belt Deflector Kit - Installed	\$336.00	\$336.00
1 9900734 - Plow Falls SNOW-WHEEL/SYS/REVERS-PLOW	\$2,205.00	\$2,205.00
1 9900679 - Plow Falls Hwy Orange Paint, Rev Plow, w/installation	\$410.00	\$410.00
3 9902827 - VBL PolarFlex 4' Front Mount Complete System (includes bolts & nuts)	\$820.00	\$2,460.00
PLOW		
1 9900805 - Sander Falls 1ASD9SS-4P-1D-1S, 9" x 4" Auger, Stainless Steel Unit, LH (or RH) Discharge, Berm Chute, Single Poly Spinner Ass'y, Complete	\$4,964.00	\$4,964.00
1 9901718 - Sander Install & dual manifold RH & LH rear	\$787.00	\$787.00
1 1917108 - Sander Towmaster stainless steel salt shield	\$35.00	\$35.00
1 9900823 - Sander TMTE Exterior (removable) sander/tailgate spill plates, Stainless Steel	\$374.00	\$374.00
1 9900852 - Valve System, Force Add-A-Fold MCV-ISO Valve 10 Functions , INSTALLED	\$12,331.00	\$12,331.00
HOIST, PLOW, ANGLE, PLOW TILT, WING TOE, WING HEEL, PUSHBAR, SCRAPER, AUGER & SPINNER.		
1 9902501 - Control System Force ULTRA-5-6100 Commander control, Installed	\$12,314.00	\$12,314.00
1 9900874 - Filter Force IN-TANK mounted filter installed	\$452.00	\$452.00
1 9900882 - Reservoir TMTE Cabshield mt (stainless steel) w/intank filter provision, installed	\$2,571.00	\$2,571.00

\*--- Continued ---\*

Accepted by

Date

Price:

Total Discounts:

Net Cost:

Freight

Total:



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Serial No.

1 9900888 - Pump Force FASD45L LS (6 ci) installed	\$3,670.00	\$3,670.00
1 9900893 - Valve Force Cable pull-off (for use w/telescopic hoist) installed	\$491.00	\$491.00
1 9900871 - Switch TMTE BODY UP Installed (electric controls only)	\$182.00	\$182.00
1 9900884 - Sensor Force Low oil indicator system, SLIM-LINE AND CABSHIELD MOUNTED w/light mounted in cab installed	\$220.00	\$220.00
1 WARRANTY - TOWMASTER EXCLUSIVE WARRANTY: 5 yr Steel/Stainless Steel Body Structure; 5 yr Whelen LED Light Systems; 3 yr Palfinger		

Accepted by

Date

Price: \$127,900.00

Total Discounts:

Net Cost: \$127,900.00

Freight

Total: \$127,900.00









10/04/2007

## Capital Planning

### Public Works Equipment Fund

City Staff has reviewed the existing capital needs of the department and determined the following represent anticipated expenditures over the next ten years.

City of Independence, Minnesota  
Capital Improvement Plan - Public Works Equipment Fund 403  
Schedule of Planned Capital Outlay 2018 to 2027

					2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Department	Year Purchased	Year to Replace	Item	Cost	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Public works		2028	Hot Mix Patching Roll-off	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public works		2019	(5) 800 MHz Radios	15,000	-	15,000	-	-	-	-	-	-	-	-
Public works	2014	2024	Road Side Mower (Replacement)	11,000	-	-	-	-	-	-	11,000	-	-	-
Public works	2015	NA	Road Packer	-	-	-	-	-	-	-	-	-	-	-
Public works	2016	2024	Tractor & Loader	100,000	-	-	-	-	-	-	100,000	-	-	-
Public works	2007	2020	Tandem	250,000	-	-	250,000	-	-	-	-	-	-	-
Public works	2014	NA	Tanks for Tandem	4,422	-	-	-	-	-	-	-	-	-	-
Public works	2002	2018	Shop Sweeper	5,000	5,000	-	-	-	-	-	-	-	-	-
Public works	1991	NA	Trailer	-	-	-	-	-	-	-	-	-	-	-
Public works	2012	2021	S-10 Pickup (Replace with 3/4 Ton	35,000	-	-	-	35,000	-	-	-	-	-	-
Public works	2017	2027	Lawn Mower	30,000	-	-	-	-	-	-	-	-	-	30,000
Public works	2002	2032	Grader	150,000	-	-	-	-	-	-	-	-	-	-
Public works	1995	2030	Generator	50,000	-	-	-	-	-	-	-	-	-	-
Public works	2007	2032	Pay Loader	150,000	-	-	-	-	-	-	-	-	-	-
Public works		2025	New Truck Single Axel	200,000	-	-	-	-	-	-	-	200,000	-	-
Public works	2013	2029	Single Axel	200,000	-	-	-	-	-	-	-	-	-	-
					\$ 5,000	\$ 15,000	\$ 250,000	\$ 35,000	\$ -	\$ -	\$ 111,000	\$ 200,000	\$ -	\$ 30,000

City Staff created a cash flow analysis for the Public Works Equipment Fund for the next ten years.

	2018	2019	2020*	2021	2022	2023	2024	2025	2026	2027
Beginning Balance	\$ 88,595	\$ 148,595	\$ 192,675	\$ 17,675	\$ 42,675	\$ 102,675	\$ 162,675	\$ 111,675	\$ (28,325)	\$ 31,675
Revenues	60,000	59,080	75,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Expenditures	-	15,000	250,000	35,000	-	-	111,000	200,000	-	30,000
Ending Balance	\$ 148,595	\$ 192,675	\$ 17,675	\$ 42,675	\$ 102,675	\$ 162,675	\$ 111,675	\$ (28,325)	\$ 31,675	\$ 61,675

\* Estimated \$15,000 from sale of Tandem