



CITY COUNCIL MEETING AGENDA
TUESDAY APRIL 15, 2025

******PLEASE NOTE******

6:00 PM: LOCAL BOARD OF APPEALS AND EQUALIZATION MEETING

1. Call to Order
2. Hennepin County Assessor: Present Local Board of Appeals and Equalization Information.
3. Adjourn.

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 March 18, 2025, Regular City Council Meeting.
 - b. Approval of Accounts Payable (Batch #1; Checks Numbered 23540-23556, Batch #2, Checks Numbered 23557-22567, Batch #3, Checks Numbered 23568-23584 and Batch #4 23585-23607).
 - c. Agriculture Preserve Application for the following property:
 - i. PID No.s 35-118-24-24-0003 & 26-118-24-33-0002
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. West Hennepin Public Safety – Director Gary Kroells/Mattew DuRose: Presentation of the March 2025 Activity Report.
 8. 2025 Gravel Road Improvement Project:

- a. **RESOLUTION No. 25-0415-01** - Set Sale Resolution related to the anticipated issuance of the City's General Obligation Street Reconstruction Bonds, Series 2025A.
9. Minnesota Wetland Conservation Act – Confirming Decision Making Authority for Certain Functions with Regards to Implementation of the Wetland Conservation Act (WCA):
 - a. **RESOLUTION No. 25-0415-02** – Confirming decision making authority for specific WCA applications.
10. Consideration of an Improvement and Road Maintenance Agreement with the City of Delano Pertaining to a Portion of County Line Road.
11. Open/Misc.
12. Adjourn.

INDEPENDENCE SALES BOOK (2025 ASSESSMENT)

HENNEPIN COUNTY

MINNESOTA

Memo

To: City of Independence, Mayor, and Council

From: Joby Rausch, SAMA, Principal Residential Appraiser

Date: 3/13/2025

2025 Assessment and Appeals

In preparation for the upcoming Local Board of Appeal and Equalization meeting, please find the enclosed information:

- Annual Assessment
- Summary of property growth
- The Local Board of Appeal and Equalization process
- Representative sales of residential properties with photos and property highlights
- Additional information on the 2025 assessment is available at <https://www.hennepin.us/assessment>.

Annual Assessment

The county assessor is required to value property as of January 2nd of each year. All market indicators are used to establish the assessment. The main source of data is the Department of Revenue's sales ratio. Sales from this study period of October 1, 2023, through September 30, 2024, are reviewed by the assessor and trended forward to the January 2, 2025, assessment date to ensure all market conditions are considered. Sales occurring after the study period, pending sales, and property listings are also analyzed to ensure an appropriate assessment level for all property types.

In addition to reviewing sales, appraisers view one fifth of the properties in the city. This is referred to as the quintile. The geographic area for the 2025 residential quintile was the northeastern portion of the city. All building permit data is reviewed annually to determine if any new construction will impact the market value of the property. If the completed work improves the value of the property, an improvement amount is added.

Hennepin County Assessor's Office

A-2103 Government Center, Minneapolis, MN 55487

612-348-3046 | [hennepin.us](https://www.hennepin.us)



Summary of the 2025 Assessment

Growth statistics for each submarket in the City of Independence are listed below. The growth statistics are net figures that consider only market related changes. These figures do not include new construction.

Single Family	1.8%	Residential Condos	N/A
Commercial	-9.6%	Townhomes	N/A
Industrial	1.4%	Duplex/Triplex	1.9%
Apartments	N/A	Twin Homes	N/A

City of Independence 2025 Assessment

Total market value:	\$1,270,532,300
New construction:	\$31,954,100
Net percent increase:	1.6%
Gross percent increase:	4.2%

The Local Board of Appeal and Equalization Process

The 2025 Local Board of Appeal and Equalization will be held at the Independence City Hall at 1920 County Road 90, Independence at 6:00PM on April 15th, 2025.

Value notices will be mailed on March 14th, 2025. Taxpayers with value or classification concerns should contact the assessor's office by calling the number listed on their value notice. Concerns are typically addressed after a conversation with an appraiser. If additional attention is necessary, the appraiser will review the property.

If the owner and the appraiser disagree on the valuation, the owner has the right to appeal to The Local Board of Appeal and Equalization (LBAE) on April 15th, 2025.

- The Board has the authority to increase, decrease, or take no action on individual valuations.
- The Board must not reduce the cities aggregate assessment by more than one percent or none of the adjustments will be allowed.
- The Board cannot increase or decrease by a percentage all the assessments in the district by class.
- If the Board chooses to reconvene, it must do so within 20 days (from the meeting call to order.)

If the owner is not satisfied with the result from the Local Board of Appeal, they can appeal to the County Board. For the taxpayer to appeal to the County Board they must first appeal to the Local Board either in person or in writing.

The County Board of Appeal and Equalization will begin meeting on June 16, 2025. All requests for appointments at the County Board must be received by May 21st, 2025.

To make an appointment at the County Board of Appeals and Equalization, taxpayers should call 612-348-7050 or email countyvalueappeal@hennepin.us.

Contact

Principal Residential Appraiser

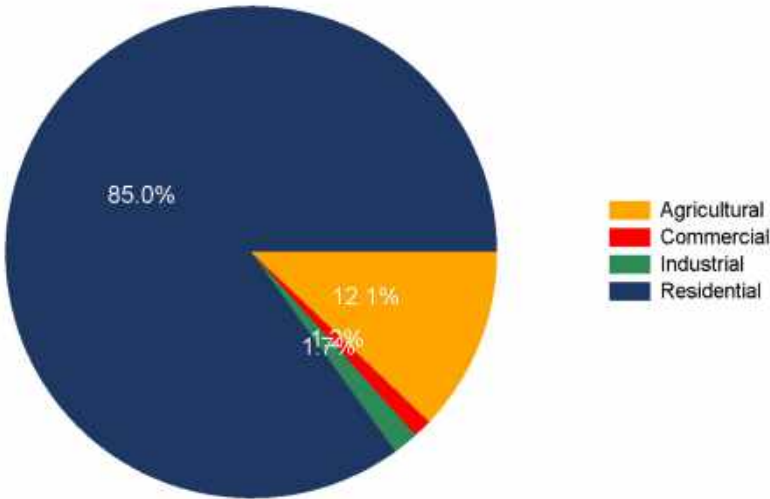
Joby Rausch

612-275-4924

joby.rausch@hennepin.us

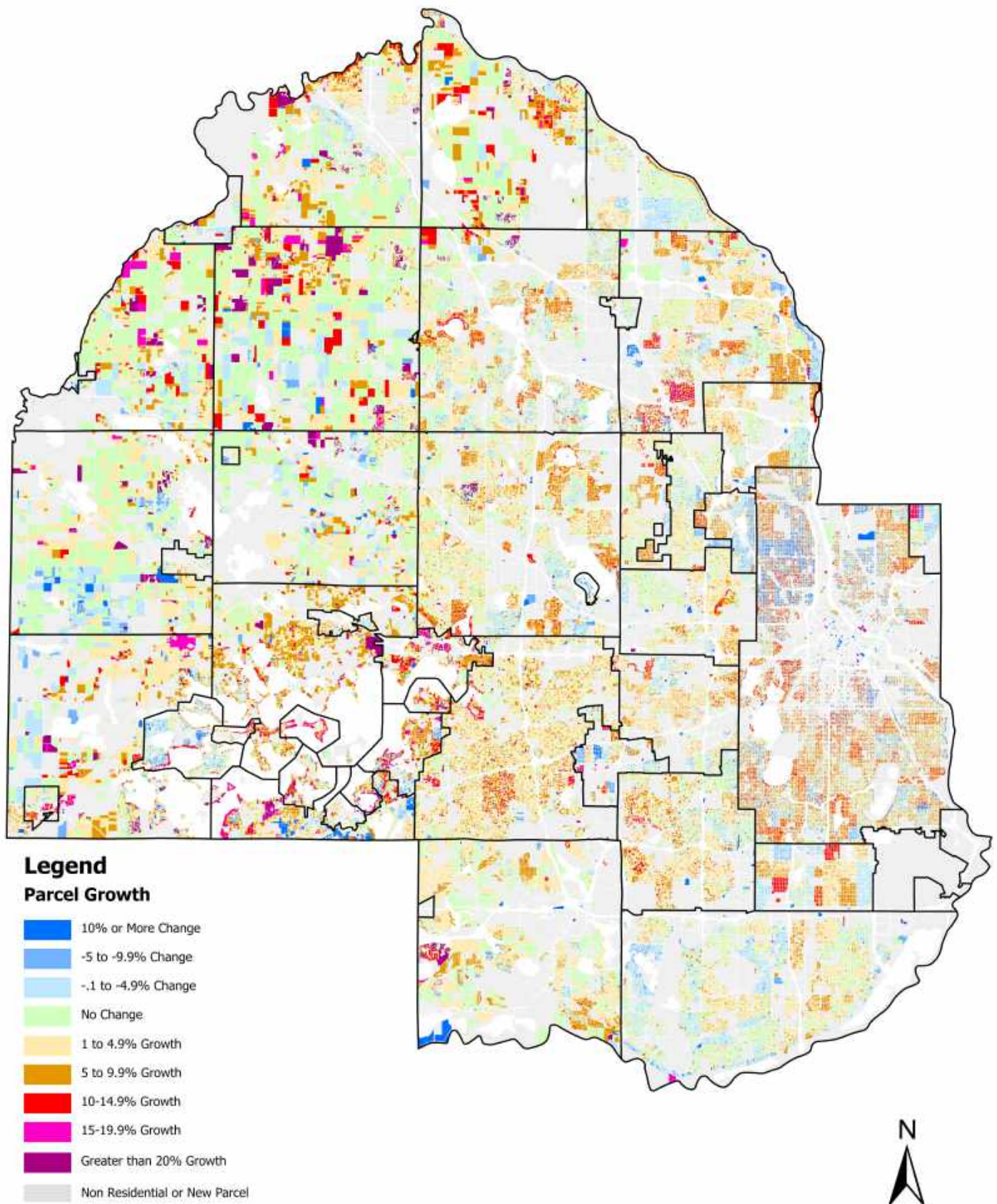
Independence Totals

Estimated Market Value	4.2%
Taxable Market Value	4.6%
Net Tax Capacity	5.1%



Property Type	2024		2025			New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value	Gross Growth	Parcels	Improvement Value	
Agricultural	198	148,196,800	199	154,034,500	3.9%	0	0	3.9%
Farm	171	129,474,400	170	134,400,700	3.8%	0	0	3.8%
Rural Vacant Land	27	18,722,400	29	19,633,800	4.9%	0	0	4.9%
Commercial	30	17,109,800	25	15,470,900	-9.6%	0	0	-9.6%
Other	16	11,521,400	16	11,951,200	3.7%	0	0	3.7%
Vacant Commercial Land	10	2,876,200	5	453,700	-84.2%	0	0	-84.2%
Food / Entertainment	2	1,454,000	2	1,770,800	21.8%	0	0	21.8%
Retail	1	496,400	1	533,500	7.5%	0	0	7.5%
Automotive	1	761,800	1	761,700	0.0%	0	0	0.0%
Industrial	16	19,414,000	16	21,431,000	10.4%	2	1,754,000	1.4%
Industrial	12	18,235,000	13	21,078,000	15.6%	2	1,754,000	6.0%
Vacant Industrial Land	4	1,179,000	3	353,000	-70.1%	0	0	-70.1%
Residential	1,549	1,034,174,800	1,554	1,079,595,900	4.4%	122	30,200,100	1.5%
Single Family	1,259	935,461,700	1,277	981,292,600	4.9%	113	29,093,400	1.8%
Vacant Res Land	162	31,665,700	148	28,660,500	-9.5%	0	0	-9.5%
Other Residential	96	63,419,700	97	65,646,600	3.5%	9	1,106,700	1.8%
Storage Condo	31	3,101,600	31	3,460,300	11.6%	0	0	11.6%
Duplex/Triplex	1	526,100	1	535,900	1.9%	0	0	1.9%
Total Real Property	1,793	1,218,895,400	1,794	1,270,532,300	4.2%	124	31,954,100	1.6%

Hennepin County Property Growth, 2025 Assessment



Median Prices – Counties

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Anoka County	\$287,000	\$327,500	\$350,000	\$354,000	\$365,000	+ 3.1%	+ 27.2%
Carver County	\$363,715	\$415,750	\$460,000	\$450,000	\$474,990	+ 5.6%	+ 30.6%
Chisago County	\$280,000	\$325,000	\$355,125	\$352,000	\$365,000	+ 3.7%	+ 30.4%
Dakota County	\$312,000	\$348,950	\$375,000	\$380,000	\$390,000	+ 2.6%	+ 25.0%
Goodhue County	\$228,900	\$264,900	\$288,500	\$270,500	\$302,000	+ 11.6%	+ 31.9%
Hennepin County	\$325,000	\$350,000	\$368,000	\$373,000	\$381,000	+ 2.1%	+ 17.2%
Isanti County	\$249,900	\$288,753	\$316,000	\$322,450	\$324,900	+ 0.8%	+ 30.0%
Kanabec County	\$195,000	\$230,000	\$250,000	\$249,900	\$267,400	+ 7.0%	+ 37.1%
Le Sueur County	\$229,900	\$255,000	\$299,900	\$300,000	\$310,000	+ 3.3%	+ 34.8%
Mille Lacs County	\$210,000	\$245,000	\$260,000	\$279,450	\$281,550	+ 0.8%	+ 34.1%
Ramsey County	\$261,000	\$290,000	\$305,000	\$310,000	\$325,000	+ 4.8%	+ 24.5%
Rice County	\$261,000	\$296,950	\$305,000	\$322,000	\$334,900	+ 4.0%	+ 28.3%
Scott County	\$340,388	\$380,000	\$420,464	\$420,000	\$429,900	+ 2.4%	+ 26.3%
Sherburne County	\$285,000	\$330,000	\$355,000	\$350,000	\$369,900	+ 5.7%	+ 29.8%
Sibley County	\$168,000	\$200,000	\$220,000	\$220,000	\$247,450	+ 12.5%	+ 47.3%
St. Croix County	\$292,900	\$332,900	\$370,000	\$378,450	\$395,500	+ 4.5%	+ 35.0%
Washington County	\$349,900	\$385,350	\$420,000	\$410,000	\$426,000	+ 3.9%	+ 21.7%
Wright County	\$295,000	\$348,000	\$379,900	\$381,000	\$385,000	+ 1.0%	+ 30.5%

Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
16-County Twin Cities Region	\$305,000	\$340,000	\$363,000	\$368,000	\$380,000	+ 3.3%	+ 24.6%
13-County Twin Cities Region	\$307,498	\$340,000	\$365,000	\$370,000	\$380,000	+ 2.7%	+ 23.6%
Afton	\$540,000	\$680,000	\$635,500	\$755,000	\$680,000	- 9.9%	+ 25.9%
Albertville	\$315,623	\$320,000	\$355,000	\$350,000	\$375,000	+ 7.1%	+ 18.8%
Andover	\$364,900	\$416,821	\$437,454	\$425,000	\$439,000	+ 3.3%	+ 20.3%
Annandale	\$282,000	\$335,700	\$354,900	\$352,000	\$377,900	+ 7.4%	+ 34.0%
Anoka	\$256,103	\$300,000	\$315,000	\$332,250	\$325,000	- 2.2%	+ 26.9%
Apple Valley	\$290,000	\$325,000	\$350,000	\$360,000	\$375,000	+ 4.2%	+ 29.3%
Arden Hills	\$364,000	\$375,000	\$408,350	\$400,000	\$426,000	+ 6.5%	+ 17.0%
Arlington	\$183,000	\$207,000	\$212,000	\$202,000	\$250,000	+ 23.8%	+ 36.6%
Bayport	\$425,113	\$421,000	\$349,000	\$386,500	\$517,500	+ 33.9%	+ 21.7%
Becker	\$260,000	\$310,000	\$336,500	\$347,450	\$338,700	- 2.5%	+ 30.3%
Belle Plaine	\$277,000	\$307,750	\$335,000	\$330,000	\$350,000	+ 6.1%	+ 26.4%
Bethel	\$230,000	\$250,000	\$320,000	\$442,000	\$329,000	- 25.6%	+ 43.0%
Big Lake	\$276,500	\$320,000	\$351,000	\$339,500	\$345,000	+ 1.6%	+ 24.8%
Birchwood Village	\$347,500	\$459,000	\$450,000	\$485,000	\$525,000	+ 8.2%	+ 51.1%
Blaine	\$304,750	\$340,050	\$370,000	\$379,653	\$383,868	+ 1.1%	+ 26.0%
Bloomington	\$299,900	\$325,000	\$350,000	\$360,000	\$361,750	+ 0.5%	+ 20.6%
Bloomington – East	\$277,500	\$309,500	\$320,000	\$330,000	\$343,500	+ 4.1%	+ 23.8%
Bloomington – West	\$315,500	\$340,000	\$373,450	\$375,000	\$385,000	+ 2.7%	+ 22.0%
Brainerd MSA	\$250,000	\$282,500	\$325,000	\$339,000	\$350,000	+ 3.2%	+ 40.0%
Brooklyn Center	\$240,000	\$265,000	\$280,000	\$290,000	\$290,000	0.0%	+ 20.8%
Brooklyn Park	\$283,500	\$315,000	\$328,200	\$335,000	\$340,000	+ 1.5%	+ 19.9%
Buffalo	\$274,000	\$326,450	\$345,000	\$355,000	\$355,000	0.0%	+ 29.6%
Burnsville	\$298,799	\$335,000	\$355,000	\$356,000	\$375,000	+ 5.3%	+ 25.5%
Cambridge	\$245,000	\$285,000	\$305,000	\$306,950	\$315,000	+ 2.6%	+ 28.6%
Cannon Falls	\$274,500	\$327,000	\$340,000	\$347,000	\$340,500	- 1.9%	+ 24.0%
Carver	\$393,070	\$455,105	\$512,513	\$469,995	\$499,945	+ 6.4%	+ 27.2%
Centerville	\$212,500	\$180,000	\$323,750	\$410,000	\$367,400	- 10.4%	+ 72.9%
Champlin	\$288,000	\$335,075	\$366,000	\$368,750	\$365,000	- 1.0%	+ 26.7%
Chanhassen	\$410,000	\$504,111	\$525,000	\$510,000	\$538,500	+ 5.6%	+ 31.3%
Chaska	\$350,000	\$375,000	\$419,990	\$415,000	\$465,500	+ 12.2%	+ 33.0%
Chisago	\$333,500	\$394,950	\$452,000	\$400,000	\$399,900	- 0.0%	+ 19.9%
Circle Pines	\$237,750	\$279,500	\$286,000	\$290,000	\$330,000	+ 13.8%	+ 38.8%
Clear Lake	\$250,000	\$270,000	\$330,000	\$350,000	\$339,950	- 2.9%	+ 36.0%
Clearwater	\$248,485	\$284,900	\$302,750	\$315,000	\$325,000	+ 3.2%	+ 30.8%
Cleveland	\$208,906	\$240,000	\$242,960	\$239,900	\$254,500	+ 6.1%	- 21.8%
Coates	\$223,800	\$0	\$0	\$295,000	\$350,000	+ 18.6%	+ 56.4%
Cokato	\$182,500	\$198,050	\$239,500	\$275,000	\$295,000	+ 7.3%	+ 61.6%
Cologne	\$325,365	\$350,000	\$403,852	\$406,051	\$401,725	- 1.1%	+ 23.5%
Columbia Heights	\$241,000	\$265,000	\$290,000	\$288,080	\$294,750	+ 2.3%	+ 22.3%
Columbus	\$401,250	\$473,600	\$540,000	\$527,500	\$465,390	- 11.8%	+ 16.0%
Coon Rapids	\$256,000	\$289,000	\$309,900	\$325,000	\$325,000	0.0%	+ 27.0%
Corcoran	\$491,990	\$569,477	\$597,789	\$624,990	\$620,438	- 0.7%	+ 26.1%
Cottage Grove	\$315,000	\$355,245	\$397,995	\$392,500	\$395,000	+ 0.6%	+ 25.4%
Crystal	\$255,000	\$282,000	\$305,000	\$298,049	\$315,500	+ 5.9%	+ 23.7%

Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Dayton	\$450,490	\$490,490	\$514,990	\$449,990	\$527,000	+ 17.1%	+ 17.0%
Deephaven	\$760,000	\$867,530	\$1,087,500	\$965,000	\$1,000,000	+ 3.6%	+ 31.6%
Delano	\$349,900	\$375,000	\$443,910	\$425,000	\$447,940	+ 5.4%	+ 28.0%
Dellwood	\$731,700	\$1,000,000	\$875,000	\$935,000	\$850,000	- 9.1%	+ 16.2%
Eagan	\$320,000	\$350,000	\$375,000	\$375,000	\$380,500	+ 1.5%	+ 18.9%
East Bethel	\$336,000	\$370,000	\$388,877	\$384,250	\$415,000	+ 8.0%	+ 23.5%
Eden Prairie	\$380,000	\$425,000	\$452,500	\$462,000	\$465,000	+ 0.6%	+ 22.4%
Edina	\$520,000	\$577,000	\$585,000	\$600,500	\$618,000	+ 2.9%	+ 18.8%
Elk River	\$314,900	\$350,000	\$377,750	\$375,000	\$386,500	+ 3.1%	+ 22.7%
Elko New Market	\$355,000	\$410,950	\$437,500	\$472,500	\$448,667	- 5.0%	+ 26.4%
Excelsior	\$794,597	\$669,500	\$700,000	\$820,000	\$840,000	+ 2.4%	+ 5.7%
Falcon Heights	\$356,000	\$366,000	\$400,000	\$404,000	\$400,000	- 1.0%	+ 12.4%
Faribault	\$215,000	\$240,000	\$260,000	\$270,000	\$296,950	+ 10.0%	+ 38.1%
Farmington	\$300,000	\$340,000	\$380,000	\$367,000	\$407,000	+ 10.9%	+ 35.7%
Forest Lake	\$305,000	\$340,000	\$365,000	\$367,500	\$384,400	+ 4.6%	+ 26.0%
Fridley	\$260,000	\$290,000	\$307,750	\$315,000	\$315,000	0.0%	+ 21.2%
Gaylord	\$140,000	\$190,000	\$210,000	\$216,500	\$222,500	+ 2.8%	+ 58.9%
Gem Lake	\$565,000	\$540,000	\$475,000	\$655,000	\$450,000	- 31.3%	- 20.4%
Golden Valley	\$369,950	\$390,000	\$425,000	\$424,000	\$424,000	0.0%	+ 14.6%
Grant	\$642,000	\$610,006	\$700,000	\$709,900	\$677,750	- 4.5%	+ 5.6%
Greenfield	\$525,575	\$475,000	\$675,000	\$620,000	\$772,500	+ 24.6%	+ 47.0%
Greenwood	\$1,002,500	\$1,325,000	\$1,095,000	\$2,061,500	\$2,972,500	+ 44.2%	+ 196.5%
Ham Lake	\$418,500	\$437,000	\$506,000	\$489,950	\$555,000	+ 13.3%	+ 32.6%
Hamburg	\$215,000	\$250,600	\$237,500	\$305,000	\$303,850	- 0.4%	+ 41.3%
Hammond	\$255,000	\$306,761	\$334,950	\$357,500	\$376,540	+ 5.3%	+ 47.7%
Hampton	\$130,000	\$130,950	\$164,222	\$400,000	\$355,000	- 11.3%	+ 173.1%
Hanover	\$358,450	\$405,923	\$429,900	\$421,411	\$451,500	+ 7.1%	+ 26.0%
Hastings	\$260,000	\$295,000	\$311,150	\$325,000	\$339,900	+ 4.6%	+ 30.7%
Hilltop	\$0	\$0	\$0	\$0	\$0	--	--
Hopkins	\$282,500	\$287,000	\$315,000	\$325,000	\$371,000	+ 14.2%	+ 31.3%
Hudson	\$360,000	\$400,500	\$440,000	\$440,000	\$474,500	+ 7.8%	+ 31.8%
Hugo	\$322,500	\$385,000	\$450,000	\$399,900	\$415,000	+ 3.8%	+ 28.7%
Hutchinson	\$200,000	\$236,250	\$262,900	\$261,750	\$268,900	+ 2.7%	+ 34.5%
Independence	\$680,000	\$775,000	\$735,000	\$950,000	\$890,000	- 6.3%	+ 30.9%
Inver Grove Heights	\$275,500	\$305,000	\$325,000	\$350,000	\$360,500	+ 3.0%	+ 30.9%
Isanti	\$250,485	\$292,000	\$330,000	\$328,200	\$329,950	+ 0.5%	+ 31.7%
Jordan	\$335,000	\$368,550	\$465,000	\$410,975	\$407,495	- 0.8%	+ 21.6%
Lake Elmo	\$498,400	\$555,108	\$635,000	\$651,887	\$670,000	+ 2.8%	+ 34.4%
Lake Minnetonka Area	\$520,000	\$630,000	\$635,000	\$652,273	\$656,678	+ 0.7%	+ 26.3%
Lake St. Croix Beach	\$250,000	\$289,950	\$320,000	\$342,500	\$325,000	- 5.1%	+ 30.0%
Lakeland	\$319,000	\$319,900	\$361,500	\$383,500	\$450,000	+ 17.3%	+ 41.1%
Lakeland Shores	\$360,000	\$1,447,500	\$589,000	\$414,250	\$0	- 100.0%	- 100.0%
Lakeville	\$398,808	\$440,000	\$485,000	\$485,000	\$494,117	+ 1.9%	+ 23.9%
Lauderdale	\$225,000	\$252,500	\$257,500	\$265,000	\$235,000	- 11.3%	+ 4.4%
Le Center	\$177,450	\$210,000	\$273,200	\$299,900	\$229,900	- 23.3%	+ 29.6%
Lexington	\$240,000	\$265,300	\$299,950	\$308,000	\$275,000	- 10.7%	+ 14.6%

Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Lilydale	\$394,900	\$336,850	\$450,000	\$390,000	\$407,500	+ 4.5%	+ 3.2%
Lindstrom	\$294,000	\$339,000	\$365,000	\$373,000	\$372,500	- 0.1%	+ 26.7%
Lino Lakes	\$354,900	\$401,500	\$440,000	\$425,000	\$451,000	+ 6.1%	+ 27.1%
Little Canada	\$273,750	\$326,000	\$290,000	\$325,000	\$365,500	+ 12.5%	+ 33.5%
Long Lake	\$337,500	\$405,000	\$460,000	\$520,000	\$527,000	+ 1.3%	+ 56.1%
Lonsdale	\$293,291	\$317,900	\$354,900	\$352,500	\$342,500	- 2.8%	+ 16.8%
Loretto	\$376,750	\$388,750	\$355,000	\$365,900	\$410,450	+ 12.2%	+ 8.9%
Mahtomedi	\$400,000	\$427,500	\$411,000	\$480,000	\$490,000	+ 2.1%	+ 22.5%
Maple Grove	\$337,400	\$371,000	\$400,000	\$389,600	\$403,700	+ 3.6%	+ 19.7%
Maple Lake	\$255,000	\$270,500	\$297,500	\$302,500	\$309,700	+ 2.4%	+ 21.5%
Maple Plain	\$329,900	\$350,500	\$351,000	\$360,000	\$380,000	+ 5.6%	+ 15.2%
Maplewood	\$266,500	\$300,000	\$310,000	\$325,000	\$330,000	+ 1.5%	+ 23.8%
Marine on St. Croix	\$482,500	\$528,246	\$650,000	\$647,500	\$650,000	+ 0.4%	+ 34.7%
Mayer	\$289,400	\$320,000	\$352,764	\$351,500	\$376,000	+ 7.0%	+ 29.9%
Medicine Lake	\$762,500	\$762,500	\$1,514,000	\$1,387,000	\$824,950	- 40.5%	+ 8.2%
Medina	\$670,845	\$812,000	\$785,000	\$750,000	\$925,000	+ 23.3%	+ 37.9%
Mendota	\$960,000	\$1,175,000	\$299,995	\$250,000	\$1,680,000	+ 572.0%	+ 75.0%
Mendota Heights	\$410,250	\$499,450	\$488,150	\$500,000	\$521,500	+ 4.3%	+ 27.1%
Miesville	\$296,000	\$0	\$412,500	\$382,500	\$327,450	- 14.4%	+ 10.6%
Milaca	\$205,000	\$252,500	\$262,455	\$250,000	\$290,000	+ 16.0%	+ 41.5%
Minneapolis - (Citywide)	\$300,000	\$315,000	\$320,000	\$315,000	\$329,702	+ 4.7%	+ 9.9%
Minneapolis - Calhoun-Isle	\$375,000	\$420,000	\$447,500	\$360,000	\$451,000	+ 25.3%	+ 20.3%
Minneapolis - Camden	\$209,000	\$230,000	\$225,000	\$225,000	\$230,000	+ 2.2%	+ 10.0%
Minneapolis - Central	\$342,250	\$335,000	\$322,500	\$319,750	\$355,000	+ 11.0%	+ 3.7%
Minneapolis - Longfellow	\$310,000	\$325,000	\$348,350	\$330,000	\$340,000	+ 3.0%	+ 9.7%
Minneapolis - Near North	\$214,900	\$230,000	\$240,000	\$225,000	\$235,000	+ 4.4%	+ 9.4%
Minneapolis - Nokomis	\$324,900	\$340,000	\$350,000	\$350,000	\$363,000	+ 3.7%	+ 11.7%
Minneapolis - Northeast	\$291,000	\$305,000	\$330,000	\$335,000	\$340,000	+ 1.5%	+ 16.8%
Minneapolis - Phillips	\$224,750	\$233,500	\$230,000	\$220,000	\$225,000	+ 2.3%	+ 0.1%
Minneapolis - Powderhorn	\$267,500	\$283,500	\$295,000	\$288,500	\$298,500	+ 3.5%	+ 11.6%
Minneapolis - Southwest	\$432,000	\$480,000	\$500,000	\$480,000	\$500,000	+ 4.2%	+ 15.7%
Minneapolis - University	\$298,800	\$310,000	\$338,000	\$304,500	\$330,297	+ 8.5%	+ 10.5%
Minnetonka	\$399,900	\$432,000	\$462,000	\$465,000	\$492,000	+ 5.8%	+ 23.0%
Minnetonka Beach	\$1,548,797	\$1,795,000	\$3,150,000	\$2,100,000	\$2,293,872	+ 9.2%	+ 48.1%
Minnetrista	\$487,380	\$610,169	\$625,000	\$638,500	\$650,000	+ 1.8%	+ 33.4%
Montgomery	\$231,800	\$255,000	\$280,000	\$292,500	\$268,000	- 8.4%	+ 15.6%
Monticello	\$263,000	\$307,000	\$319,000	\$339,000	\$342,500	+ 1.0%	+ 30.2%
Montrose	\$245,000	\$273,000	\$298,900	\$290,000	\$315,000	+ 8.6%	+ 28.6%
Mora	\$191,250	\$230,000	\$247,450	\$230,000	\$266,400	+ 15.8%	+ 39.3%
Mound	\$300,000	\$342,500	\$349,950	\$354,000	\$378,000	+ 6.8%	+ 26.0%
Mounds View	\$268,650	\$300,000	\$328,950	\$307,000	\$339,450	+ 10.6%	+ 26.4%
New Brighton	\$306,000	\$335,000	\$356,000	\$365,000	\$380,000	+ 4.1%	+ 24.2%
New Germany	\$233,950	\$293,000	\$265,000	\$300,000	\$304,000	+ 1.3%	+ 29.9%
New Hope	\$292,250	\$320,000	\$335,000	\$330,000	\$350,000	+ 6.1%	+ 19.8%
New Prague	\$298,691	\$342,950	\$375,500	\$347,450	\$370,550	+ 6.6%	+ 24.1%
New Richmond	\$265,000	\$300,000	\$325,000	\$349,900	\$371,245	+ 6.1%	+ 40.1%

Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
New Trier	\$135,000	\$290,000	\$0	\$330,000	\$370,000	+ 12.1%	+ 174.1%
Newport	\$320,950	\$432,245	\$397,500	\$335,000	\$336,000	+ 0.3%	+ 4.7%
North Branch	\$264,400	\$298,000	\$329,900	\$331,910	\$348,375	+ 5.0%	+ 31.8%
North Oaks	\$778,500	\$840,000	\$960,000	\$844,950	\$966,688	+ 14.4%	+ 24.2%
North Saint Paul	\$257,000	\$295,000	\$322,000	\$323,500	\$317,500	- 1.9%	+ 23.5%
Northfield	\$284,000	\$324,900	\$335,000	\$350,000	\$365,000	+ 4.3%	+ 28.5%
Norwood Young America	\$230,000	\$270,000	\$270,000	\$306,000	\$295,000	- 3.6%	+ 28.3%
Nowthen	\$391,500	\$433,000	\$475,000	\$559,000	\$600,000	+ 7.3%	+ 53.3%
Oak Grove	\$373,000	\$453,000	\$490,000	\$451,500	\$489,450	+ 8.4%	+ 31.2%
Oak Park Heights	\$275,550	\$310,000	\$353,124	\$358,000	\$339,900	- 5.1%	+ 23.4%
Oakdale	\$255,000	\$295,500	\$320,000	\$344,000	\$338,000	- 1.7%	+ 32.5%
Onamia	\$191,500	\$210,000	\$240,000	\$172,750	\$299,950	+ 73.6%	+ 56.6%
Orono	\$755,000	\$950,000	\$1,112,500	\$1,015,000	\$1,139,138	+ 12.2%	+ 50.9%
Osseo	\$257,900	\$299,000	\$295,000	\$311,000	\$324,900	+ 4.5%	+ 26.0%
Otsego	\$346,550	\$388,430	\$440,000	\$421,260	\$408,255	- 3.1%	+ 17.8%
Pine City	\$206,500	\$221,000	\$275,000	\$283,500	\$276,450	- 2.5%	+ 33.9%
Pine Springs	\$465,000	\$627,500	\$670,000	\$629,900	\$0	- 100.0%	- 100.0%
Plymouth	\$392,000	\$440,000	\$466,500	\$483,750	\$500,500	+ 3.5%	+ 27.7%
Princeton	\$259,900	\$309,950	\$324,900	\$325,000	\$337,500	+ 3.8%	+ 29.9%
Prior Lake	\$400,000	\$450,000	\$494,900	\$475,000	\$495,000	+ 4.2%	+ 23.8%
Ramsey	\$301,496	\$343,000	\$370,950	\$368,950	\$392,425	+ 6.4%	+ 30.2%
Randolph	\$325,000	\$360,000	\$475,000	\$438,700	\$388,000	- 11.6%	+ 19.4%
Red Wing	\$215,000	\$250,000	\$268,488	\$250,000	\$290,000	+ 16.0%	+ 34.9%
Richfield	\$290,000	\$325,000	\$335,000	\$336,200	\$353,950	+ 5.3%	+ 22.1%
River Falls	\$290,000	\$325,000	\$335,000	\$372,565	\$400,000	+ 7.4%	+ 37.9%
Robbinsdale	\$264,200	\$280,000	\$307,500	\$317,000	\$310,000	- 2.2%	+ 17.3%
Rockford	\$272,950	\$325,321	\$359,950	\$370,000	\$347,500	- 6.1%	+ 27.3%
Rogers	\$364,500	\$430,000	\$459,948	\$430,440	\$426,495	- 0.9%	+ 17.0%
Rosemount	\$340,000	\$375,300	\$433,950	\$412,000	\$425,750	+ 3.3%	+ 25.2%
Roseville	\$290,000	\$331,500	\$330,000	\$340,000	\$350,000	+ 2.9%	+ 20.7%
Rush City	\$229,000	\$272,685	\$287,500	\$300,000	\$309,900	+ 3.3%	+ 35.3%
Saint Anthony	\$330,000	\$361,089	\$370,000	\$380,000	\$335,000	- 11.8%	+ 1.5%
Saint Bonifacius	\$299,450	\$335,000	\$351,500	\$336,500	\$369,900	+ 9.9%	+ 23.5%
Saint Cloud MSA	\$214,500	\$238,000	\$264,000	\$270,000	\$285,000	+ 5.6%	+ 32.9%
Saint Francis	\$255,000	\$301,000	\$330,000	\$340,000	\$357,950	+ 5.3%	+ 40.4%
Saint Louis Park	\$327,750	\$340,000	\$360,000	\$375,000	\$375,000	0.0%	+ 14.4%
Saint Mary's Point	\$502,000	\$380,000	\$600,000	\$380,000	\$829,125	+ 118.2%	+ 65.2%
Saint Michael	\$348,200	\$408,500	\$434,620	\$433,652	\$449,900	+ 3.7%	+ 29.2%
Saint Paul	\$240,000	\$264,000	\$275,000	\$280,000	\$292,000	+ 4.3%	+ 21.7%
Saint Paul - Battle Creek / Highwood	\$232,000	\$255,000	\$280,000	\$285,000	\$289,900	+ 1.7%	+ 25.0%
Saint Paul - Como Park	\$274,900	\$290,000	\$317,000	\$321,250	\$321,750	+ 0.2%	+ 17.0%
Saint Paul - Dayton's Bluff	\$200,000	\$220,000	\$235,000	\$249,746	\$234,000	- 6.3%	+ 17.0%
Saint Paul - Downtown	\$210,000	\$191,500	\$188,500	\$200,000	\$179,500	- 10.3%	- 14.5%
Saint Paul - Greater East Side	\$215,000	\$240,000	\$250,000	\$255,000	\$263,000	+ 3.1%	+ 22.3%
Saint Paul - Hamline-Midway	\$250,000	\$275,000	\$285,000	\$277,500	\$280,000	+ 0.9%	+ 12.0%
Saint Paul - Highland Park	\$371,500	\$398,000	\$407,500	\$465,000	\$452,500	- 2.7%	+ 21.8%

Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Saint Paul - Merriam Park / Lexington-Hamline	\$350,000	\$368,200	\$399,900	\$390,000	\$400,500	+ 2.7%	+ 14.4%
Saint Paul - Macalester-Groveland	\$362,950	\$401,000	\$422,000	\$407,500	\$431,000	+ 5.8%	+ 18.7%
Saint Paul - North End	\$190,000	\$212,250	\$219,188	\$206,000	\$237,500	+ 15.3%	+ 25.0%
Saint Paul - Payne-Phalen	\$211,007	\$230,000	\$230,500	\$240,000	\$240,000	0.0%	+ 13.7%
Saint Paul - St. Anthony Park	\$320,000	\$325,000	\$368,000	\$290,000	\$328,500	+ 13.3%	+ 2.7%
Saint Paul - Summit Hill	\$418,750	\$432,000	\$455,000	\$518,250	\$516,250	- 0.4%	+ 23.3%
Saint Paul - Summit-University	\$290,000	\$280,000	\$300,500	\$280,000	\$300,000	+ 7.1%	+ 3.4%
Saint Paul - Thomas-Dale (Frogtown)	\$196,908	\$217,000	\$215,000	\$240,000	\$226,000	- 5.8%	+ 14.8%
Saint Paul - West Seventh	\$249,850	\$285,000	\$285,000	\$280,000	\$304,999	+ 8.9%	+ 22.1%
Saint Paul - West Side	\$224,500	\$250,000	\$257,000	\$250,000	\$265,700	+ 6.3%	+ 18.4%
Saint Paul Park	\$250,000	\$278,000	\$296,000	\$318,000	\$294,000	- 7.5%	+ 17.6%
Savage	\$349,900	\$390,000	\$421,000	\$415,000	\$425,000	+ 2.4%	+ 21.5%
Scandia	\$398,000	\$550,000	\$550,000	\$575,500	\$515,000	- 10.5%	+ 29.4%
Shakopee	\$305,000	\$340,257	\$400,000	\$385,000	\$400,000	+ 3.9%	+ 31.1%
Shoreview	\$306,000	\$349,775	\$360,000	\$360,000	\$405,000	+ 12.5%	+ 32.4%
Shorewood	\$560,000	\$779,750	\$762,500	\$830,000	\$725,000	- 12.7%	+ 29.5%
Somerset	\$260,000	\$300,000	\$372,925	\$385,500	\$385,000	- 0.1%	+ 48.1%
South Haven	\$270,000	\$299,950	\$319,938	\$369,900	\$495,000	+ 33.8%	+ 83.3%
South Saint Paul	\$241,900	\$268,000	\$278,000	\$285,000	\$290,750	+ 2.0%	+ 20.2%
Spring Lake Park	\$252,000	\$280,000	\$296,125	\$304,900	\$310,000	+ 1.7%	+ 23.0%
Spring Park	\$377,500	\$635,000	\$775,000	\$450,000	\$692,500	+ 53.9%	+ 83.4%
Stacy	\$310,000	\$360,000	\$400,000	\$389,000	\$400,000	+ 2.8%	+ 29.0%
Stillwater	\$380,000	\$456,000	\$505,000	\$416,000	\$462,500	+ 11.2%	+ 21.7%
Sunfish Lake	\$1,212,500	\$1,700,000	\$1,603,750	\$1,565,000	\$1,420,000	- 9.3%	+ 17.1%
Tonka Bay	\$910,350	\$1,050,000	\$926,000	\$1,841,311	\$1,900,000	+ 3.2%	+ 108.7%
Vadnais Heights	\$299,900	\$300,000	\$360,000	\$350,000	\$350,750	+ 0.2%	+ 17.0%
Vermillion	\$245,100	\$0	\$306,000	\$350,000	\$355,000	+ 1.4%	+ 44.8%
Victoria	\$481,280	\$527,500	\$619,950	\$600,000	\$600,400	+ 0.1%	+ 24.8%
Waconia	\$330,000	\$415,000	\$465,000	\$459,990	\$464,990	+ 1.1%	+ 40.9%
Watertown	\$290,632	\$315,000	\$366,450	\$331,000	\$367,500	+ 11.0%	+ 26.4%
Waterville	\$201,500	\$220,000	\$232,500	\$259,500	\$285,000	+ 9.8%	+ 41.4%
Wayzata	\$887,500	\$900,000	\$1,175,000	\$1,175,000	\$1,092,500	- 7.0%	+ 23.1%
West Saint Paul	\$247,250	\$280,000	\$297,500	\$307,000	\$325,000	+ 5.9%	+ 31.4%
White Bear Lake	\$282,400	\$315,000	\$331,250	\$340,000	\$350,000	+ 2.9%	+ 23.9%
Willernie	\$255,000	\$244,967	\$290,000	\$280,000	\$358,000	+ 27.9%	+ 40.4%
Winthrop	\$140,250	\$158,950	\$162,240	\$169,000	\$190,500	+ 12.7%	+ 35.8%
Woodbury	\$378,878	\$410,000	\$450,000	\$455,000	\$470,000	+ 3.3%	+ 24.1%
Woodland	\$1,052,500	\$1,301,250	\$850,000	\$1,550,000	\$1,010,000	- 34.8%	- 4.0%
Wyoming	\$311,000	\$354,500	\$404,000	\$401,000	\$390,500	- 2.6%	+ 25.6%
Zimmerman	\$286,000	\$324,840	\$360,000	\$350,000	\$350,000	0.0%	+ 22.4%
Zumbrota	\$238,500	\$273,000	\$300,000	\$275,500	\$312,950	+ 13.6%	+ 31.2%

How the Assessor Estimates Your Market Value

2

Property Tax Fact Sheet 2

Fact Sheet

Estimated market value is one of the factors used to determine your property taxes. This fact sheet explains how that value is calculated and used.

How does the assessor estimate the market value of my property?

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period.

This “estimated market value” represents what your property would sell for in an “arms-length” sale on the open market (where buyer and seller are not related and both are educated about the property).

Assessors review sales from October 1 to September 30. They adjust the prices for market trends to estimate the market value of your property on the next assessment date (January 2).

An example of this timeline is:

- To estimate a property’s 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

What is the difference between ‘Estimated Market Value’ and ‘Taxable Market Value’?

While estimated market value (EMV) shows what your property would likely sell for on the open market, “taxable market value” (TMV) is used to determine your taxes.

A property’s TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property’s taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property’s market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a “sales ratio study” each year to see how assessors’ values compare to actual sales prices.

A sales ratio is the assessor’s EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at \$200,000 and sold for \$210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200,000}{\$210,000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than \$1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor’s value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property’s market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

Where can I get more information?

If you have questions or need more information:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes*; and
 - Fact Sheet 3, *How to Appeal Your Value and Classification*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

Flow Chart of the Appeal Process

What do I do if I think my property is valued or classified incorrectly?

After you receive your value notice (mailed February – April)

Examine your notice; if you have a question OR if you think your property assessment for this year is incorrect, follow these steps:

Step 1

Talk to your assessor

- Call the number listed on the notice
- Discuss your concerns with the assessor/appraiser
- Review sales information

Step 2

Attend the Local Board of Appeal and Equalization or Open Book Meeting**

- The local board of appeal and equalization meets at the city level
- Meets in April or May
- Appeal in person, by letter or by designated representative
- Call your assessor – an appointment may be requested

** “Open Book” meeting: If your notice refers to an open book meeting, this is held in lieu of the local board of appeal and equalization. It’s an informal review between the property owners and the assessor/appraiser to resolve assessment questions prior to the county board of appeal and equalization.

Step 3

Attend County Board of Appeal and Equalization

- You must first appeal to the local board of appeal and equalization if your city holds this meeting.
- If your city has an open book meeting, you may appeal directly to the county board of appeal and equalization. Although it is strongly recommended, you are not required to appear at the open book meeting.
- Meets in June
- Appeal in person, by letter or by designated representative

Appeal to the Minnesota Tax Court

Appeals must be filed by April 30 of the year following the assessment. There are two divisions in which you may file an appeal as described below:

www.taxcourt.state.mn.us

Regular Division

Non-homestead property valued over \$300,000
Appeal can be used for all property
Attorney is recommended
Decisions can be appealed to MN Supreme Court

Small Claims Division

Estimated market value of the property is less than \$300,000, or
If residential (1a) or disabled (1b) homestead, then there must be only one dwelling unit per parcel per petition.
If ag homestead (2a), homestead must apply to entire property, or
Denial of current year application for homestead.
Attorney is not necessary; decisions are final.

How to Appeal Your Value and Classification

3

Property Tax Fact Sheet 3

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services
2. The **estimated market value** of your property
3. The **classification** of your property (how it is used)

The assessor determines the value and classification of your property; you may appeal if you disagree.

What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.

How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

Note: By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.

You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2018 assessment by April 30, 2019.

You can get more information, forms, and instructions at:

- mn.gov/tax-court or
- Call 651-539-3260

Where can I get more information?

If you have questions or need more information about the appeal process, contact your County Assessor's Office.

For more information on how market value and classification are determined:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes* and
 - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.

Preparing an Appeal to Your Local and County Boards of Appeal and Equalization

10

Property Tax Fact Sheet 10

Fact Sheet

You have decided to appeal the valuation and/or classification of your property to your Local or County Boards of Appeal and Equalization. **You must appeal to the Local Board of Appeal and Equalization before appealing to your County Board of Appeal and Equalization.**

If you haven't done so already, you should contact your assessor's office before making a formal appeal to discuss changing your assessment. Often issues and concerns can be resolved at this level.



If you and the assessor were unable to agree on your valuation or classification you may decide to appeal to your Local and/or County Boards of Appeal and Equalization.

The general information contained in this fact sheet is applicable to preparing for appeals to both the Local and County Boards of Appeal and Equalization.

Successfully appealing your assessment

Minnesota law assumes that the County Assessor has correctly valued and classified your property. You must present factual evidence to convince the Board otherwise in order to win your appeal. Make sure all facts are presented, and the board understands the information presented, so a decision can be made based on facts.



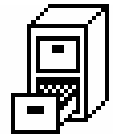
Successfully appealing your value or classification at your Local or County Board of Appeal and Equalization can mean a number of things.

It does not necessarily mean that the board ruled in your favor and lowered your value or changed your classification.

Whether or not the local board decides to make a change in your estimated market value or classification, you can still be successful in appealing to your local board. The ultimate result you want to achieve is to make sure your value is warranted and the classification of your property is correct based on its use.

Preparing for your appeal

The first step is to do some research to collect information to show why you believe your estimated market value or classification is incorrect. Begin by contacting the assessor's office.



- Verify information about your property, such as its dimensions, age and condition of its structures.
- Review records to determine the market value of similar property in your neighborhood.
- Review sales data to find out what similar property in your area is selling for.
- Check real estate ads in your newspaper to get an idea of the asking price of local properties.
- Ask the assessor to explain the criteria used for classifying your property. You may also review the classification of other property used in the same manner as yours.

Gathering supporting evidence

You must have documentation to support your appeal. Items you may wish to bring to the meeting include:



- A recent appraisal of your property.
- Recent sales of similar property.
- Documentation supporting the use of your property (if you are appealing the classification).
- Copies of other property owners' field cards/property information.
- Photos of your property.
- Photos or exhibits comparing neighboring properties to yours.

If you should have questions, please don't hesitate to contact your assessor's office. Staff members are always willing to answer questions and give you information that will help you understand your assessment.

See page 2 for helpful hints →

Presenting your case

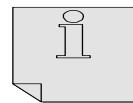
Remember, how you present your case may affect the outcome of your appeal – you want to be sure you get your point across as effectively as possible.

- Make a list of key points you may wish to present.
- The board has never seen your property. Describe your property so they will understand your arguments more fully. Photos can be helpful to support your argument.
- Keep your presentation brief and factual.
- Be prepared to discuss your case with the board or answer any questions that the board may have.



Other helpful information

Please keep in mind that taxes are not the issue. To strengthen your appeal, you should present evidence about your property's value or classification, not how much you are paying in taxes.



This fact sheet is not meant to give you legal advice. It is intended to be a helpful tool with general information for presenting your property tax appeal at your Local and County Boards of Appeal and Equalization.

Written appeals

You may also appeal your value or classification by submitting a letter of appeal to the board instead of appearing in person.

You will want to do your research and explain your appeal in writing. Your letter should state the facts and include supporting documentation. You may want to include your daytime phone number so you can be reached in case the board has any questions.



MINUTES OF A REGULAR MEETING OF
THE INDEPENDENCE CITY COUNCIL
TUESDAY, MARCH 18, 2025 – 6:30 P.M.
City Hall Chambers

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 Spencer at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, McCoy, Betts, Fisher

ABSENT: Grotting

STAFF: City Administrator Kaltsas, Administrative Services Director Simon,
Public Works Supervisor Ben Lehman, WHPS Chief Kroells

VISITORS: See Sign-in Sheet.

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 March 4, 2024, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 23506-23, Batch #2 - Checks No. 23523-23539).
- c. Non—City Assembly Permit for Fishing Derby on Lake Sarah – Saturday, July 19, 2025.
- d. Funds Transfer Approval - **RESOLUTION No. 2025-0318-01**
 - Closing of Account 416 (City Hall Remodel Fund).

Motion by Betts, seconded by McCoy to approve the Consent Agenda. Ayes: Spencer, McCoy, Betts, and Fisher. Nays: None. Absent: Grotting. Abstain. None. MOTION DECLARED CARRIED. 4-0

5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.

6. Reports of Boards and Committees by Council and Staff.

Fisher – none

Betts attended the following meetings:

- Hwy 12 Safety Coalition (honored Chief Gary Kroells for his long service)

McCoy attended the following meetings:

- West Hennepin Public Safety Commission meeting

Spencer attended the following meetings:

- West Hennepin Public Safety Commission meeting
- Hwy 12 Safety Coalition
- NW League of Municipalities

Simon – none

Kaltsas – none

7. Hennepin County District 7 Commissioner Kevin Anderson - Annual Report.

Commissioner Anderson shared his slideshow presentation. Since 2021 he serves Hennepin County District 7 which includes Independence +15 other cities. He serves as the Public Works Committee Chair, Housing Redevelopment Authority Vice Chair, Health Committee Vice Chair, and AMC Business and Partner Development Chair and was appointed to several local boards. He mentioned a few future Public Works road projects including: (1) Stabilized Full Depth Reclamation on County Rd 92, (2) Cold In-Place Recycling on another section of Co Rd 92, and (3) a little bit of work on the railroad crossings that the County just approved in committee today on Co Rd 92 near our border in Greenfield. He always looks at ways to make roads safer including signage, wants to hear about safety concerns, and appreciates the relationship with community and the City. Housing grants are available for developers who approach cities with the purpose of serving lowest income residents & affordability. Some tools are likely available to offset costs. We're in the middle of uncertainty with national and state governments. Last year about 15-20% of our population received help from the County. There are many state budget challenges. Serious work needs to be done at both levels. His concern is if cuts go through without corresponding policy change, the needs don't go away, and we will have to make up for lost revenue from state or federal government resulting in higher property taxes, which he didn't like. Inflation has been hitting us across the board. Last year's 5.5% levy increase went to support hospitals. Medicaid is one concern at the Federal level. Nearly ¼ of U.S. births are covered by Medicaid and 60% of Senior Care is covered by Medicaid. There are possible funding unknowns with potential cuts resulting in a big shift of responsibility onto the County. He doesn't want to have the State's budget balanced on the backs of local governments because if that happens, we are going to likely try to make up for that with reduced service, which means people are not going to get the service in the time that they expect it to and that's going to cause people to probably reach out to cities or utilize emergency services which is even worse. He asked us all to have conversations with federal and state legislatures asking not to shift burden on local governments thus reducing services.

Kaltsas stated residents' requests regarding the public safety concern due to the recent tragic fatality on County Road 6 & County Road 83 who were wondering if there is anything else like lighted stop signs, etc. could be done. Commissioner Anderson said he would share our discussions to the County Public Works Director and said we currently have an advanced notice sign and a 4-way flasher above intersection and agreed that the loss was a tragedy.

Chief Kroells thanked Hennepin County in seeing the benefit of license plate readers and allowing all law enforcement partners to partner up with their Flock license plate reader company, as it helps West Hennepin Public Safety combat criminal investigations, stolen cars,

warrants, amber alerts, etc. It had been a long, tedious process, but now they're all over the County creating an excellent investigative tool thus aiding the ability to solve crimes.

8. West Hennepin Public Safety – Director Gary Kroells: Presentation of the February 2025 Activity Report.

West Hennepin Public Safety has handled 799 incident complaints total year-to-date. For February, 200 were in Independence and 129 were in Maple Plain. Please see the 3-18-2025 Council Packet for the full report.

Director Kroells shared their thoughts and prayers go out to the family who'd lost their 11-year-old daughter in the tragic accident on County Rd 6 & County Rd 83 and noted the concerns they've been seeing on social media wanting justice for the family. He explained the time-consuming process of gathering data and doing it right so that all evidence is considered. He further explained that "Criminal Vehicular Homicide" states that one must drive a vehicle in a "grossly negligent" manner, which is not defined in MN State statutes but is defined by previous case law.

9. A proposed text amendment to the City of Independence Ordinance as follows:

Kaltsas explained this is coming back after being considered at the March 4th meeting where Council directed an update to the ordinance, and the Summary Publication by Resolution would need to be approved as Attorney Vose noted. Council wanted to include having the buffer in the ordinances to impact existing or future land uses where we would permit retail related cannabis. The maximum buffer would be within our UC/Urban Commercial zoning district at the City's West end where only retail cannabis would be allowed. Thus, if there is a place of gathering for children, it would have a buffer of 1,000 ft max of a school or 500 ft max of a day care, residential treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field. We don't currently have a school there, but it would apply if we did. It doesn't impact Pioneer Creek Park because only Non-Retail cannabis businesses would be allowed near there. If you are a Cannabis Testing and located in the CLI/Commercial Light Industrial, there would be no buffer. It will apply to the West side of City with retail establishments. This ordinance includes that buffer language, and the ordinance and the Summary Publication by Resolution are before you tonight.

Betts asked when someone applies for this license, does it also include Cannabis Growers? Kaltsas clarified where each license type would be allowed: No cannabis businesses would be allowed in the city's AG/Agricultural and RR/Rural Residential areas. Only Retail Cannabis (Cannabis Manufacturer, Mezzobusiness, Microbusiness, or Cannabis Cultivator) would only be allowed on the West end of the City in the UC/Urban Commercial zone. All others would be allowed in the CLI/Commercial Light Industrial and UC/Urban Commercial zones. All cannabis businesses are regulated under the new law and the Office of Cannabis Management. The State's new law requires all cannabis businesses to first register with the State as well as abide by our City's local zoning.

Betts wondered if we could get the State's list of registered businesses. The Office of Cannabis Management oversees that, and Full Potency Retail Sales registry was due yesterday. Kaltsas had

a lot of calls in cities asking to confirm zoning confirm because they were applying and going into the state's lottery. These cannabis licenses are limited to 75 statewide. Kaltsas will look at the Office of Cannabis Management database.

McCoy discussed Subd. 13. "Cannabis Business Buffer" definition raising concern that this might not take into consideration church youth groups who meet weekly as there would likely be more youth present there than what would typically be at a local park. Kaltsas said the statute was silent on that, and that no one had contested that yet. Our take would be if children commonly congregate there, then we could include them in the buffer. He would run this by City Attorney Vose. He recommended approval with adding it after since the City has some discretion in defining the "regular assembly" terms. Spencer thought Vose had previously shared the statute's language "constant daily services" referred to school or preschool. McCoy interpreted it would qualify. Kaltsas said the State statute stated, "or an attraction within a public park," so if a church had a playground that was regularly used, you could include that. Spencer thought Vose referred to it as an interpretation and that we could change it. Kaltsas said the Council would be adopting the maximum extent we can adopt. McCoy wanted churches to be included just like they are for "adult use and adult business" buffer. Kaltsas reiterated if churches had a daycare that would in that 500 ft. buffer or if they had a school, that would be in the 1,000 ft buffer. Kaltsas would follow-up on this.

- a. **ORDINANCE No. 2025-02** – Considering a text amendment to Chapter V, Sections 510 and 530 of the city's zoning ordinance relating to regulations governing cannabis businesses. The ordinance amendment will consider establishment of regulations pertaining to the definitions associated with a cannabis business and the permitted zoning district and associated standards.

Motion by Fisher, seconded by Betts to approve Ordinance No. 2025-02. Ayes: Spencer, McCoy, Betts, and Fisher. Nays: None. Absent: Grotting. Abstain. None. MOTION DECLARED CARRIED. 4-0

- b. **RESOLUTION No. 2025-0318-02** – Considering approval of a summary of ORDINANCE No. 2025-02 for publication.

Motion by Fisher, seconded by Betts to approve RESOLUTION No. 2025-0318-02. Ayes: Spencer, McCoy, Betts, and Fisher. Nays: None. Absent: Grotting. Abstain. None. MOTION DECLARED CARRIED. 4-0

10. Purchase of Public Works Capital Equipment in Accordance with Capital Improvement Plan (Mower, Woodchipper and Utility Trailer).

Two of the four items Public Works Supervisor Lehman is asking for were already in the plans. The ordered chassis just was delivered. The zero turn lawn mower, woodchipper, and aerial

bucket truck are in the budget. We sold the bigger lawn mower last year, purchased one last year, and will buy another this year so more than one person can mow at once. Lehman favored the Hustler, which was first company to build a zero-turn mower and is cheaper than the Toro option. He stated it is built like a tank yet is more comfortable for users with its new suspension. The current Toro doesn't have it, so it's rough on operators. Owning a woodchipper will improve clearing and park clean up, but the aerial bucket truck is also needed and may come later this year when it's found. Since a new woodchipper would eat up whole budget, Lehman recommends the used 2017 Vermeer BC Diesel with higher hours which handles 12" limbs instead of the 9" max. They also found a smaller 6.5'x10', maintenance-free aluminum JD Lund trailer that would allow moving mowers around more easily. We may also do seasonal help for mowing again this year.

Betts and Lehman briefly discussed the dead ash trees. He noted that there are several dead ash trees and that City ordinances only state concern when they are a safety issue and stated dead ash can stay a long time before becoming a safety issue.

Motion by Betts, seconded by McCoy to approve the purchases of the Hustler zero-turn mower, the used 2017 Diesel Vermeer woodchipper, and the small aluminum trailer. Ayes: Spencer, McCoy, Betts, and Fisher. Nays: None. Absent: Grotting. Abstain. None. MOTION DECLARED CARRIED. 4-0

11. 2025 Gambling Proceeds Annual Report and Consideration to Fund Speed Control Signs.

Simon identified these recently purchased speed signs for Perkinsville Road qualified under the gambling proceeds for reimbursement. There is limited opportunity to reimburse ourselves for those speed signs. The City did get an initial \$2,500 CenterPoint Energy grant which leaves \$8,370 remaining. We don't have to, but we can use up those funds. Spencer shared neighbors liked these signs and thought it was a great idea.

Motion by McCoy, seconded by Fisher to approve speed signs for Perkinsville Rd. Ayes: Spencer, McCoy, Betts, and Fisher. Nays: None. Absent: Grotting. Abstain. None. MOTION DECLARED CARRIED. 4-0

12. Open/Misc.

Spencer shared that the MN DNR was deciding to increase the ordinary high-water level/OHWL on Lake Independence after its study as requested by the Watershed due to it consistently happening and challenging enforcement. It was raised 8" so the new ordinary high-water level/OHWL is 957.5 vs the 956.8.

The Delano Sportsman Club finally opened a trap range after trying for 10 years to get it in place. It supports 90+ youth in high school leagues. Their trap league shoots Wed/Thursday and started last week. The Delano High School will begin May 31st and shoots Mondays and Tuesdays.

The NW League of Mayors brought attention to some House and Senate bills which don't apply to Independence yet. They're mostly impacting cities with high populations and more infrastructure like in Corcoran, Rogers. Reps. Robbins and Limmer have opposed these previously. These bills are the MN Starter Home Act, More Homes Right Places Act, Transforming Main Street Act, and People Over Parking Act. These attempts to bypass the cities' planning and zoning standards. These applied to cities of 10,000+ population.

13. Adjourn.

Motion by McCoy, seconded by Betts to adjourn the meeting at 7:33pm. Ayes: Spencer, McCoy, Betts, and Fisher. Nays: None. Absent: Grotting. Abstain. None. MOTION DECLARED CARRIED. 4-0

Meeting adjourned at 7:33 pm.

Respectfully Submitted,
Linda Johnson/ Recording Secretary

Date: April 8th, 2025

To: Public Safety Commissioners
City of Independence Council Members
City of Maple Plain Council Members

From: Director Gary Kroells *GK/MS*

SUBJECT: MARCH 2025 ACTIVITY REPORT



The purpose of this report is to give the reader a quick overview of the activities of the Public Safety Department each month. It also compares monthly and year-to-date information to the reader.

The report is broken down into five categories, as defined by the Criminal Justice Reporting System.

CRIMINAL-- Criminal is broken down into Part I and Part II crimes.

Part I includes crimes against persons versus crimes against property; criminal homicide, forcible rape, robbery assault, aggravated assault, burglary -breaking or entering, larceny-theft, larceny analysis, motor vehicle theft and arson.

Part II includes other assaults, forgery and counterfeiting, fraud, embezzlement, stolen property, buying, receiving, possession; vandalism, weapons, carrying, possessing, etc.; prostitution and commercialized vice, sex offenses; drug abuse violations, gambling, offenses against the family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, all other offenses, suspicion, curfew and loitering laws - persons under 18; and runaways - persons under 18.

TRAFFIC-- Includes violations of the road and driving laws.

PART III-- Lost and Found: Includes lost and found persons, animals, and property, and stalled and abandoned vehicles.

PART IV-- Casualties: Includes all motor vehicle crashes, boating, and snowmobile; public home occupational accidents, fires, suicides, sudden deaths, burning permits, and burning violations.

PART V-- Miscellaneous Public: Includes open doors, gun permit applications, suspicious activities, animal complaints, motorist assists, alarm calls, parking complaints, house checks, driving complaints, civil matters, family disputes, department assists.

The balance of the report shows the total number of incidents handled, miles driven and how the Public Safety Department received calls. If anyone should desire more detailed statistical data, please contact my office.

Monthly Activity Report

March 2025

Offense	This Month	Same Month Last Year	This Year To Date	Last Year To Date
City Of Independence				
Criminal	4	3	10	8
Traffic	91	58	282	236
Part III	9	7	17	11
Part IV	31	22	97	98
Part V	90	97	272	290
Total City of Independence	225	187	678	643
City Of Maple Plain				
Criminal	3	2	9	6
Traffic	55	22	140	68
Part III	2	2	8	8
Part IV	41	22	132	71
Part V	34	47	102	133
Total City Of Maple Plain	135	95	391	286
Grand Total Both Cities	360	282	1,069	929
TZD	24	0	73	38
Agency Assists	18	14	59	54
Total ICR Reports	402	296	1,201	1,021
How Received				
Fax	9	5	19	17
In Person	9	13	39	41
Mail	0	1	2	5
Other	1	1	4	2
Phone	25	21	67	65
Radio	135	120	422	403
Visual	196	95	545	366
Email	12	19	42	51
Lobby Walk In	15	21	61	71
Total	402	296	1,201	1,021

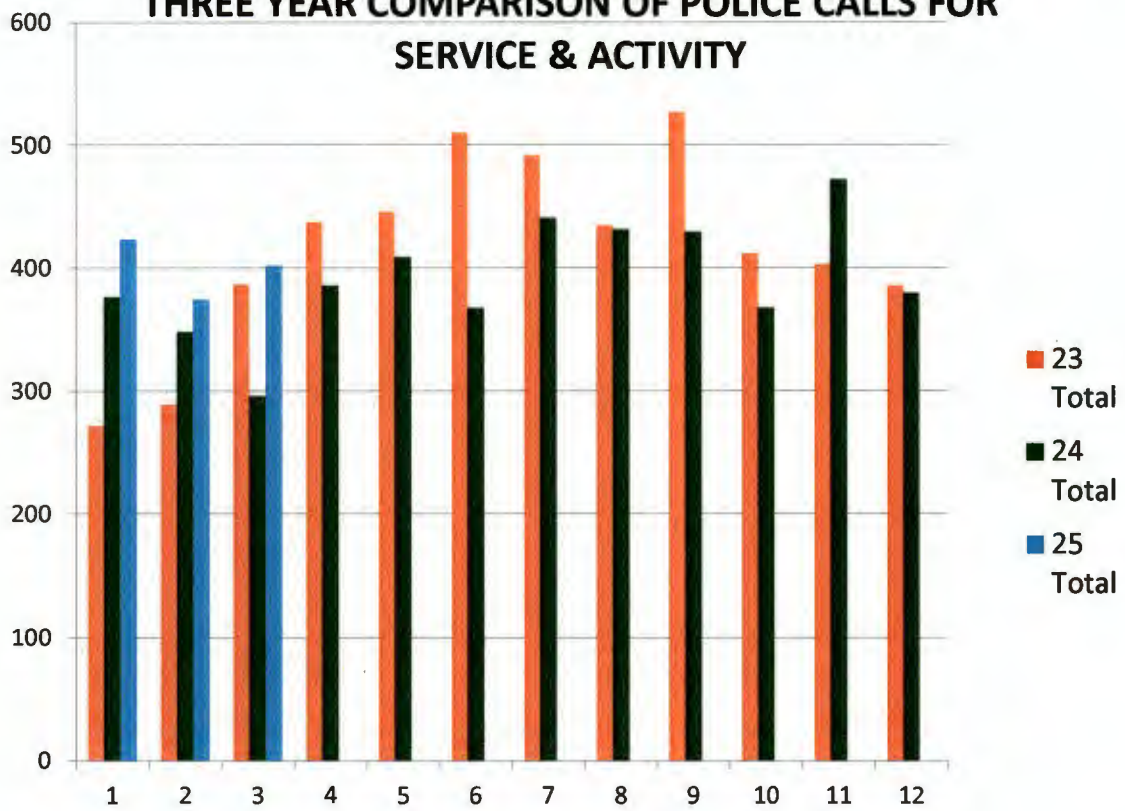
March 2025 Part I & II**City of Maple Plain #'s 1 & 2**

AGN	ICR	Title	Create Date	Grid #	MOC range	UCR Part
WHPS	25000823	DWI Narcotics – Felony	2025-03-01	01	DH558	2
WHPS	25001107	Unwant – Warrant Arrest	2025-03-24	01	X2090	2
WHPS	25000994	DANCO Violation	2025-03-14	02	N3390	2

March 2025 Part I & II**City of Independence Grid #'s 3-5**

AGN	ICR	Title	Create Date	Grid #	MOC range	UCR Part
WHPS	25001048	Domestic Arrest – Misdemeanor	2025-03-18	03	AL551	2
WHPS	25001133	4 th Degree DWI Narcotics – Arrest	2025-03-27	03	JG601	2
WHPS	25001092	Order Violation/Warrant Attempt	2025-03-22	04	N1370	2
WHPS	25001087	4 th Degree DWI – Arrest	2025-03-22	05	JG501	2

THREE YEAR COMPARISON OF POLICE CALLS FOR SERVICE & ACTIVITY



DIRECTOR'S NEWS & NOTES

WEST HENNEPIN PUBLIC SAFETY March 2025 Activity Report

Year to Date Activity Report

At the end of March 2025, West Hennepin Public Safety (WHPS) handled year-to-date a total of 1,201 incident complaints. For the month of March; 225 incidents occurred in the City of Independence and 135 in the City of Maple Plain.

The Criminal Part I and Part II cases for both cities have been highlighted for your review on the attached documents.

Arrest

March 1

Hwy 12/County Road 90, Independence. Officer observed a vehicle pass by with the driver's head down, as though possibly texting. A traffic stop was initiated and the driver admitted to texting while driving. Driver had 3 prior narcotics DWI arrests and was asked to step out and perform SFST's, which she did and performed poorly on. Narcotics items were found in plain view in the vehicle and driver admitted using cocaine one hour ago and was in possession of cocaine in the vehicle. White powder identified as fentanyl and cocaine were located in the vehicle along with pills. A 35-year-old female of Cosmos, MN, was arrested for PC Felony DWI and transported to WHPS where she was booked and then transported to HC Jail.

Medical

March 2

1600 block Marsh Ave, Maple Plain. Rec'd call of a party who'd fallen and was bleeding from the head. Officer responded and spoke to patient who was very intoxicated. He was transported to detox.

Suspicious Act

March 3

5000 block County Road 11, Independence. Officer was dispatched to a suspicious vehicle in a driveway. Upon the officer's arrival the vehicle was gone. The homeowner later advised the officer he identified the vehicle as guests who he was unaware were still present.

Suspicious Act

March 4

Highway 12 and County Line Road, Independence. Rec'd call of unknown individuals in an unidentified dark sedan shooting paintballs at passing vehicles on Highway 12. The RP stated he was traveling westbound Highway 12 when the suspect vehicle passed him traveling eastbound and shot paintballs at his windshield. The vehicle was unable to be located.

Property Damage – H&R Mailbox

March 6

9000 block County Road 6, Independence. Rec'd report hit and run damage to a resident's mailbox. An officer responded and found the mailbox in the driveway with no damage to the mailbox. The swing arm attached to the mailbox was damaged. Vehicle tracks were located but no other evidence was found. The homeowner was spoken to about options for having the mailbox post replaced.

Medical

March 7

5000 block Bryantwood Dr, Maple Plain. An officer responded to a possible heart. Upon arrival and speaking to the patient, it was learned he was anxious about his blood pressure being high due to forgetting to take his meds. MPFD and paramedics evaluated the patient and decided he would not be transported.

Medical

March 7

4800 block Independence St, Maple Plain. An officer responded to a party feeling ill and possibly having an anxiety attack after ingesting a marijuana edible at a friend's house. She then took a prescription sleeping medication and laid down. It was learned she was 30 weeks pregnant. Paramedics were concerned for her and the baby's safety and convinced her to be transported to Methodist Hospital.

Medical

March 8

5000 block Joyce St, Maple Plain. An officer responded to a possible intentional overdose. MPFD and paramedics also responded. An empty pill bottle was found next to the patient was slightly responsive but extremely lethargic and disoriented. The patient was transported to HCMC.

Neighbor Trouble

March 9

3000 block Nelson Road, Independence. A party complained that his neighbor took a lightbulb out of his barn. It was learned that the light did shine in the neighbor's bedroom window. The neighbor's father installed a fence so the barn light would no longer be an issue.

Property Damage

March 10

700 block Copeland Road, Independence. A caller reported a vehicle drove on the golf course and caused approximately \$1,000 in damage. Case is under investigation.

Suspicious Act

March 11

700 block Copeland Road, Independence. Rec'd call of two young males who rode bicycles on the golf course with golf bags and proceeded to play golf. Staff advised them the golf course was closed and they needed to leave. The two males did eventually leave.

Dumping Complaint

March 12

County Road 90/Quass Cutoff, Independence. An officer responded to a dumping complaint. Upon arrival he discovered food thrown in the ditch but no identifying information who the suspect was.

Property Damage

March 13

7200 block County Road 6, Independence. A driver reported hitting a dog that ran out in front of her vehicle, causing damage to the front end. The animal owner reported the dog did make it. Insurance information was given to the driver for the damage to her vehicle.

Medical

March 15

1000 block Marsh Ave, Maple Plain. Police responded to a male party suffering from alcohol withdrawal and requested transport to a hospital. Paramedics arrived on scene and transported him. It is unknown what hospital he was taken to.

Accident/PD
March 16

3000 block County Road 92, Independence. An officer responded by a lone vehicle property damage crash. The driver and vehicle were located on the NF ditch facing ND. Driver said she swerved to avoid hitting an animal, went slightly over a driveway approach and caused damage to the front and rear of her vehicle and possibly the undercarriage. Driver and two children were all seat belted and not injured, no airbags deployed. Driver and her parents worked on finding a tow.

Fall
March 17

1500 block Howard Ave, Maple Plain. Police responded to a party who fell and was unable to get up. He was found lying on the living room floor complaining of rib and arm pain. MPFD and paramedics arrived and took over care and transport of patient.

Suspicious Act – Recovered ATM
March 18

3000 block Ihduhapi Trl, Independence. Call received of an ATM machine found near the camp entrance. Police located it and Independence Public Works assisted in transporting it to the police department. It is believed to have been involved in a neighboring agency burglary. Police are coordinating with the neighboring agency and crime lab for processing.

Domestic GM
March 18

7000 block Maple Ponds Trl, Independence. Police responded to a threats/domestic report. They were advised of verbal and text message threats and shown a lamp that suspect had thrown at victim. Suspect was arrested and transported to the police department where it was learned she was on supervised release by Anoka County and was wearing an ankle monitor. She was fingerprinted, photographed and transported to HC Jail where she was booked for GM domestic assault pending formal complaint.

Fraud
March 19

4000 block S Lake Sarah Drive, Independence. Report received of fraud. Party was called and asked if they were aware of a fraudulent charge on their credit card. Party said he was not, then gave caller personal information before realizing what was happening and hung up. All credit cards were cancelled and there was no actual financial loss.

Fraud
March 21

6000 block Pagenkopf Rd, Independence. Party reported 2 cashier's checks totaling \$80,000 were stolen out of the mail. Bank denied cashing them to the suspect but is refusing to refund the money at this time. Case is under investigation.

Dizzy/Faint
March 21

3000 block Iduhapi Tr, Independence. Officer responded to a party feeling dizzy and faint. Paramedics also arrived, took over care and transported the party to Abbott Hospital.

4th Degree DWI
March 22

CR 6 & Copeland Rd, Independence. Vehicle stopped for speeding. Driver exhibited signs of impairment, performed SFSTs and refused to PBT. Driver was arrested for DWI, transported to the police department and allowed to contact an attorney. Driver agreed to a breath test that resulted in .014BAC. Driver was cited for 4th degree DWI, speed and released to his father.

Suspicious Act
March 24

7800 block Cty Rd 6, Independence. An officer responded to a report of suspicious activity that homeowner believes occurred overnight. Two heavy metal ornaments in his front yard were tipped over. Homeowner didn't believe it was wind related as the ornaments are very heavy. No suspects, evidence or witnesses at this time.

Warrant/Arrest
March 24

1500 block Howard Ave, Maple Plain. An officer responded to a 911 hangup. Upon arrival contact was made with a party who was just leaving. She provided a false name and date of birth but police were able to positively ID her and learn she had two active warrants, one from Ramsey County and one from Washington County. Both warrants were confirmed. She was transported to HC Jail where two glass smoking pipes were located during intake. Case active for review of potential charges.

Suspicious Act
March 25

5300 block Painter Creek Grn, Independence. Report rec'd of a suspicious vehicle that pulled into a driveway twice. On one of the occasions a large male approached the front door and was looking around the front of the house. Vehicle was described as a newer white Tahoe or Suburban. Reporting party did not recognize the vehicle and doesn't believe anyone tried to gain access inside the residence. The area was checked and the suspicious vehicle was not found.

Vandalism
March 26

4800 block Independence St, Maple Plain. Rec'd report of vandalism at a house construction site. Suspect entered the unsecured residence and used an open can of paint to paint profanities on the OSB floor. No suspect at this time. Officers will do extra patrol.

4th Degree DWI Narcotics Arrest
March 27

Cty Rd 11 and Cty Rd 90, Independence. An officer observed a vehicle fail to stop at the 4-way stop sign. The officer followed the vehicle and observed it vary its speeds. A traffic stop was initiated and while speaking with the driver, signs of impairment were observed. SFSTs and a PBT were conducted. Driver was believed to be under the influence of a controlled substance, arrested and transported to the police department where a DRE eval was performed that resulted in him being under the influence of a stimulant. Driver provided a urine sample, was fingerprinted, photographed and released.

Grass Fire-No Permit-Citation
March 27

3700 block Lake Haughey Rd, Independence. Police and West Suburban Fire responded to a grass fire. Maple Plain, Delano and Long Lake Fire Departments were requested to assist. An estimated four acres of field grass had burned before being extinguished. Resident admitted not obtaining a burn permit or knowing there is a burn restriction in place. Resident was cited for burning without a burn permit.

Heart
March 28

1500 block Howard Ave, Maple Plain. Police responded to a male complaining of chest pain. MPFD and paramedics also responded. Paramedics took over treatment and transported male to Abbott Hospital.

Wire down
March 29

Town Line Rd & Broadmoor, Independence. Report rec'd of wire down. Upon officer arrival it was determined the wire was a cable wire dropping down and stuck on the stop sign. Officer freed the wire and contacted Mediacom.

Heart
March 29

1400 block Parkview Rd, Maple Plain. Call rec'd of 61-year-old male with chest pain, nausea, high blood pressure and having difficulty breathing. Officer arrived on scene and rendered care with MPFD. When paramedics arrived and took over care the officer and MPFD cleared. Unknown if the male was transported to a hospital.

Sign/Signal Problem
March 30

Hwy 12 and Cty Rd 90, Independence. Passerby called in a sign down. Officer responded and found the yield sign for westbound Hwy 12 traffic had been struck. Vehicle debris was found on scene but no identifying debris. MNDOT was contacted.

Damage to Property
March 31

4600 block Lake Sarah Dr, Independence. Homeowner reported a vehicle, possibly a delivery vehicle, went off his driveway into his yard, causing damage. Unknown when the damage occurred. Damage estimated to be \$500-\$2,500.

City of Independence

Set Sale Resolution - Providing for the Issuance and Sale of General Obligation Street Reconstruction Bonds

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: April 15, 2025

Discussion:

The City Council adopted a resolution and held a public hearing on March 4, 2025, relating to the upcoming sale of general obligation street reconstruction bonds to fund the 2025 Gravel Road Street Reconstruction project. The City did not receive a petition for a referendum on the issuance of the bonds to pay the costs of the proposed street reconstruction projects.

Staff and Northland will be conducting a ratings call on April 23rd with S&P Global Ratings. The bids for the project will be opened on April 25th and it is anticipated that the bonds will be sold on May 6th with the award resolution being considered by City Council on that day.

The City has retained Northland Securities, Inc. (the “Municipal Advisor”), to serve as the City’s independent municipal advisor with respect to the offer and sale of the Bonds and, therefore, is authorized by Section 475.60, subdivision 2(9), of the Act to sell the Bonds other than pursuant to a competitive sale. The Bonds will be issued, sold, and delivered in accordance with the Notice of Sale and an award resolution anticipated to be adopted by the City Council at the May 6th City Council Meeting.

Recommendation:

The City Council is being asked to consider approval of Resolution No. 25-1415-01, providing for the issuance and sale of general obligation street reconstruction bonds in the maximum amount of \$2,000,000 for the purpose of funding the 2025 2025 Gravel Road Street Reconstruction project.

Attachments: Resolution No. 25-1415-01

As of March 27, 2025

CITY OF INDEPENDENCE, MINNESOTA

GENERAL OBLIGATION BONDS, SERIES 2025A

PROPOSED SCHEDULE OF EVENTS

The following checklist of items denotes each milestone activity as well as the members of the finance team who will have the responsibility to complete it. *Please note this proposed timetable assumes regularly scheduled City Council meetings.*

March 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

 Holiday

Date	Action	Responsible Party
February 14, 2025	Notice of public hearing for Street Reconstruction Plan sent to City	Bond Counsel
February 17, 2025	Notice submitted to paper by noon today for publication on Thursday, February 20 <i>City may need to submit prior to this date due to the Presidents Day holiday.</i>	City Staff
February 18, 2025	Draft Street Reconstruction Plan distributed to City staff	City Staff, Northland, Bond Counsel
February 20, 2025	Notice of Public Hearing for Street Reconstruction Plan Published no later than this date (at least 10 days, not more than 28 days prior to hearing)	City Staff
March 3, 2025	General Information Certificate relating to the Bonds sent to City for completion	Northland
March 4, 2025	Public Hearing – Resolution Approving the Street Reconstruction Plan and Issuance of the Bonds Adopted (2/3 vote required) – 6:30 p.m.	City Council Action



City of Independence, Series 2025A
March 27, 2025

Date	Action	Responsible Party
March 25, 2025	City returns General Information Certificate to Northland	City Staff
March 31, 2025	Rating Request sent to S&P	Northland, City Staff
April 3, 2025	Referendum Period Over	
April 4, 2025	Preliminary Official Statement sent to City for review and signoff and to S&P	Northland
April 8, 2025	Set Sale Resolution and Finance Plan Sent to City	Northland, Bond Counsel
April 11, 2025	City Comments on Preliminary Official Statement due to Northland Construction Bid Opening	City Staff
Week of April 14 or April 21, 2025	Rating Call with S&P	Northland, City Staff, Rating Agency
April 15, 2025	Set Sale Resolution Adopted and Review of Finance Plan – 6:30 p.m.	Northland, Bond Counsel, City Council Action
April 16, 2025	Final project costs and sources of repayment provided to Northland	City Staff
April 28, 2025	Rating Received	Northland, City Staff, Rating Agency
April 29, 2025	Awarding Resolution sent to City	Northland, Bond Counsel
May 6, 2025	Bond Sale at 10:00 a.m. Bond Proposal Signed and Awarding Resolution adopted – 6:30 p.m.	Northland, City Council Action
June 5, 2025	Closing on the Bonds (Proceeds Available)	Northland, City Staff, Bond Counsel



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 25-0415-01

**RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF
GENERAL OBLIGATION STREET RECONSTRUCTION BONDS,
SERIES 2025A IN THE MAXIMUM AGGREGATE PRINCIPAL
AMOUNT OF \$2,000,000**

BE IT RESOLVED by the City Council (the “Council”) of the City of Independence, Minnesota (the “City”) as follows:

1. Background; Bonds Authorized.

(a) The City is authorized by Minnesota Statutes, Chapter 475, as amended (the “Act”), including Minnesota Statutes, Section 475.58, subd. 3b, as amended (“Section 475.58, subd. 3b”), to issue general obligation street reconstruction bonds to finance the cost of street reconstruction and bituminous overlay projects.

(b) Pursuant to a resolution adopted by the Council on March 4, 2025, following a duly noticed public hearing, the Council approved by a vote of two-thirds majority of its members present: (i) a Street Reconstruction Plan for the years 2025 – 2029 (the “Plan”) that described the streets to be reconstructed and estimated costs over a period of five (5) years; and (ii) the issuance of general obligation bonds, all pursuant to the Act, including Section 475.58, subd. 3b.

(c) The Council hereby finds that no petition for a referendum on the issuance of the bonds to pay the costs of the proposed street reconstruction projects was received by the City within thirty (30) days of the hearing, in accordance with Section 475.58, subd. 3b.

(d) The Council hereby finds and determines that it is necessary and expedient to the sound financial management of the affairs of the City to authorize the issuance of General Obligation Street Reconstruction Bonds, Series 2025A (the “Bonds”) in the aggregate principal amount not to exceed \$2,000,000, pursuant to the Act, including Section 475.58, subd. 3b, to finance the street reconstruction projects described in the Plan (the “Project”), and related financing costs.

2. Sale of Bonds. The City has retained Northland Securities, Inc. (the “Municipal Advisor”), to serve as the City’s independent municipal advisor with respect to the offer and sale of the Bonds and, therefore, is authorized by Section 475.60, subdivision 2(9), of the Act to sell the Bonds other than pursuant to a competitive sale. The Bonds will be issued, sold, and delivered in accordance with the Notice of Sale attached hereto as **EXHIBIT A** and an award resolution anticipated to be adopted by the Council at a future meeting.

3. Acceptance of Proposal. The Council shall meet at the time specified in the Preliminary Official Statement or at such other time designated by the Council to receive and consider proposals for the purchase of the Bonds and take any other appropriate action with respect to the Bonds.

4. Authority of Municipal Advisor. The Municipal Advisor is authorized and directed to assist the City in the preparation and dissemination of a Preliminary Official Statement to be distributed to potential purchasers of the Bonds and to open, read, and tabulate the proposals for the purchase of the Bonds for presentation to the Council. The Municipal Advisor is further authorized and directed to assist the City in the award and sale of the Bonds on behalf of the City after receipt of written proposals and to assist the City in the preparation and dissemination of a final Official Statement with respect to the Bonds.

5. Authority of Bond Counsel. The law firm of Kennedy & Graven, Chartered, is authorized to act as bond counsel for the City ("Bond Counsel"), and to assist in the preparation and review of necessary documents, certificates, and instruments related to the Bonds. The officers, employees, and agents of the City are hereby authorized to assist Bond Counsel in the preparation of such documents, certificates, and instruments.

6. Reimbursement from Bond Proceeds. The City may incur certain expenditures that may be financed temporarily from sources other than the Bonds and reimbursed from the proceeds of the Bonds. Treasury Regulation § 1.150-2 (the "Reimbursement Regulations") provides that proceeds of tax-exempt bonds allocated to reimburse expenditures originally paid from a source other than the tax-exempt bonds will not be deemed expended unless certain requirements are met. In order to preserve its ability to reimburse certain costs from proceeds of the Bonds in accordance with the Reimbursement Regulations, the City hereby makes its declaration of official intent (the "Declaration") described below to reimburse certain costs

(a) Declaration of Intent. The City proposes to issue the Bonds to finance the costs of the Project. The City may reimburse original expenditures made for certain costs of the Project from the proceeds of the Bonds in an estimated maximum principal amount of \$2,000,000. All reimbursed expenditures will be capital expenditures, costs of issuance of the Bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Reimbursement Regulations.

(b) Declaration Made Not Later Than 60 Days. This Declaration has been made not later than sixty (60) days after payment of any original expenditure to be subject to a reimbursement allocation with respect to the proceeds of the Bonds, except for the following expenditures: (a) costs of issuance of the Bonds; (b) costs in an amount not in excess of \$100,000 or five percent (5%) of the proceeds of the Bonds; or (c) "preliminary expenditures" up to an amount not in excess of twenty (20) percent of the aggregate issue price of the Bonds that finance or are reasonably expected by the City to finance the Project for which the preliminary expenditures were incurred. The term "preliminary expenditures" includes architectural, engineering, surveying, bond issuance, and similar costs that are incurred prior to commencement of acquisition, construction, or rehabilitation of the Project, other than land acquisition, site preparation, and similar costs incident to commencement of construction.

(c) Reasonable Expectations; Official Intent. This Declaration is an expression of the reasonable expectations of the City based on the facts and circumstances known to the City as of the date hereof. The anticipated original expenditures for the Project and the principal amount of the Bonds described in Section 6(a), above, are consistent with the City's budgetary and financial circumstances. No sources other than proceeds of the Bonds to be issued by the City are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside pursuant

to the City's budget or financial policies to pay such original expenditures. This Resolution is intended to constitute a declaration of official intent for purposes of the Reimbursement Regulations.

The motion for the adoption of the foregoing resolution was duly seconded by Member _____, and upon vote being taken thereon, the following voted in favor of the motion:

and the following voted against:

PASSED by the City Council of the City of Independence, Minnesota on this 15th day of April, 2025.

CITY OF INDEPENDENCE, MINNESOTA

Mayor, Brad Spencer

ATTEST:

City Administrator, Mark Kaltsas

EXHIBIT A

NOTICE OF SALE

\$2,000,000*

GENERAL OBLIGATION STREET RECONSTRUCTION BONDS, SERIES 2025A

CITY OF INDEPENDENCE, MINNESOTA
(Book-Entry Only)

NOTICE IS HEREBY GIVEN that these Bonds will be offered for sale according to the following terms:

TIME AND PLACE:

Proposals (also referred to herein as “bids”) will be opened by the City’s Administrator, or designee, on Tuesday, May 6, 2025, at 10:00 A.M., CT, at the offices of Northland Securities, Inc. (the Issuer’s “Municipal Advisor”), 150 South 5th Street, Suite 3300, Minneapolis, Minnesota 55402. Consideration of the Proposals for award of the sale will be by the City Council at its meeting at the City Offices beginning Tuesday, May 6, 2025 at 6:30 P.M., CT.

SUBMISSION OF PROPOSALS

Proposals may be:

- a) submitted to the office of Northland Securities, Inc.,
- b) emailed to PublicSale@northlandsecurities.com
- c) for proposals submitted prior to the sale, the final price and coupon rates may be submitted to Northland Securities, Inc. by telephone at 612-851-5900 or 612-851-4945, or
- d) submitted electronically.

Notice is hereby given that electronic proposals will be received via PARITY™, or its successor, in the manner described below, until 10:00 A.M., CT, on Tuesday, May 6, 2025. Proposals may be submitted electronically via PARITY™ or its successor, pursuant to this Notice until 10:00 A.M., CT, but no Proposal will be received after the time for receiving Proposals specified above. To the extent any instructions or directions set forth in PARITY™, or its successor, conflict with this Notice, the terms of this Notice shall control. For further information about PARITY™, or its successor, potential bidders may contact Northland Securities, Inc. or i-Deal® at 1359 Broadway, 2nd floor, New York, NY 10018, telephone 212-849-5021.

Neither the Issuer nor Northland Securities, Inc. assumes any liability if there is a malfunction of PARITY™ or its successor. All bidders are advised that each Proposal shall be deemed to constitute a contract between the bidder and the Issuer to purchase the Bonds regardless of the manner in which the Proposal is submitted.

BOOK-ENTRY SYSTEM

The Bonds will be issued by means of a book-entry system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co.

*The Issuer reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of \$5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread.

as nominee of Depository Trust Company (“DTC”), New York, New York, which will act as securities depository of the Bonds.

Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Issuer through Northland Bond Services, a division of First National Bank of Omaha, Minneapolis, Minnesota (the “Paying Agent/Registrar”), to DTC, or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The successful bidder, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC. The Issuer will pay reasonable and customary charges for the services of the Paying Agent/Registrar.

DATE OF ORIGINAL ISSUE OF BONDS

Date of Delivery (Estimated to be June 5, 2025)

AUTHORITY/PURPOSE/SECURITY

The Bonds are being issued pursuant to Minnesota Statutes, Chapter 475, as amended, including Minnesota Statutes, Section 475.58, Subdivision 3b, as amended. Proceeds will be used to finance the City’s 2025 street reconstruction projects and to pay costs associated with the issuance of the Bonds. The Bonds will be secured by ad valorem taxes levied on all taxable property within the City. The full faith and credit of the Issuer will be pledged to the payment of the Bonds and the Issuer will levy additional ad valorem taxes in the event of any deficiency in the debt service account established for this issue.

INTEREST PAYMENTS

Interest is due semiannually on each February 1 and August 1, commencing February 1, 2026, to registered owners of the Bonds appearing of record in the Bond Register as of the close of business on the fifteenth day (whether or not a business day) of the calendar month next preceding such interest payment date.

MATURITIES

Principal is due annually on February 1, inclusive, in each of the years and amounts as follows:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2027	\$170,000	2032	\$200,000
2028	175,000	2033	210,000
2029	185,000	2034	215,000
2030	190,000	2035	225,000
2031	195,000	2036	235,000

Proposals for the Bonds may contain a maturity schedule providing for any combination of serial bonds and term bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above.

INTEREST RATES

All rates must be in integral multiples of 1/20th or 1/8th of 1%. *The rate for any maturity may not be more than 2.00% less than the rate for any preceding maturity.* All Bonds of the same maturity must bear a single uniform rate from date of issue to maturity.

ESTABLISHMENT OF ISSUE PRICE (HOLD-THE-OFFERING-PRICE RULE MAY APPLY – BIDS NOT CANCELLABLE)

The winning bidder shall assist the Issuer in establishing the issue price of the Bonds and shall execute and deliver to the Issuer at closing an “issue price” or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit A, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the Issuer and Bond Counsel. All actions to be taken by the Issuer under this Notice of Sale to establish the issue price of the Bonds may be taken on behalf of the Issuer by the Issuer’s Municipal Advisor and any notice or report to be provided to the Issuer may be provided to the Issuer’s Municipal Advisor.

The Issuer intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the “competitive sale requirements”) because:

- (1) the Issuer shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the Issuer may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the Issuer anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest cost), as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Bonds, as specified in the bid.

In the event that the competitive sale requirements are not satisfied, the Issuer shall promptly so advise the winning bidder. The Issuer may then determine to treat the initial offering price to the public as of the award date of the Bonds as the issue price of each maturity by imposing on the winning bidder the Hold-the-Offering-Price Rule as described in the following paragraph (the “Hold-the-Offering-Price Rule”). Bids will **not** be subject to cancellation in the event that the Issuer determines to apply the Hold-the-Offering-Price Rule to the Bonds. **Bidders should prepare their bids on the assumption that the Bonds will be subject to the Hold-the-Offering-Price Rule in order to establish the issue price of the Bonds.**

By submitting a bid, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the “Initial Offering Price”), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the Hold-the-Offering Price Rule shall apply to any person at a price that is higher than the Initial Offering Price to the public during the period starting on the award date for the Bonds and ending on the **earlier** of the following:

- (1) the close of the fifth (5th) business day after the award date; or
- (2) the date on which the underwriters have sold at least 10% of a maturity of the Bonds to the public at a price that is no higher than the Initial Offering Price to the public (the “10% Test”), at which time only that particular maturity will no longer be subject to the Hold-the-Offering-Price Rule.

The Issuer acknowledges that, in making the representations set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule, if applicable to the Bonds, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Issuer further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price of the Bonds, including but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule, if applicable to the Bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the Hold-the-Offering-Price Rule if applicable to the Bonds.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, (A) to comply with the Hold-the-Offering-Price Rule, if applicable if and for so long as directed by the winning bidder and as set forth in the related pricing wires, (B) to promptly notify the winning bidder of any sales of Bonds that to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and (C) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public, and (ii) any agreement among underwriters or selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter or dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the winning bidder or the underwriter and as set forth in the related pricing wires.

Notes: Sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

- (1) "public" means any person other than an underwriter or a related party,*
- (2) "underwriter" means (A) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public).*

- (3) *a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation or another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership or another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and*
- (4) *“sale date” means the date that the Bonds are awarded by the Issuer to the winning bidder.*

ADJUSTMENTS TO PRINCIPAL AMOUNT AFTER PROPOSALS

The Issuer reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of \$5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread. Such adjustments shall be made promptly after the sale and prior to the award of Proposals by the Issuer and shall be at the sole discretion of the Issuer. The successful bidder may not withdraw or modify its Proposal once submitted to the Issuer for any reason, including post-sale adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

OPTIONAL REDEMPTION

Bonds maturing on and after February 1, 2034 are subject to redemption and prepayment at the option of the Issuer on February 1, 2033 and any date thereafter, at a price of par plus accrued interest up to the date of optional redemption. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and principal amounts within each maturity to be redeemed shall be determined by the Issuer and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar.

CUSIP NUMBERS

If the Bonds qualify for assignment of CUSIP numbers such numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the successful bidder thereof to accept delivery of and pay for the Bonds in accordance with terms of the purchase contract. The CUSIP Service Bureau charge for the assignment of CUSIP identification numbers shall be paid by the successful bidder.

DELIVERY

Delivery of the Bonds will be within thirty-five days after award, subject to an approving legal opinion by Kennedy & Graven, Chartered, Bond Counsel. The legal opinion will be paid by the Issuer and delivery will be anywhere in the continental United States without cost to the successful bidder at DTC.

TYPE OF PROPOSAL

Proposals of not less than \$1,975,000 (98.75%) and accrued interest on the principal sum of \$2,000,000 must be filed with the undersigned prior to the time of sale. Proposals must be unconditional except as to legality. Proposals for the Bonds should be delivered to Northland Securities, Inc. and addressed to:

Mark Kaltsas, City Administrator
Independence City Hall
1920 County Road 90
Independence, MN 55359

A good faith deposit (the “Deposit”) in the amount of \$40,000 in the form of a federal wire transfer (payable to the order of the Issuer) is only required from the apparent winning bidder, and must be received within two hours after the time stated for the receipt of Proposals. The apparent winning bidder will receive notification of the wire instructions from the Municipal Advisor promptly after the sale. If the Deposit is not received from the apparent winning bidder in the time allotted, the Issuer may choose to reject their Proposal and then proceed to offer the Bonds to the next lowest bidder based on the terms of their original proposal, so long as said bidder wires funds for the Deposit amount within two hours of said offer.

The Issuer will retain the Deposit of the successful bidder, the amount of which will be deducted at settlement and no interest will accrue to the successful bidder. In the event the successful bidder fails to comply with the accepted Proposal, said amount will be retained by the Issuer. No Proposal can be withdrawn after the time set for receiving Proposals unless the meeting of the Issuer scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

AWARD

The Bonds will be awarded on the basis of the lowest interest rate to be determined on a true interest cost (TIC) basis. The Issuer’s computation of the interest rate of each Proposal, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Bonds will be awarded by lot. The Issuer will reserve the right to: (i) waive non-substantive informalities of any Proposal or of matters relating to the receipt of Proposals and award of the Bonds, (ii) reject all Proposals without cause, and (iii) reject any Proposal which the Issuer determines to have failed to comply with the terms herein.

INFORMATION FROM SUCCESSFUL BIDDER

The successful bidder will be required to provide, in a timely manner, certain information relating to the initial offering price of the Bonds necessary to compute the yield on the Bonds pursuant to the provisions of the Internal Revenue Code of 1986, as amended.

OFFICIAL STATEMENT

By awarding the Bonds to any underwriter or underwriting syndicate submitting a Proposal therefor, the Issuer agrees that, no more than seven business days after the date of such award, it shall provide to the senior managing underwriter of the syndicate to which the Bonds are awarded, the Final Official Statement in an electronic format as prescribed by the Municipal Securities Rulemaking Board (MSRB).

LIMITED CONTINUING DISCLOSURE UNDERTAKING

The Issuer will covenant in the resolution awarding the sale of the Bonds and in a Continuing Disclosure Undertaking to provide, or cause to be provided, annual financial information, including audited financial statements of the Issuer, and notices of certain material events, as required by SEC Rule 15c2-12.

BANK QUALIFICATION

The Issuer will designate the Bonds as qualified tax-exempt obligations for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

BOND INSURANCE AT UNDERWRITER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the successful bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the successful bidder of the Bonds. Any increase in the costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the successful bidder, except that, if the Issuer has requested and received a rating on the Bonds from a rating agency, the Issuer will pay that rating fee. Any other rating agency fees shall be the responsibility of the successful bidder. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the successful bidder shall not constitute cause for failure or refusal by the successful bidder to accept delivery on the Bonds.

The Issuer reserves the right to reject any and all Proposals, to waive informalities and to adjourn the sale.

Dated: April 15, 2025

BY ORDER OF THE CITY OF INDEPENDENCE CITY
COUNCIL

/s/ Mark Kaltsas
City Administrator

Additional information may be obtained from:

Northland Securities, Inc.
150 South 5th Street, Suite 3300
Minneapolis, Minnesota 55402
Telephone No.: 612-851-5900

EXHIBIT A

(ISSUE PRICE CERTIFICATE – COMPETITIVE SALE SATISFIED)

The undersigned, for and on behalf of [NAME OF PURCHASER/REPRESENTATIVE] (the [“Purchaser”] [“Representative,” on behalf of itself and other underwriters listed below (collectively, the “Underwriting Group”)], with respect to the sale and issuance of the General Obligation Street Reconstruction Bonds, Series 2025A (the “Bonds”), issued by the City of Independence, Minnesota (the “Issuer”), in the original aggregate principal amount of \$ _____, certifies as follows:

1. Reasonably Expected Initial Offering Price.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by the [Purchaser] [Underwriting Group] are the prices listed in EXHIBIT A attached hereto (the “Expected Offering Prices”). The Expected Offering Prices are the prices of the Maturities of the Bonds used by the [Purchaser] [Underwriting Group] in formulating its bid to purchase the Bonds. Attached hereto as EXHIBIT B is a true and correct copy of the bid provided by the [Purchaser] [Underwriting Group] to purchase the Bonds.

(b) The [Purchaser] [Underwriting Group] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by the [Purchaser] [Underwriting Group] constituted a firm offer to purchase the Bonds.

(d) Capitalized terms that are used herein that are otherwise not defined shall have the meanings assigned to such terms in Section 5 hereof.

2. Purchase Price. The [Purchaser] [Representative] acknowledges that it is purchasing the Bonds for an aggregate purchase price of \$ _____ (par amount of Bonds of \$ _____, plus original issue premium of \$ _____, less original issue discount of \$ _____, less [a Purchaser’s] [an underwriter’s] discount of \$ _____), plus accrued interest in the amount of \$ _____.

3. Receipt of Bonds. The undersigned hereby acknowledges receipt of \$ _____ in original aggregate principal amount of the Bonds from the Issuer, fully executed and authenticated. [The [Purchaser] [Representative] has paid to [NAME OF INSURER] the sum of \$ _____ as a premium for an insurance policy for the Bonds.]

4. Representations. The representations set forth in this Certificate of Purchaser (the “Certificate”) are limited to factual matters only. Nothing in this Certificate represents the interpretation by the [Purchaser] [Representative] of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder. The undersigned understands that the foregoing information will be relied upon by: (i) the Issuer with respect to certain of the representations set forth in a tax certificate of the Issuer executed on the date hereof with respect to compliance with the federal income tax rules affecting the Bonds; and (ii) Kennedy & Graven, Chartered, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of Information Return for Tax-Exempt Governmental Bonds, Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

5. Defined Terms.

(a) “Maturity” means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(b) “Public” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this Certificate means, with respect to a purchaser of the Bonds, if the Underwriter and the purchaser are subject, directly or indirectly, to (i) more than fifty percent (50%) common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another); (ii) more than fifty percent (50%) common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another); or (iii) more than fifty percent (50%) common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(c) “Sale Date” means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____.

(d) “Underwriter” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

IN WITNESS WHEREOF, the undersigned officer has executed this Certificate of Purchaser as of the date and year first written above.

[PURCHASER] [REPRESENTATIVE]

By _____

Name _____

Its _____

[Account Members:]

(ISSUE PRICE CERTIFICATE – HOLD THE PRICE)

The undersigned, for and on behalf of [NAME OF PURCHASER/REPRESENTATIVE] (the [“Purchaser”] [“Representative,” on behalf of itself and other underwriters listed below (collectively, the “Underwriting Group”)]), with respect to the sale and issuance of the General Obligation Street Reconstruction Bonds, Series 2025A (the “Bonds”), by the City of Independence, Minnesota (the “Issuer”), in the original aggregate principal amount of \$ _____, certifies as follows:

1. Initial Offering Price for the Bonds.

(a) The [Purchaser] [Underwriting Group] offered each Maturity of the Bonds to the Public for purchase at the respective initial offering prices listed in EXHIBIT A attached hereto (the “Initial Offering Prices”). A copy of the pricing wire or equivalent communication for the Bonds is attached hereto as EXHIBIT A. Capitalized terms used herein that are otherwise not defined shall have the meanings assigned to such terms in Section 5 hereof.

(b) As set forth in the Notice of Sale and the bid award, the [Purchaser has] [members of the Underwriting Group have] agreed in writing that, (i) for each Maturity of the Bonds, [it] [they] would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “Hold-the-Offering-Price Rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the Hold-the-Offering-Price Rule. Pursuant to such agreement, no Underwriter has offered or sold any Maturity of the Bonds at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

2. Purchase Price. The [Purchaser] [Representative] acknowledges that it is purchasing the Bonds for an aggregate purchase price of \$ _____ (par amount of Bonds of \$ _____, plus original issue premium of \$ _____, less original issue discount of \$ _____, less [a Purchaser’s] [an underwriter’s] discount of \$ _____).

3. Receipt of Bonds. The undersigned hereby acknowledges receipt of \$ _____ in original aggregate principal amount of the Bonds from the Issuer, fully executed and authenticated.

4. Representations. The representations set forth in this Certificate of Purchaser (the “Certificate”) are limited to factual matters only. Nothing in this Certificate represents the interpretation by the [Purchaser] [Representative] of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder. The undersigned understands that the foregoing information will be relied upon by: (i) the Issuer with respect to certain of the representations set forth in a tax certificate of the Issuer executed on the date hereof with respect to compliance with the federal income tax rules affecting the Bonds; and (ii) Kennedy & Graven, Chartered, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of Information Return for Tax-Exempt Governmental Bonds, Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

5. Defined Terms.

(a) “Holding Period” means, with respect to each Maturity of the Bonds, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which the [Purchaser has] [Underwriters have] sold at least ten percent (10%) of such Maturity to the Public at prices that are no higher than the Initial Offering Price for such Maturity.

(b) “Maturity” means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) “Public” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this Certificate means, with respect to a purchaser of the Bonds, if the Underwriter and the purchaser are subject, directly or indirectly, to (i) more than fifty percent (50%) common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another); (ii) more than fifty percent (50%) common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another); or (iii) more than fifty percent (50%) common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(d) “Sale Date” means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____.

(e) “Underwriter” means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

IN WITNESS WHEREOF, the undersigned officer has executed this Certificate of Purchaser as of the date and year first written above.

[PURCHASER] [REPRESENTATIVE]

By _____

Name _____

Its _____

City of Independence

Minnesota Wetland Conservation Act – Confirming Decision Making Authority for Certain Functions with Regards to Implementation of the Wetland Conservation Act (WCA)

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: April 15, 2025

Discussion:

The City of Independence has accepted the authority and administration responsibility to implement the Wetland Conservation Act (WCA). The city is authorized by Minnesota Administrative Rules Part 8420.0200, Subpart 2, Item C, to delegate certain functions with regard to implementation of WCA, including the authority to make decisions on applications, with its staff. Independence has practiced under this authority for many years but does not appear to have formally adopted a resolution acknowledging the delegation of authority to staff.

It was recommended by our water resources consultant Hakanson Anderson, that we adopt a resolution confirming the city's desire to have staff make decisions relating to the implementation of WCA. The city currently uses Hakanson Anderson as its administrator for all WCA decision making currently deployed. The city staff/Hakanson currently review and approve the following application types:

- Exemption
- No-loss
- Wetland boundary and type
- Sequencing
- Replacement plan
- Wetland banking

Recommendation:

The City Council is being asked to consider approval of Resolution No. 25-1415-02, confirming decision making authority for WCA applications noted above.

Attachments: Resolution No. 25-1415-02



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 25-0415-02

**A RESOLUTION REGARDING THE ADMINISTRATION
OF THE MINNESOTA WETLAND CONSERVATION ACT**

WHEREAS, the City of Independence has accepted the authority and administrative responsibility to implement the Wetland Conservation Act (WCA) within the legal boundaries of Independence in accordance with Minnesota Rules, Chapter 8420; and

WHEREAS, the City of Independence is authorized by Minnesota Administrative Rules Part 8420.0200, Subpart 2, Item C, to delegate certain functions with regard to implementation of WCA, including the authority to make decisions on applications, with its staff.

NOW, THEREFORE, BE IT RESOLVED by the City of Independence City Council that decision-making authority for WCA {*exemption, no-loss, wetland boundary and type, sequencing, replacement plan, and wetland banking*} applications is placed with the City Administrator or their designee.

This resolution was adopted by the City Council of the City of Independence on this 15th day of April 2025, by a vote of _____ ayes and _____ nays.

Brad Spencer, Mayor

ATTEST:

Mark Kaltsas, City Administrator

City of Independence

Improvement and Road Maintenance Agreement with the City of Delano Pertaining to a Portion of County Line Road

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: April 15, 2025

Discussion:

The City of Delano approached Independence about the possibility of improving a new section of County Line Road, south of Highway 12 (see depiction below). The city's each own to the center of County Line Road. A section of road from Highway 12 south to Maria Road is currently paved. Delano would like to the pave a new section of road that extends further south to 90th Street SE. In addition to the County Line Road, Delano is also looking to improve and pave 90th Street SE from County Line Road to County Road 30 in Franklin Township.

The city has negotiated an Improvement and Maintenance Agreement with the City of Delano which further stipulates responsibilities associated with the proposed paving. The agreement stipulates the following:

- Delano is currently responsible for the repair and maintenance of the Paved Section. After the Unimproved Section is paved and improved as proposed, Delano will be solely responsible for the operation, repair, and maintenance of County Line Road from Highway 12 to 90th Street SE, in a manner similar to that which it performs on its existing collector roads.
- Delano will assume all costs related to maintaining existing and proposed stormwater infrastructure to support the roadway and will be responsible for snow removal.
- Except as provided in paragraph 4, Delano will not specially assess property in Independence for paving, improvement, or maintenance of the Paved Section or Unimproved Section or associated stormwater infrastructure.
- Independence will remain the road authority for all portions of County Line Road which abut land located in Independence.
- Delano shall remain the road authority for all portions of County Line Road which abut land located in or annexed to Delano.



Recommendation:

The City Council is being asked to agree that Delano may pave and improve the Unimproved Section of County Line Road, at Delano's sole cost and expense and in accordance with the Delano-Township Agreement and the plans and specifications on file with the Delano City Clerk, prepared by Stantec and dated February 25, 2025.

Attachments: Improvement and Maintenance Agreement
Delano-Township Agreement
Plans and Specifications

**COUNTY LINE ROAD
IMPROVEMENT AND MAINTENANCE AGREEMENT
BETWEEN THE CITIES OF DELANO AND INDEPENDENCE**

This County Line Road Improvement and Maintenance Agreement (“Agreement”) is made as of _____, 2025, by and between the City of Delano, Wright County, Minnesota (“Delano”) and the City of Independence, Hennepin County, Minnesota (“Independence”).

WHEREAS, County Line Road SE provides the boundary line between the eastern boundary of Delano city limits and the western boundary of Independence city limits;

WHEREAS, pursuant to a prior verbal agreement between Delano and Independence, Delano previously paved and is responsible for the maintenance and repair of County Line Road from Highway 12 south to Woods Creek Drive (the “Paved Section”); and

WHEREAS, the property abutting County Line Road to the west from the southern boundary of the Woods Creek subdivision to 90th Street SE is outside of Delano city limits and is part of Franklin Township (the “Township”), and therefore that portion of the road is a joint jurisdiction road shared by the Township and Independence;

WHEREAS, County Line Road from Woods Creek Drive south to 90th Street SE is currently an unpaved gravel road (the “Unimproved Section”);

WHEREAS, Delano and Franklin Township entered a “90th Street and County Line Road Pavement and Road Maintenance Agreement” dated March 3, 2025, a copy of which is attached hereto as Exhibit A and incorporated herein (the “Delano-Township Agreement”);

WHEREAS, under the Delano-Township Agreement, the Township has consented to and approved Delano’s plans to pave, improve, and be responsible for maintenance and repair of the Unimproved Section; and

WHEREAS, Delano and Independence wish to enter into this Agreement to document the prior verbal agreement regarding the Paved Section and provide Independence’s consent to the Delano-Township Agreement and Delano’s project relating to the Unimproved Section.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Delano and Independence agree as follows:

1. Except as otherwise provided herein, Independence hereby consents and agrees to the Delano-Township Agreement. Independence expressly agrees that Delano may pave and improve the Unimproved Section of County Line Road, at Delano’s sole cost and expense and in accordance with the Delano-Township Agreement and the plans and specifications on file with the Delano City Clerk, prepared by Stantec and dated February 25, 2025.

2. Delano is currently responsible for the repair and maintenance of the Paved Section. After the Unimproved Section is paved and improved as proposed, Delano will be solely responsible for the operation, repair, and maintenance of County Line Road from Highway 12 to 90th Street SE, in a manner similar to that which it performs on its existing collector roads. In addition, Delano will assume all costs related to maintaining existing and proposed stormwater infrastructure to support the roadway and will be responsible for snow removal. Except as provided in paragraph 4, Delano will not specially assess property in Independence for paving, improvement, or maintenance of the Paved Section or Unimproved Section or associated stormwater infrastructure.
3. Notwithstanding anything to the contrary in the Delano-Township Agreement, Independence will remain the road authority for all portions of County Line Road which abut land located in Independence. Delano shall remain the road authority for all portions of County Line Road which abut land located in or annexed to Delano.
4. The term of this Agreement will be ongoing and will continue until such time as Independence establishes or authorizes a new road connection to County Line Road or otherwise authorizes a new commercial, industrial, or residential development to directly access such section of road ("New Development"). In the event of such New Development, the parties agree to renegotiate the terms of this Agreement with the intent of sharing maintenance and repair costs for the County Line Road. Further, if County Line Road requires any improvement or upgrades as a result of the New Development, Delano and Independence agree to equitably share the costs of such improvement or upgrades. Such costs may be financed, at a party's discretion, by imposing special assessments on properties located within that party's jurisdiction.
5. County Line Road SE north of Highway 12, also known as Wright County Highway 139, is under county authority and is not subject to or addressed by this Agreement.

CITY OF DELANO

CITY OF INDEPENDENCE

By: Holly Schrupp
Its: Mayor

By: Brad Spencer
Its: Mayor

By: Paula Baumann
Its: City Clerk

By: Mark Kaltsas
Its: City Administrator

EXHIBIT A
Delano-Township Agreement

**90TH STREET AND COUNTY LINE ROAD
PAVEMENT AND ROAD MAINTENANCE AGREEMENT**

This Agreement is made this 3rd day of March, 2025 by and between City of Delano ("City") and Franklin Township ("Township").

WHEREAS, The City and Township desire to provide for the paving of and maintenance of a portion of 90th Street located partly in the Township and partly in the City commencing at CSAH 17 east to County Line Road, and a portion of County Line Road located partly in the Township and partly in the City of Independence commencing at 90th Street north to Maplewood Drive (collectively, "Roads"); and

WHEREAS, the Roads currently have a gravel surface; and

WHEREAS, the City is willing to pay the entire cost of paving the Roads and to be responsible for contracting for such work to be completed; and

WHEREAS, the parties have entered into this Agreement to memorialize the terms and conditions of the paving of the Roads;

NOW, THEREFORE, the City and Town agree as follows:

1. The City shall pave the Roads according to the plans and specs on file with the City Clerk, prepared by Stantec and dated February 25 2025 (hereafter, "Paving Project"). The Paving project shall be performed at the City's expense and the Township shall not be obligated to pay for any portion of the Paving Project.
2. No portion of the cost of the Paving Project, nor the cost of any repaving or repairing of the Roads (including utility installation or replacement, future mill and overlay and future road reconstruction work) shall be special assessed or otherwise charged to any properties that are located in the Township at the time such improvement work is performed by the City, even if such properties are later annexed to the City. The City shall be free to charge any such properties in any manner authorized by law for future improvements occurring to the Roads (but excluding the Paving Project), provided such properties that are to be charged by the City: 1) are annexed into the City before such future improvements are constructed; and 2) the amounts charged to such properties by the City are calculated in a like manner as other properties that are located in the City which are also charged for such future Roads improvements.
3. The Township shall remain the road authority for all portions of the Roads which abut land located in the Township. The City shall remain the road authority for all portions of the Roads which abut land annexed into the City. The parties agree that the names of the Roads shall remain unchanged unless both parties agree on such a change.

4. The City shall do nothing to encourage more traffic on the road, except for paving the road. The City shall not post signs indicating that the Roads are part of a truck route or a bypass of any portion of the City, or publicize in any way that the Roads may be utilized as such.
5. No signage shall be placed by the City to encourage traffic on County Line Road for the proposed park at CSAH 17. Any such signage shall be placed on City owned streets only.
6. For the term of this Agreement, the City shall be responsible to perform all maintenance on the Roads in a manner similar to that which it performs on its collector roads, all such maintenance to be at the sole cost of the City. One year before the expiration of this Agreement, provided any land abutting the Roads remains in the Township, the Township and City shall meet to negotiate a maintenance agreement to provide for the maintenance of the road after the termination of this Agreement.
7. The names of 90th Street and County Line Road shall not be changed without prior approval by the Franklin Town Board.
8. No work shall initially be performed on the Roads pursuant to this Agreement until the Township's engineer has approved the final plans for such work. Such approval shall not be unreasonably withheld.
9. In the event the terms of this Agreement conflict with the terms of that certain agreement between the Township and the City titled "Delano and Franklin Township Joint Road Maintenance Agreement" dated September 6, 2005 (hereafter, "2005 Agreement"), the terms of this Agreement shall govern over the conflicting terms in the 2005 Agreement.
10. This Agreement shall terminate upon the earlier of: 1) fifty years from the date of this Agreement, or 2) at such time as all properties abutting the Roads are annexed into the City.

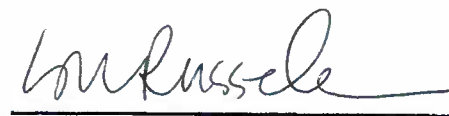
CITY OF DELANO


Mayor


City Clerk

FRANKLIN TOWNSHIP


Town Board Chair


Town Clerk

CONSTRUCTION PLANS

FOR

90TH STREET SE AND COUNTY LINE ROAD

STREET IMPROVEMENTS

DELANO, MINNESOTA

FEBRUARY 2025

ENGINEER



STANTEC CONSULTING SERVICES INC.
ONE CARLSON PARKWAY N., SUITE 100
PLYMOUTH, MN 55447
(P) - (763) 479-4200
CONTACT: ALAN OFFERMAN, PE

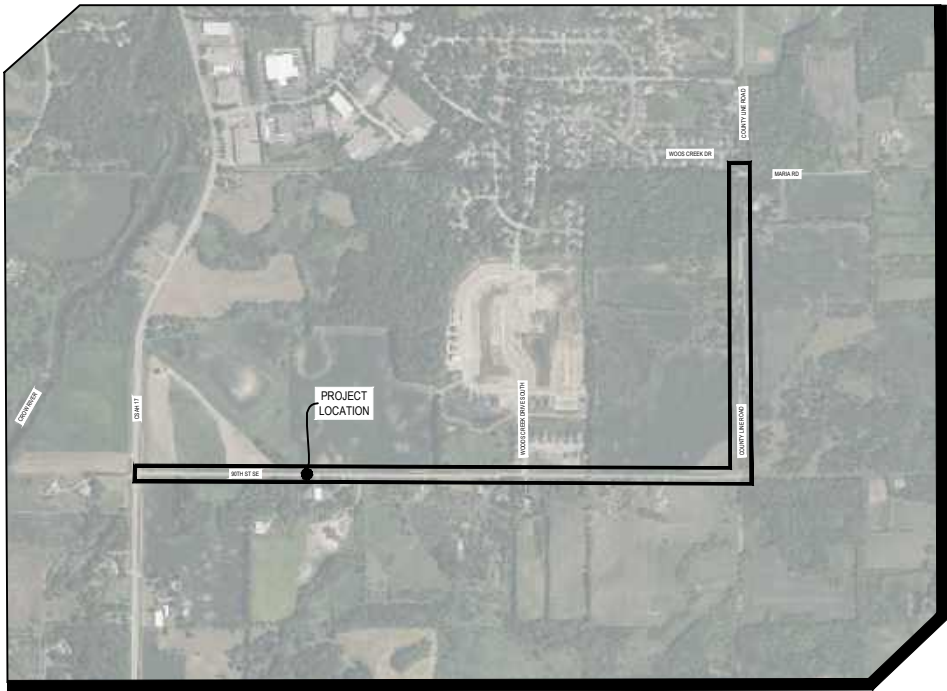
CLIENT



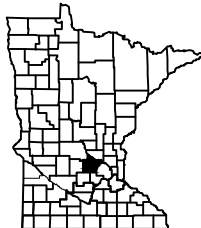
CITY OF DELANO
234 2ND STREET NORTH
DELANO, MINNESOTA 55328

City Council

Mayor	Holly Schrupp
Council Member	Jason Franzen
Council Member	Becky Schaust
Council Member	Todd Belz
Council Member	Peter Froehle



VICINITY MAP
NOT TO SCALE



PROJECT LOCATION
CITY: DELANO
COUNTY: WRIGHT

Sheet List Table	
Sheet Number	Sheet Title
G-001	COVER SHEET
G-002	GENERAL NOTES AND LEGEND
G-003	TYPICAL SECTIONS
G-004	SOIL BORINGS
G-005	SOIL BORINGS
G-005	BORROW PIT FIGURE
C-001	EXISTING CONDITIONS & REMOVALS PLAN
C-002	EXISTING CONDITIONS & REMOVALS PLAN
C-003	EXISTING CONDITIONS & REMOVALS PLAN
C-004	EXISTING CONDITIONS & REMOVALS PLAN
C-005	EXISTING CONDITIONS & REMOVALS PLAN
C-006	EXISTING CONDITIONS & REMOVALS PLAN
C-201	SWPPP
C-202	EROSION CONTROL AND RESTORATION PLAN
C-203	EROSION CONTROL AND RESTORATION PLAN
C-204	EROSION CONTROL AND RESTORATION PLAN
C-205	EROSION CONTROL AND RESTORATION PLAN
C-206	EROSION CONTROL AND RESTORATION PLAN
C-207	EROSION CONTROL AND RESTORATION PLAN
C-301	GRADING PLAN
C-302	GRADING PLAN
C-303	GRADING PLAN
C-304	GRADING PLAN
C-305	GRADING PLAN
C-306	GRADING PLAN
C-307	GRADING PLAN
C-308	GRADING PLAN
C-309	GRADING PLAN
C-310	GRADING PLAN
C-311	GRADING PLAN
C-312	GRADING PLAN
C-501	STORM SEWER PROFILE
C-601	SITE PLAN
C-602	SITE PLAN
C-603	SITE PLAN
C-604	SITE PLAN
C-605	SITE PLAN
C-606	SITE PLAN
C-801	DETAILS
C-802	DETAILS
C-803	DETAILS

THIS PLAN SET CONTAINS 41 SHEETS.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



ONE CARLSON PARKWAY N.
SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.STANTEC.COM

CLIENT:



CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

PROJECT TITLE	ISSUE NO.	DESCRIPTION	DATE
90TH STREET SE AND COUNTY LINE ROAD STREET IMPROVEMENTS CITY OF DELANO WRIGHT COUNTY, MINNESOTA			

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

Alan Offerman

LICENSE NO.: 52624

DATE: 02/25/2025

PROJECT NO.:

DWN BY: JE CHKD BY: AO APPD BY: AO

ISSUE DATE: 193805445

ISSUE NO.: 0

SHEET TITLE:

COVER SHEET

SHEET NO.:

G-001

GOVERNING SPECIFICATIONS

- 1. MINNESOTA DEPARTMENT OF TRANSPORTATION (MN/DOT) "STANDARD SPECIFICATIONS FOR CONSTRUCTION" 2020 EDITION AND SUPPLEMENTS.
- 2. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS FOR UTILITIES LATEST EDITION.
- 3. APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES

GENERAL NOTES

- 1. EXISTING CONDITIONS SHOWN ARE FROM A TOPOGRAPHIC SURVEY AND LIDAR COMPLETED BY STANTEC, DATED APRIL 13, 2021 AND A SUPPLEMENTAL SURVEY COMPLETED BY STANTEC, DATED MARCH 2, 2023. EXISTING FEATURES MAY NOT BE EXACT TO THEIR LOCATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE AND MUST IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
- 2. SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". EXACT LOCATION/DEPTH OF SUBSURFACE UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, SEWER, WATER, PIPES, ELECTRICAL, AND CABLE TV ARE UNKNOWN AND THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- 3. CONTRACTOR RESPONSIBLE FOR CONTACTING GOPHER STATE ONE CALL (1-800-252-1166) A MINIMUM OF 48 HOURS IN ADVANCE (EXCLUDING HOLIDAYS AND WEEKENDS) BEFORE STARTING WORK FOR LOCATIONS OF UNDERGROUND UTILITIES.
- 4. CONTRACTOR SHALL ANTICIPATE PRIVATE UTILITY CONFLICTS THROUGHOUT THE PROJECT SUB CUT AND TRENCH AREAS AND MUST COORDINATE THE RELOCATION OR PROTECTION OF EXISTING UTILITIES, OR INSTALLATION OF NEW UTILITIES WITH UTILITY OWNERS THAT MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE STARTING WORK. COSTS FOR SUCH WORK, INCLUDING EXTRA TIME AND EFFORT FOR PROVISIONS NECESSARY TO WORK AROUND OR UNDER UTILITIES, IS THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. FEES OR CHARGES WHICH ARE TO BE PAID TO THE UTILITY COMPANY, INCLUDING WORK THAT MUST BE PERFORMED BY THE UTILITY COMPANY, ARE AT NO ADDITIONAL COST TO THE OWNER.
- 5. QUANTITIES ARE APPROXIMATE, AND MAY VARY TO ALLOW COMPLETION OF WORK.
- 6. WORK AND MATERIALS MUST COMPLY WITH CITY, COUNTY, STATE, AND FEDERAL (INCLUDING OSHA) REGULATIONS AND CODES.
- 7. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS PERFORMING WORK AT OR NEAR THE SITE.
- 8. CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION.
- 9. CONTRACTOR SHALL COORDINATE AND MAINTAIN GARBAGE AND RECYCLING SERVICES TO PROPERTIES THROUGHOUT CONSTRUCTION.
- 10. CONTRACTOR SHALL MAINTAIN MAIL SERVICE TO PROPERTIES THROUGHOUT CONSTRUCTION.
- 11. CONTRACTOR SHALL COORDINATE AND MAINTAIN STORMWATER DRAINAGE CONVEYANCE THROUGHOUT CONSTRUCTION (BOTH PIPED AND OVERLAND FLOW).
- 12. ALL STORM SEWER PIPE IN THE PROJECT AREA IS REINFORCED CONCRETE PIPE UNLESS NOTED OTHERWISE.
- 13. CONTRACTOR SHALL COORDINATE AND MAINTAIN WATER AND SANITARY FLOW TO AND FROM PROPERTIES. PROVIDE BYPASS AND TEMPORARY SYSTEMS, AS NECESSARY.
- 14. CONTRACTOR SHALL COORDINATE AND MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICE MUST NOT BE INTERRUPTED WITHOUT APPROVAL FROM OWNER, CITY, AND ADJACENT PROPERTIES.
- 15. CONSTRUCTION LIMITS ARE TO PROPERTY LINE UNLESS SHOWN OR NOTED OTHERWISE. CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON PLANS WITHIN THE CONSTRUCTION LIMITS.
- 16. CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING PAVEMENT, SITE FEATURES, UTILITIES, TREES, ETC., UNLESS NOTED OR SHOWN OTHERWISE.
- 17. EXISTING PAVEMENT AND SITE CONDITIONS HAVE BEEN DOCUMENTED AND ANY DAMAGE TO THE EXISTING PAVEMENT, CURBING, STRIPING, OR OTHER SITE FEATURE TO REMAIN MUST BE REPLACED BY THE CONTRACTOR, TO OWNER'S SATISFACTION, AT NO ADDITIONAL COST TO THE OWNER.
- 18. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION AND WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES.
- 19. CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS ARE TO BE MADE WITHOUT PRIOR APPROVAL FROM THE OWNER AND ENGINEER. FAILURE TO NOTIFY OWNER AND ENGINEER OF AN IDENTIFIABLE CONFLICT BEFORE PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- 20. CONTRACTOR SHALL HAVE ONE COPY OF EACH REQUIRED CONSTRUCTION PERMIT AND ONE COPY OF THE MOST CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS (INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, SPECIAL CONDITIONS AND PROVISIONS, ETC.) AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- 21. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IMPLEMENTATION AND ENFORCEMENT OF SAFE WORK PRACTICES, INCLUDING BUT NOT LIMITED TO PERSONNEL MONITORING, USE OF TRENCHING, SHEETING, AND SHORING, SCAFFOLDING, MATERIALS HANDLING AND DRILLING, OPERATION OF EQUIPMENT, AND SAFETY OF PUBLIC DURING PROGRESS OF WORK.
- 22. CONTRACTOR SHALL PLAN FOR AND ENSURE PERSONNEL COMPLY WITH PROVISIONS OF OSHA SAFETY AND HEALTH STANDARDS (29 CFR 1910) AND GENERAL CONSTRUCTION STANDARDS (29 CFR 1926) AS APPROPRIATE.
- 23. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH WORK. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS FOR SAFETY OF EMPLOYEES ON PROJECT SITE AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED BY THE PROJECT. CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR SAFETY IN CONNECTION WITH WORK SHALL CONTINUE UNTIL SUCH TIME AS ALL WORK IS COMPLETED, AND ENGINEER HAS ISSUED NOTICE TO CONTRACTOR THAT WORK IS COMPLETE.
- 24. HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO OIL, GASOLINE, PAINT AND OTHER HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, BY THE CONTRACTOR, INCLUDING SECONDARY CONTAINMENTS, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MCPA REGULATIONS. CONTRACTOR SHALL REMOVE SPILL OF FUELS, OILS, OR OTHER CHEMICALS IMMEDIATELY UPON DETECTION.
- 25. WHEN WORKING ON REMOVING AND INSTALLING OF A NEW STORM SEWER CROSSING THE ROADWAY, THE CONTRACTOR SHALL HAVE THE CROSSING BACKFILLED UP TO EXISTING GRAVEL PRIOR TO STARTING EXCAVATION ON ANOTHER STORM SEWER CROSSING.
- 26. CONTRACTOR SHALL ANTICIPATE EXCAVATION AROUND HIGH PRESSURE GAS MAIN. CONTRACTOR TO COORDINATE WITH UTILITY OWNERS WHEN WORKING IN VICINITY OF GAS MAIN.
- 27. CONTRACTOR SHALL ALLOW A MINIMUM OF 30 DAYS FROM THE COMPLETION OF PAVING BASE COURSE TO BEGIN PAVING WEAR COURSE OR AT THE DISCRETION OF THE ENGINEER.

REMOVAL/DEMOLITION NOTES

- 1. CONTRACTOR SHALL REVIEW FEATURES NOT SPECIFICALLY IDENTIFIED ON PLAN FOR SALVAGE OR REMOVAL THAT CONFLICT WITH CONSTRUCTION WITH THE ENGINEER.
- 2. ENGINEER TO MARK REMOVAL LIMITS IN FIELD PRIOR TO REMOVAL.
- 3. MATERIALS REMOVED/DEMOLISHED BY CONTRACTOR BECOME PROPERTY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL LOAD AND HAUL MATERIAL OFF-SITE AND PROPERLY DISPOSE OF MATERIALS IN ACCORDANCE WITH APPLICABLE REGULATIONS. CONTRACTOR MUST LEAVE THE SITE IN A CONDITION TO THE SATISFACTION OF THE OWNER AND ENGINEER.
- 4. CONTRACTOR SHALL SAWCUT FULL DEPTH AT PAVEMENT REMOVAL LIMITS AND AS NECESSARY TO CREATE A SMOOTH FIT/TRANSITION ALONG MATCHING PAVEMENT AREAS. ADDITIONAL SAWCUTS MAY BE REQUIRED AS NECESSARY TO PROVIDE A STRAIGHT, CLEAN EDGE TO MATCH INTO.
- 5. CONTRACTOR SHALL COORDINATE UTILITY REMOVAL WORK WITH APPROPRIATE UTILITY OWNER.
- 6. CONTRACTOR SHALL SALVAGE AND REINSTALL STREET AND TRAFFIC SIGNS IN CONFLICT WITH CONSTRUCTION ACTIVITIES AS NOTED OR AS DIRECTED BY ENGINEER. IF SIGNS ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR

- REQUIRED TO PROVIDE NEW SIGNS AT NO ADDITIONAL COST TO THE OWNER.
- 7. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR MUST CONTACT THE ENGINEER IMMEDIATELY. ALL CONTAINERS OR TANKS MUST BE DISPOSED OF IN ACCORDANCE WITH THE RESPONSE ACTION PLAN INCLUDED WITH THE BID DOCUMENTS.
 - 8. WHERE UTILITY REMOVAL SHALL IMPACT EXISTING TREES OR LANDSCAPING, THE UTILITY MAY BE BULKHEADED, FILLED AND ABANDONED. COORDINATE SUCH INSTANCES WITH THE ENGINEER.
 - 9. CLEARING AND GRUBBING OPERATIONS MUST COMPLY WITH THE FOLLOWING:
 - 9.A. PROTECT ALL TREES AND PLANTS NOT DESIGNATED FOR REMOVAL.
 - 9.B. CONDUCT OPERATIONS IN SUCH A MANNER THAT DOES NOT DAMAGE PROTECTED TREES AND VEGETATION.
 - 9.C. CUT, REMOVE, AND DISPOSE OF TREES, BRUSH, SHRUBS, WINDFALLS, LOGS, STUMPS, ROOTS, FALLEN TIMBER, AND OTHER VEGETATION.
 - 9.D. BACKFILL DEPRESSIONS WITH NATIVE SOILS OR SUITABLE FILL MATERIAL AS REQUIRED BY DESIGN OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACT BACKFILL AS DIRECTED.
 - 9.E. DISPOSE OF DEBRIS IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - 9.F. CONSIDER BENEFICIAL USE DESIGNATIONS FOR UNADULTERATED WOOD, WOOD CHIPS, BARK AND SAWDUST.
 - 9.G. NO BURYING OF CLEARED AND GRUBBED WASTE WITHIN THE CONSTRUCTION LIMITS.
 - 10. UNLESS OTHERWISE NOTED, CONTRACTOR IS RESPONSIBLE FOR REMOVAL/DEMOLITION WITHIN ALL AREAS OF PROPOSED IMPROVEMENTS. REMOVAL LIMITS ARE IDENTIFIED ON THE DRAWINGS IN ANTICIPATED LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVALS AS NECESSARY TO CONSTRUCT NEW IMPROVEMENTS AND CONFORM TO DESIGN REQUIREMENTS. ALL FACILITIES TO BE REMOVED MUST BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE FILL MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

TRAFFIC CONTROL NOTES

- 1. CONTRACTOR SHALL COORDINATE CONSTRUCTION STAGING, ON OR OFFSITE, AS NECESSARY TO COMPLETE THE WORK. IF OFFSITE STAGING AREA IS REQUIRED, CONTRACTOR IS RESPONSIBLE TO FIND, OBTAIN, AND PAY FOR NECESSARY STAGING AREA AT NO ADDITIONAL COST TO THE OWNER. SUBMIT A STAGING PLAN TO THE ENGINEER FOR REVIEW BEFORE STARTING WORK.
- 2. CONTRACTOR RESPONSIBLE FOR ALL TRAFFIC CONTROL. TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MN MUTCD, INCLUDING LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS. SUBMIT TRAFFIC CONTROL PLAN TO CITY ENGINEER FOR REVIEW BEFORE PERFORMING CONSTRUCTION ACTIVITIES. PLANS MUST COMPLY WITH APPLICABLE PERMIT REQUIREMENTS. TRAFFIC CONTROL INCLUDES NECESSARY SIGNAGE AND MARKINGS FOR SIDEWALKS, TRAILS, BOARDWALKS, ETC. CLOSURE. THIS MUST INCLUDE ADVANCED WARNING SIGNS AND NECESSARY FENCING AND SIGNAGE TO PREVENT PEDESTRIANS FROM ACCESSING THE PROPOSED AREA. ADVANCED WARNING SIGNS MUST BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO IMPLEMENTING ANY TRAFFIC DETOURS.
- 3. CONTRACTOR SHALL BE REQUIRED TO NOTIFY RESIDENTS A MINIMUM OF 48 HOURS PRIOR TO ANY POTENTIAL ACCESS RESTRICTIONS PRIOR TO BEGINNING RELATED WORK.
- 4. CONTRACTOR SHALL MAINTAIN TWO-WAY TRAFFIC ON 90TH STREET AND COUNTY LINE ROAD AT ALL TIMES UNLESS APPROVED OTHERWISE.
- 5. CONTRACTOR SHALL PLACE ADVANCED WARNING SIGNS FOR NO PARKING AHEAD OF CEMENT STABILIZATION AND PAVING OPERATIONS. MAINTAIN 2-WAY TRAFFIC. FULL CLOSURE WILL NOT BE ALLOWED, PROVIDE FLAGGERS AS NECESSARY.
- 6. ALL DRIVEWAYS SHALL BE ACCESSIBLE FROM 7 PM - 7 AM REGARDLESS OF WEATHER CONDITIONS.

PAVING, PAVEMENT MARKING, AND SIGNAGE NOTES

- 1. CONTRACTOR SHALL MAINTAIN STREET AND TRAFFIC SIGNS AT ALL TIMES DURING CONSTRUCTION.
- 2. SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY, COUNTY, MN/DOT STANDARDS.
- 3. THE PAVEMENT SURFACE SHALL BE CLEANED AT THE DIRECTION OF THE ENGINEER PRIOR TO APPLICATION OF PAVEMENT MARKINGS. PAVEMENT CLEANING SHALL BE COMPLETED WITH A STREET SWEEPER/PICKUP BROOM OR AS RECOMMENDED BY THE MATERIAL MANUFACTURER AND ACCEPTABLE TO THE ENGINEER.
- 4. THE PAVEMENT MARKING APPLICATION SHALL IMMEDIATELY FOLLOW THE PAVEMENT CLEANING.
- 5. PAVEMENT MARKING EDGE LINES ARE TO BE BROKEN ONLY AT INTERSECTIONS WITH PUBLIC ROADS AND PRIVATE ENTRANCES IF THEY ARE CONTROLLED BY A YIELD SIGN, STOP SIGN OR TRAFFIC SIGNAL. THE BREAK POINT IS TO BE AT THE START OF THE RADIUS FOR THE INTERSECTION OR AT MARKED STOP LINES.
- 6. EXACT LOCATION OF PAVEMENT MARKINGS TO BE FIELD LOCATED BY CONTRACTOR AND REVIEWED BY THE ENGINEER.
- 7. CONTRACTOR SHALL MAINTAIN STOP SIGNS, SPEED LIMIT SIGNS AND STREET NAME SIGNS AT ALL TIMES DURING CONSTRUCTION
- 8. SEE MN/DOT STANDARD SIGNS MANUAL FOR PUNCHING CODE AND DETAILED DRAWINGS FOR TYPE "C" AND TYPE "D" SIGNS PANELS.
- 9. SEE MN/DOT MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PART II FOR DETAILS OF TRAFFIC SIGN INSTALLATION.
- 10. SQUARE TUBULAR SIGN POSTS SHALL CONFORM TO MN/DOT SPEC 3402.
- 11. MINIMUM VERTICAL CLEARANCE IS 7 FOOT. SEE MMUTCD FOR DETAILS.
- 12. SIGNS SHALL INCLUDE NUMBER AND SIZE OF POSTS IN ACCORDANCE WITH MN/DOT WIND LOADING CHART FOR SIGNS ON SQUARE TUBE POSTS.
- 13. MOUNT SIGN IN ACCORDANCE WITH MN/DOT STANDARD PLANS 5-297.701 (STANDARD SIGN PLACEMENT TYPE C & D), 5-297.702 (DELINEATOR AND MARKER PLACEMENT), AND 5-297.721 (SQUARE-TUBE THREE-WALL SIGN BASE) AND MN/DOT SQUARE TUBE SIGN MOUNTING DETAILS.
- 14. SIGN THICKNESS SHALL BE IN ACCORDANCE WITH MN/DOT SPEC 3352.

EROSION CONTROL NOTES

- 1. CONTRACTOR SHALL CONFORM TO AND CONDUCT INSPECTIONS IN ACCORDANCE WITH THE NPDES PERMIT AND SWPPP REQUIREMENTS.
- 2. BEFORE SITE DISTURBANCE AND AS REQUIRED AS CONSTRUCTION PROGRESSES, CONTRACTOR SHALL INSTALL, MAINTAIN, REPAIR, AND REPLACE EROSION PREVENTION MEASURES AND SEDIMENT CONTROL DEVICES (INLET PROTECTION, CONSTRUCTION ENTRANCE, SILT FENCE, EROSION CONTROL BLANKET, ETC.) IN ACCORDANCE WITH THE SWPPP, NPDES PERMIT, AND CITY, STATE PERMITS.
- 3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDING ON SITE CONDITIONS DURING CONSTRUCTION. COORDINATE WITH ENGINEER.
- 4. CONTRACTOR SHALL STABILIZE ALL EXPOSED SOIL AREAS WITHIN THE CONSTRUCTION LIMITS WITHIN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE THAT HAS TEMPORARILY (WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS) OR PERMANENTLY CEASED. STABILIZATION MUST BE INITIATED PROMPTLY. REFER TO RESTORATION PLANS FOR FINAL GROUND COVER MATERIALS.
- 5. CONTRACTOR SHALL REMOVE ANY SEDIMENT THAT HAS TRACKED ONTO PAVED SURFACES BOTH ON AND OFFSITE WITHIN 24 HOURS AND AS DIRECTED BY THE CITY OR ENGINEER. SWEEP STREET IN ACCORDANCE WITH CITY AND NPDES PERMIT REQUIREMENTS.
- 6. CONTRACTOR SHALL COMPLETE CONCRETE WASH-OUT OFF-SITE OR PROVIDE SELF-CONTAINED CONCRETE READY MIX TRUCKS.
- 7. CONTRACTOR SHALL MINIMIZE DUST FROM CONSTRUCTION OPERATIONS BY PROVIDING WATER OR OTHER APPROVED METHOD ON A DAILY BASIS.
- 8. CONTRACTOR SHALL PHASE GRADING WORK TO MINIMIZE THE DURATION THAT DISTURBED SOIL IS EXPOSED.
- 9. CONTRACTOR SHALL LOCATE SOIL STOCKPILES NO LESS THAN 50 FEET FROM ROADWAYS, STORMWATER INLETS, PONDS, WETLANDS, DRAINAGE CHANNELS, AND OTHER SURFACE WATERS. IF REMAINING FOR MORE THAN 7 DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATED COVER, TARPS, OR OTHER MEANS IN ACCORDANCE WITH THE

- NPDES PERMIT. PLACE PERIMETER SEDIMENT CONTROLS AROUND STOCKPILES TO CONTROL EROSION. COVER TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES IF LEFT FROM MORE THAN 24 HOURS.
- 10. CONTRACTOR SHALL REMOVE ALL EROSION CONTROL MEASURES AFTER SITE HAS BEEN STABILIZED AND VEGETATION IS ESTABLISHED AS DIRECTED BY ENGINEER. EROSION CONTROL MEASURES USED FOR CONSTRUCTION MUST NOT BE REMOVED UNTIL AUTHORIZED BY OWNER OR ENGINEER.
 - 11. CONTRACTOR SHALL SUBMIT THE NOTICE OF TERMINATION AT THE COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE NPDES PERMIT AND SWPPP REQUIREMENTS.

GRADING NOTES

- 1. SEE GENERAL NOTES FOR ADDITIONAL PROJECT AND SITE INFORMATION.
- 2. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE, UNLESS NOTED OTHERWISE.
- 3. THE SITE HAS NOT BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. ADDITIONAL ONSITE EXCAVATION OF SOIL MAY BE NECESSARY TO ACHIEVE THE FINAL GRADES SHOWN ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE ADDITIONAL OFFSITE BORROW AREAS WITH OWNER AND ENGINEER. OFFSITE IMPORT MATERIAL MAY BE NECESSARY TO ACHIEVE THE FINAL GRADES SHOWN ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE WITH GEOTECHNICAL ENGINEER TO VERIFY IMPORT, FROM CONTRACTOR DETERMINED SOURCE, IS SUITABLE FOR USE. EXCESS MATERIAL, UNLESS NOTED OTHERWISE, IS THE PROPERTY OF THE CONTRACTOR AND IS TO BE MOVED AND DISPOSED OF OFFSITE IN ACCORDANCE WITH APPLICABLE LAWS.
- 4. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AND ENSURE NO PONDING IN PAVED AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IF GRADING DISCREPANCIES ARE FOUND IN EXISTING OR PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT. OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING BEFORE PLACEMENT OF PAVEMENT TO ENSURE DRAINAGE IS ADEQUATE TO INTENDED AREA.
- 5. CONTRACTOR SHALL BACKFILL, SUBGRADE AND TRENCH EXCAVATIONS PROMPTLY EXCAVATION TO HELP OFFSET STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES AND TO AVOID UNDERMINING OF EXISTING PAVEMENT AND PUBLIC SAFETY OR ACCESS TO DRIVEWAYS.
- 6. CONTRACTOR SHALL PROVIDE TOPSOIL, SEED/SOD, MULCH, AND FERTILIZER IN ACCORDANCE WITH THE RESTORATION PLAN.
- 7. REFERENCE RESTORATION PLAN SHEETS FOR MINIMUM TOPSOIL THICKNESS. CONTRACTOR SHALL SALVAGE TOPSOIL BEFORE GRADING, AND STOCKPILE FOR RESPREADING.
- 8. EXISTING TOPSOIL ON SITE VARIES IN DEPTH. CONTRACTOR SHALL REMOVE SURFACE VEGETATION AND TOPSOIL AND OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE IMPERVIOUS AREAS AND OTHER AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER BEFORE PLACEMENT OF SUITABLE FILL MATERIAL.
- 9. CONTRACTOR SHALL EXCAVATE AND DISPOSE OF UNSUITABLE OR CONTAMINATED SOILS DISCOVERED ONSITE IN ACCORDANCE WITH APPLICABLE REGULATIONS AND AS DIRECTED BY GEOTECHNICAL ENGINEER.
- 10. CONTRACTOR IS RESPONSIBLE FOR MEETING GRADING/COMPACTION REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR THE PROJECT.
- 11. CONTRACTOR SHALL CONSTRUCT/GRADE SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS IN ACCORDANCE WITH CURRENT ADA STATE AND NATIONAL STANDARDS. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- 12. THE CONTRACTOR WILL BE RESPONSIBLE TO BLUE-TOP & TOLERANCE STREETS TO 2.5% CROSS SLOPE OR AS DIRECTED BY THE ENGINEER.

STORM SEWER NOTES

- 1. PIPE LENGTH INDICATED BETWEEN FLARED END SECTION AND FLARED END SECTION IS FROM END OF FLARED END SECTION TO END OF FLARED END SECTION.

DEWATERING NOTES

- 1. NO BID ITEM HAS BEEN PROVIDED FOR DEWATERING AS ALL DEWATERING WORK NECESSARY FOR CONSTRUCTION WORK WILL BE CONSIDERED INCIDENTAL TO OTHER WORK.
- 2. CONTRACTOR SHALL OBTAIN APPLICABLE REQUIRED PERMITS (INCLUDING MN DNR WATER APPROPRIATION PERMIT) AND SUBMIT DEWATERING PLAN TO ENGINEER FOR REVIEW. DEWATERING MUST MEET PERMIT REQUIREMENTS AND BE ACCEPTED BEFORE STARTING CONSTRUCTION ACTIVITIES.
- 3. CONTRACTOR MUST DEWATER IN ACCORDANCE WITH THE PROJECT SWPPP AND NPDES PERMIT.
- 4. CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATER RELATED TO DEWATERING OR BASIN DRAINING (E.G. PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. CONTRACTOR MAY DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASINS TO THE SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINNESOTA RULES CHAPTER 7050.0210, SUBPART 2) WILL NOT RESULT FROM THE DISCHARGE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPs (E.G. SILT BAGS), SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM PROPERTIES. IF THE CONTRACTOR MUST DISCHARGE WATER THAT CONTAINS OIL OR GREASE, THE CONTRACTOR MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G. CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGING THE WATER. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SANDBAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES.
- 5. CONTRACTOR MUST DISCHARGE WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR ON DOWN SLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.

TREE PRESERVATION NOTES

- 1. CONTRACTOR SHALL PROTECT EXISTING TREES THAT ARE NOT TO BE REMOVED. INSTALL ORANGE MESH FENCING, 4 FEET HIGH, WITH STAKES EVERY 10 FEET, 5 FEET OUTSIDE OF THE DRIP LINE OF PRESERVED TREES, OR AT THE CONSTRUCTION LIMITS. DO NOT PERFORM ACTIONS WITHIN THE PROTECTED AREA THAT MAY HARM THE TREE AND COMPACT THE SOIL, INCLUDING EXCAVATION, STORING MATERIALS, PARKING AND TRAFFIC DURING CONSTRUCTION. WHERE CONSTRUCTION REQUIRES DISTURBANCE WITHIN THE PROTECTED AREAS, DISTURB THE ROOT ZONE AS LITTLE AS POSSIBLE.
- 2. TREE PROTECTION MEASURES/FENCING MUST BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION AND MUST BE REVIEWED BY OWNER AND ENGINEER BEFORE STARTING CONSTRUCTION.
- 3. WHEN TREE ROOTS ARE ENCOUNTERED THAT MUST BE REMOVED, CONTRACTOR SHALL CUT ROOTS CLEANLY AS FAR FROM THE TREE AS POSSIBLE AND IMMEDIATELY WATER AND BACKFILL OVER THE ROOTS TO PREVENT DRYING.

HORIZONTAL AND VERTICAL CONTROL NOTES

- 1. THE HORIZONTAL CONTROL FOR THIS PLAN IS NAD83(11) WRIGHT COUNTY COORDINATE SYSTEM US FOOT.
- 2. THE VERTICAL CONTROL FOR THIS PLAN IS NAVD88.

LEGAL / BOUNDARY LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY BOUNDARY	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
	RIGHT OF WAY LINE	
	SECTION LINE	
	QUARTER LINE	

REMOVALS LEGEND

	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE
	REMOVE STORM SEWER
	REMOVE FLARED END SECTION

PAVEMENT LEGEND

	EDGE OF PAVEMENT / GRAVEL
	ROAD CENTERLINE
	CURB AND GUTTER
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT
	AGGREGATE SHOULDER

UTILITY LEGEND

EXISTING	DESCRIPTION	PROPOSED
	STORM SEWER	
	UNDERGROUND GAS LINE	
	UNDERGROUND COMMUNICATION LINE	
	UNDERGROUND ELECTRIC LINE	
	OVERHEAD UTILITY LINE	
	FLARED END SECTION	

SITE / MISC. LEGEND

EXISTING	DESCRIPTION	PROPOSED
	WETLAND BOUNDARY	
	LANDSCAPING	
	STREET SIGN	
	UTILITY POLE	
	ANCHOR CABLE	

GRADING / TOPOGRAPHY LEGEND

EXISTING	DESCRIPTION	PROPOSED
	MINOR CONTOUR	
	MAJOR CONTOUR	
	GRADING LIMITS	
	CONSTRUCTION LIMITS	
	SPOT ELEVATION	
	SURFACE GRADE & FLOW DIRECTION	
	SURFACE SLOPE (H:V) & FLOW DIRECTION	

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

GOPHER STATE ONE CALL

ONE CARLSON PARKWAY N.
SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.STANTEC.COM

CLIENT:

CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0650

PROJECT TITLE:

90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

ISSUE NO.	1	2	3	4	5	6	7	8	9	10
DESCRIPTION:										
DATE:										

CERTIFICATION:

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Alan Offerman

LICENSE NO.: 52624

DATE: 02/25/2025

PROJECT NO.:

DWN BY: JE	CHKD BY: AO	APPD BY: AO
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ISSUE DATE: 193805445

ISSUE NO.: 0

SHEET TITLE:

GENERAL NOTES AND LEGEND

SHEET NO.: G-002

2" TYPE SP 9.5 WEARING COURSE MIX
(SPWEA240B)

2" TYPE SP 12.5 NON-WEARING COURSE MIX
(SPNWB230B)

8" EXISTING AGGREGATE BASE,
CEMENT STABILIZED

EXISTING SUBGRADE

INSET A

STATION 0+50 TO 1+25

STATION 11+10 TO 52 +46

STATION 100+10 TO 127+00

2" TYPE SP 9.5 WEARING COURSE MIX (SPWEA240B)

BITUMINOUS TACK COAT

2" TYPE SP 12.5 NON-WEARING COURSE MIX (SPNWB230B)

VARIES (8"-16") CLASS 5 AGGREGATE BASE 100% CRUSHED, CEMENT STABILIZED

EXISTING AGGREGATE BASE

EXISTING SUBGRADE

|| INSET B
STATION 1+25 TO 11+10

6" CONCRETE MINIMUM - MATCH EXISTING

6" AGGREGATE BASE CLASS 5 MINIMUM
(100% CRUSHED) - MATCH EXISTING

EXISTING SUBGRADE

INSET D
CONCRETE PEDESTRIAN RAMP

[illegible]

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lan Offerman

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DATE: 02/25/2025

PROJECT NO.:

OWN BY:	CHK'D BY:	APP'D BY:
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SL	AO	AO
EFFECT DATE		100005115

PLATE 10

4. 4000 4000 4000 4000 4000 4000 4000 4000 4000 4000

REGIONAL GEOLOGY

REFERENCES

NO.:
G-003

HAUG

Geotechnical SERVICES

Haug Geotechnical Services
2602 Cedar Ave South
Minneapolis, MN 55407
Telephone: 612-729-2959
Fax: 763-445-9238

PROJECT NUMBER

21-0873

DATE STARTED

5/8/21

DRILLING CONTRACTOR

HSTS - 750

LOGGED BY

MS

NOTES

CLIENT

Wendy Stankis

PROJECT NAME

Franklin Township Road

GROUND ELEVATION

561 %

GROUND WATER LEVELS:

AT TIME OF DRILLING

Not Encountered

AT END OF DRILLING

AFTER DRILLING

Not Encountered with Gravel Depth of 8 feet

DATE

5/8/21

COMPLETED

5/8/21

DRILLING METHOD

Hollow Stem Auger/Soft Spoon

CHECKED BY

PG

DEPTH (ft)

GRAPHIC LOG

MATERIAL DESCRIPTION

SAMPLE TYPE NUMBER

RECOVERY % (RSD)

BLOW COUNTS (IN VALUE)

MOISTURE CONT (%)

NOTES

0.0

2.5

5.0

7.5

10.0

Approximately 10 inches of Aggregate Base P-200=9.5

Sandy Lean Clay, trace Gravel, black, dark brown and brown, wet. (F4)

(SIC) Clayey Sand, trace Gravel, brown and gray with rust staining, wet, loose. (Glacial Till)

(CL) Sandy Lean Clay, trace Gravel, brown with rust staining, wet, rather stiff. (Glacial Till)

AJ 16

SS 17

SS 18

SS 19

SS 20

4-6-10 (16)

3-5-5 (8)

2-4-5 (10)

2-3-5 (9)

2.5

▲ SPT N VALUE ▲

20 40 60 80

PL MC LL

20 40 60 80

□ FINES CONTENT (%) □

20 40 60 80

Bottom of borehole at 11.0 feet.

HAUGO

Geotechnical Services

Haugo Geotechnical Services

2625 Cedar Ave South

Minneapolis, MN 55407

Telephone: 612-729-2858

Fax: 763-445-2238

PROJECT NAME

Franklin Township Road

PROJECT LOCATION

Delano, MN

DATE STARTED

6/8/21

COMPLETED

8/8/21

GROUND ELEVATION

984.8

HOLE SIZE

3 1/4 inches

DRILLING CONTRACTOR

155TS - 790

GROUND WATER LEVELS:

DRILLING METHOD

Hollow Stem Auger/Soil Spoon

AT TIME OF DRILLING

Not Encountered

LOGGED BY

MS

CHECKED BY

PG

AT END OF DRILLING

AFTER DRILLING

Not Encountered with Cave-in Depth of 2 Feet

NOTES

DEPTH (ft)

GEOTECH LOG

MATERIAL DESCRIPTION

SAMPLE TYPE NUMBER

RECOVERY % (FOOT)

BLOW COUNTS (N VALUE)

MOISTURE CONT. (%)

NOTES

▲ SPT N VALUE ▲

20 40 60 80

FL MC LI

20 40 60 80

20 40 60 80

□ PINES CONTENT (%) □

20 40 60 80

0.0

2.3

6.0

Bottom of borehole at 6.0 feet.

Approximately 5' Indries of Aggregate Base

P-002-1175

(SC) Coarse Sand, fine to medium grained, base Gravel, brown, moist, loose. (Glossol 71)

AI 21

SS 22

SS 23

3-3-4 (7)

3-4-5 (8)


1.5

Hauger GeoTechnical Services 2820 Cedar Ave South Minneapolis, MN 55407 Telephone: 612-726-2959 Fax: 763-445-2236						BORING NUMBER SB-1 PAGE 1 OF 1	
CLIENT City of Delano			PROJECT NAME 30th St/Country Lane Road Improvements				
PROJECT NUMBER 24-0118			PROJECT LOCATION Delano, MN				
DATE STARTED 3/4/24			COMPLETED 3/5/24		GROUND ELEVATION 599.4 ft		HOLE SIZE 3.14 inches
DRILLING CONTRACTOR HGTS-4S			GROUND WATER LEVELS:				
DRILLING METHOD Hollow Stem Auger/Split Spoon			Σ AT TIME OF DRILLING 7.50 ft / Elev 388.90 ft				
LOGGED BY NGCK			CHECKED BY PG		AT END OF DRILLING —		
NOTES			AFTER DRILLING —				
DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RZD)	BL OW CLAY % (IN VALUE)	Moisture Content (%)	▲ SPT N VALUE ▲ PL MC LL 20 40 60 80 <input type="checkbox"/> FINES CONTENT (%) <input type="checkbox"/> 20 40 60 80
0.0		Approximately 7 inches of Aggregate Base P-200+ 11.7% Sandy Lean Clay, trace Gravel, dark brown, wet (Fill)	AJ 1				
2.5		(CL) Sandy Lean Clay, trace Gravel, gray, wet, rather stiff (Glacial Till)	SS 2		2-3 (B)	18.5	▲
5.0		(SC) Clayey Sand, fine to medium grained, trace Gravel, brown, moist, very loose (Glacial Till)	SS 3		1-4-5 (B)		▲
7.5		(SC-SM) Silty Clayey Sand, fine to medium grained, trace Gravel, reddish brown, waterbearing, loose (Glacial Till)	SS 4		2-2-1 (C)		▲
10.0		(SC-SM) Silty Clayey Sand, fine to medium grained, trace Gravel, reddish brown, waterbearing, loose (Glacial Till)	SS 5		2-3-3 (B)		▲
Bottom of borehole at 11.0 feet.							

TITLE **90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS**
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

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Alan Offerman

LICENSE NO. : 52624

DATE: 02/25/2025

PROJECT NO.:

DWN BY:	CHKD BY:	APP'D BY:
JE	AO	AO

ISSUE DATE: 193805445

ISSUE NO.: 0

SHEET TITLE:

SOIL BORINGS

SHEET NO.:

G-004

BORING NUMBER SB-4

PAGE 1 OF 4

Haug's GeoTechnical Services
2825 Cedar Ave South
Minneapolis, MN 55407
Telephone: 952-729-2099
Fax: 763-945-2238

CLIENT City of Delano
PROJECT NUMBER 24-0118
DATE STARTED 3/4/24 COMPLETED 3/4/24
DRILLING CONTRACTOR HGTS-45
DRILLING METHOD Holzer Stem Auger/Soil Spoon
LOGGED BY NICK CHECKED BY PG
NOTES

PROJECT NAME 99th St/County Line Road Improvements
PROJECT LOCATION Delano, MN
GROUND ELEVATION 979.6 ft HOLE SIZE 8 1/4 inches
GROUND WATER LEVELS:
AT TIME OF DRILLING — Not Encountered
AT END OF DRILLING — Not Encountered
AFTER DRILLING — Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (FOOT)	BLOW COUNTS (N VALUE)	Moisture Content (%)	FL MC LL	FINES CONTENT (%)
0.0		Approximately 6 Inches of Aggregate Base P-500= 12.4%						
0.5		(CL) Sandy Lean Clay, trace Gravel, trace Rocks, brown, wet, medium (Glossy TB)	AU 16					
2.5			SS 18		3-3-4 (7)	10		
5.0		(CL) Sandy Lean Clay, trace Gravel, brown, wet, rather stiff to stiff (Glossy TB)	SS 20		3-5-6 (11)			
7.5			SS 21		4-5-6 (15)			
10.0			SS 22		5-6-8 (14)			
Bottom of borehole at 11.0 feet.								

▲ SPT N VALUE ▲
20 40 60 80
FL MC LL
20 40 60 80
☐ FINES CONTENT (%)

BENTONITE PLUGS - SHOWN WITH LAG SETTING - CHANGES IN MATERIALS AND/OR COLOR INDICATE DIFFERENT LAYERS OR MATERIALS. PROJECT BACKGROUND INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF HAUG'S & SONS.

Haugo Geo-Technical Services
2525 Cedar Ave South
Minneapolis, MN, 55407
Telephone: 612-729-2919
Fax: 763-445-2238

BORING NUMBER SB-6
PAGE 1 OF 1

CLIENT City of Dulano

PROJECT NUMBER 24-0119

DATE STARTED 3/4/24 COMPLETED 3/4/24

DRILLING CONTRACTOR HQTS-45

DRILLING METHOD Hollow Stem Auger/ Split Spoon

LOGGED BY NICK CHECKED BY PG

NOTES _____

PROJECT NAME 8th St/County Line Road Improvements

PROJECT LOCATION Dulano, MN

GROUND ELEVATION 978.5 ft HOLE SIZE 3 1/4 inches

GROUND WATER LEVELS:

AT TIME OF DRILLING Not Encountered

AT END OF DRILLING Not Encountered

AFTER DRILLING Not Encountered

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (FOOT)	BLOW COUNTS (N VALUE)	Moisture Content (%)	▲ SPT N VALUE ▲			
							FL MC LL			
							20 40 60 80			
							□ FINES CONTENT (%) □			
0.0		Approximately 7 inches of Aggregate Base P-200+ 12.4%								
2.5		Sandy Lean Clay, trace Roots, black, wet (Buried Topsoil)	AU 28							
		Organic Content= 4.5%	SS 28		4-7.7 (14)		20			
5.0		(CL) Sandy Lean Clay, trace Gravel, dark brown, wet, medium (Glacial Till)	SS 30		3-3.5 (8)		23			
7.5		(SC) Clayey Sand, fine to medium grained, trace Gravel, brown, moist, medium dense (Glacial Till)	SS 31		4-7.8 (15)					
10.0		(CL) Sandy Lean Clay, trace Gravel, brown, wet, rather stiff (Glacial Till)	SS 32		3-4.5 (9)					
Bottom of borehole at 11.0 feet.										

<div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <p style="font-size: 24px; margin: 0;">Stantec</p> <p style="font-size: 10px; margin: 0;">ONE CARLSON PARKWAY N. SUITE 100 PLYMOUTH, MN 55447 PHONE: 763-479-4200 FAX: 763-479-4242 WWW.STANTEC.COM</p> </div>			
CLIENT:			
<p style="font-size: 10px; margin: 0;">CITY OF DELANO 234 2ND STREET NORTH DELANO, MN 55328 PHONE: 763-972-0550</p>			
<p style="font-size: 24px; margin: 0;">90TH STREET SE AND COUNTY LINE ROAD STREET IMPROVEMENTS</p> <p style="font-size: 18px; margin: 0;">CITY OF DELANO WRIGHT COUNTY, MINNESOTA</p>			
PROJECT TITLE:			
ISSUE NO.:			
DESCRIPTION:			
DATE:			
<p>CERTIFICATION:</p> <p>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <div style="text-align: center; margin-top: 10px;"> </div> <p>Alan Offerman</p> <p>LICENSE NO.: <u>52624</u></p> <p>DATE: <u>02/25/2025</u></p>			
PROJECT NO.:			
DWN BY: JE	CHKD BY: AO	APP'D BY: AO	
ISSUE DATE:		193805445	
ISSUE NO.:		0	
<p style="font-size: 18px; margin: 0;">SOIL BORINGS</p>			
SHEET NO.:			
<p style="font-size: 48px; margin: 0;">G-005</p>			



NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
2. CONTRACTOR TO UTILIZE EXISTING SOILS IN AREA SHOWN FOR THE CONSTRUCTION OF 90TH STREET.
3. CONTRACTOR TO RESTORE BORROW PIT AT THE END OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER. REGRADE AREA TO ENSURE PROPER DRAINAGE.

Stantec
ONE CARLSON PARKWAY N.
SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.STANTEC.COM

CLIENT:

Delano, MN

CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55338
PHONE: 763-972-0550

PROJECT TITLE
**90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS**
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

ISSUE NO.	DESCRIPTION	DATE

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Alan Offerman
LICENSE NO.: 52624

DATE: 02/25/2025

PROJECT NO.:

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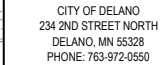
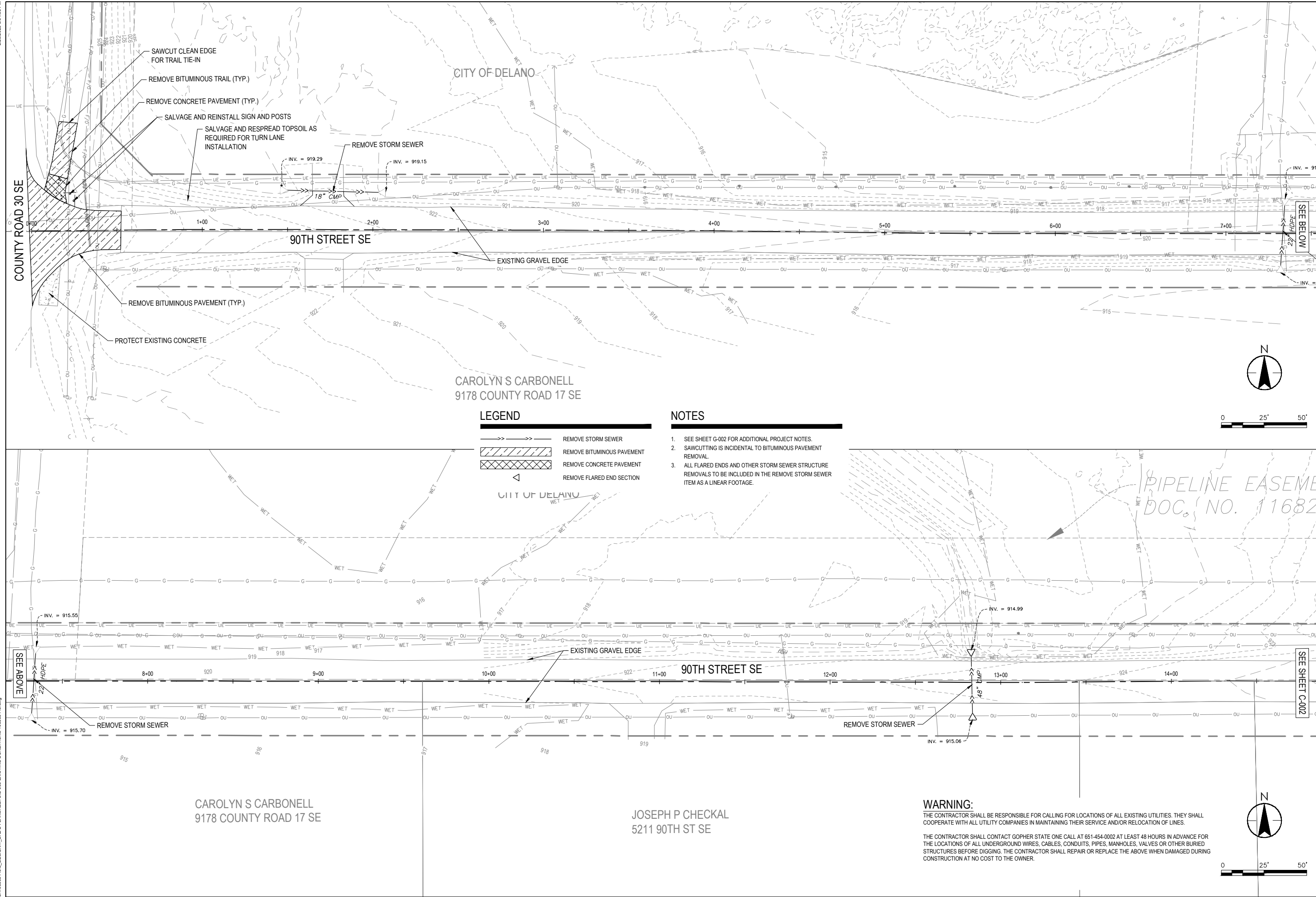
ISSUE DATE: 193805445

ISSUE NO.: 0

SHEET TITLE:

BORROW PIT FIGURE

SHEET NO.:
G-006



90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

[illegible]

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Alan Offerman
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DATE: 02/25/2025

PROJECT NO:

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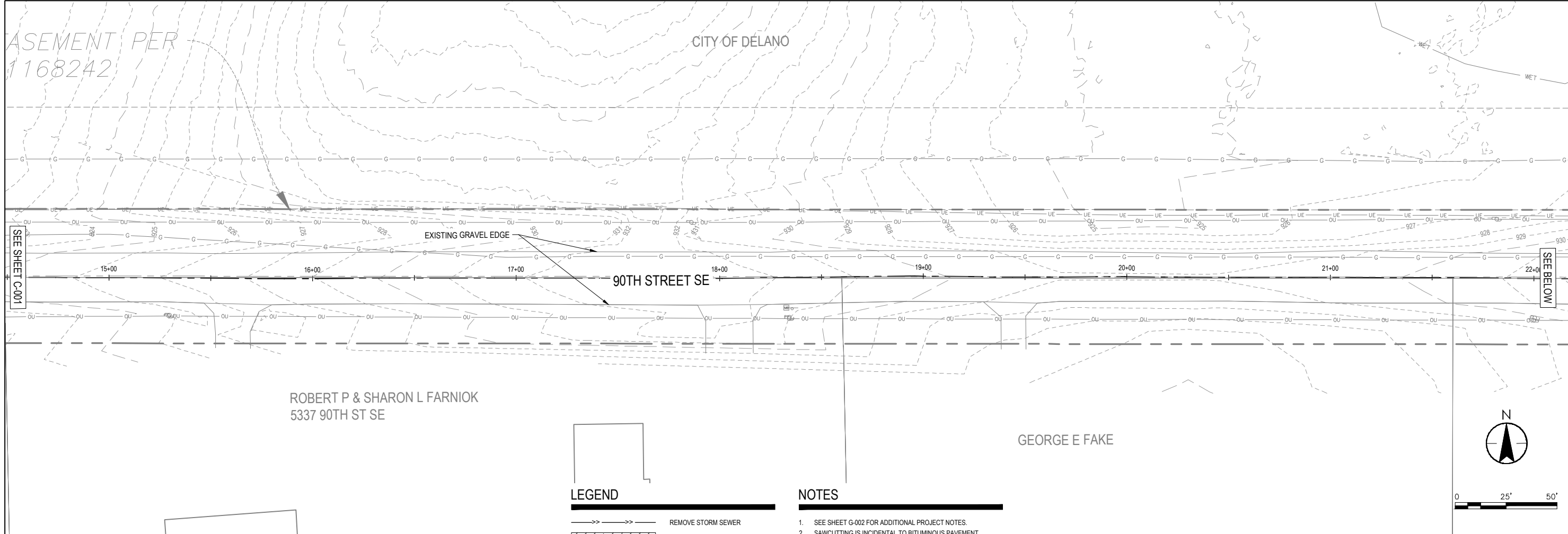
ISSUE NO.:	0
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SHEET TITLE:

EXISTING CONDITIONS & REMOVALS PLAN

SHEET NO.:
C-001

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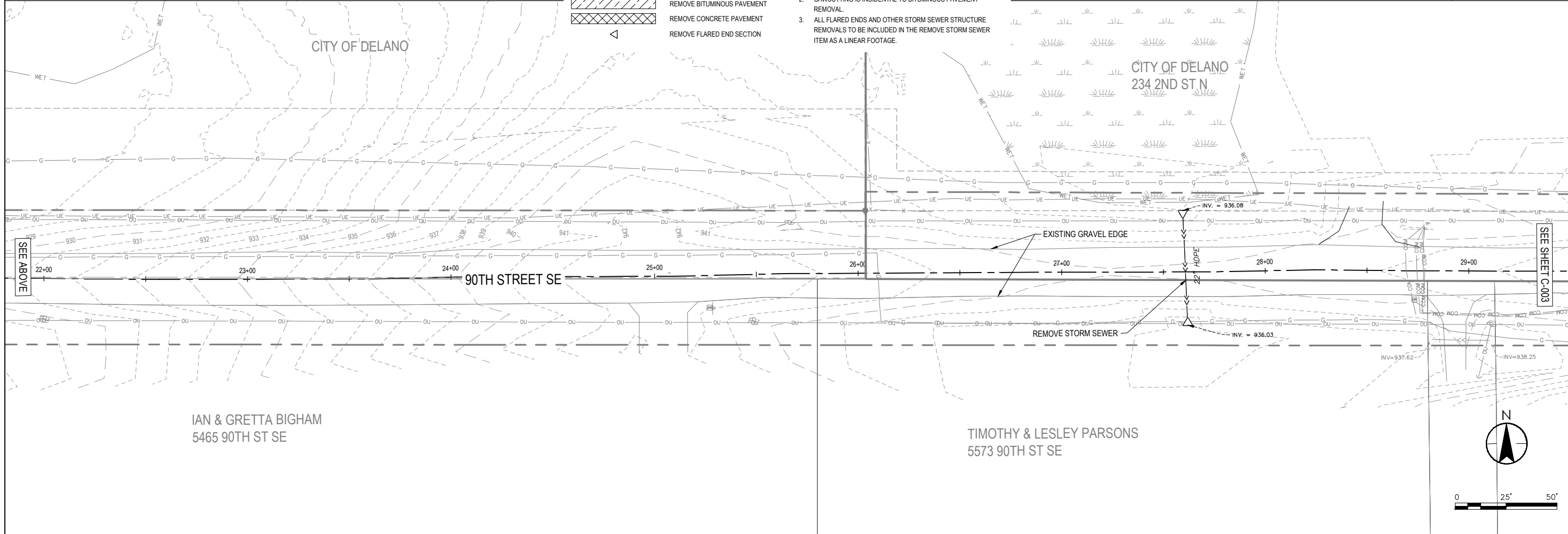


LEGEND

- → → → REMOVE STORM SEWER
- ▨ REMOVE BITUMINOUS PAVEMENT
- ▤ REMOVE CONCRETE PAVEMENT
- ◁ REMOVE FLARED END SECTION

NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
2. SAWCUTTING IS INCIDENTAL TO BITUMINOUS PAVEMENT REMOVAL.
3. ALL FLARED ENDS AND OTHER STORM SEWER STRUCTURE REMOVALS TO BE INCLUDED IN THE REMOVE STORM SEWER ITEM AS A LINEAR FOOTAGE.



Stantec
ONE CARLSON PARKWAY N.
SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.STANTEC.COM

CLIENT:

Delano, MN

CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

90TH STREET SE AND COUNTY LINE ROAD STREET IMPROVEMENTS

CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

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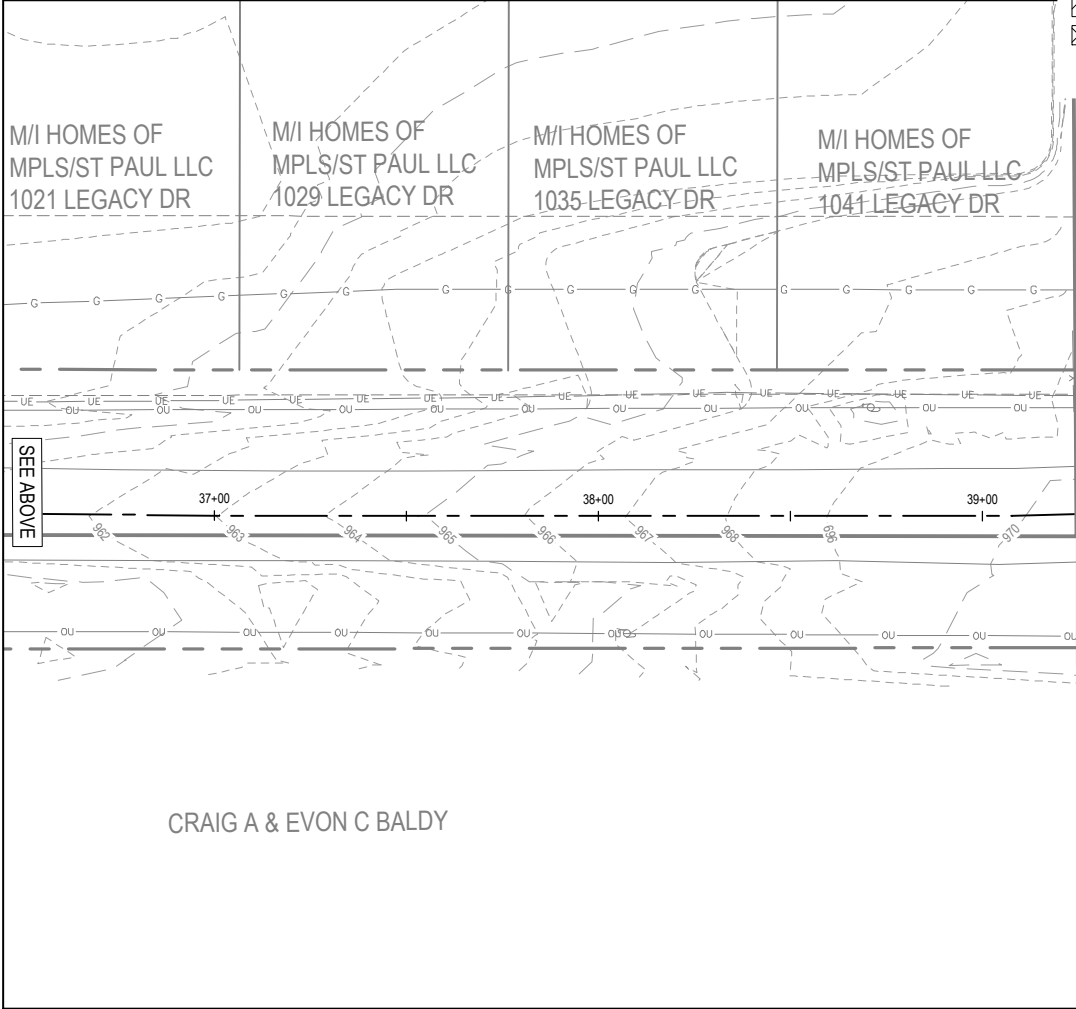
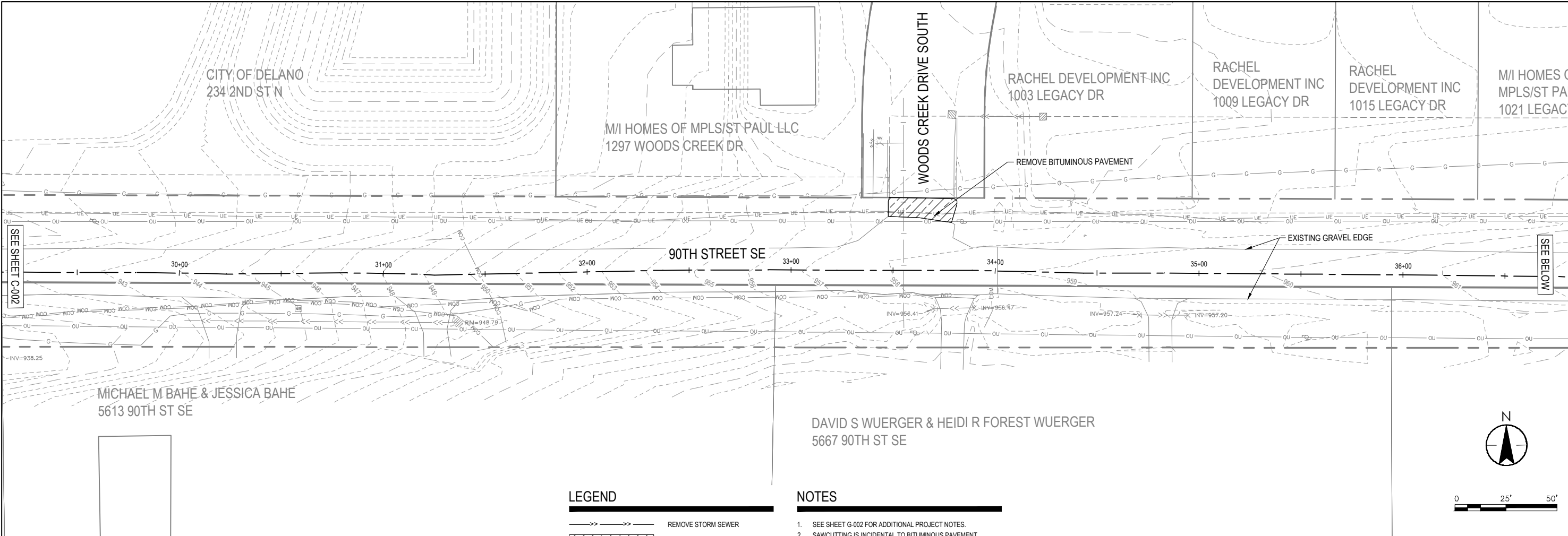
EXISTING CONDITIONS & REMOVALS PLAN

SHEET NO.:

C-002

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LEGEND

- → → → REMOVE STORM SEWER
- [Hatched Box] REMOVE BITUMINOUS PAVEMENT
- [Cross-hatched Box] REMOVE CONCRETE PAVEMENT
- ◁ REMOVE FLARED END SECTION

NOTES

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234 2ND STREET NORTH
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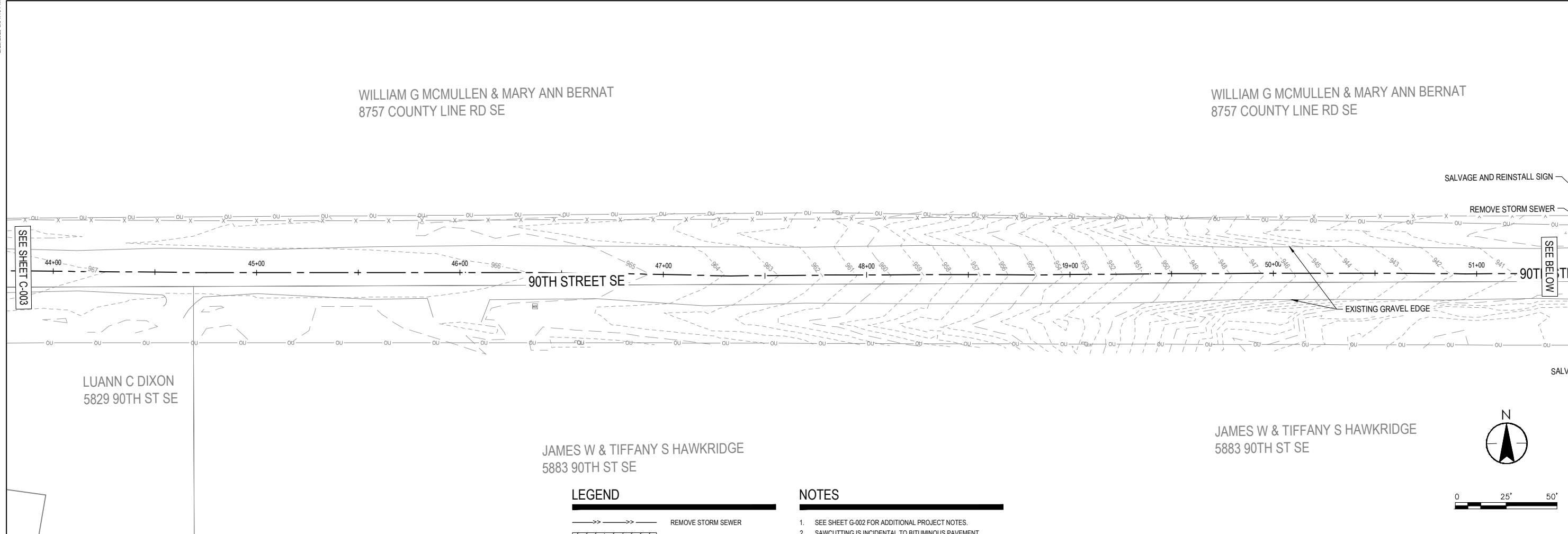
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ISSUE NO.: 0

SHEET TITLE:
EXISTING CONDITIONS
& REMOVALS PLAN

SHEET NO.:

C-003

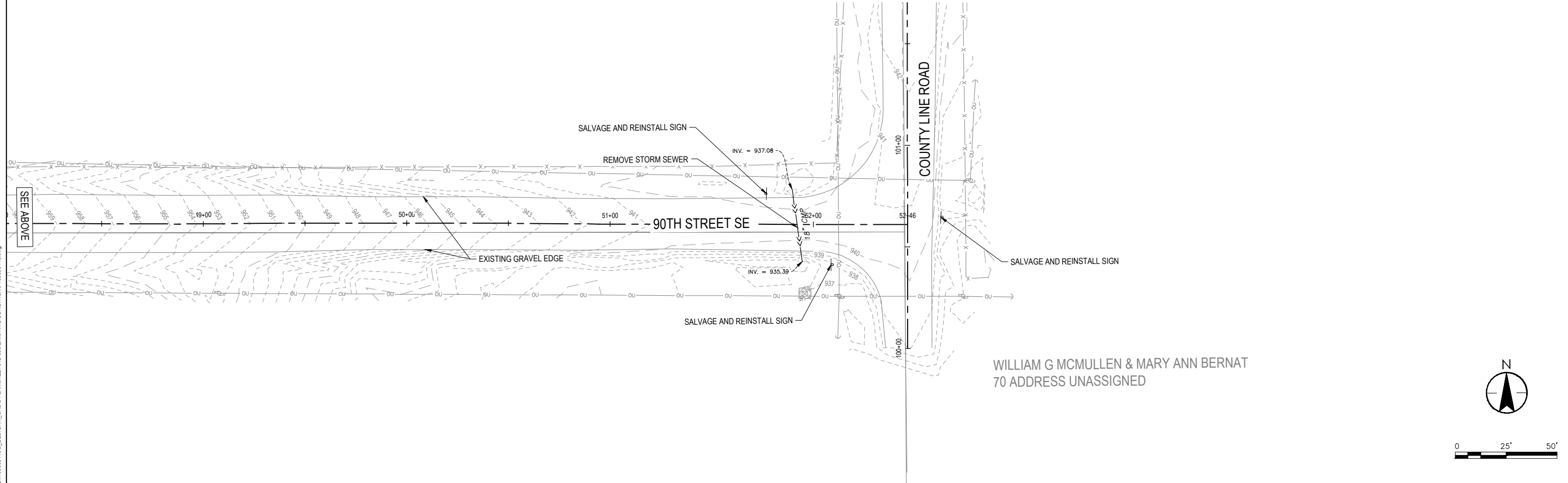


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- [Hatched Box] REMOVE BITUMINOUS PAVEMENT
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PLYMOUTH, MN 55447
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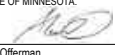
CLIENT:



CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

PROJECT TITLE	90TH STREET SE AND COUNTY LINE ROAD STREET IMPROVEMENTS CITY OF DELANO WRIGHT COUNTY, MINNESOTA
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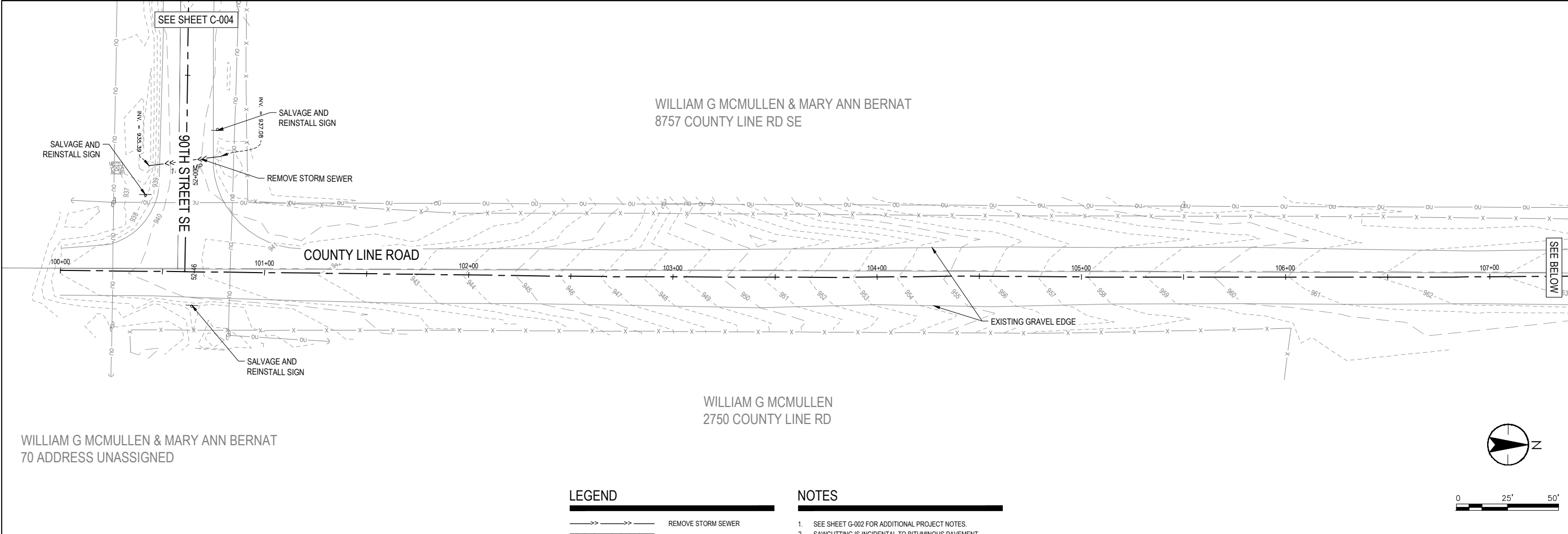
ISSUE NO.: 0

SHEET TITLE:
EXISTING CONDITIONS
& REMOVALS PLAN

SHEET NO.:
C-004

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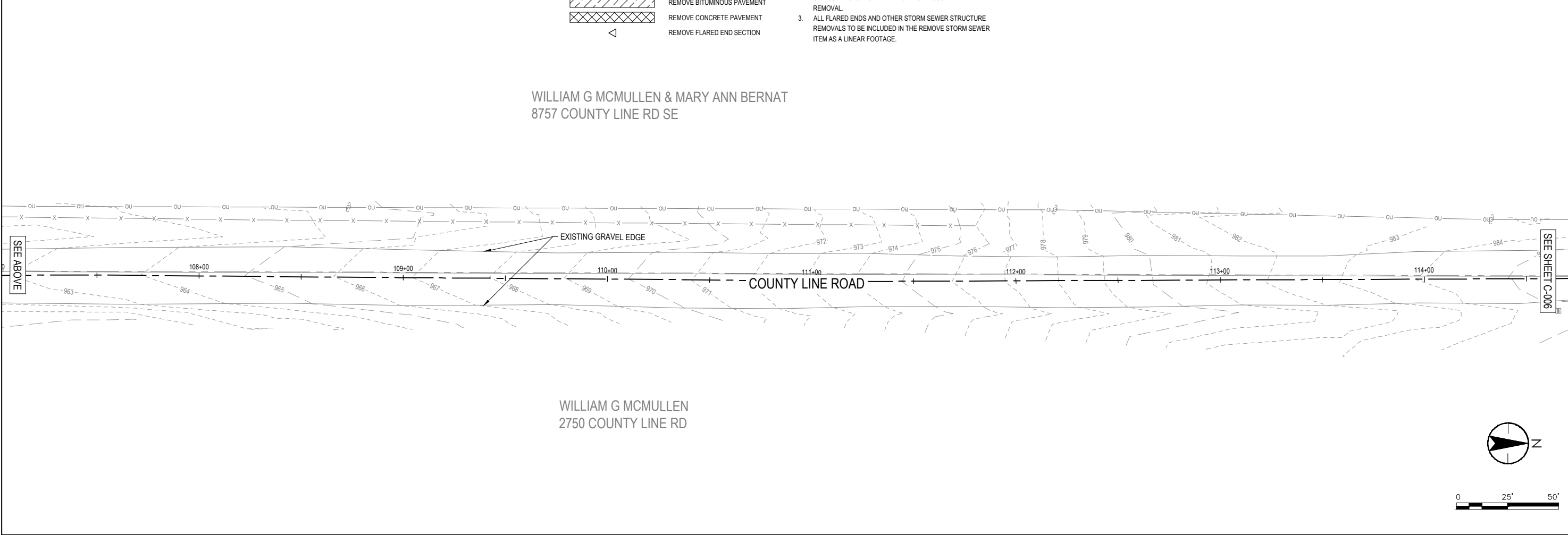


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PLYMOUTH, MN 55447
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CLIENT:

Delano, MN
CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

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CHKD BY: AO
APPD BY: AO

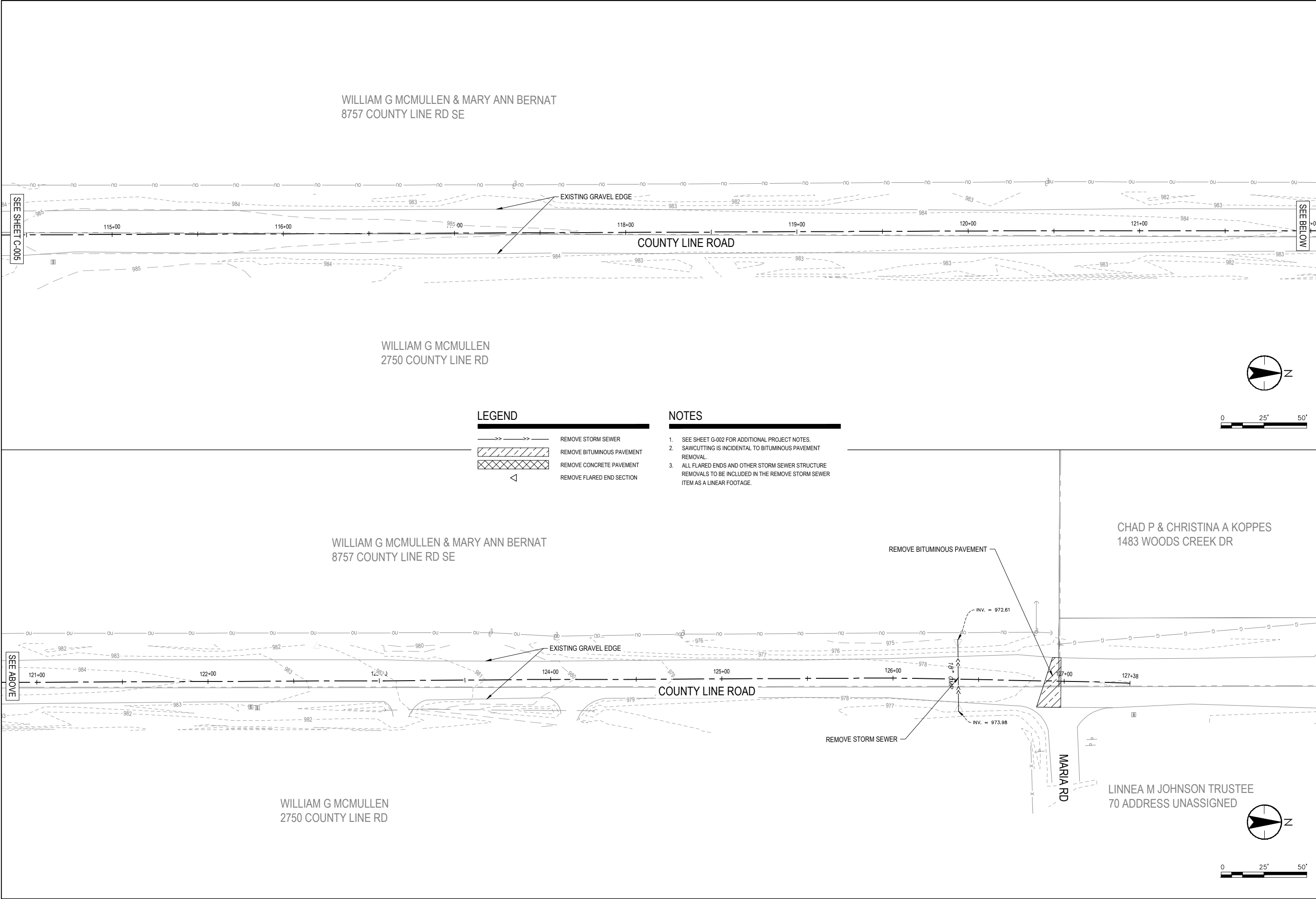
ISSUE DATE: 193805445
ISSUE NO.: 0

SHEET TITLE:
**EXISTING CONDITIONS
& REMOVALS PLAN**

SHEET NO.:
C-005

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LEGEND

- → → → → REMOVE STORM SEWER
- [Hatched Box] REMOVE BITUMINOUS PAVEMENT
- [Cross-hatched Box] REMOVE CONCRETE PAVEMENT
- ◁ REMOVE FLARED END SECTION

NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
2. SAWCUTTING IS INCIDENTAL TO BITUMINOUS PAVEMENT REMOVAL.
3. ALL FLARED ENDS AND OTHER STORM SEWER STRUCTURE REMOVALS TO BE INCLUDED IN THE REMOVE STORM SEWER ITEM AS A LINEAR FOOTAGE.



ONE CARLSON PARKWAY N.
SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.STANTEC.COM


CLIENT:



CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

PROJECT TITLE	90TH STREET SE AND COUNTY LINE ROAD STREET IMPROVEMENTS CITY OF DELANO WRIGHT COUNTY, MINNESOTA
ISSUE NO.:	
DESCRIPTION:	
DATE:	

CERTIFICATION:
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DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.


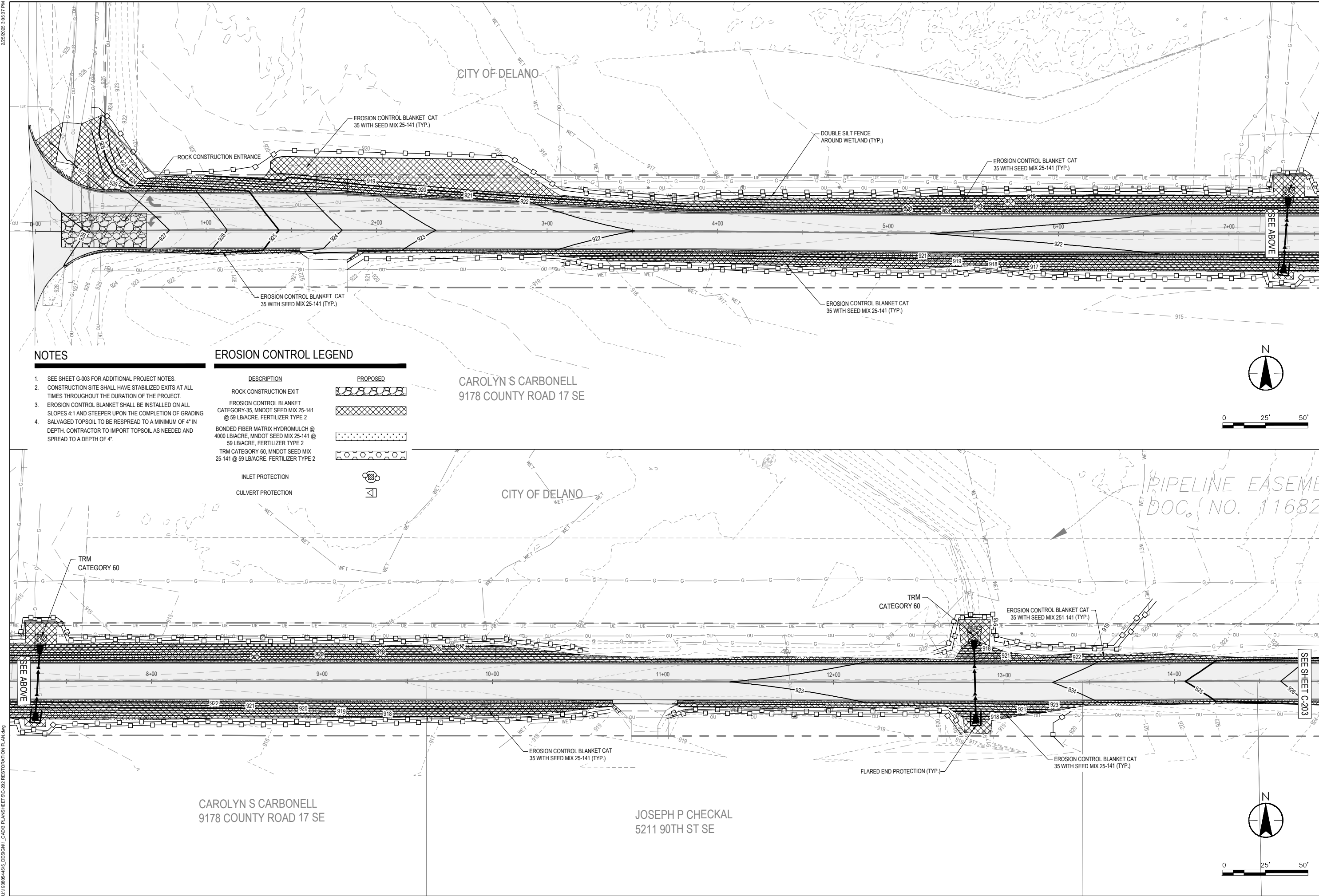
Alan Offerman
LICENSE NO.: 52624
DATE: 02/25/2025

PROJECT NO.:
DWN BY: JE CHK'D BY: AO APP'D BY: AO
ISSUE DATE: 193805445
ISSUE NO.: 0

SHEET TITLE:
EXISTING CONDITIONS
& REMOVALS PLAN
SHEET NO.:
C-006

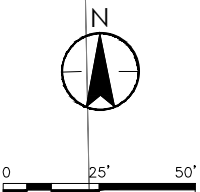
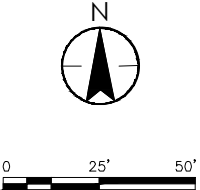
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- NOTES**
- SEE SHEET G-003 FOR ADDITIONAL PROJECT NOTES.
 - CONSTRUCTION SITE SHALL HAVE STABILIZED EXITS AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
 - EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES 4:1 AND STEEPER UPON THE COMPLETION OF GRADING. SALVAGED TOPSOIL TO BE RESPREAD TO A MINIMUM OF 4" IN DEPTH. CONTRACTOR TO IMPORT TOPSOIL AS NEEDED AND SPREAD TO A DEPTH OF 4".

DESCRIPTION	PROPOSED
ROCK CONSTRUCTION EXIT	
EROSION CONTROL BLANKET CATEGORY-35, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
BONDED FIBER MATRIX HYDROMULCH @ 4000 LB/ACRE, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
TRM CATEGORY-60, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
INLET PROTECTION	
CULVERT PROTECTION	



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CLIENT:

Delano, MN

CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55338
PHONE: 763-972-0550

**90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS**

CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

PROJECT TITLE	90TH STREET SE AND COUNTY LINE ROAD STREET IMPROVEMENTS
ISSUE NO.	
DATE	
DESCRIPTION	
DATE	

CERTIFICATION:

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

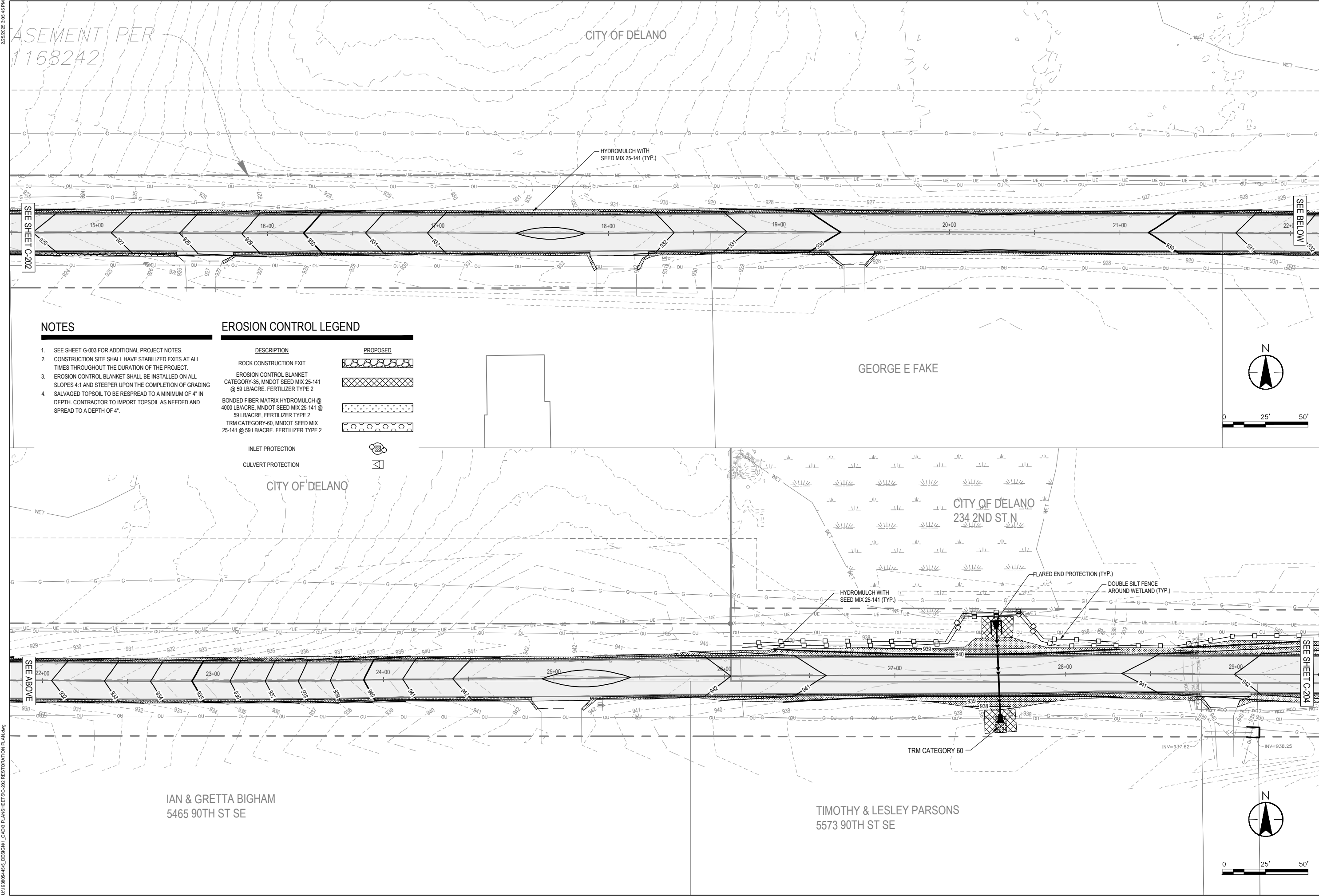
Alan Offerman
LICENSE NO.: 52624
DATE: 02/25/2025

PROJECT NO.:
DWN BY: JE
CHK'D BY: AO
APP'D BY: AO
ISSUE DATE: 193805445
ISSUE NO.: 0

SHEET TITLE:
**EROSION CONTROL
AND RESTORATION
PLAN**

SHEET NO.:
C-202

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NOTES

- SEE SHEET G-003 FOR ADDITIONAL PROJECT NOTES.
- CONSTRUCTION SITE SHALL HAVE STABILIZED EXITS AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES 4:1 AND STEEPER UPON THE COMPLETION OF GRADING.
- SALVAGED TOPSOIL TO BE RESPREAD TO A MINIMUM OF 4" IN DEPTH. CONTRACTOR TO IMPORT TOPSOIL AS NEEDED AND SPREAD TO A DEPTH OF 4".

EROSION CONTROL LEGEND

DESCRIPTION	PROPOSED
ROCK CONSTRUCTION EXIT	
EROSION CONTROL BLANKET CATEGORY-35, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
BONDED FIBER MATRIX HYDROMULCH @ 4000 LB/ACRE, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
TRM CATEGORY-60, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
INLET PROTECTION	
CULVERT PROTECTION	

Stantec
ONE CARLSON PARKWAY N.
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234 2ND STREET NORTH
DELANO, MN 55338
PHONE: 763-972-0550

90TH STREET SE AND
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STREET IMPROVEMENTS
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

ISSUE NO.	DATE	DESCRIPTION

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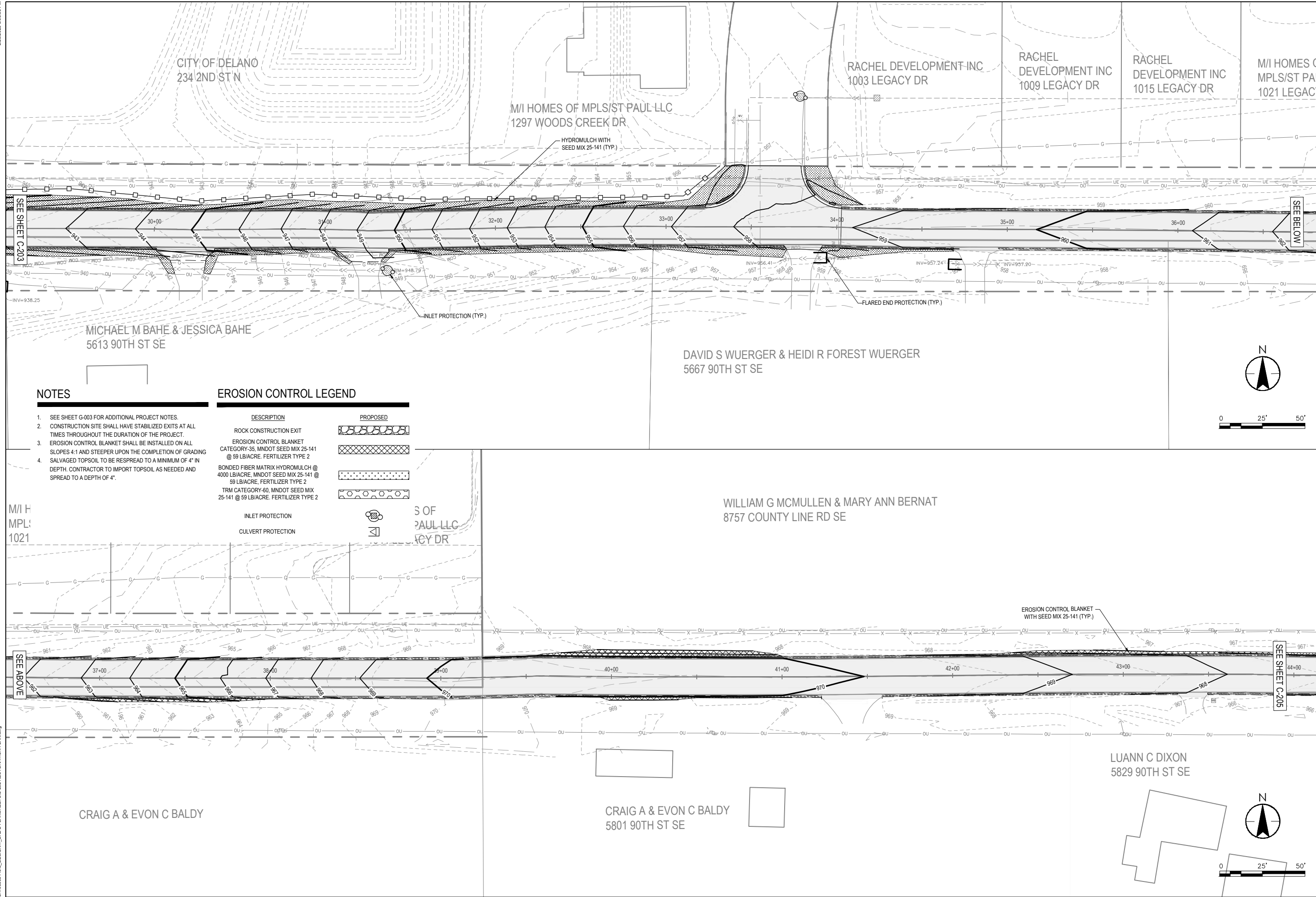
Alan Offerman
LICENSE NO.: 52624
DATE: 02/25/2025

PROJECT NO.:
DWN BY: JE CHK'D BY: AO APP'D BY: AO
ISSUE DATE: 193805445

ISSUE NO.: 0

SHEET TITLE:
EROSION CONTROL
AND RESTORATION
PLAN

SHEET NO.:
C-203



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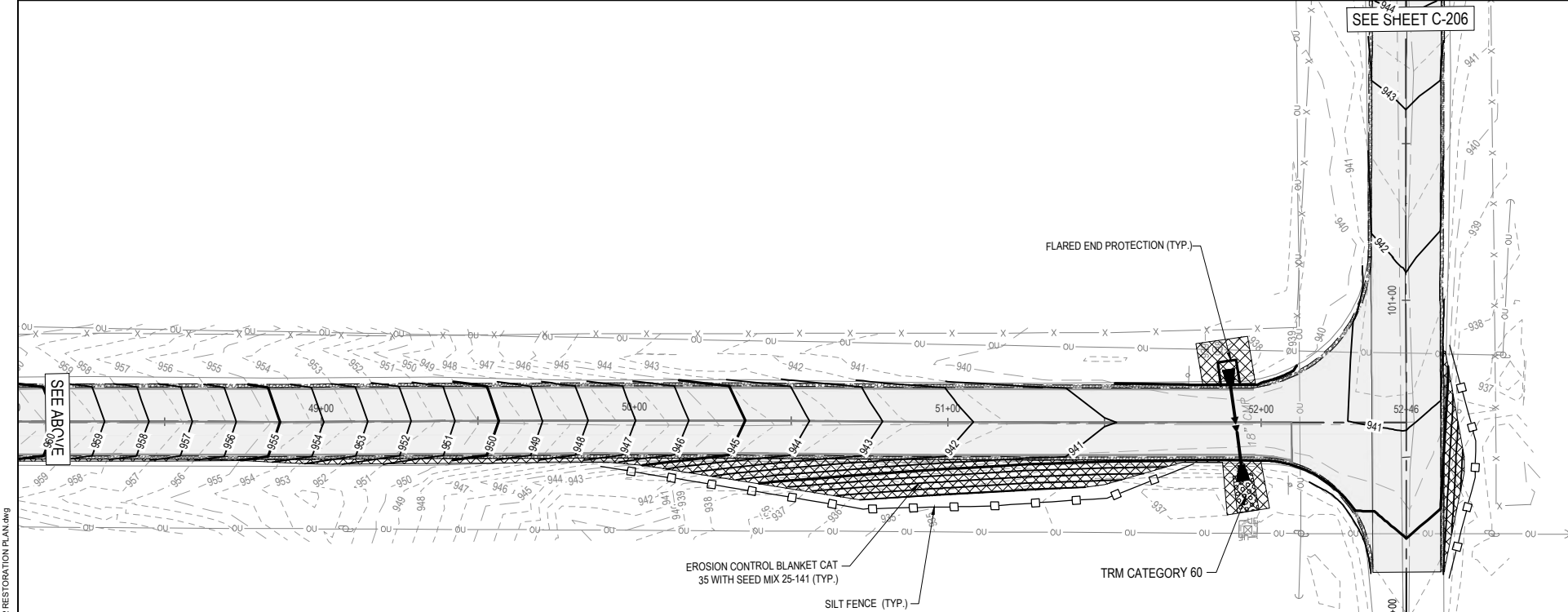
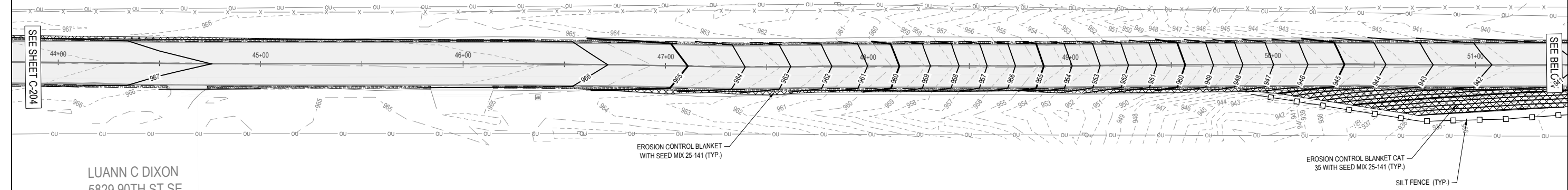
NOTES

- SEE SHEET G-003 FOR ADDITIONAL PROJECT NOTES.
- CONSTRUCTION SITE SHALL HAVE STABILIZED EXITS AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES 4:1 AND STEEPER UPON THE COMPLETION OF GRADING.
- SALVAGED TOPSOIL TO BE RESPREAD TO A MINIMUM OF 4" IN DEPTH. CONTRACTOR TO IMPORT TOPSOIL AS NEEDED AND SPREAD TO A DEPTH OF 4".

EROSION CONTROL LEGEND

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ROCK CONSTRUCTION EXIT	
EROSION CONTROL BLANKET CATEGORY-35, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
BONDED FIBER MATRIX HYDROMULCH @ 4000 LB/ACRE, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
TRM CATEGORY-60, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
INLET PROTECTION	
CULVERT PROTECTION	

WILLIAM G MCMULLEN & MARY ANN BERNAT
70 ADDRESS UNASSIGNED



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CLIENT:
Delano, MN
CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55338
PHONE: 763-972-0550

PROJECT TITLE
**90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS**
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

ISSUE NO.	DESCRIPTION	DATE

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Alan Offerman
LICENSE NO.: 52624
DATE: 02/25/2025

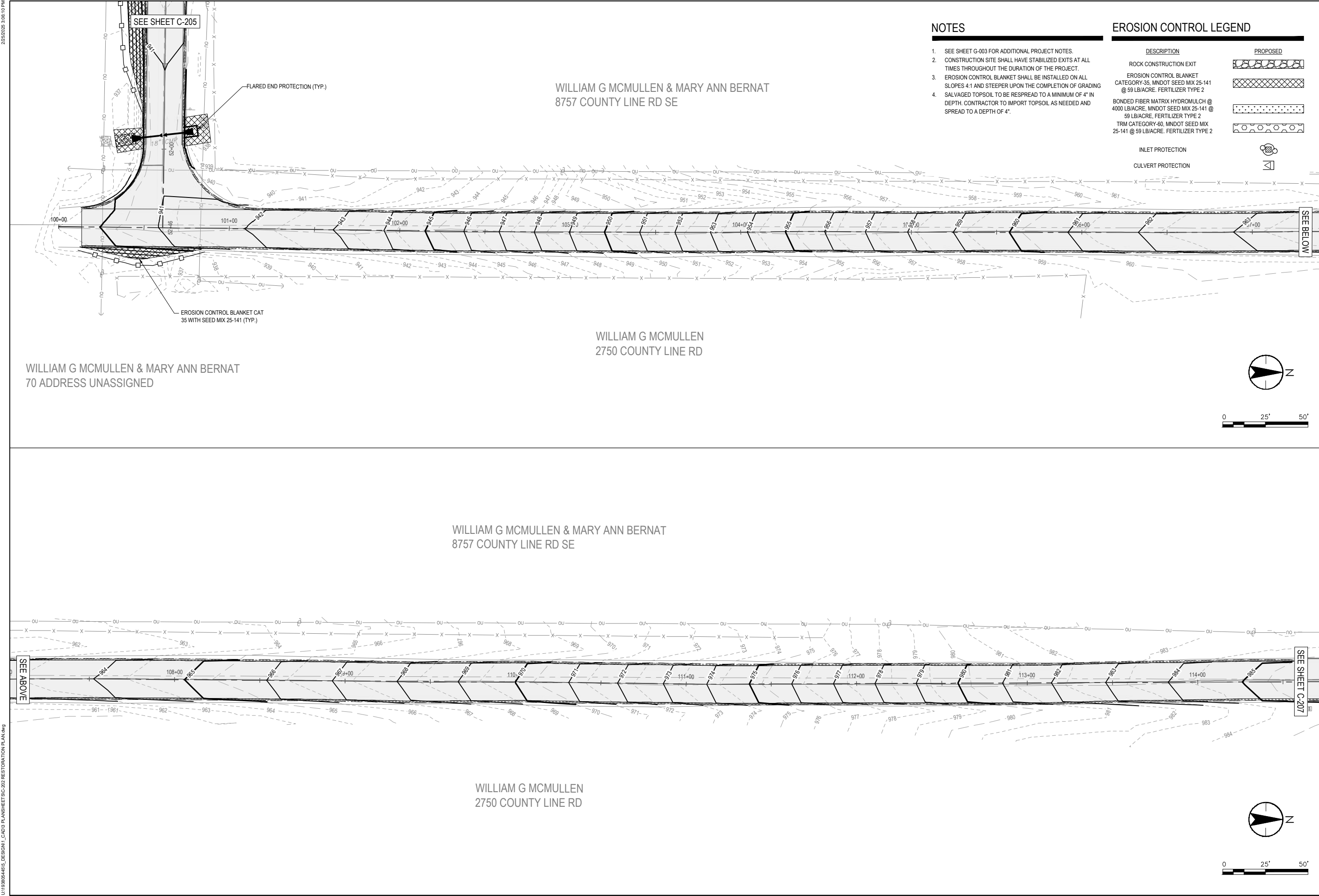
PROJECT NO.:
DWN BY: JE CHK'D BY: AO APP'D BY: AO
ISSUE DATE: 193805445
ISSUE NO.: 0

SHEET TITLE:
**EROSION CONTROL
AND RESTORATION
PLAN**

SHEET NO.:
C-205

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NOTES

- 1. SEE SHEET G-003 FOR ADDITIONAL PROJECT NOTES.
- 2. CONSTRUCTION SITE SHALL HAVE STABILIZED EXITS AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
- 3. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL SLOPES 4:1 AND STEEPER UPON THE COMPLETION OF GRADING
- 4. SALVAGED TOPSOIL TO BE RESPREAD TO A MINIMUM OF 4" IN DEPTH. CONTRACTOR TO IMPORT TOPSOIL AS NEEDED AND SPREAD TO A DEPTH OF 4".

EROSION CONTROL LEGEND

DESCRIPTION	PROPOSED
ROCK CONSTRUCTION EXIT	
EROSION CONTROL BLANKET CATEGORY-35, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
BONDED FIBER MATRIX HYDROMULCH @ 4000 LB/ACRE, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
TRM CATEGORY-60, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
INLET PROTECTION	
CULVERT PROTECTION	

ONE CARLSON PARKWAY N.
SUITE 100
PLYMOUTH, MN 55447
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WWW.STANTEC.COM

CLIENT:

CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55338
PHONE: 763-972-0550

PROJECT TITLE
90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

ISSUE NO.	DESCRIPTION	DATE

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Alan Offerman
LICENSE NO.: 52624
DATE: 02/25/2025

PROJECT NO.:
DWN BY: JE CHK'D BY: AO APP'D BY: AO
ISSUE DATE: 193805445
ISSUE NO.: 0



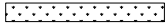



SHEET TITLE:
EROSION CONTROL
AND RESTORATION
PLAN
SHEET NO.:
C-206

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NOTES

- SEE SHEET G-003 FOR ADDITIONAL PROJECT NOTES.
- CONSTRUCTION SITE SHALL HAVE STABILIZED EXITS AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
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EROSION CONTROL LEGEND

DESCRIPTION	PROPOSED
ROCK CONSTRUCTION EXIT	
EROSION CONTROL BLANKET CATEGORY-35, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
BONDED FIBER MATRIX HYDROMULCH @ 4000 LB/ACRE, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
TRM CATEGORY-60, MNDOT SEED MIX 25-141 @ 59 LB/ACRE, FERTILIZER TYPE 2	
INLET PROTECTION	
CULVERT PROTECTION	

WILLIAM G MCMULLEN & MARY ANN BERNAT
Y LINE RD SE

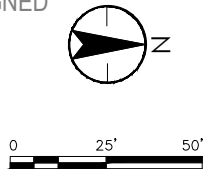
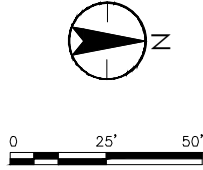
WILLIAM G MCMULLEN
2750 COUNTY LINE RD

WILLIAM G MCMULLEN & MARY ANN BERNAT
8757 COUNTY LINE RD SE

WILLIAM G MCMULLEN
2750 COUNTY LINE RD

CHAD P & CHRISTINA A KOPPE
1483 WOODS CREEK DR

LINNEA M JOHNSON TRUSTEE
70 ADDRESS UNASSIGNED





ONE CARLSON PARKWAY N.
SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.STANTEC.COM

CLIENT:

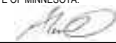


CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

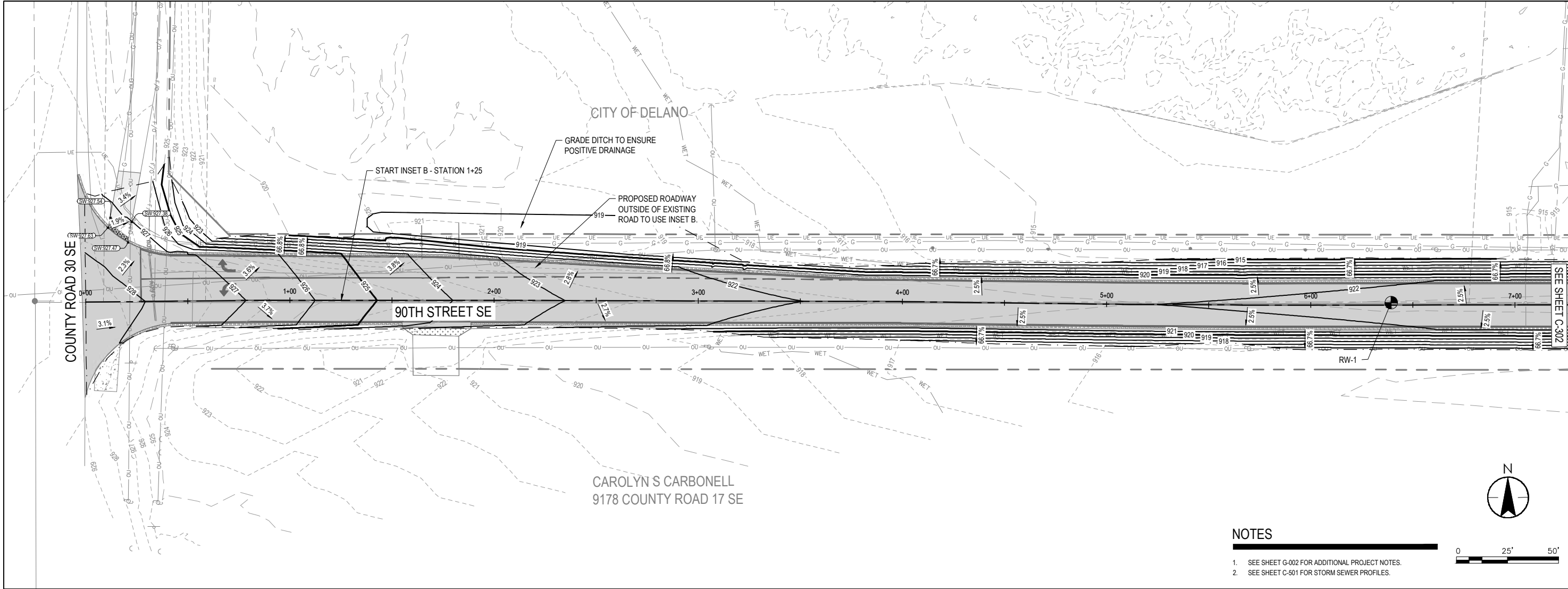
PROJECT TITLE	90TH STREET SE AND COUNTY LINE ROAD STREET IMPROVEMENTS CITY OF DELANO WRIGHT COUNTY, MINNESOTA
ISSUE NO.	
DESCRIPTION	
DATE	

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Alan Offerman
LICENSE NO.: 52624
DATE: 02/25/2025

PROJECT NO.:
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ISSUE DATE: 193805445
ISSUE NO.: 0

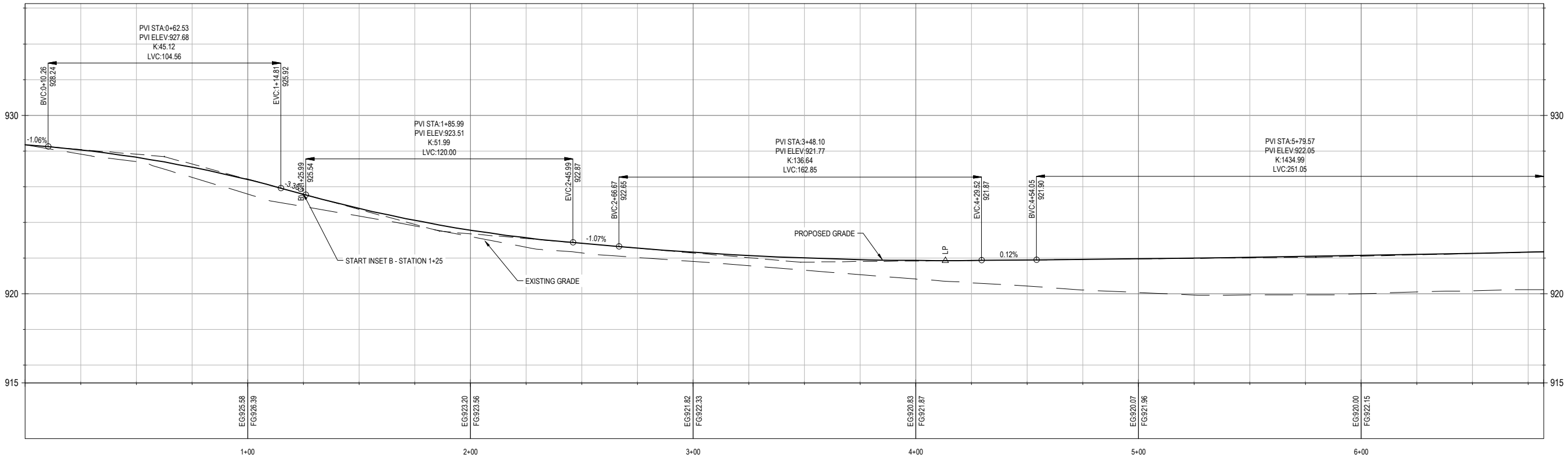
SHEET TITLE:
EROSION CONTROL
AND RESTORATION
PLAN
SHEET NO.:
C-207



NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- SEE SHEET C-501 FOR STORM SEWER PROFILES.

90TH STREET SE CENTERLINE PROFILE



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ONE CARLSON PARKWAY N.
SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.STANTEC.COM

CLIENT:

Delano, MN

CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55338
PHONE: 763-972-0550

**90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS**
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

ISSUE NO.	DESCRIPTION	DATE

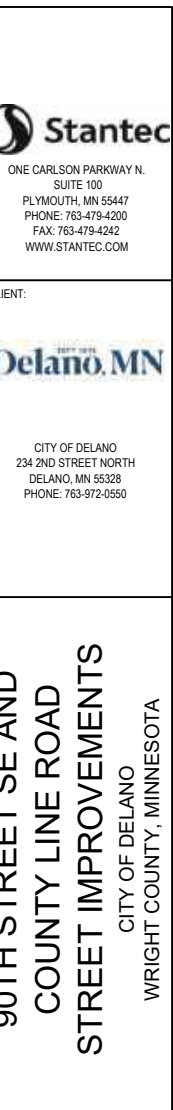
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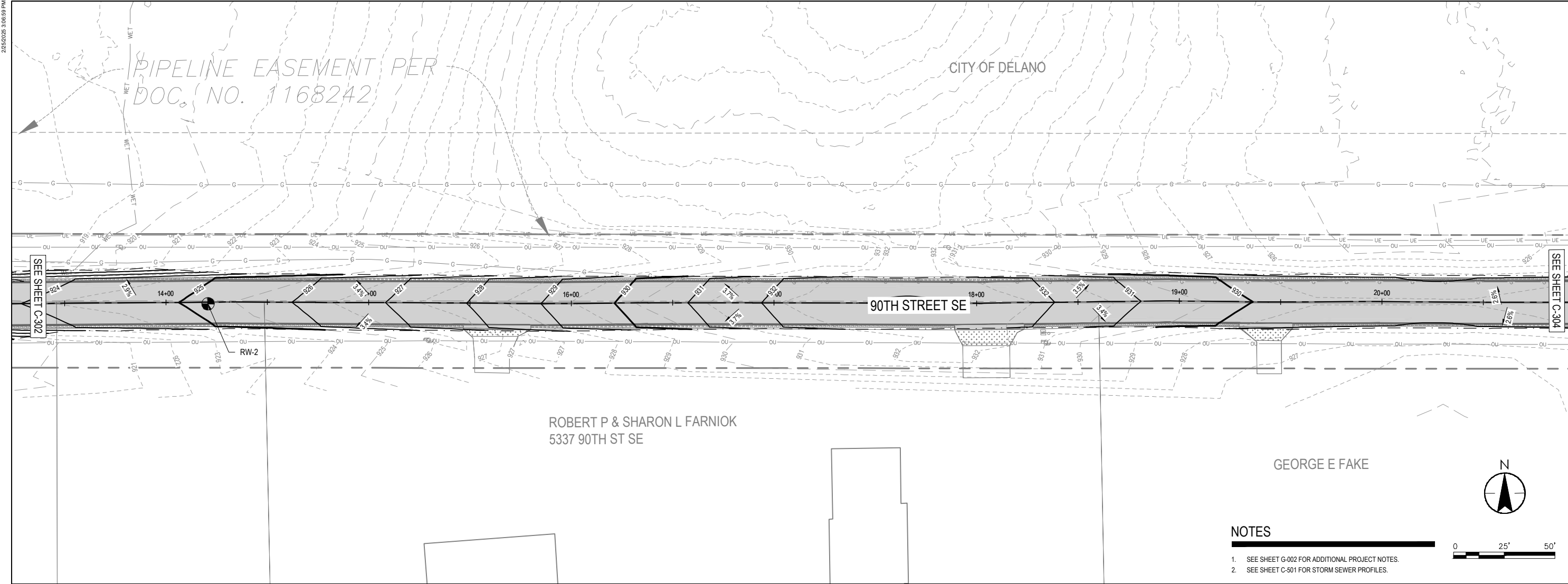
PROJECT NO.:
DWN BY: JE CHKD BY: AO APP'D BY: AO
ISSUE DATE: 193805445
ISSUE NO.: 0

SHEET TITLE:
GRADING PLAN

SHEET NO.:
C-301

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PLYMOUTH, MN 55447
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FAX: 763-479-4242
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CLIENT:

Delano, MN

CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

PROJECT TITLE

**90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS**

CITY OF DELANO
WRIGHT COUNTY, MINNESOTA



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ISSUE NO.	DESCRIPTION	DATE

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DWN BY:	CHK'D BY:	APP'D BY:
JE	AO	AO

ISSUE DATE: 193805445

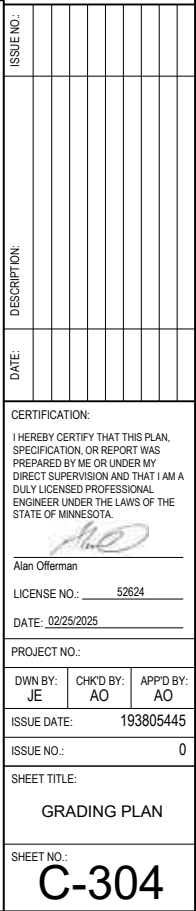
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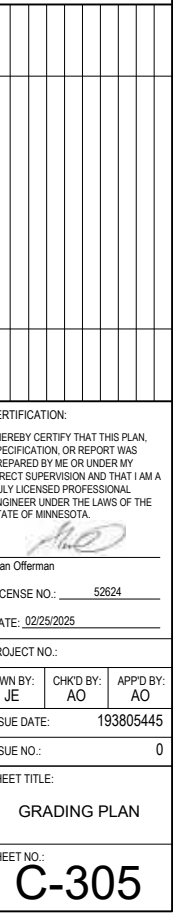
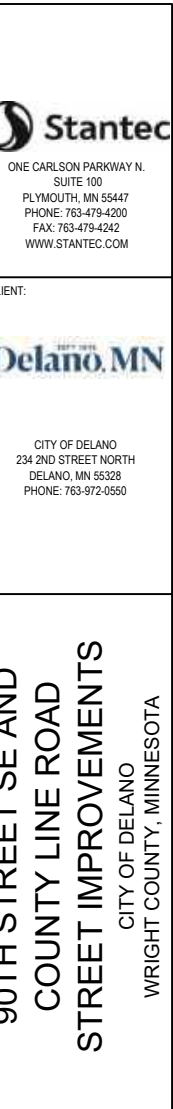
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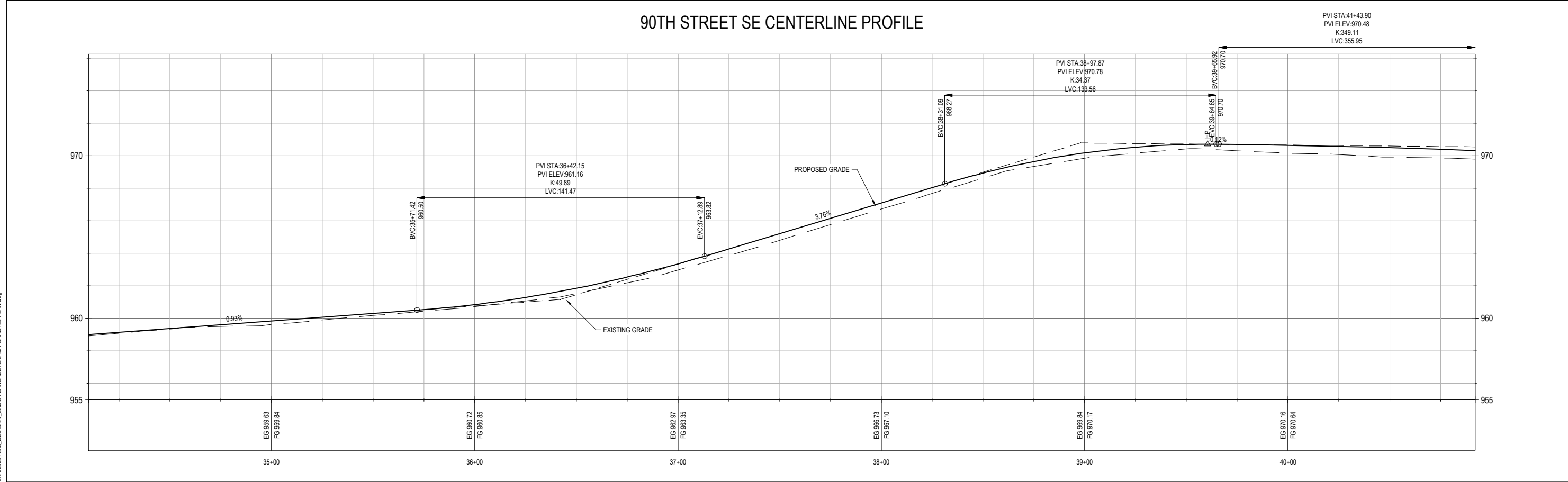
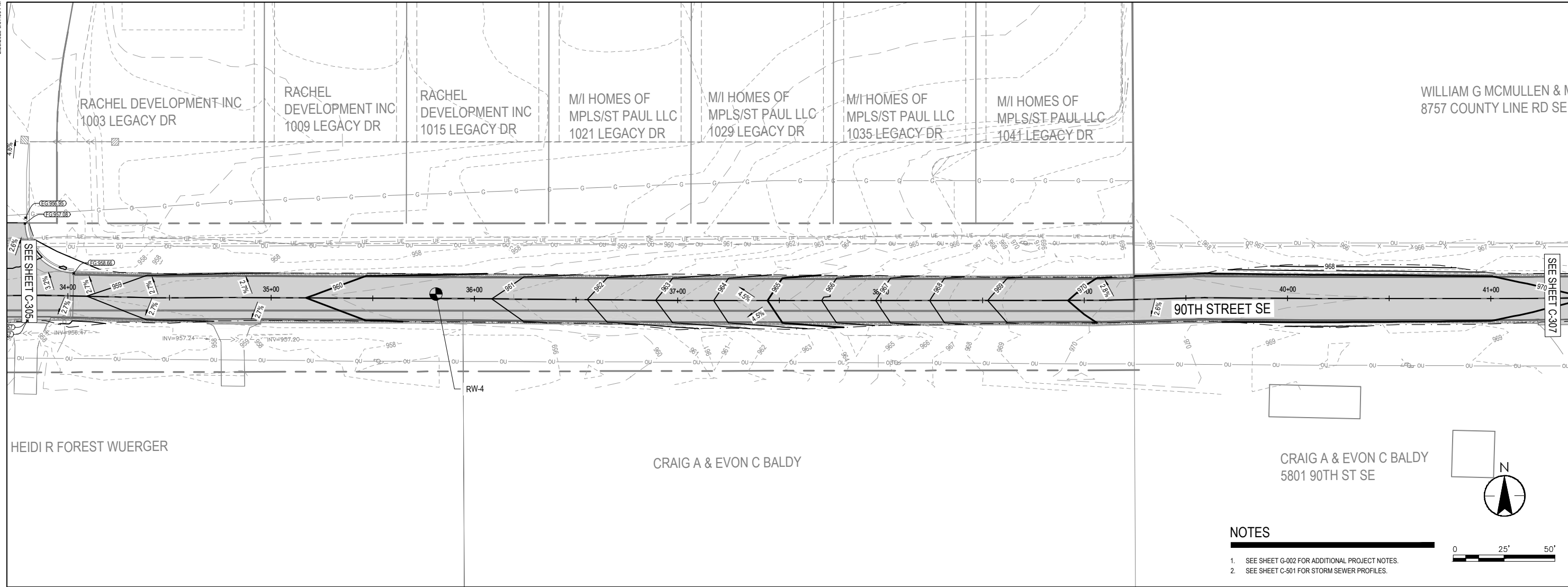
GRADING PLAN

SHEET NO.:

C-303







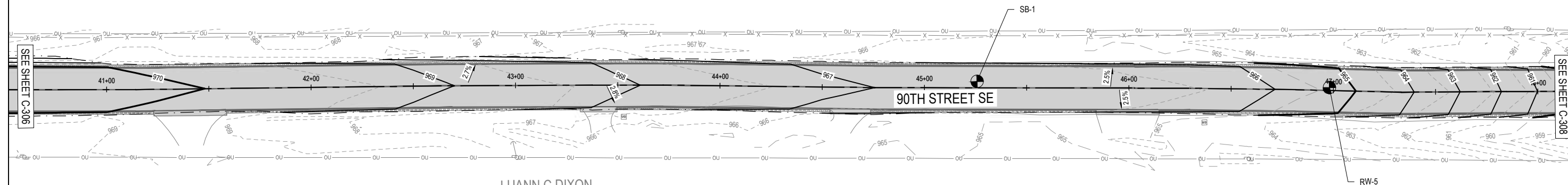
WILLIAM G MCMULLEN & MARY ANN BERNAT
8757 COUNTY LINE RD SE

CLIENT:

CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS

CITY OF DELANO
WRIGHT COUNTY, MINNESOTA



BALDY

LUANN C DIXON
5829 90TH ST SE

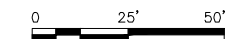
LUANN C DIXON
5829 90TH ST SE

JAMES W & TIFFANY S HAWKRIDGE
5883 90TH ST SE

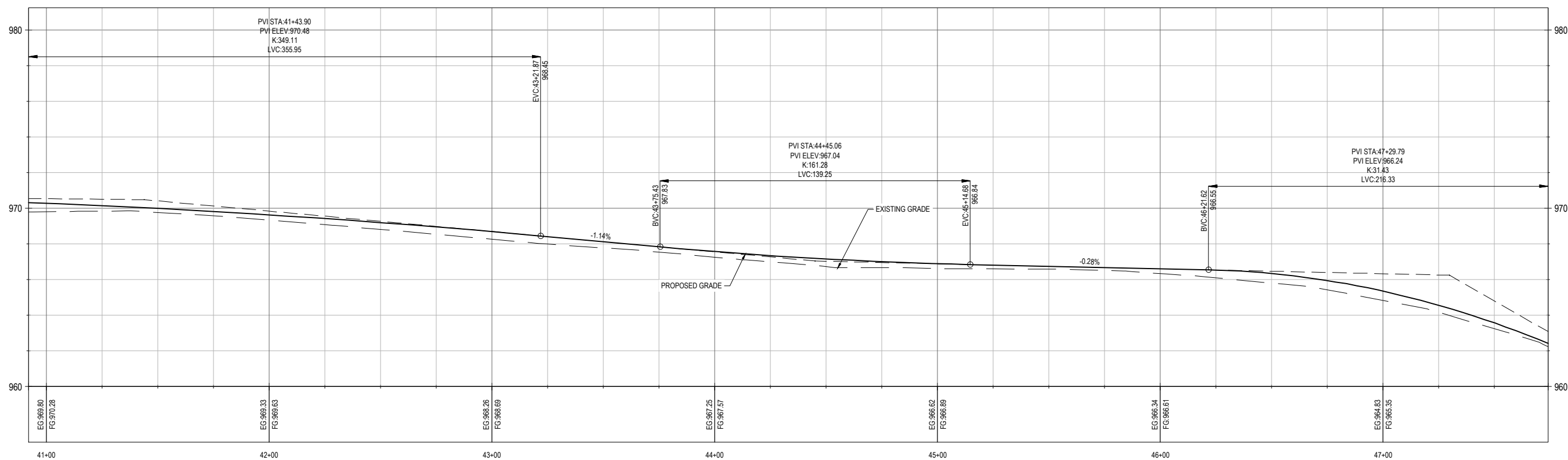


NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
2. SEE SHEET C-501 FOR STORM SEWER PROFILES.



90TH STREET SE CENTERLINE PROFILE

[illegible]

CERTIFICATION:

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Alan Offerman
 LICENSE NO.: 52624
 DATE: 02/25/2025

PROJECT NO.:

DWN BY: JE	CHK'D BY: AO	APP'D BY: AO
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ISSUE DATE:	193805445
ISSUE NO.:	0

SHEET TITLE:

GRADING PLAN

SHEET NO.:
C-307

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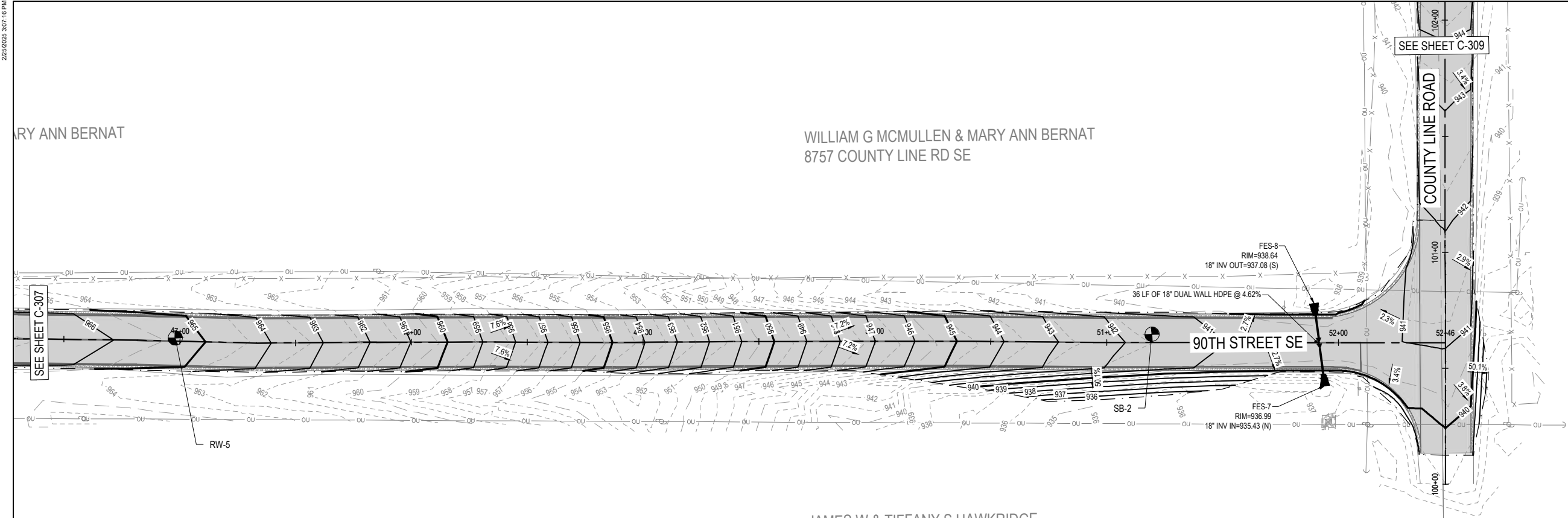
MARY ANN BERNAT

WILLIAM G MCMULLEN & MARY ANN BERNAT
8757 COUNTY LINE RD SE

JAMES W & TIFFANY S HAWKRIDGE
5883 90TH ST SE

JAMES W & TIFFANY S HAWKRIDGE
5883 90TH ST SE

WILLIAM G MCMULLEN & MARY ANN BERNAT
70 ADDRESS UNASSIGNED

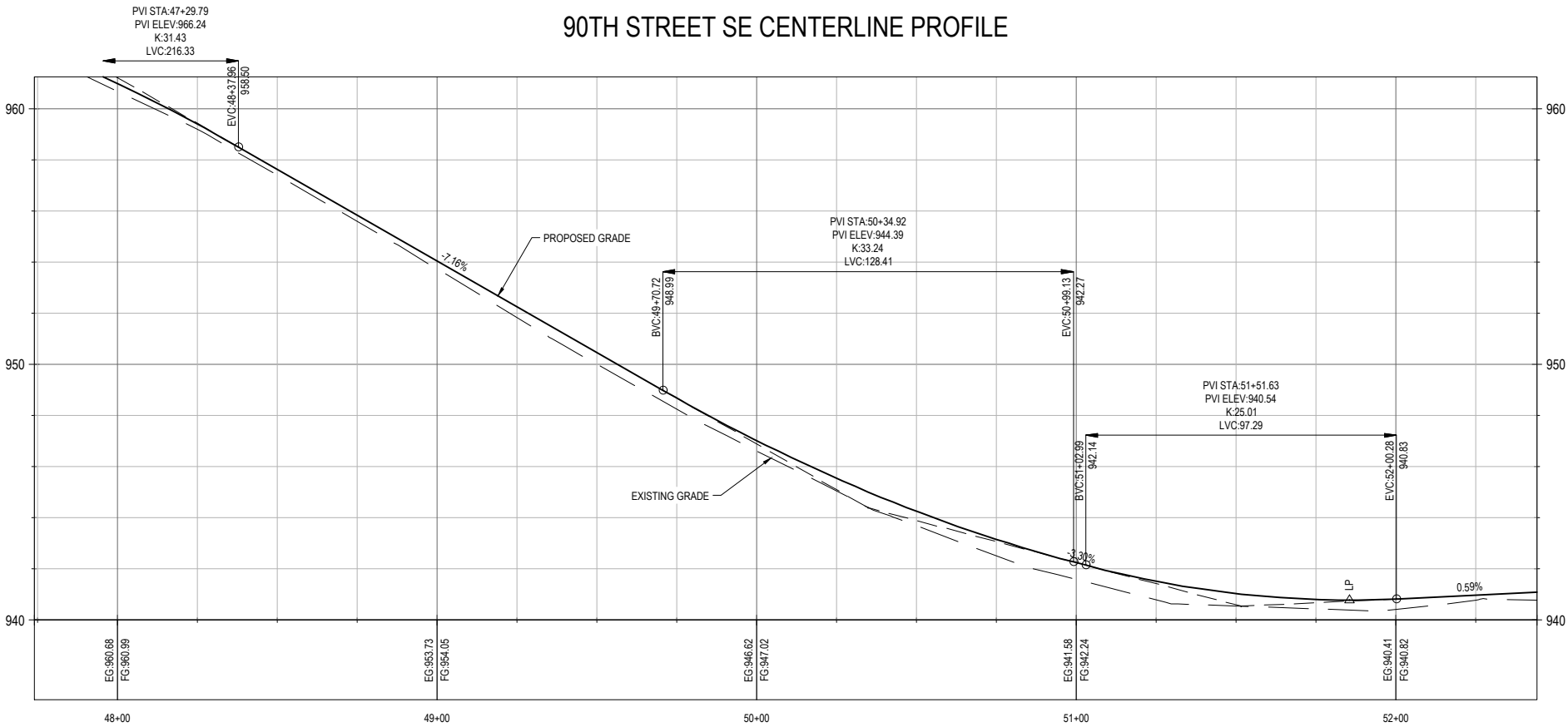


NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- SEE SHEET C-501 FOR STORM SEWER PROFILES.



90TH STREET SE CENTERLINE PROFILE



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Delano, MN

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PROJECT TITLE
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COUNTY LINE ROAD
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CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

ISSUE NO.	DESCRIPTION	DATE

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

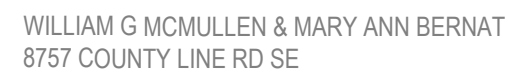
Alan Offerman
LICENSE NO.: 52624
DATE: 02/25/2025

PROJECT NO.:
DWN BY: JE CHK'D BY: AO APP'D BY: AO
ISSUE DATE: 193805445
ISSUE NO.: 0

SHEET TITLE:
GRADING PLAN

SHEET NO.:
C-308

U:\193805445\DESIGN\1_CADD\3 PLANSHEET\3C-301 GRADING PLAN.dwg

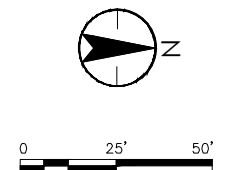


WILLIAM G MCMULLEN
2750 COUNTY LINE RD

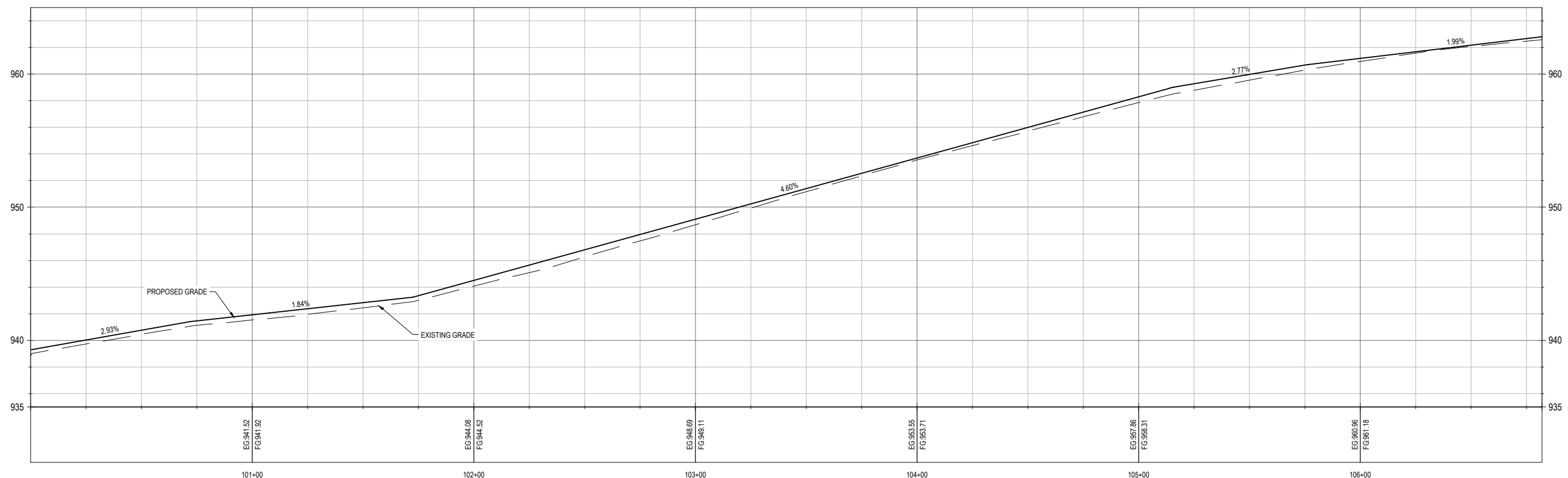
WILLIAM G MCMULLEN & MARY ANN BERNAT
70 ADDRESS UNASSIGNED

NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
2. SEE SHEET C-501 FOR STORM SEWER PROFILES.



COUNTY LINE ROAD SE CENTERLINE PROFILE



Delano, MN

CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS

CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

[illegible]

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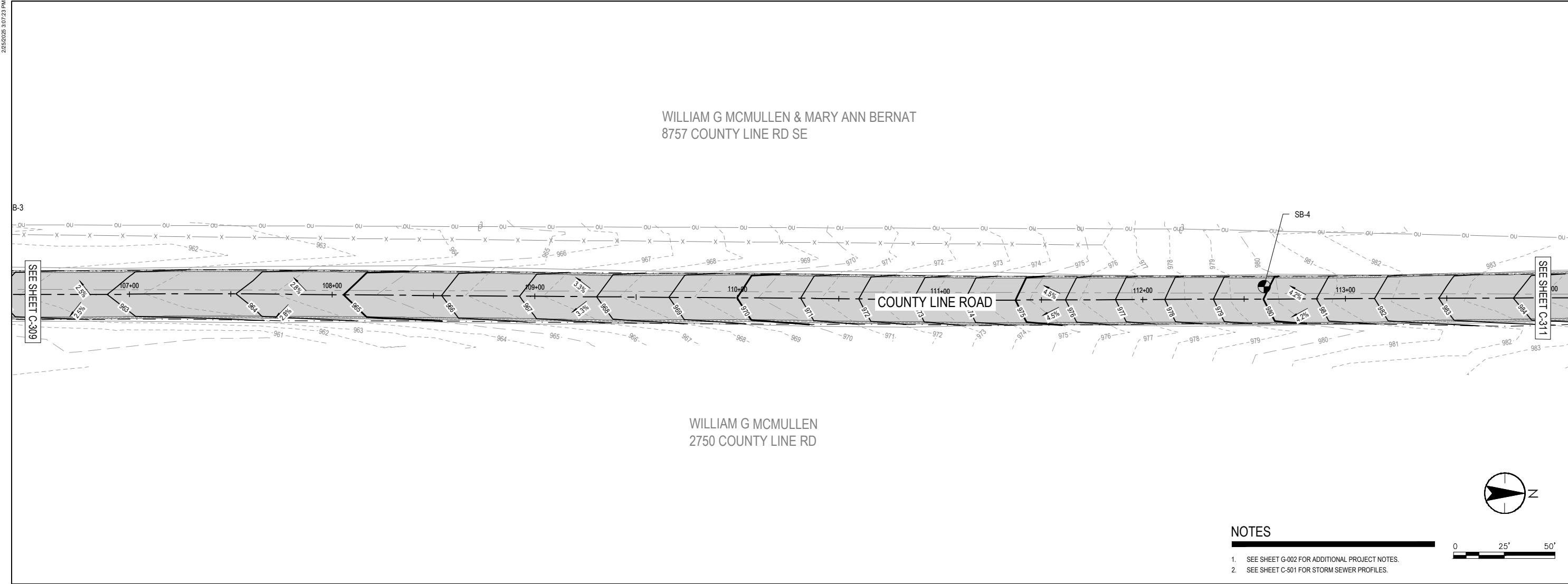
ISSUE DATE:	193805445
ISSUE NO.:	0

SHEET TITLE:

GRADING PLAN

SHEET NO. : _____

C-309





ONE CARLSON PARKWAY N.
SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-479-4200
FAX: 763-479-4242
WWW.STANTEC.COM

CLIENT:



CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

PROJECT TITLE

90TH STREET SE AND
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CITY OF DELANO
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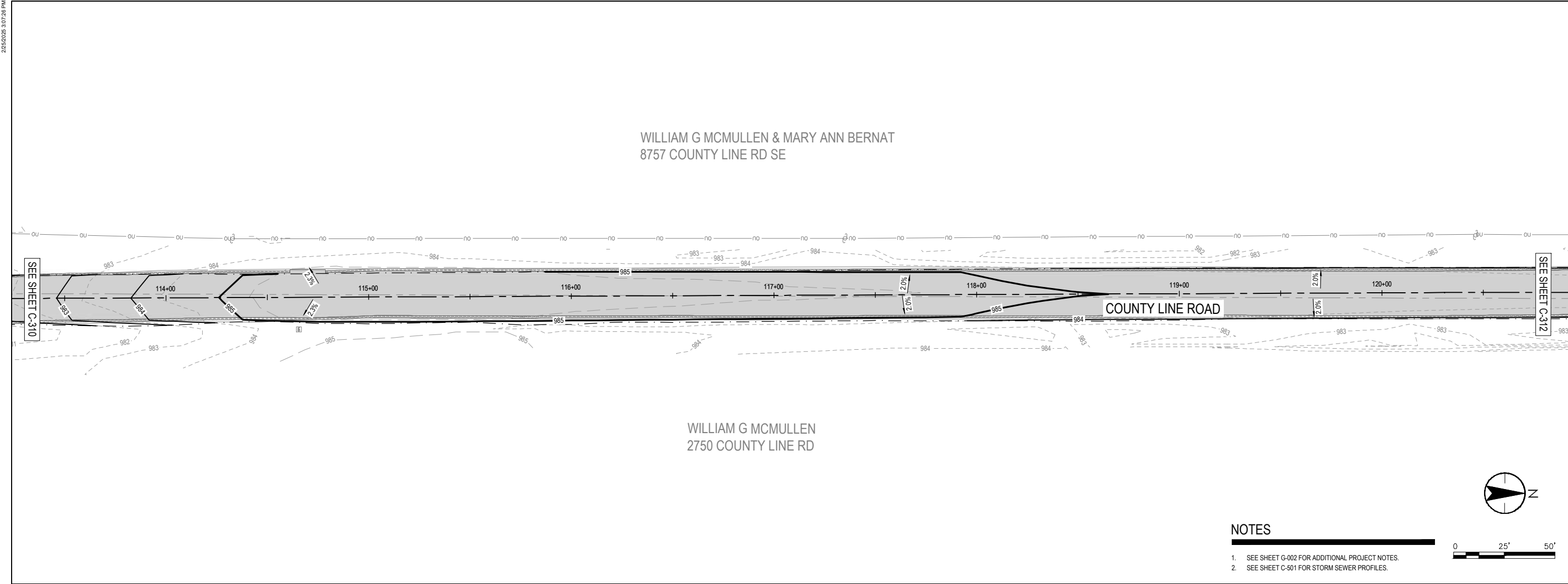
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SHEET NO.:

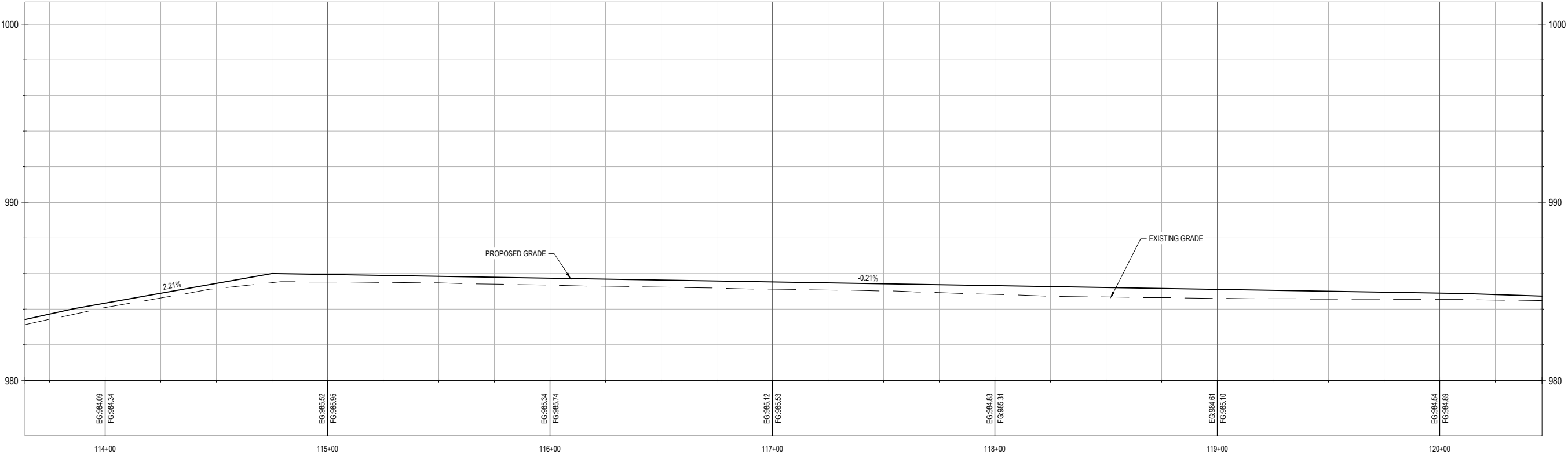
C-310

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COUNTY LINE ROAD SE CENTERLINE PROFILE



Stantec
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SUITE 100
PLYMOUTH, MN 55447
PHONE: 763-479-4200
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WWW.STANTEC.COM

CLIENT:

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DELANO, MN 55328
PHONE: 763-972-0550

PROJECT TITLE
**90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS**
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

ISSUE NO.	DESCRIPTION	DATE

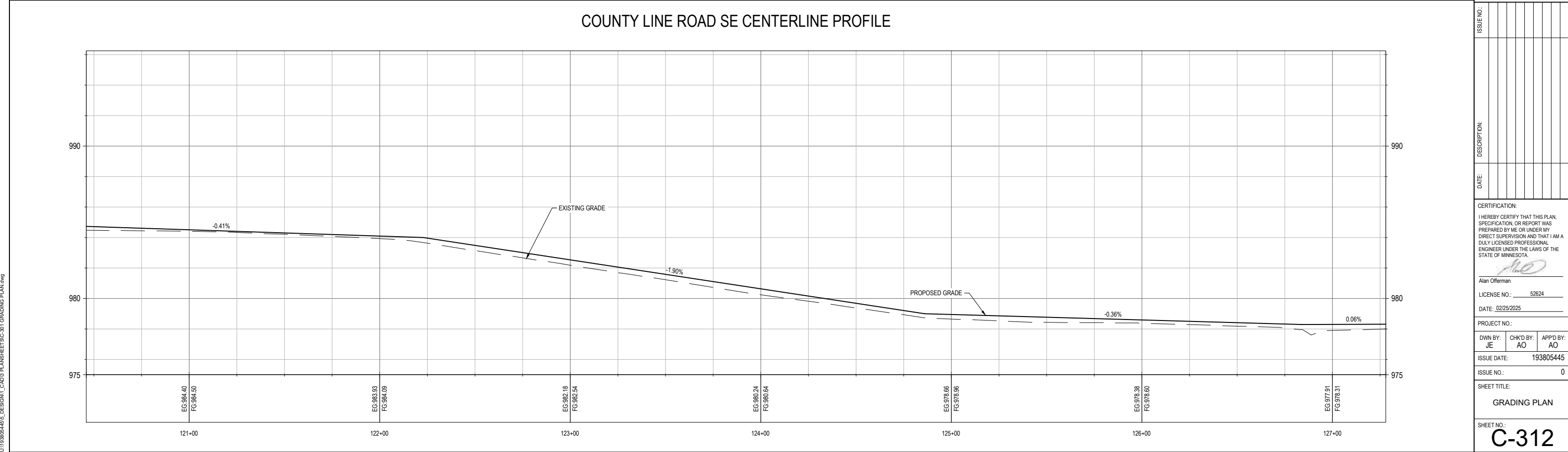
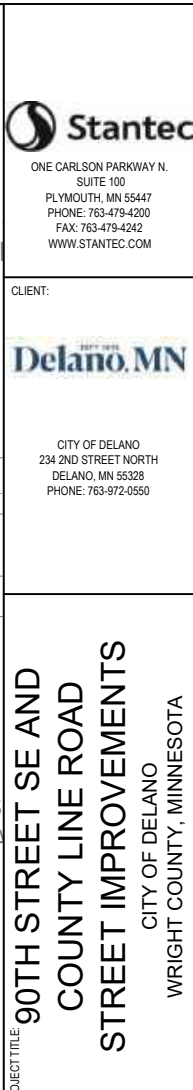
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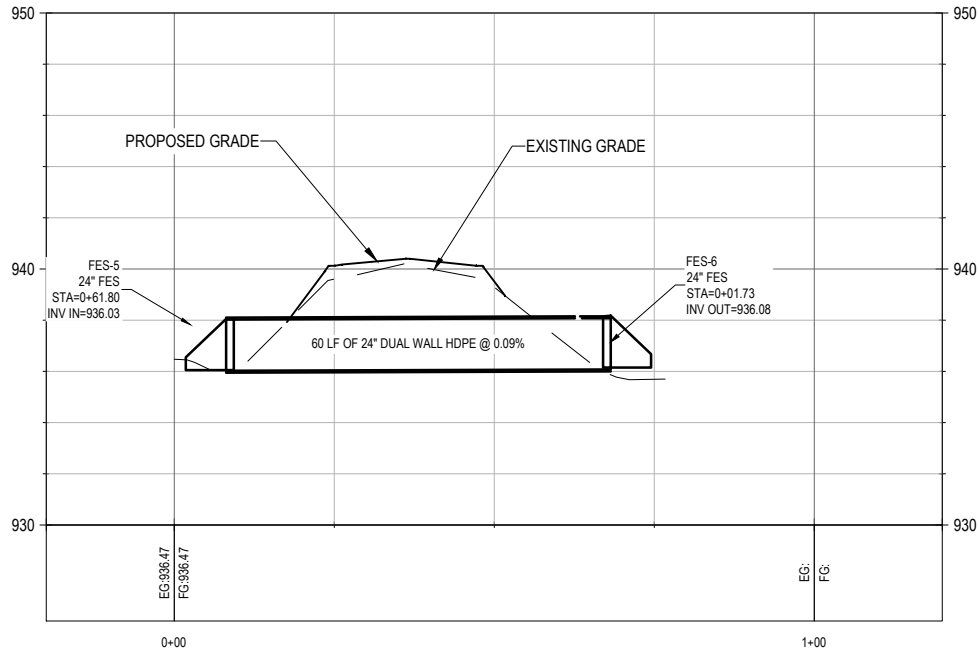
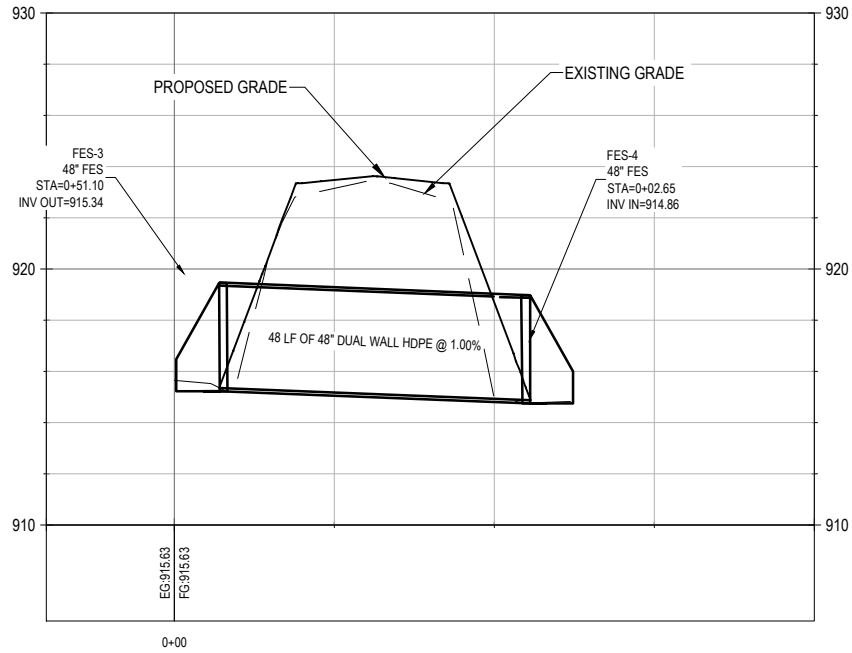
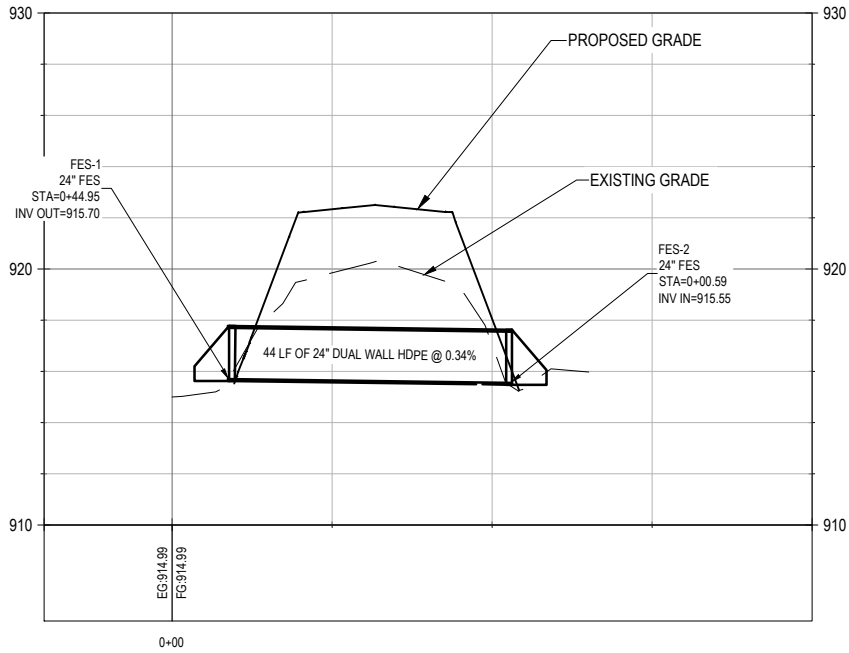
Alan Offerman
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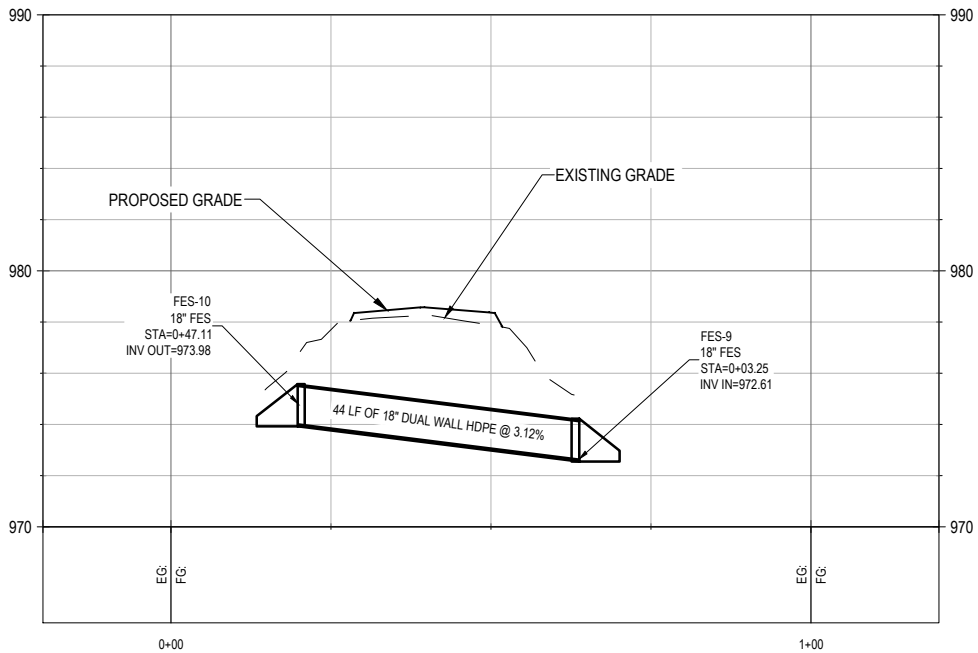
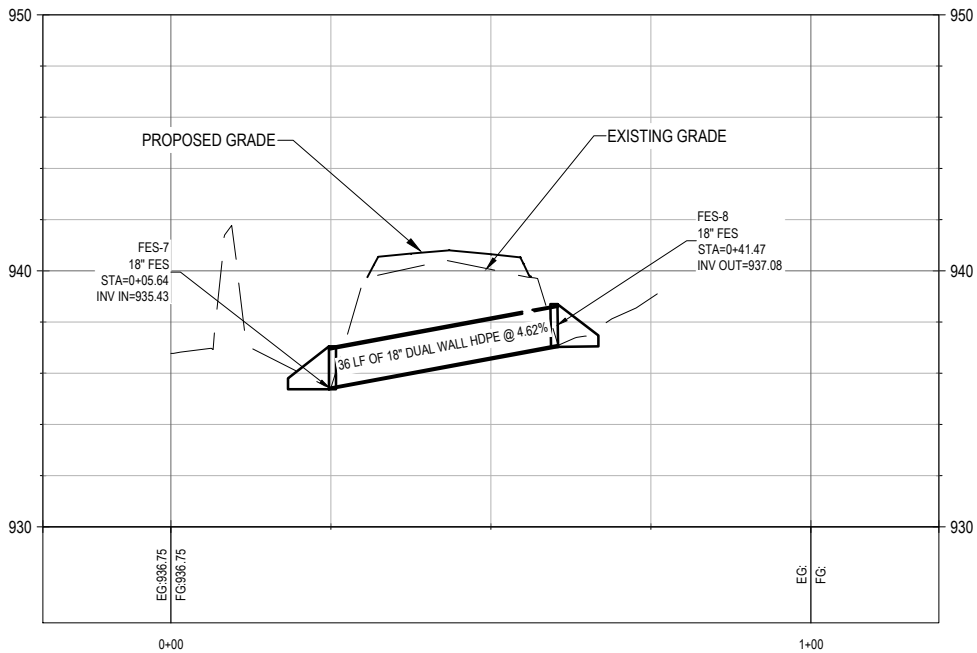
SHEET TITLE:
GRADING PLAN

SHEET NO.:
C-311





1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. SAWCUTTING IS INCIDENTAL TO BITUMINOUS PAVEMENT REMOVAL.
3. ALL FLARED ENDS AND OTHER STORM SEWER STRUCTURE REMOVALS TO BE INCLUDED IN THE REMOVE STORM SEWER ITEM AS A LINEAR FOOTAGE.
4. ALL NEW FLARED ENDS ARE TO BE METAL. SEE SHEET C-801 FOR FLARED END DETAILS.
5. ALL STORM SEWER PIPE TO BE BACKFILLED IN 6" FULTS. BUCKET PACKING WILL NOT BE ACCEPTED.
6. STORM SEWER TRENCHES ARE TO BE BACKFILLED AND COMPACTED TO 100% COMPACTION.




90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS

CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

[illegible]

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Alan Offerman

LICENSE NO.: _____ 52624 _____

DATE: 02/25/2025

PROJECT NO.:		
DWN BY: JE	CHK'D BY: AO	APP'D BY: AO
ISSUE DATE:		193805445
ISSUE NO.:		0

SHEET TITLE:
**STORM SEWER
PROFILE**

SHEET NO.:
C-501



ASSESSMENT PER
1168242

CITY OF DELANO



CLIENT:



CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS

CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

ISSUE NO.:

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DWN BY: JE	CHK'D BY: AO	APP'D BY: AO
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ISSUE DATE: 193805445

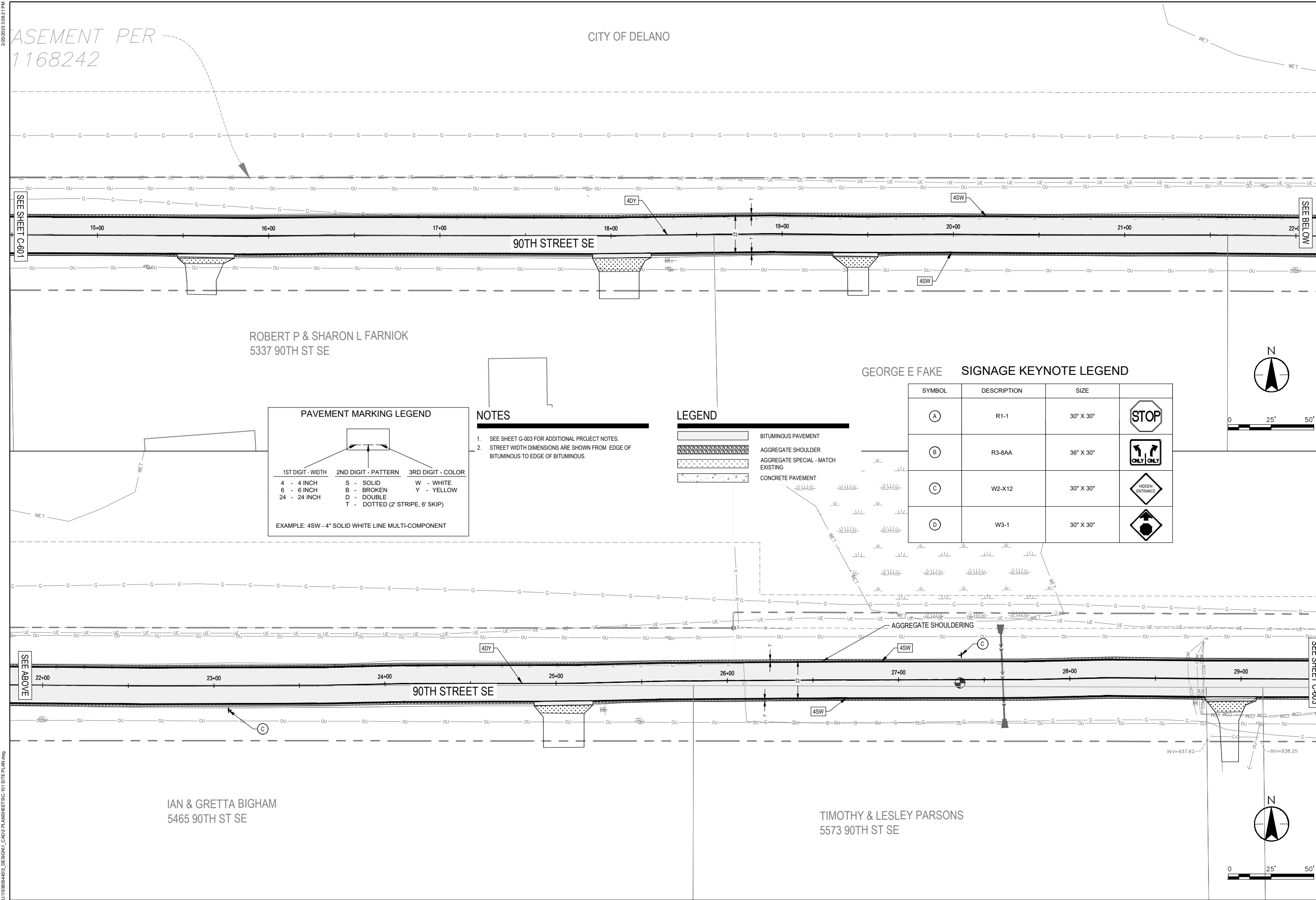
ISSUE NO.:	0
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SHEET TITLE:

SITE PLAN

SHEET NO.:

SHEET NO.:
C-602





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WILLIAM G MCMULLEN & MARY ANN BERNAT
8757 COUNTY LINE RD SE

WILLIAM G MCMULLEN & MARY ANN BERNAT
8757 COUNTY LINE RD SE



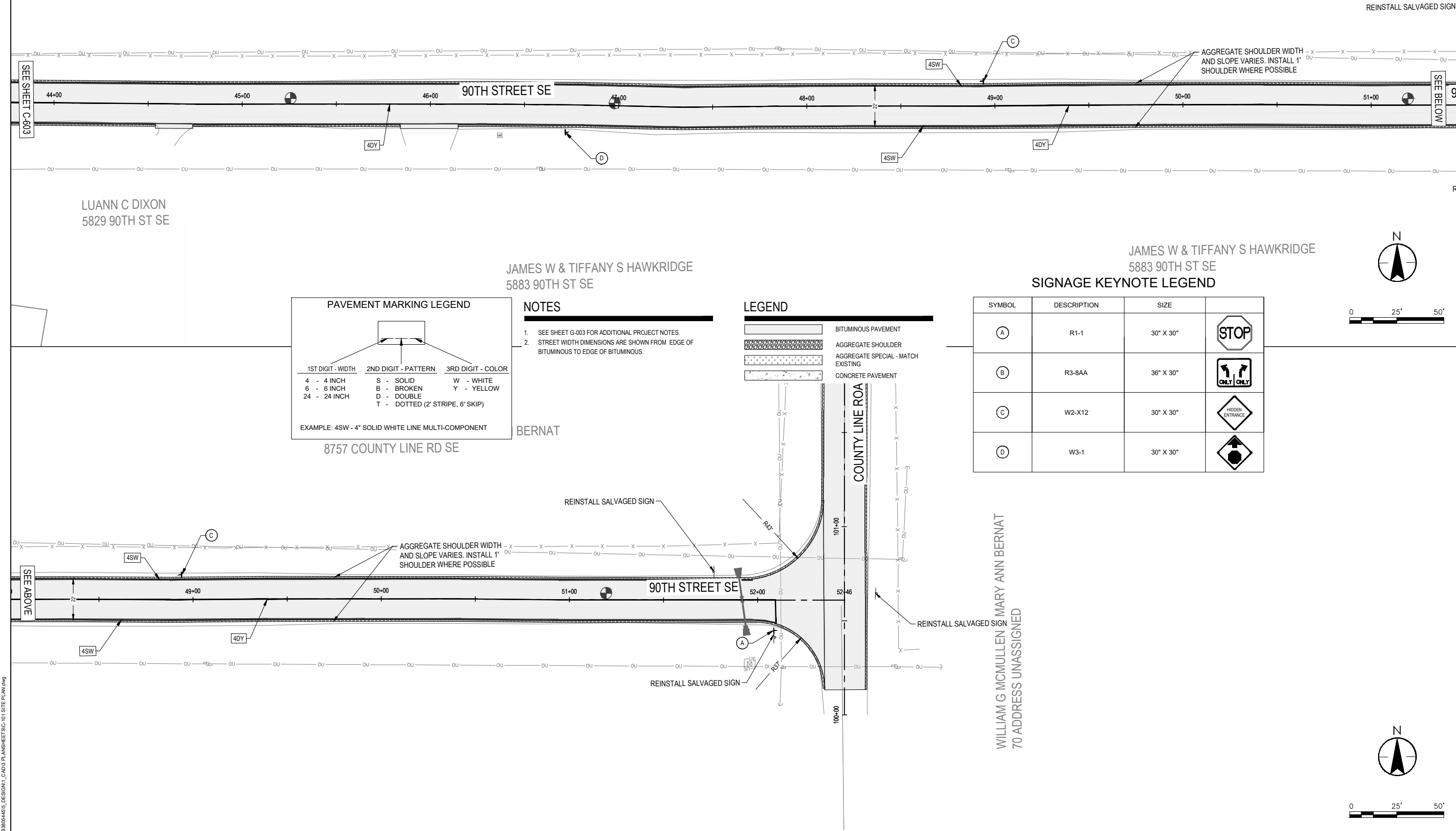
ONE CARLSON PARKWAY N.
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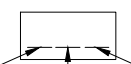


CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA



PAVEMENT MARKING LEGEND



1ST DIGIT - WIDTH	2ND DIGIT - PATTERN	3RD DIGIT - COLOR
4 - 4 INCH	S - SOLID	W - WHITE
6 - 6 INCH	B - BROKEN	Y - YELLOW
24 - 24 INCH	D - DOUBLE	
	T - DOTTED (2' STRIPE, 6' SKIP)	

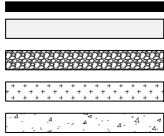
EXAMPLE: 4SW - 4" SOLID WHITE LINE MULTI-COMPONENT

- NOTES
1.

SEE SHEET G-003 FOR ADDITIONAL PROJECT NOTES.
2.

STREET WIDTH DIMENSIONS ARE SHOWN FROM EDGE OF BITUMINOUS TO EDGE OF BITUMINOUS.

LEGEND



BITUMINOUS PAVEMENT

AGGREGATE SHOULDER

AGGREGATE SPECIAL - MATCH EXISTING


CONCRETE PAVEMENT

SYMBOL	DESCRIPTION	SIZE	
(A)	R1-1	30" X 30"	
(B)	R3-8AA	36" X 30"	
(C)	W2-X12	30" X 30"	
(D)	W3-1	30" X 30"	

PROJECT TITLE	90TH STREET SE AND COUNTY LINE ROAD STREET IMPROVEMENTS
ISSUE NO.	
DESCRIPTION	
DATE	

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LICENSE NO.: 52624

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DWN BY: JE

CHKD BY: AO

APP'D BY: AO

ISSUE DATE: 193805445

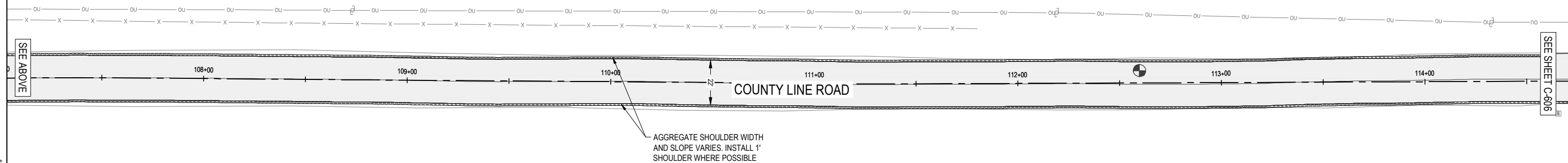
ISSUE NO.: 0

SHEET TITLE:

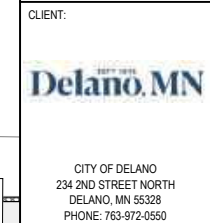
SITE PLAN

SHEET NO.:

C-604




SHEET NO.:
C-605



90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

[illegible]

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Alan Offerman

LICENSE NO.: 52624

DATE: 02/25/2025

PROJECT NO.: _____

DWN BY:	CHK'D BY:	APP'D BY:
JE	AO	AO

ISSUE DATE: 9/30/2024

ISSUE NO.: 0

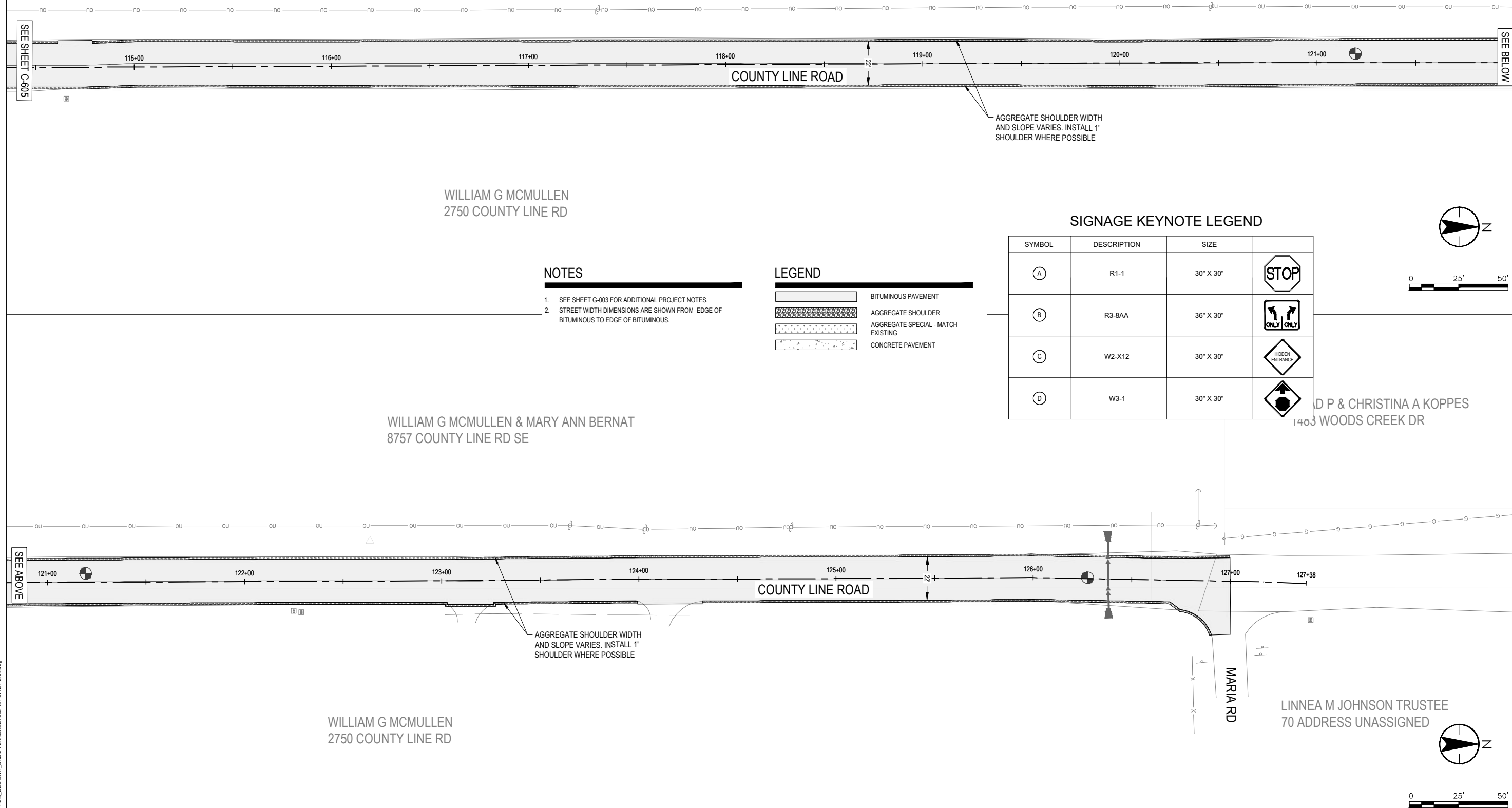
SHEET TITLE: _____





SITE PLAN

SHEET NO.: _____

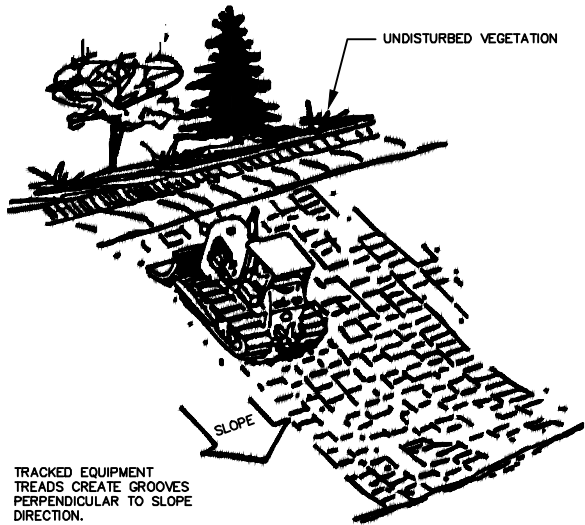
C-606

WILLIAM G MCMULLEN
2750 COUNTY LINE RD



SYMBOL	DESCRIPTION	SIZE	
(A)	R1-1	30" X 30"	
(B)	R3-8AA	36" X 30"	
(C)	W2-X12	30" X 30"	
(D)	W3-1	30" X 30"	

SHEET NO.:
C-801



NOTES:

1. ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING.
2. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

SIGN NAME	DESIGNATION	SIZE
STOP	R1-1	30"X30"
YIELD	R1-2	36"X36"X36"
SPEED LIMIT	R2-1	24"X30"

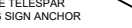
NOTES:

1. DESIGN SHALL CONFORM TO THESE REQUIREMENTS EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. SIGN SHALL BE REFLECTORIZED AS PER MNDOT 3352.2A2B, STANDARD NO. 2
3. SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1

INSTALLATION SHALL BE IN COMPLIANCE
WITH THE LATEST REVISION OF THE
MMUTCD

2" X 2" X 12 GAUGE SQUARE TELESAR
GALVANIZED SIGN POST (2.4 lbs/ft)

2" X 2" X 12 GAUGE
SQUARE TELESAR
4" LONG SIGN ANCHOR



DRIVE HOME SLEEVE WITH 4 BOLTS

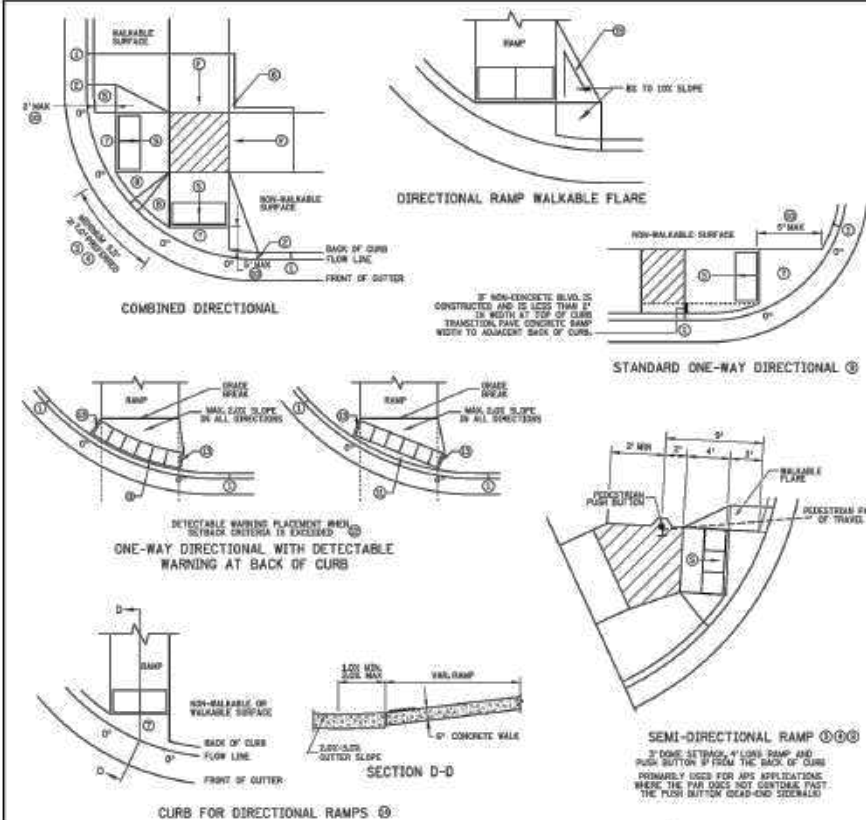
NOTE:

1. INSTALLATION SHALL BE IN COMPLIANCE WITH THE LATEST VERSION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. FOR STREETS WITH SPEED LIMIT GREATER THAN 30 MPH, A 0.75" SIGN WITH 0.5" LETTERS IS REQUIRED.
3. TYPICALLY INSTALLED AT SOUTHWEST CORNER OF INTERSECTION. ALL EQUALS MUST BE APPROVED BY CITY ENGINEER BEFORE INSTALLATION.
4. SIGN SHALL BE CONSTRUCTED OF ALUMINUM PER MNDOT 3352.2A1.
5. WHEN INSTALLED IN CONCRETE USE SURFACE MOUNTED ANCHOR BASE (SEE 7"x4" CONCRETE ANCHOR BOLTS KLEEN BREAK MODEL 425 OR APPROVED EQUAL. (SEE DETAIL GEN-3)

TYPICAL SIGN AND POST

NOT TO SCALE

 Stantec	CLIENT  <i>Delonco</i> <small>The Spirit of Community</small>				PROJECT STANDARD PLATES					
					SHEET TITLE SLOPE TRACKING					
	REV	OWN	APP	REV DATE	OWN BY SKH	CHK'D RWS	APP'D RWS	ISSUE DATE FEB 2017	PROJECT NO. 0564-100	SHEET NO. ERO-9

[illegible]

LEGEND

THESE CONVENTIONAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGER/LESS SLOPES UP TO 6:1 OR FLATTER ARE ALLOWED.

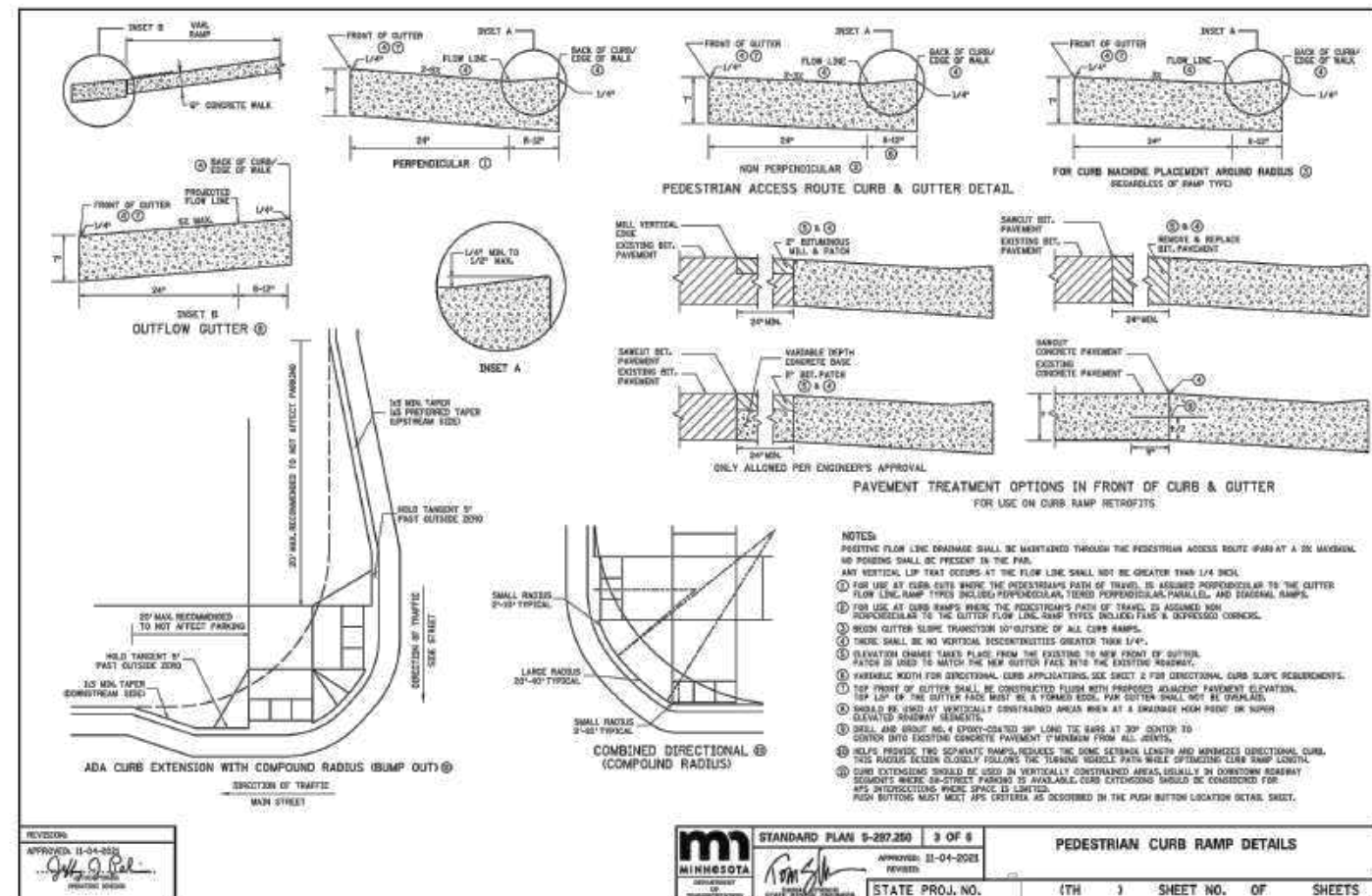
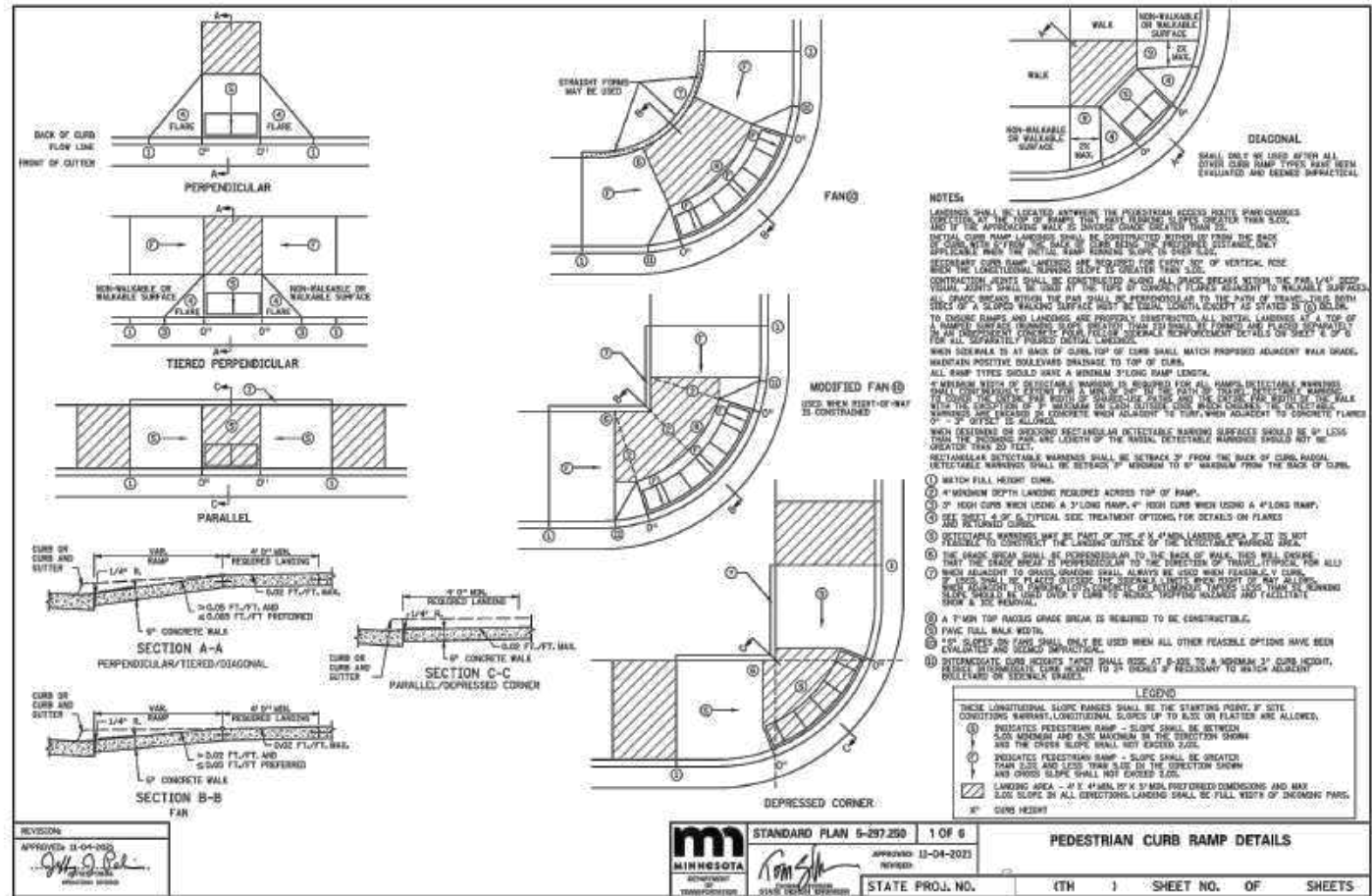
① INDICATES PERIMETER RAMP - SLOPE SHALL BE BETWEEN 4:1 AND 6:1 AND 1/2" MINIMUM IN THE DIRECTION SHOWN AND THE OPPOSITE SLOPE SHALL NOT EXCEED 2:1.

② INDICATES PERIMETER RAMP - SLOPE SHALL BE GREATER THAN 6:1 AND LESS THAN 8:1 IN THE DIRECTION SHOWN AND OPPOSITE SLOPE SHALL NOT EXCEED 2:1.

☐ LANDING AREA - IF 4' X 4' OR IF 3' X 3' AREA PROPOSED FOR LANDING AND MAX 7:1 SLOPE IN ALL DIRECTIONS, LANDING SHALL BE FULL WIDTH OF INCOMING PAVEMENT.

3/4" SLOPE INDICATOR

 MWH MINNESOTA CONSULTING ENGINEERS INCORPORATED 10000 W. 100TH AVENUE, SUITE 100 MINNETONKA, MN 55345 TEL: 952.891.2000 FAX: 952.891.2001 WWW.MWH-ENGINEERS.COM	STANDARD PLAN 5-297.250	2 OF 6	PEDESTRIAN CURB RAMP DETAILS		
	 APPROVED: REVISION: DATE: 11-04-2021				
STATE PROJ. NO.	(TJL)	SHEET NO.	OF	SHEETS	



IENT:

Delano, MN

CITY OF DELANO
234 2ND STREET NORTH
DELANO, MN 55328
PHONE: 763-972-0550

90TH STREET I SE AND
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CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

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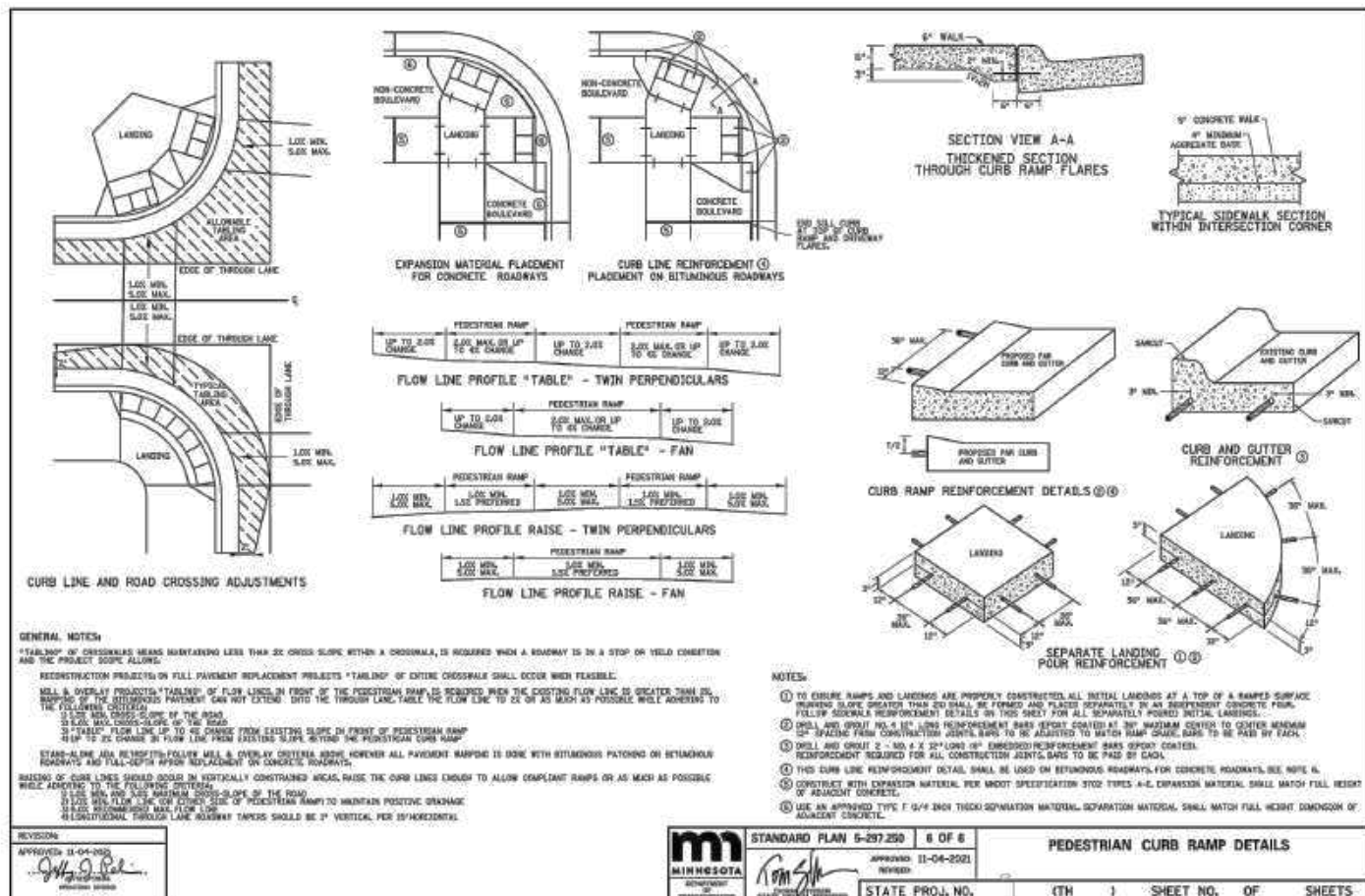
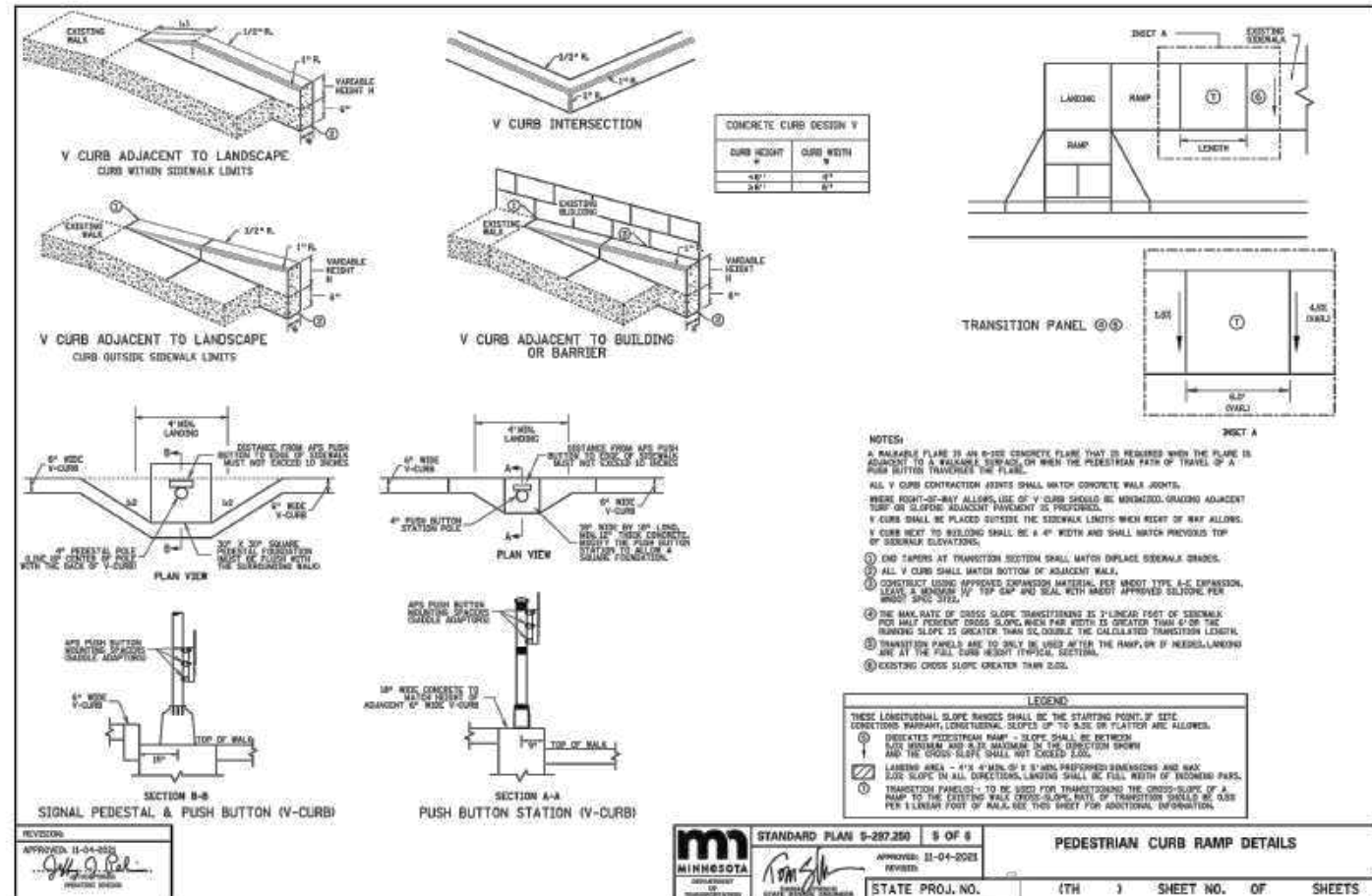
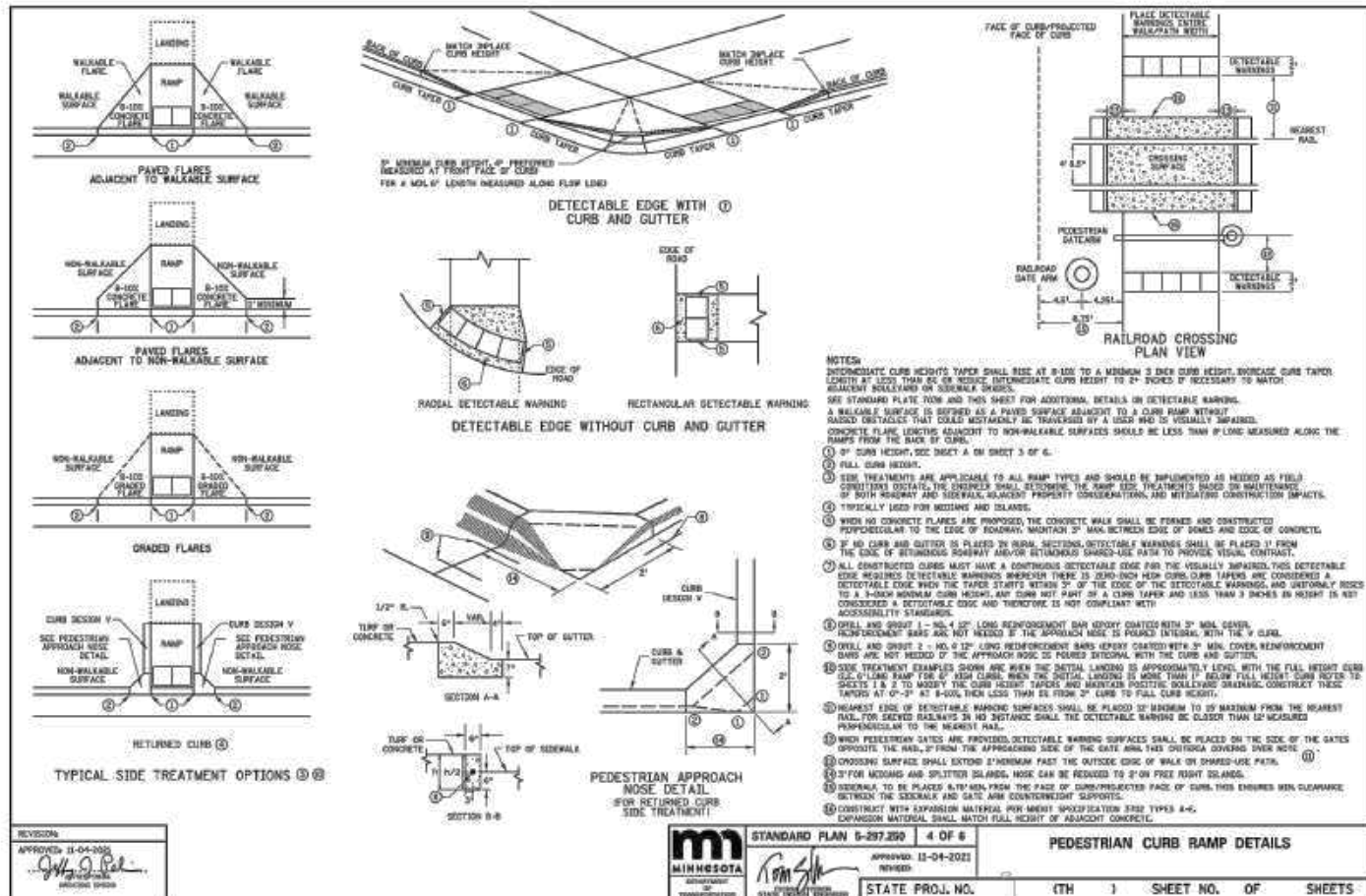
OWN BY: JE	CHK'D BY: AO	APP'D BY: AO
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SUE NO.: 0

SHEET TITLE:

DETAILS

SHEET NO.: C 802



CLIENT:

**90TH STREET SE AND
COUNTY LINE ROAD
STREET IMPROVEMENTS**
CITY OF DELANO
WRIGHT COUNTY, MINNESOTA

PROJECT TITLE	ISSUE NO.
90TH STREET SE AND COUNTY LINE ROAD STREET IMPROVEMENTS	
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APPD BY: AO

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ISSUE NO.: 0

SHEET TITLE:
DETAILS

SHEET NO.:
C-803