



CITY OF ANNANDALE COUNCIL MEETING AGENDA

Meeting #4
Regular Meeting
City Council Chambers

April 8, 2024
6:30 P.M.

Mayor: Shelly Jonas
Councilmember's: Matthew Wuollet
Corey Czycalla
Tina Honsey
JT Grundy

For those who would like to view or listen to the public meeting, there are two options:

Online: <https://us02web.zoom.us/j/89331248775?pwd=K1NUd2hRNk4zaXFGc1hrc3hXV1EzUT09>

Or Telephone: 312-626-6799

Webinar ID: 893 3124 8775

Passcode: 078279

1. CALL TO ORDER/ROLL CALL/ADOPT AGENDA
2. RECOGNITION- Tom Westman
3. APPROVAL OF MINUTES
4. VISITOR'S
5. PUBLIC HEARING
6. OPEN FORUM
7. CONSENT AGENDA
 - A. [Approve Auditing Claims](#)
 - B. [Approve Departments Reports](#)
 - C. [Approve Employment Anniversaries](#)
 - D. [Accept Resignation of PT Officer Tester](#)
 - E. [Approve Ordinance Renaming Nevens Ave NW](#)
 - F. [Approve Resoltuion Support- WCEDP](#)
8. REMOVED CONSENT ITEMS

(See Reverse Side for Additional Agenda Items)

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- A. [Resolution Accepting Bids and Awarding Contract](#)
- B. [Resolution Setting Sale with Terms 2024A](#)
- C. [Resolution Calling a Public Hearing on the Creation of Tax Increment Financing District 1-17](#)
- D. [Approval of EAW Application- Shores of Lake John](#)
- E. [Update on AMLHL Commission Regionalization](#)
- F. [Resolutions Purchasing Engine and Tanker Trucks](#)

11. MAYOR/COUNCIL REPORTS

12. ADJOURNMENT

MINUTES
ANNANDALE CITY COUNCIL
March 18, 2024

CALL TO ORDER/ROLL CALL: The City Council of Annandale, Minnesota met for a regular meeting on February 12, 2024 at 6:30 p.m. at the City Hall Council Chambers. Mayor Jonas called the meeting to order at 6:30 p.m.

City Council Present: Jonas, Honsey, Grundy, Czycalla, Wuollet. City Council members absent None. Also, present were Community Development Director Jacob Thunander, Assistant City Engineer Nick Peterson, Police Chief Pete Standafer, Fire Chief Kris Townsend, Public Works Director Joe Haller, the Annandale Advocate and members of the public.

SET AGENDA: A motion was made by Wuollet and seconded by Honsey to approve the agenda as presented. The motion carried unanimously.

All motions are approved unanimously unless otherwise noted.

MINUTES: A motion was made by Honsey and seconded by Matthew to approve the minutes of February 12, 2024 meeting as presented.

VISITORS:

River of Hope- Presented information to Council on their program and services offered

Thayer Restaurant- Request music on their patio during the summer months starting May 17th and going through October.

PUBLIC HEARINGS: NONE

OPEN FORUM: NONE

CONSENT AGENDA:

Council removed items G, Q, R and S from Consent. A motion was made by Czycalla and seconded by Honsey, to approve the Consent Agenda as presented.

- A. Approve Auditing Claims
- B. Approve Departments Reports
- C. Approve Special Events
- D. Approve Resolution Accepting Donations
- E. Approve Proclamation- Skip Dolan Day
- F. Approve Bids for City Hall Parking Lot Improvements
- ~~G. Approve Vacancy in PT Admin Assistant~~
- H. Approve Certification of Deferred Assessments
- I. Approve Request ABBSB- Concession Project
- J. Approve Sale of FD Trailer
- K. Approve SCDP Funds- Lu's Café
- L. Approve 2023 Fund Transfers
- M. Approve RFP for Columbarium
- N. Approve License with 10,000 Lakes Recreation
- O. Approve Resolution Denying Zoning Text Amendment
- P. Approve Extension of Purchase Agreement- LEI
- ~~Q. Approve Zoning Text Amendment~~

- ~~R. Approve Prelim Plat/PUD- Bruggeman~~
- ~~S. Approve Recommendation of Comments for Triplett Farms Concept~~

REMOVED CONSENT ITEMS: NONE

G. Approve Vacancy in PT Admin Asst- A motion was made by Wuollet and seconded by Honsey to declare a vacancy in the PT Admin Asst Position. The motion carried on a 4-1 vote with Grundy voting opposed.

Q. Approve Zoning Text Amendment- A motion was made by Czycalla and seconded by Jonas to approve the Zoning Text Amendment as presented. The motion failed on a 2-3 vote with Honsey, Wuollet and Grundy voting opposed.

R. Approve Prelim Plat/PUD- Bruggeman- Bruggeman pulled his application from the agenda. No action was taken.

S. Approve Recommendation of Comments for Triplett Farms Concept- Council reviewed the plan. Developer Jay Roos providing information regarding the proposed development. The Council concurred with the recommendation of the Planning Commission comments.

UNFINISHED BUSINESS:

NEW BUSINESS:

Approve Contract for Deed and Lease Extension for 20 Cedar Street E- A motion was made by Wuollet and seconded by Honsey to approve the Contract for Deed and Lease Extension for 20 Cedar Street E as presented.

Review 2024 Goals Update- Council reviewed the goals. Czycalla requested adding a comprehensive signage plan to the list. A motion was made by Czycalla and seconded by Honsey to approve the 2024-2025 goals as amended.

Discuss Renaming of Nevens Ave to Lake John Road- A motion was made by Jonas and seconded by Grundy to rename the portions of Nevens Ave in city limits to Lake John Drive.

Consider Proposal for Redevelopment of 74 Oak Avenue- Council reviewed the proposal. A motion was made by Wuollet and seconded by Grundy to direct staff to prepare a purchase agreement for the proposed project.

Special Event- Spill Grain Brewhouse- Chief Standafer presented the request and discussed setting parameters with Council regarding frequency of events on private parties involving liquor. A motion was made by Czycalla and seconded by Wuollet to approve the event as proposed and limit future events involving liquor held on private property to 2 events annually.

MAYOR/COUNCIL REPORTS:

Chief Townsend updated Council that the new Can Am was delivered and both trailers have been purchased. The new trucks will be discussed at the April meeting.

ADJOURNMENT:

Moved by Wuollet and seconded by Grundy to adjourn. The meeting was adjourned at 9:27.

Shelly Jonas, Mayor

ATTEST:

Kelly Hinnenkamp, City Administrator



City Council Agenda

April 8, 2024

Agenda Section: Consent

Agenda No. 7A

Report From: Kelly Hinnenkamp, Admin

Agenda Item: Auditing Claims

Core Strategy:

- | | |
|--|--|
| <input type="checkbox"/> Inspire Community Engagement | <input type="checkbox"/> Provide Proactive Leadership |
| <input checked="" type="checkbox"/> Increase Operational Effectiveness | <input type="checkbox"/> Ensure Safe/Well Kept Community |
| <input type="checkbox"/> Enhance Local Business Environment | <input checked="" type="checkbox"/> Other: Compliance |
| <input type="checkbox"/> Develop/Manage Strong Parks/Trails | |

Background

Attached is a copy of the Auditing Claims presented for approval for all claims paid or to be paid since the prior Council meeting.

Recommended Action

Approve Auditing Claims

Attachments:

Auditing Claims

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.
Invoice Detail.GL Account = "001"-"699"

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ANNANDALE PARTS SUPPLY								
192	ANNANDALE PARTS SUPPLY	127327029	MOTOR FUELS	03/08/2024	38.47	.00		
Total ANNANDALE PARTS SUPPLY:					38.47	.00		
ANNANDALE-MAPLE LAKE								
230	ANNANDALE-MAPLE LAKE	FEB24WWTP	FLOW- FEB	03/20/2024	50,239.00	50,239.00	03/26/2024	
Total ANNANDALE-MAPLE LAKE:					50,239.00	50,239.00		
ARAMARK UNIFORM SERVICES								
286	ARAMARK UNIFORM SERVICES	2530251106	PW UNIFORMS	03/14/2024	163.44	.00		
286	ARAMARK UNIFORM SERVICES	2530253625	SEWER UNIFORMS	03/21/2024	89.83	.00		
Total ARAMARK UNIFORM SERVICES:					253.27	.00		
CENTER POINT ENERGY								
2511	CENTER POINT ENERGY	MAR24-240 PL	HOCKEY RINK	03/14/2024	92.22	92.22	03/26/2024	
2511	CENTER POINT ENERGY	MAR24-30 CE	CITY HALL	03/14/2024	465.00	465.00	03/26/2024	
2511	CENTER POINT ENERGY	MAR24-330 O	PAVILION	03/14/2024	76.48	76.48	03/26/2024	
2511	CENTER POINT ENERGY	MAR24-340 P	FD	03/14/2024	653.03	653.03	03/26/2024	
2511	CENTER POINT ENERGY	MAR24-350 P	OLD PW SHOP	03/14/2024	83.65	83.65	03/26/2024	
2511	CENTER POINT ENERGY	MAR24-541 AS	WTP	03/14/2024	772.09	772.09	03/26/2024	
2511	CENTER POINT ENERGY	MAR24-551 P	TC	03/14/2024	100.59	100.59	03/26/2024	
Total CENTER POINT ENERGY:					2,243.06	2,243.06		
CENTRA SOTA COOPERATIVE								
646	CENTRA SOTA COOPERATIVE	6216529	FUEL - PW	03/18/2024	183.89	.00		
646	CENTRA SOTA COOPERATIVE	6216529	FUEL - STREETS	03/18/2024	63.96	.00		
646	CENTRA SOTA COOPERATIVE	6216529	FUEL - PARKS	03/18/2024	63.96	.00		
646	CENTRA SOTA COOPERATIVE	6216529	FUEL - WATER	03/18/2024	43.97	.00		
646	CENTRA SOTA COOPERATIVE	6216529	FUEL - SEWER	03/18/2024	43.97	.00		
646	CENTRA SOTA COOPERATIVE	6314843	FUEL - PW	03/20/2024	340.97	.00		
646	CENTRA SOTA COOPERATIVE	6314843	FUEL - STREETS	03/20/2024	118.60	.00		
646	CENTRA SOTA COOPERATIVE	6314843	FUEL - PARKS	03/20/2024	118.59	.00		
646	CENTRA SOTA COOPERATIVE	6314843	FUEL - WATER	03/20/2024	81.54	.00		
646	CENTRA SOTA COOPERATIVE	6314843	FUEL - SEWER	03/20/2024	81.53	.00		
646	CENTRA SOTA COOPERATIVE	6314844	FUEL - PW	03/20/2024	492.50	.00		
646	CENTRA SOTA COOPERATIVE	6314844	FUEL - STREETS	03/20/2024	171.31	.00		
646	CENTRA SOTA COOPERATIVE	6314844	FUEL - PARKS	03/20/2024	171.31	.00		
646	CENTRA SOTA COOPERATIVE	6314844	FUEL - WATER	03/20/2024	117.77	.00		
646	CENTRA SOTA COOPERATIVE	6314844	FUEL - SEWER	03/20/2024	117.77	.00		
Total CENTRA SOTA COOPERATIVE:					2,211.64	.00		
COLONIAL LIFE & ACCIDENT								
810	COLONIAL LIFE & ACCIDENT	749242404012	INSURANCE	04/01/2024	516.70	516.70	03/26/2024	
Total COLONIAL LIFE & ACCIDENT:					516.70	516.70		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
COUNTRY CHEVROLET INC								
900	COUNTRY CHEVROLET INC	95749	PARTS	03/18/2024	79.36	.00		
900	COUNTRY CHEVROLET INC	95757	PARTS	03/15/2024	52.27	.00		
900	COUNTRY CHEVROLET INC	95779	PARTS	03/20/2024	25.03	.00		
Total COUNTRY CHEVROLET INC:					156.66	.00		
DELTA DENTAL								
4793	DELTA DENTAL	CNS00014977	INSURANCE	04/01/2024	1,947.42	1,947.42	03/26/2024	
Total DELTA DENTAL:					1,947.42	1,947.42		
FASTENAL COMPANY								
1338	FASTENAL COMPANY	MNMON14886	TOOLS	03/18/2024	179.22	.00		
Total FASTENAL COMPANY:					179.22	.00		
FINKEN WATER SOLUTIONS								
1370	FINKEN WATER SOLUTIONS	10702TN	WATER	03/18/2024	47.95	47.95	03/26/2024	
Total FINKEN WATER SOLUTIONS:					47.95	47.95		
GRADING ESCROW								
4912	GRADING ESCROW	G/E 1272 CYP	G/E-1272 CYPRESS DR	03/19/2024	1,500.00	1,500.00	03/26/2024	
Total GRADING ESCROW:					1,500.00	1,500.00		
HAWKINS, INC.								
1710	HAWKINS, INC.	6709408	CHEMICALS WTP	03/14/2024	30.00	.00		
Total HAWKINS, INC.:					30.00	.00		
LEAGUE OF MINNESOTA CITIES								
2100	LEAGUE OF MINNESOTA CITIE	401739	REGIONAL SAFETY GROUP	03/12/2024	1,188.00	1,188.00	03/26/2024	
Total LEAGUE OF MINNESOTA CITIES:					1,188.00	1,188.00		
LUNDEEN BROS INC								
2190	LUNDEEN BROS INC	8264	PARTS	03/18/2024	241.39	.00		
Total LUNDEEN BROS INC:					241.39	.00		
M & M EXPRESS SALES -SELECT REMIT								
2211	M & M EXPRESS SALES -SELE	492008	MOWER PARTS	03/14/2024	105.98	.00		
2211	M & M EXPRESS SALES -SELE	492112	MOWER PARTS	03/15/2024	108.01	.00		
2211	M & M EXPRESS SALES -SELE	492830	CHAIN SAW REPAIR	03/20/2024	56.12	.00		
Total M & M EXPRESS SALES -SELECT REMIT:					270.11	.00		
MED COMPASS								
2349	MED COMPASS	45139	FIT TESTING	03/12/2024	175.00	.00		
Total MED COMPASS:					175.00	.00		
METERING & TECHNOLOGY SOLUTIONS								
5080	METERING & TECHNOLOGY SO	INV4732	WATER METER	03/21/2024	1,976.80	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total METERING & TECHNOLOGY SOLUTIONS:					1,976.80	.00		
MIDCONTINENT COMMUNICATIONS								
5006	MIDCONTINENT COMMUNICATI	157013401139	FIRE	03/27/2024	174.96	.00		
5006	MIDCONTINENT COMMUNICATI	157013401139	CITY OFFICES	03/27/2024	235.69	.00		
5006	MIDCONTINENT COMMUNICATI	157013401139	APD	03/27/2024	130.69	.00		
5006	MIDCONTINENT COMMUNICATI	157013401139	DMV	03/27/2024	116.33	.00		
5006	MIDCONTINENT COMMUNICATI	157013401139	PW	03/27/2024	310.60	.00		
5006	MIDCONTINENT COMMUNICATI	157013401139	TC	03/27/2024	38.79	.00		
Total MIDCONTINENT COMMUNICATIONS:					1,007.06	.00		
MINNESOTA COMPUTER SYSTEMS INC								
2525	MINNESOTA COMPUTER SYST	394335	ADMIN COPIER	03/19/2024	70.00	70.00	03/26/2024	
2525	MINNESOTA COMPUTER SYST	394335	DMV COPEIR	03/19/2024	40.00	40.00	03/26/2024	
2525	MINNESOTA COMPUTER SYST	394335	ADMIN COPIER OVERAGE	03/19/2024	118.27	118.27	03/26/2024	
2525	MINNESOTA COMPUTER SYST	394335	DMV COPIER OVERAGE	03/19/2024	198.45	198.45	03/26/2024	
Total MINNESOTA COMPUTER SYSTEMS INC:					426.72	426.72		
MN DEED - BCD								
2572	MN DEED - BCD	APR24	LOAN REPAYMENT - EA SWEEN	04/15/2024	1,607.15	1,607.15	03/26/2024	
Total MN DEED - BCD:					1,607.15	1,607.15		
MN PEIP								
5068	MN PEIP	1371547	INSURANCE	03/10/2024	19,501.92	19,501.92	03/26/2024	
Total MN PEIP:					19,501.92	19,501.92		
NELSON ELECTRIC MOTOR REPAIR								
2765	NELSON ELECTRIC MOTOR RE	2760	LIFT STATION REPAIR	03/14/2024	225.00	.00		
Total NELSON ELECTRIC MOTOR REPAIR:					225.00	.00		
NEW LANE FINANCE								
5185	NEW LANE FINANCE	96195	CITY HALL	03/15/2024	81.67	81.67	03/26/2024	
5185	NEW LANE FINANCE	96195	PD PHONE	03/15/2024	81.66	81.66	03/26/2024	
5185	NEW LANE FINANCE	96195	DMV PHONE	03/15/2024	81.67	81.67	03/26/2024	
Total NEW LANE FINANCE:					245.00	245.00		
Potentia MN Solar Fund 1, LLC								
5074	Potentia MN Solar Fund 1, LLC	FEB24 BILL PE	STREET LIGHTS	03/20/2024	38.50	38.50	03/27/2024	
5074	Potentia MN Solar Fund 1, LLC	FEB24 BILL PE	FIRE HALL	03/20/2024	319.08	319.08	03/27/2024	
5074	Potentia MN Solar Fund 1, LLC	FEB24 BILL PE	PARK ELECTRIC	03/20/2024	173.32	173.32	03/27/2024	
5074	Potentia MN Solar Fund 1, LLC	FEB24 BILL PE	WTP	03/20/2024	2,625.13	2,625.13	03/27/2024	
5074	Potentia MN Solar Fund 1, LLC	FEB24 BILL PE	SEWER L/S	03/20/2024	686.09	686.09	03/27/2024	
5074	Potentia MN Solar Fund 1, LLC	FEB24 BILL PE	CEMETERY ELECTRIC	03/20/2024	19.25	19.25	03/27/2024	
5074	Potentia MN Solar Fund 1, LLC	FEB24 BILL PE	CITY HALL	03/20/2024	1,011.92	1,011.92	03/27/2024	
Total Potentia MN Solar Fund 1, LLC:					4,873.29	4,873.29		
TITAN MACHINERY								
4751	TITAN MACHINERY	19303684 GP	PARTS	03/08/2024	66.26	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total TITAN MACHINERY:					66.26	.00		
TRUEMAN WELTERS								
4269	TRUEMAN WELTERS	EB26019	FERTILIZER SPREADER	02/27/2024	1,405.50	.00		
Total TRUEMAN WELTERS:					1,405.50	.00		
UTILITY REFUNDS								
4871	UTILITY REFUNDS	UTIL ref- UNDI	OVERPAY REFUND-913 PALM C	03/29/2024	85.02	.00		
Total UTILITY REFUNDS:					85.02	.00		
WINDSTREAM								
4495	WINDSTREAM	31924-NEVEN	L/S	03/19/2024	54.82	54.82	03/26/2024	
Total WINDSTREAM:					54.82	54.82		
WRIGHT-HENNEPIN COOPERATIVE								
4548	WRIGHT-HENNEPIN COOPERA	35031183121	L/S 1255 BUSINESS BLVD	03/11/2024	21.79	21.79	03/26/2024	
4548	WRIGHT-HENNEPIN COOPERA	35031183121	TC SECURITY	03/11/2024	20.95	20.95	03/26/2024	
4548	WRIGHT-HENNEPIN COOPERA	35031183121	CITY HALL SECURITY	03/11/2024	20.95	20.95	03/26/2024	
4548	WRIGHT-HENNEPIN COOPERA	35031183121	STREET LIGHTS	03/11/2024	157.16	157.16	03/26/2024	
Total WRIGHT-HENNEPIN COOPERATIVE:					220.85	220.85		
ZARNOTH BRUSH WORKS INC.								
4597	ZARNOTH BRUSH WORKS INC.	197396-IN	GUTTER BROOMS	03/14/2024	502.50	.00		
Total ZARNOTH BRUSH WORKS INC.:					502.50	.00		
Grand Totals:					93,435.78	84,611.88		

Dated: _____

Mayor: _____
Shelly JonasCity Council: _____
Tina Honsey_____
JT Grundy_____
Corey Czycalla_____
Matthew Wuollet

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.
- Invoice Detail.GL Account = "001"-"699"

Report Criteria:

Includes all check types

Includes unprinted checks

Check Number	Amount
Grand Totals:	
	114,829.19
59	



City Council Agenda

April 8, 2024

Agenda Section: Consent

Agenda No. 7B

Report From: Kelly Hinnenkamp, Admin

Agenda Item: Department Reports

Core Strategy:

- | | |
|--|--|
| <input type="checkbox"/> Inspire Community Engagement | <input type="checkbox"/> Provide Proactive Leadership |
| <input checked="" type="checkbox"/> Increase Operational Effectiveness | <input type="checkbox"/> Ensure Safe/Well Kept Community |
| <input type="checkbox"/> Enhance Local Business Environment | <input type="checkbox"/> Other: Compliance |
| <input type="checkbox"/> Develop/Manage Strong Parks/Trails | |

Background

The following Department Reports are presented for approval:

- Police Department Report – March
- Financial Report – February
- Fire Report- March
- DMV Report- March

Recommended Action

Approve Department Reports

Attachments:

Reports



ANNANDALE POLICE DEPARTMENT

MONTHLY REPORT

Mar-24

TOTAL ACTIVITY	March 2024 Total	March 2023 Total	Current YTD Total	2023 YTD Total	Percentage Change
CRIMINAL ACTIVITY	6	4	17	29	-41%
CITATIONS	67	74	135	129	5%
NON-CRIMINAL	148	150	462	518	-11%
GRAND TOTAL	221	228	614	676	

CRIMINAL ACTIVITY	March 2024 Total	March 2023 Total	Current YTD Total	2023 YTD Total	Percentage Change
Homicide	0	0	0	0	N/A
Forcible Rape	0	0	0	0	N/A
Robbery	0	0	0	0	N/A
Assault	0	0	1	1	0%
Domestic Assault	1	0	1	2	-50%
Criminal Sex Conduct	0	0	0	4	-100%
Burglary	0	0	0	0	N/A
Theft	1	0	6	4	50%
Motor Vehicle Theft	0	0	0	0	N/A
Arson	0	0	0	0	N/A
Crime Against Admin	0	0	1	1	0%
Forgery/Counterfeit	0	1	1	2	-50%
Fraud	0	0	0	2	-100%
Embezzlement	0	0	0	0	NA
Terroristic Threats	0	0	0	0	NA
Property Damage	1	0	1	3	-67%
Weapons	0	0	1	0	NA
Drug Offenses	1	2	2	2	0%
Juvenile Offenses	0	0	0	1	-100%
DUI/DWI	2	1	3	3	0%
Liquor Laws	0	0	0	0	NA
Disturbing Peace	0	0	0	4	-100%
All Others	0	0	0	0	NA
Total Criminal Activity	6	4	17	29	

Note: The statistics from Criminal Activity above are cases that were processed as a criminal offense

NON-CRIMINAL ACTIVITY	March 2024 Total	March 2023 Total	Current YTD Total	2023 YTD Total	Percentage Change
Alarms	12	4	24	31	-23%
Animal Bites	0	0	6	0	NA
Animal Complaints	6	3	14	14	0%
Area Checks/Extra Patrol	0	2	0	0	NA
Assist Other Agencies	2	10	19	59	-68%
ATV/Snowmobile Complaints	2	0	2	1	100%
Background Checks	1	0	9	15	-40%
CDP	1	0	1	1	0%
Check Welfare	6	11	19	29	-34%
Citizen Aid / Motorist Aid	5	4	22	33	-33%
Civil Disputes	9	9	17	18	-6%
Confidential Narcotics/Drug complaints	1	2	6	4	50%
Death, Non-Criminal	2	1	2	2	0%
Disorderly	2	0	5	7	-29%
Domestics	4	2	7	7	0%
Driving/Traffic Complaints	7	6	13	13	0%
Dumping/Littering	0	0	1	0	NA
Escorts - Funeral	0	2	6	6	0%
Fight	0	0	2	1	100%
Fire Calls	1	3	7	4	75%
Firearm Discharge	0	0	0	1	-100%
Fireworks	0	0	0	1	-100%
Harassment Complaint	2	2	5	5	0%
Juvenile/Mischief	1	1	6	7	-14%
Lockouts - Vehicle	6	7	19	11	73%
Lost/Found Property	1	4	3	5	-40%
Medical	23	26	89	86	3%
Mental Health	3	0	4	14	-71%
Missing Person	1	1	1	1	0%
MV Accidents / VOR	0	7	14	20	-30%
Noise Complaints	4	2	7	2	250%
Parking Complaints	3	5	5	9	-44%
Search Warrants	0	0	0	0	NA
School Related -SRO	3	0	13	31	-58%
Suicidal person	0	0	0	1	-100%
Suicide attempted	0	0	0	2	-100%
Suspicious Complaints	8	5	27	25	8%
Theft	2	1	4	3	33%
Threats	1	0	3	3	0%
Warrants-Attempt/Arrest	1	0	5	11	-55%
WCHS/MAARC Reports	2	4	19	15	27%
All Others	26	26	56	20	180%
Total Non-Criminal	148	150	462	518	
CITATIONS &	March 2024	March 2023	Current	2023	Percentage

WARNINGS	Total	Total	YTD Total	YTD Total	Change
Admin Citations	2	5	8	31	-74%
State Citations	13	22	23	19	21%
Verbal Warnings	52	47	104	79	32%
TOTAL	67	74	135	129	

Citations consist of the following offenses:

Careless Driving	No Insurance	Seatbelt
DAR/DAC/DAS	Traffic	Equipment
Equipment Violation	Parking	Winter Parking
SBSA Violation	Expired DL	Stop Sign
No Proof of Insurance	Obstructed View	No MN DL
Expired Registration	Semaphore	Speed
Exhibition Driving		

**CITY OF ANNANDALE
COMBINED CASH INVESTMENT
FEBRUARY 29, 2024**

COMBINED CASH ACCOUNTS

001-10101	CASH	3,310,737.40
001-10103	NORTHLAND SECURITIES	117,392.60
001-10104	ICD INVESTMENTS	928,646.49
001-10105	4M INVESTMENTS	42,718.71
001-10107	LAKE CENTRAL BANK CD	257,371.82
001-10108	LPL FINANCIAL INVESTMENTS	1,232,515.05
TOTAL COMBINED CASH		5,889,382.07

NON-ALLOCATED CASH

001-10110	CASH - UTILITY CLEARING	(27.00)
TOTAL COMBINED CASH		5,889,355.07
001-10100	CASH ALLOCATED TO OTHER FUNDS	(5,889,355.07)
TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

101	ALLOCATION TO GENERAL FUND	1,762,303.62
102	ALLOCATION TO DEPUTY REGISTRAR/MOTOR VEHICLE	277,932.43
103	ALLOCATION TO GENERAL FUND	(60,804.46)
222	ALLOCATION TO CHARITABLE GAMBLING FUND	3,829.07
330	ALLOCATION TO PFA BONDS-2004-WTP	16,812.29
332	ALLOCATION TO GO IMP BONDS 2008B (MAPLE)	(72,124.32)
333	ALLOCATION TO GO IMP BONDS 2008A (CITY HALL)	(5,402.86)
334	ALLOCATION TO PUMPER TRUCK BOND	(17,087.65)
336	ALLOCATION TO GO IMPR BOND 2011B-REFUNDING	17,846.86
337	ALLOCATION TO GO REFUNDING BOND 2012A	50,401.05
339	ALLOCATION TO TIF #14 - 2019 A SERIES	139,917.03
340	ALLOCATION TO GO REFUNDING BOND 2019B	140,165.70
341	ALLOCATION TO GO TEMPORARY IMP BOND 2020A	(648,068.54)
342	ALLOCATION TO GO IMPROVEMENT BOND 2020B	122,088.72
343	ALLOCATION TO GO EQUIPMENT BOND 2022A	4,133.43
344	ALLOCATION TO 2023A REVENUE BOND	35,204.29
345	ALLOCATION TO 2023B IMPROVEMENT NOTE	(23,620.66)
402	ALLOCATION TO FIREFIGHTER RELIEF DONATIONS	89,398.59
407	ALLOCATION TO ECONOMIC DEVELOPMENT FUND	(52,289.82)
408	ALLOCATION TO MIF FUND	34,127.01
409	ALLOCATION TO SMALL CITIES DEV PROGRAM	38,812.35
411	ALLOCATION TO TIF #6 - COTTAGES OF ANNANDALE	(86.01)
423	ALLOCATION TO TIF DISTRICT # - DINGMANN	(5,776.51)
425	ALLOCATION TO RECREATION PARK	(33,902.14)
460	ALLOCATION TO PARK FUND	214,370.84
461	ALLOCATION TO WATER EXPANSION FUND	420,919.04
462	ALLOCATION TO SEWER EXPANSION FUND	312,159.15
463	ALLOCATION TO STORMWATER FUND	15,878.94
464	ALLOCATION TO LIONS DONATION FUND	313,661.46
465	ALLOCATION TO TIF DISTRICT #14 - PINTAIL APT	76,268.35
468	ALLOCATION TO TIF DISTRICT #15 - CARE CENTER	(770.44)

CITY OF ANNANDALE
COMBINED CASH INVESTMENT
FEBRUARY 29, 2024

470	ALLOCATION TO FUND 470	166,758.72
471	ALLOCATION TO LAKE JOHN UTILITY EXTENSION	743,090.06
472	ALLOCATION TO HWY 55 IMPROVEMENTS	(151,432.61)
473	ALLOCATION TO TIF DISTRICT #16 - THE WILLOWS	(5,000.00)
493	ALLOCATION TO STREET MAINTENANCE CAPITAL	141,394.46
494	ALLOCATION TO STREET CAPITAL OUTLAY FUND	134,410.65
495	ALLOCATION TO PUBLIC WORKS/STREET EQUIP FUND	224,998.27
496	ALLOCATION TO FIRE EQUIPMENT FUND	112,848.22
497	ALLOCATION TO POLICE EQUIPMENT FUND	171,419.28
498	ALLOCATION TO BUILDING CAPITAL OUTLAY FUND	318,979.52
601	ALLOCATION TO WATER FUND	526,204.09
602	ALLOCATION TO SEWER FUND	569,611.77
603	ALLOCATION TO REFUSE/RECYCLING FUND	22,679.67
604	ALLOCATION TO TRAINING CENTER OPERATIONS	(234,714.37)
605	ALLOCATION TO STORM UTILITY FUND	30,951.48
651	ALLOCATION TO CEMETERY FUND	(49,140.95)
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	5,889,355.07
	ALLOCATION FROM COMBINED CASH FUND - 001-10100	(5,889,355.07)
		<hr/>
	ZERO PROOF IF ALLOCATIONS BALANCE	.00
		<hr/> <hr/>

CITY OF ANNANDALE
SUMMARY REVENUES / EXPENDITURES COMPARED TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

FUND 101 - GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE					
TAXES	1,210.92	6,601.96	1,564,759.00	(1,558,157.04)	.42
LICENSES & PERMITS	854.30	1,803.75	77,850.00	(76,046.25)	2.32
INTERGOVERNMENTAL REVENUES	.00	2,223.12	777,727.00	(775,503.88)	.29
PUBLIC CHARGES FOR SERVICE	52,616.31	53,494.06	323,565.00	(270,070.94)	16.53
FINES & FORFEITURES	1,243.21	2,423.09	12,200.00	(9,776.91)	19.86
MISCELLANEOUS REVENUE	25,713.49	41,428.52	63,000.00	(21,571.48)	65.76
OTHER FINANCING SOURCES	.00	.00	30,000.00	(30,000.00)	.00
TOTAL FUND REVENUE	81,638.23	107,974.50	2,849,101.00	(2,741,126.50)	3.79
EXPENDITURES					
LEGISLATIVE	6,135.75	8,120.06	58,904.15	50,784.09	13.79
ELECTIONS	.00	.00	5,200.00	5,200.00	.00
PLANNING AND ZONING	389.89	599.82	10,784.25	10,184.43	5.56
ADMINISTRATION	26,309.04	50,067.81	335,544.93	285,477.12	14.92
ASSESSOR	.00	.00	24,250.00	24,250.00	.00
DEPARTMENT 416	.00	.00	.00	.00	.00
DEPUTY REGISTRAR	.00	.00	.00	.00	.00
CITY HALL	3,769.72	4,882.12	67,915.09	63,032.97	7.19
DEPARTMENT 420	.00	.00	.00	.00	.00
POLICE	83,074.58	146,750.77	964,265.14	817,514.37	15.22
FIRE	12,707.02	20,891.97	267,799.97	246,908.00	7.80
BUILDING INSPECTOR	9,557.31	13,029.16	75,311.62	62,282.46	17.30
CIVIL DEFENSE	.00	.00	400.00	400.00	.00
ANIMAL CONTROL	.00	.00	550.00	550.00	.00
PUBLIC WORKS	17,411.26	53,719.44	242,068.36	188,348.92	22.19
STREETS	51,233.84	62,774.47	280,250.60	217,476.13	22.40
DEPARTMENT 441	.00	.00	.00	.00	.00
PARKS COMMISSION	239.93	449.86	3,674.23	3,224.37	12.24
PARKS	11,558.62	15,403.26	148,783.36	133,380.10	10.35
LIBRARY	963.58	1,922.06	19,379.62	17,457.56	9.92
TIF & CAPITAL PROJECT FUNDS	.00	.00	.00	.00	.00
DEPARTMENT 492	.00	.00	.00	.00	.00
TRANSFERS OUT	.00	.00	356,220.00	356,220.00	.00
TOTAL FUND EXPENDITURES	223,350.54	378,610.80	2,861,301.32	2,482,690.52	13.23
NET REVENUE OVER EXPENDITURES	(141,712.31)	(270,636.30)	(12,200.32)	(258,435.98)	(2,218.27)

Feb-24

DATE	BROKER	INVESTMENT	CUSIP #	INT RATE	TERM	MATURITY DATE	Cost Basis Value	Current Period Paid Earnings	Current Year Paid Earnings
MONEY MARKET									
	ICD			0.40%			\$ 119,623.31	\$ 102.94	\$ 3,924.92
	LAKE CENTRAL CHECKING			0.50%			\$ 3,310,737.40	\$ 2,622.69	\$ 5,487.37
	NORTHLAND SECURITIES			VARIES			\$ 6,509.15	\$ 23.07	\$ 47.72
	LPL Financial			VARIES			\$ 502.35	\$ 0.31	\$ 70.72
	Lake Central CD			4.00%			\$ 7,371.82	\$ -	\$ -
	4M FUND	Dividend Reinvest-average monthly rate 4.683%		VARIES	LIQUID	N/A	\$ 39,795.07	\$ 165.74	\$ 340.65
	4M PLUS FUND	Dividend Reinvest -average montly rate 4.686%		VARIES	LIQUID	N/A	\$ 2,923.64	\$ 12.18	\$ 25.21
				(TOTAL 4M PLUS)			\$ 42,718.71	\$ 177.92	\$ 365.86

AnnandaleFire Department

Incident Type Report (Summary) (Modified)

Alarm Date Between {02/01/2024} And {02/29/2024}

Incident Type		Count	Percent
1 Fire			
131	Passenger vehicle fire	1	2.56 %
		<u>1</u>	<u>2.56 %</u>
2 Overpressure Rupture, Explosion, Overheat(no fire)			
251	Excessive heat, scorch burns with no ignition	1	2.56 %
		<u>1</u>	<u>2.56 %</u>
3 Rescue & Emergency Medical Service Incident			
311	Medical assist, assist EMS crew	29	74.35 %
323	Motor vehicle/pedestrian accident (MV Ped)	1	2.56 %
		<u>30</u>	<u>76.92 %</u>
6 Good Intent Call			
611	Dispatched & cancelled en route	3	7.69 %
632	Prescribed fire	1	2.56 %
		<u>4</u>	<u>10.25 %</u>
7 False Alarm & False Call			
743	Smoke detector activation, no fire - unintentional	3	7.69 %
		<u>3</u>	<u>7.69 %</u>

Total Incident Count: 39

Incident Type Report (Summary) monthly

Basic Incident Type Code And Description (FD1.21)	Total Incidents	Total Incidents Percent of Incidents
Incident Type Category (FD1.21): 3 - Rescue & Emergency Medical Service Incident		
311 - Medical assist, assist EMS crew	12	60.00%
	Total: 12	Total: 60.00%
Incident Type Category (FD1.21): 6 - Good Intent Call		
611 - Dispatched and cancelled en route	6	30.00%
651 - Smoke scare, odor of smoke	1	5.00%
	Total: 7	Total: 35.00%
Incident Type Category (FD1.21): 7 - False Alarm & False Call		
745 - Alarm system activation, no fire - unintentional	1	5.00%
	Total: 1	Total: 5.00%
	Total: 20	Total: 100.00%

DMV Annual Revenue Summary

	2021		2022		2023		2024		Monthly
	Motor Vehicle		Motor Vehicle		Motor Vehicle		Motor Vehicle		Variance
	Monthly	Cumulative	Monthly	Cumulative	Monthly	Cumulative	Monthly	Cumulative	2023 to 2024
Jan	\$ 17,265	\$ 17,265	\$ 20,614	\$ 20,614	\$ 20,110	\$ 20,110	\$ 30,075	\$ 30,075	\$ 9,965
Feb	\$ 22,133	\$ 39,398	\$ 22,571	\$ 43,185	\$ 23,144	\$ 43,254	\$ 31,070	\$ 61,145	\$ 7,926
Mar	\$ 21,456	\$ 60,854	\$ 18,214	\$ 61,399	\$ 16,825	\$ 60,079	\$ 20,140	\$ 81,285	\$ 3,315
April	\$ 21,120	\$ 81,974	\$ 16,468	\$ 77,867	\$ 15,809	\$ 75,888		\$ 81,285	\$ (15,809)
May	\$ 17,199	\$ 99,173	\$ 15,647	\$ 93,514	\$ 18,889	\$ 94,777		\$ 81,285	\$ (18,889)
June	\$ 15,978	\$ 115,151	\$ 14,847	\$ 108,361	\$ 15,868	\$ 110,645		\$ 81,285	\$ (15,868)
July	\$ 15,422	\$ 130,573	\$ 14,857	\$ 123,218	\$ 13,500	\$ 124,145		\$ 81,285	\$ (13,500)
Aug	\$ 13,809	\$ 144,382	\$ 13,258	\$ 136,476	\$ 14,586	\$ 138,731		\$ 81,285	\$ (14,586)
Sept	\$ 13,443	\$ 157,825	\$ 12,300	\$ 148,776	\$ 12,117	\$ 150,848		\$ 81,285	\$ (12,117)
Oct	\$ 12,706	\$ 170,531	\$ 12,475	\$ 161,251	\$ 13,818	\$ 164,666		\$ 81,285	\$ (13,818)
Nov	\$ 12,755	\$ 183,286	\$ 12,715	\$ 173,966	\$ 11,704	\$ 176,370		\$ 81,285	\$ (11,704)
Dec	\$ 14,420	\$ 197,706	\$ 14,827	\$ 188,793	\$ 16,348	\$ 192,718		\$ 81,285	\$ (16,348)
	DNR Transactions		DNR Transactions		DNR Transactions		DNR Transactions		
	Monthly	Cumulative	Monthly	Cumulative	Monthly	Cumulative	Monthly	Cumulative	
Jan	\$ 2,314	\$ 2,314	\$ 1,572	\$ 1,572	\$ 2,087	\$ 2,087	\$ 1,746	\$ 1,746	\$ (341)
Feb	\$ 1,225	\$ 3,539	\$ 2,069	\$ 3,641	\$ 1,107	\$ 3,194	\$ 1,432	\$ 3,178	\$ 325
Mar	\$ 1,373	\$ 4,912	\$ 1,556	\$ 5,197	\$ 1,026	\$ 4,220	\$ 1,294	\$ 4,472	\$ 268
April	\$ 2,860	\$ 7,772	\$ 1,667	\$ 6,864	\$ 1,397	\$ 5,617		\$ 4,472	\$ (1,397)
May	\$ 2,747	\$ 10,519	\$ 2,494	\$ 9,358	\$ 3,091	\$ 8,708		\$ 4,472	\$ (3,091)
June	\$ 1,827	\$ 12,346	\$ 2,029	\$ 11,387	\$ 2,365	\$ 11,073		\$ 4,472	\$ (2,365)
July	\$ 1,891	\$ 14,237	\$ 1,703	\$ 13,090	\$ 1,166	\$ 12,239		\$ 4,472	\$ (1,166)
Aug	\$ 860	\$ 15,097	\$ 796	\$ 13,886	\$ 1,027	\$ 13,266		\$ 4,472	\$ (1,027)
Sept	\$ 1,001	\$ 16,098	\$ 977	\$ 14,863	\$ 711	\$ 13,977		\$ 4,472	\$ (711)
Oct	\$ 587	\$ 16,685	\$ 496	\$ 15,359	\$ 536	\$ 14,513		\$ 4,472	\$ (536)
Nov	\$ 557	\$ 17,242	\$ 653	\$ 16,012	\$ 1,481	\$ 15,994		\$ 4,472	\$ (1,481)
Dec	\$ 1,510	\$ 18,752	\$ 3,436	\$ 19,448	\$ 1,261	\$ 17,255		\$ 4,472	\$ (1,261)
	DL Transactions		DL Transactions		DL Transactions		DL Transactions		
Total	\$ 216,458		\$ 208,241		\$ 209,973		\$ 85,757		



City Council Agenda

April 8, 2024

Agenda Section: Consent

Agenda No. 7C

Report From: Kelly Hinnenkamp, Admin

Agenda Item: Employment Anniversaries

Core Strategy:

- | | |
|--|--|
| <input type="checkbox"/> Inspire Community Engagement | <input type="checkbox"/> Provide Proactive Leadership |
| <input checked="" type="checkbox"/> Increase Operational Effectiveness | <input type="checkbox"/> Ensure Safe/Well Kept Community |
| <input type="checkbox"/> Enhance Local Business Environment | <input type="checkbox"/> Other: Compliance |
| <input type="checkbox"/> Develop/Manage Strong Parks/Trails | |

Background

The following Anniversaries/Step Increases are scheduled for June 2023:

- Joe Haller- 21 years
- Kirby Nicka- 5 years

Recommended Action

Approve as presented

Attachments:

None



City Council Agenda

April 8, 2024

Agenda Section: Consent

Agenda No. 7D

Report From: Kelly Hinnenkamp, Admin

Agenda Item: Accept Resignation PT Officer Tester

Core Strategy:

- | | |
|---|--|
| <input type="checkbox"/> Inspire Community Engagement | <input type="checkbox"/> Provide Proactive Leadership |
| <input type="checkbox"/> Increase Operational Effectiveness | <input type="checkbox"/> Ensure Safe/Well Kept Community |
| <input type="checkbox"/> Enhance Local Business Environment | <input checked="" type="checkbox"/> Other: Compliance |
| <input type="checkbox"/> Develop/Manage Strong Parks/Trails | |

Background

The City has received a resignation from PT Officer Josh Tester.

Recommended Action

Accept the Resignation as presented

Attachments:

Resignation Letter

3-4-24

Resignation - Annandale Part time Police Officer

Please accept my resignation as Police Officer of The Annandale Police Department. I have been employed as a part time Police Officer since 2007. I have enjoyed my time over the years being a member of department.

Officer Josh Tester #560



City Council Agenda

April 8, 2024

Agenda Section: Consent

Agenda No. 7E

Report From: Kelly Hinnenkamp, Admin

Agenda Item: Renaming of Nevens Avenue

Core Strategy:

- | | |
|---|--|
| <input type="checkbox"/> Inspire Community Engagement | <input checked="" type="checkbox"/> Provide Proactive Leadership |
| <input type="checkbox"/> Increase Operational Effectiveness | <input type="checkbox"/> Ensure Safe/Well Kept Community |
| <input type="checkbox"/> Enhance Local Business Environment | <input checked="" type="checkbox"/> Other: Compliance |
| <input type="checkbox"/> Develop/Manage Strong Parks/Trails | |
-

Background

At the March 18th Council meeting, the City Council approved the renaming of Nevens Avenue located within City limits to Lake John Drive. MN Statute 440.11 provides authority for cities to change the name of a street through the passage of an Ordinance. Attached is an ordinance for consideration.

Recommended Action

Approve Ordinance as presented

Attachments:

Ordinance

ORDINANCE NO. 416

**RENAMING NEVENS AVENUE NORTHWEST IN THE PRESERVE AT LAKE JOHN
TO LAKE JOHN DRIVE**

The Council of the City of Annandale, Minnesota does hereby ordain:

Section 1. Street Name Changed. The public street "Nevens Avenue Northwest" within the Preserve at Lake John within the City of Annandale is changed to "Lake John Drive".

Section 12. Effective Date. This ordinance shall go into effect upon passage and publication.

Adopted this 8th day of April, 2024.

Shelly Jonas, Mayor

ATTEST:

Kelly Hinnenkamp, City Administrator/Clerk



City Council Agenda

April 8, 2024

Agenda Section: Consent

Report From: Kelly Hinnenkamp, Admin

Agenda No. 7F

Agenda Item: Resolution Requesting Continued Funding for the WCEDP

Core Strategy:

- | | |
|--|--|
| <input type="checkbox"/> Inspire Community Engagement | <input checked="" type="checkbox"/> Provide Proactive Leadership |
| <input type="checkbox"/> Increase Operational Effectiveness | <input type="checkbox"/> Ensure Safe/Well Kept Community |
| <input checked="" type="checkbox"/> Enhance Local Business Environment | <input type="checkbox"/> Other: Compliance |
| <input type="checkbox"/> Develop/Manage Strong Parks/Trails | |

Background

The Wright County Economic Development Partnership (WCEDP) has operated in Wright County since 1993. The purpose of the organization is to create employment opportunities and enhance the overall economic vitality of Wright County benefiting businesses and residents in our communities.

Along with the other Wright County cities, Annandale is a member of the WCEDP. The City has received various levels of support from WCEDP over the years. Most recently they provided key technical assistance to one of our businesses looking to open a bakery in downtown.

WCEDP is a membership organization that receives its primary funding from Wright County. This funding has historically been approved annually by the Wright County Board during their budget approval in December. In 2023, the Board decided to conditionally fund the organization for 2024 requiring quarterly presentations on the progress of the partnership. During these presentations, the Board would decide whether or not the County would continue to fund the organization. So far in 2024, the County Board has not approved funding for the organization.

The County will be discussing the funding of WCEDP on April 16, 2024. The attached draft resolution has been forwarded to all cities in Wright County for consideration of support for funding the partnership.

Recommended Action

Approve Resolution as presented.

Attachments:

Resolution

CITY OF _____
WRIGHT COUNTY, MINNESOTA
CITY RESOLUTION NO. _____

**RESOLUTION REQUESTING CONTINUED FUNDING FOR THE
WRIGHT COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP**

WHEREAS, the Wright County Economic Development Partnership (the “Partnership”) is a non-profit agency with over 30 years of service to Wright County, its communities, and its businesses; and,

WHEREAS, the Partnership brings together resources and contributions from many sectors of the County – businesses, communities, non-profits, utility providers, Chambers of Commerce, school districts, townships, cities, and County government itself – around the purpose of creating employment opportunities and enhancing overall economic vitality; and,

WHEREAS, the Partnership fulfills its mission by providing technical and financial assistance to businesses in Wright County and those looking to locate to Wright County. The Partnership also provides economic development assistance to the cities and townships; and,

WHEREAS, a significant value provided by the Partnership is the powerful, partnership-orientated approach of all its activities. The collaborative nature of networking opportunities, information sharing, and problem solving provide direct and indirect impacts on the vitality of our County; and,

WHEREAS, investing in the Partnership provides the opportunity to expand employment opportunities and increase the tax base, which has economic benefits for the entire County; and,

WHEREAS, a failure by Wright County to continue its funding for the Partnership would have significant consequences on the ability of the organization to continue meeting its purpose and providing its services in Wright County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF _____ that the City of _____ requests that the Wright County Board of Directors approve the 2024 funding request from the Wright County Economic Development Partnership in order to support its ongoing collaborative efforts to assist businesses, cities, townships, and the County in creating employment opportunities and enhancing overall economic vitality.

Adopted by the City Council of the City of _____ this ____ day of _____, 2024.

[Signature page to follow]

CITY OF _____

Approved:

_____, Mayor

ATTEST:

_____, City Clerk



City Council Agenda

April 8, 2024

Agenda Section: New Business

Agenda No. 10A

Report From: Kelly Hinnenkamp, Admin

Agenda Item: Resolution Accepting Bids and Awarding Contract

Core Strategy:

- ☐ Inspire Community Engagement
- ☒ Increase Operational Effectiveness
- ☐ Enhance Local Business Environment
- ☒ Develop/Manage Strong Parks/Trails

- ☐ Provide Proactive Leadership
- ☒ Ensure Safe/Well Kept Community
- ☒ Other: Compliance

Background

See attached memo from Bolton and Menk regarding the Bids received for the 2024 Improvement Project.

Recommended Action

Approve Resolution Accepting Bids and Awarding Contract as presented.

Attachments:

Memo- BMI
Resolution




**BOLTON
& MENK**

Real People. Real Solutions.

2040 Highway 12 East
Willmar, MN 56201-5818

Ph: (320) 231-3956
Fax: (320) 231-9710
Bolton-Menk.com

MEMORANDUM

Date: April 2, 2024
To: Honorable Mayor Jonas
Members of the City Council, City of Annandale
From:  Jared Voge, P.E.
City Engineer
Subject: Annandale 2024 Improvements Project
Annandale, Minnesota
BMI Project No.: OW1.131926

On March 27, 9 bids were received on the above referenced project. Bids ranged from a low bid in the amount of \$2,414,668.20 to a high bid in the amount of \$3,292,922.15. The Engineer's Estimate for the project was \$3,136,787.00. The low bid was submitted by Land Pride Construction from Paynesville, Minnesota, in the amount of \$2,414,668.20.

The low bid includes the Base bid and Alternate 1. The Engineer's Estimate for Alternate 1 was \$748,498.00 and Land Pride Construction's bid for Alternate 1 was \$580,258.00. Based on the bids received for Alternate 1, we recommend approving and including Alternate 1 in the project. Including Alternate 1 with the project would be the most economical option as opposed to waiting and repairing and replacing in the future. Should Council choose not to award Alternate 1, the contract should be awarded to the lowest Base bidder. The lowest Base bid was \$1,792,693.58 submitted by LaTour Construction of Maple Lake, Minnesota

After reviewing the bids submitted, we recommend that Council adopt the enclosed resolution approving the Base bid and Alternate 1 and awarding a contract to Land Pride Construction of Paynesville, Minnesota. A bid abstract has been enclosed for your information.

If you have any questions on the above, please call.

JAV/np

Enclosure

ABSTRACT OF BIDS
2024 IMPROVEMENTS
CITY OF ANNANDALE, MN
BMI PROJECT NO. 0W1.131926

BID DATE: 3/27/2024
TIME: 11:00 AM

TIME: 11:00 AM

ITEM NO.	ITEM	NOTES	APPROX. QUANT.	UNIT	1		2		3	
					LaTour Construction		Kuechle Underground		Land Pride Construction	
					Maple Lake, MN		Kimball, MN		Paynesville, MN	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
BASE BID										
1	MOBILIZATION		1	LUMP SUM	\$83,500.00	\$83,500.00	\$137,000.00	\$137,000.00	\$159,000.00	\$159,000.00
2	CLEARING		13	TREE	\$575.00	\$7,475.00	\$650.00	\$8,450.00	\$500.00	\$6,500.00
3	GRUBBING		13	TREE	\$175.00	\$2,275.00	\$350.00	\$4,550.00	\$150.00	\$1,950.00
4	SALVAGE MAILBOX		55	EACH	\$63.00	\$3,465.00	\$60.00	\$3,300.00	\$60.00	\$3,300.00
5	SALVAGE SIGN		23	EACH	\$26.25	\$603.75	\$25.00	\$575.00	\$25.00	\$575.00
6	SALVAGE FENCE		91	LIN FT	\$42.00	\$3,822.00	\$30.00	\$2,730.00	\$5.00	\$455.00
7	REMOVE CURB AND GUTTER		7,318	LIN FT	\$1.95	\$14,270.10	\$1.85	\$13,538.30	\$3.00	\$21,954.00
8	REMOVE VALLEY GUTTER		80	SQ YD	\$6.55	\$524.00	\$6.25	\$500.00	\$15.00	\$1,200.00
9	REMOVE BITUMINOUS STREET PAVEMENT		13,897	SQ YD	\$2.05	\$28,488.85	\$1.95	\$27,099.15	\$2.00	\$27,794.00
10	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		451	SQ YD	\$4.75	\$2,142.25	\$4.50	\$2,029.50	\$5.00	\$2,255.00
11	REMOVE CONCRETE DRIVEWAY PAVEMENT		787	SQ YD	\$5.75	\$4,525.25	\$5.50	\$4,328.50	\$15.00	\$11,805.00
12	REMOVE CONCRETE WALK		47	SQ YD	\$5.75	\$270.25	\$5.50	\$258.50	\$10.00	\$470.00
13	SAWCUT CONCRETE PAVEMENT (FULL DEPTH)		528	LIN FT	\$4.75	\$2,508.00	\$4.50	\$2,376.00	\$3.00	\$1,584.00
14	SAWCUT BITUMINOUS PAVEMENT(FULL DEPTH)		980	LIN FT	\$3.15	\$3,087.00	\$3.00	\$2,940.00	\$1.00	\$980.00
15	COMMON EXCAVATION (P)		9,123	CU YD	\$14.95	\$136,388.85	\$14.00	\$127,722.00	\$11.00	\$100,353.00
16	SUBGRADE EXCAVATION (EV)		1,012	CU YD	\$14.95	\$15,129.40	\$14.00	\$14,168.00	\$10.00	\$10,120.00
17	SELECT GRANULAR BORROW (CV)		1,012	CU YD	\$16.55	\$16,748.60	\$16.00	\$16,192.00	\$20.00	\$20,240.00
18	GEOTEXTILE FABRIC TYPE V		8,034	SQ YD	\$1.85	\$14,862.90	\$1.75	\$14,059.50	\$1.50	\$12,051.00
19	FOREMAN (WITH TRUCK)	(5)	10	HOUR	\$130.00	\$1,300.00	\$100.00	\$1,000.00	\$130.00	\$1,300.00
20	COMMON LABORERS	(5)	20	HOUR	\$115.00	\$2,300.00	\$90.00	\$1,800.00	\$100.00	\$2,000.00
21	3.0 CU YD SHOVEL	(5) (6)	10	HOUR	\$275.00	\$2,750.00	\$180.00	\$1,800.00	\$190.00	\$1,900.00
22	DOZER	(5) (6)	10	HOUR	\$225.00	\$2,250.00	\$180.00	\$1,800.00	\$190.00	\$1,900.00
23	12 CU YD TRUCK	(5) (6)	10	HOUR	\$140.00	\$1,400.00	\$125.00	\$1,250.00	\$130.00	\$1,300.00
24	3.0 CU YD FRONT END LOADER	(5) (6)	10	HOUR	\$205.00	\$2,050.00	\$180.00	\$1,800.00	\$175.00	\$1,750.00
25	SKID LOADER	(5) (6)	10	HOUR	\$185.00	\$1,850.00	\$150.00	\$1,500.00	\$150.00	\$1,500.00
26	AGGREGATE BASE (CV) CLASS 5		7,025	CU YD	\$19.95	\$140,148.75	\$19.00	\$133,475.00	\$26.00	\$182,650.00
27	TYPE SP 9.5 WEARING COURSE MIX (2,B)		1,166	TON	\$73.00	\$85,118.00	\$70.00	\$81,620.00	\$69.50	\$81,037.00
28	TYPE SP 12.5 NON WEAR COURSE MIX (2,B)		1,941	TON	\$72.00	\$139,752.00	\$69.00	\$133,929.00	\$68.50	\$132,958.50
29	TEMPORARY BITUMINOUS RAMPING		445	LIN FT	\$5.25	\$2,336.25	\$5.00	\$2,225.00	\$12.50	\$5,562.50
30	AGGREGATE SURFACING		58	SQ YD	\$10.50	\$609.00	\$10.00	\$580.00	\$10.00	\$580.00
31	4" CONCRETE WALK		6,010	SQ FT	\$7.10	\$42,671.00	\$6.75	\$40,567.50	\$5.25	\$31,552.50
32	6" CONCRETE WALK		495	SQ FT	\$12.00	\$5,940.00	\$12.00	\$5,940.00	\$10.00	\$4,950.00
33	TRUNCATED DOMES		86	SQ FT	\$68.25	\$5,869.50	\$65.00	\$5,590.00	\$65.00	\$5,590.00
34	CONCRETE CURB & GUTTER DESIGN B618		7,395	LIN FT	\$19.00	\$140,505.00	\$18.00	\$133,110.00	\$17.90	\$132,370.50
35	BITUMINOUS DRIVEWAY PAVEMENT		384	SQ YD	\$40.50	\$15,552.00	\$39.00	\$14,976.00	\$25.00	\$9,600.00
36	6" CONCRETE DRIVEWAY PAVEMENT		952	SQ YD	\$80.50	\$76,636.00	\$77.00	\$73,304.00	\$63.00	\$59,976.00
37	6" EDGE DRAIN		3,232	LIN FT	\$15.25	\$49,288.00	\$15.00	\$48,480.00	\$15.00	\$48,480.00
38	6" DRAIN CLEANOUT		9	EACH	\$420.00	\$3,780.00	\$400.00	\$3,600.00	\$500.00	\$4,500.00
39	TEMPORARY MAILBOXES		1	LUMP SUM	\$2,885.00	\$2,885.00	\$2,800.00	\$2,800.00	\$2,750.00	\$2,750.00
40	REINSTALL MAILBOX		55	EACH	\$130.00	\$7,150.00	\$125.00	\$6,875.00	\$125.00	\$6,875.00

ABSTRACT OF BIDS
2024 IMPROVEMENTS
CITY OF ANNANDALE, MN
BMI PROJECT NO. 0W1.131926

BID DATE: 3/27/2024
TIME: 11:00 AM

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	1 LaTour Construction Maple Lake, MN		2 Kuechle Underground Kimball, MN		3 Land Pride Construction Paynesville, MN	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
41	FURNISH AND INSTALL SIGN, (STREET SIGN)	8	EACH	\$475.00	\$3,800.00	\$450.00	\$3,600.00	\$450.00	\$3,600.00
42	FURNISH AND INSTALL SIGN, TYPE C	79	SQ FT	\$65.00	\$5,135.00	\$60.00	\$4,740.00	\$60.00	\$4,740.00
43	REINSTALL FENCE	91	LIN FT	\$78.75	\$7,166.25	\$70.00	\$6,370.00	\$10.00	\$910.00
44	TRAFFIC CONTROL	1	LUMP SUM	\$6,350.00	\$6,350.00	\$4,500.00	\$4,500.00	\$3,500.00	\$3,500.00
45	STORM DRAIN INLET PROTECTION	39	EACH	\$285.00	\$11,115.00	\$280.00	\$10,920.00	\$125.00	\$4,875.00
46	SILT FENCE, TYPE MS	910	LIN FT	\$1.95	\$1,774.50	\$3.00	\$2,730.00	\$3.00	\$2,730.00
47	SEDIMENT CONTROL LOG, TYPE WOOD CHIP	380	LIN FT	\$2.35	\$893.00	\$3.00	\$1,140.00	\$3.00	\$1,140.00
48	SCREENED COMMON TOPSOIL BORROW (LV)	1,035	CU YD	\$37.80	\$39,123.00	\$36.00	\$37,260.00	\$29.00	\$30,015.00
49	STABILIZED CONSTRUCTION EXIT	6	EACH	\$680.00	\$4,080.00	\$650.00	\$3,900.00	\$200.00	\$1,200.00
50	RANDOM RIPRAP CLASS III WITH FABRIC	15	CU YD	\$120.00	\$1,800.00	\$92.00	\$1,380.00	\$65.00	\$975.00
51	FERTILIZER TYPE 3	351	POUND	\$0.80	\$280.80	\$2.00	\$702.00	\$2.00	\$702.00
52	SEEDING	(4) 1	ACRE	\$265.00	\$339.20	\$3,000.00	\$3,840.00	\$3,000.00	\$3,840.00
53	RAPID STABILIZATION METHOD 2	880	POUND	\$1.45	\$1,276.00	\$2.00	\$1,760.00	\$2.00	\$1,760.00
54	HYDRAULIC BONDED FIBER MATRIX	3,800	POUND	\$1.50	\$5,700.00	\$3.25	\$12,350.00	\$3.25	\$12,350.00
55	EROSION CONTROL BLANKET CATEGORY 30	610	SQ YD	\$2.10	\$1,281.00	\$2.00	\$1,220.00	\$2.00	\$1,220.00
56	SEED MIXTURE 25-151	384	POUND	\$4.35	\$1,670.40	\$5.00	\$1,920.00	\$5.00	\$1,920.00
57	SEED MIXTURE 33-261	5	POUND	\$23.00	\$115.00	\$45.00	\$225.00	\$45.00	\$225.00
58	REMOVE STORM SEWER PIPE (12" & LARGER)	2,025	LIN FT	\$12.00	\$24,300.00	\$10.00	\$20,250.00	\$25.00	\$50,625.00
59	REMOVE STORM MANHOLE OR CATCH BASIN	14	EACH	\$560.00	\$7,840.00	\$250.00	\$3,500.00	\$500.00	\$7,000.00
60	CONNECT TO EXISTING STORM PIPE	6	EACH	\$1,620.00	\$9,720.00	\$1,700.00	\$10,200.00	\$350.00	\$2,100.00
61	12" PIPE SEWER	248	LIN FT	\$46.25	\$11,470.00	\$48.00	\$11,904.00	\$61.00	\$15,128.00
62	12" RC PIPE SEWER CLASS V	20	LIN FT	\$67.85	\$1,357.00	\$66.00	\$1,320.00	\$79.00	\$1,580.00
63	15" PIPE SEWER	388	LIN FT	\$54.45	\$21,126.60	\$52.00	\$20,176.00	\$63.00	\$24,444.00
64	18" PIPE SEWER	1,080	LIN FT	\$65.00	\$70,200.00	\$57.00	\$61,560.00	\$61.00	\$65,880.00
65	24" PIPE SEWER	25	LIN FT	\$90.00	\$2,250.00	\$93.00	\$2,325.00	\$93.00	\$2,325.00
66	27" PIPE SEWER	504	LIN FT	\$111.50	\$56,196.00	\$100.00	\$50,400.00	\$96.00	\$48,384.00
67	30" PIPE SEWER	143	LIN FT	\$115.00	\$16,445.00	\$105.00	\$15,015.00	\$100.00	\$14,300.00
68	30" RC PIPE SEWER CLASS III	51	LIN FT	\$150.00	\$7,650.00	\$150.00	\$7,650.00	\$143.00	\$7,293.00
69	12" RC PIPE APRON W/ TRASH GUARD	1	EACH	\$1,760.00	\$1,760.00	\$2,000.00	\$2,000.00	\$1,646.00	\$1,646.00
70	30" RC PIPE APRON W/ TRASH GUARD	1	EACH	\$3,465.00	\$3,465.00	\$3,700.00	\$3,700.00	\$3,875.00	\$3,875.00
71	CONSTRUCT DRAINAGE STRUCTURE, DES R-1 (NYLOPLAST)	(2) 26	LIN FT	\$865.00	\$22,663.00	\$810.00	\$21,222.00	\$426.00	\$11,161.20
72	CONSTRUCT DRAINAGE STRUCTURE, DES 48-4020	14	LIN FT	\$630.00	\$8,820.00	\$640.00	\$8,960.00	\$610.00	\$8,540.00
73	CONSTRUCT DRAINAGE STRUCTURE, DES 48-4022 (NYLOPLAST)	(2) 41	LIN FT	\$1,420.00	\$58,078.00	\$1,400.00	\$57,260.00	\$1,350.00	\$55,215.00
74	CONSTRUCT DRAINAGE STRUCTURE, DES 60-4022	16	LIN FT	\$1,075.00	\$16,662.50	\$1,200.00	\$18,600.00	\$1,300.00	\$20,150.00
75	CONSTRUCT DRAINAGE STRUCTURE, DES 72-4022	8	LIN FT	\$1,535.00	\$12,894.00	\$1,700.00	\$14,280.00	\$2,400.00	\$20,160.00
76	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL	(3) 5	LIN FT	\$1,620.00	\$7,290.00	\$2,100.00	\$9,450.00	\$1,528.00	\$6,876.00
77	CASTING ASSEMBLY (STORM)	22	EACH	\$800.00	\$17,600.00	\$1,300.00	\$28,600.00	\$750.00	\$16,500.00
78	ADJUST FRAME AND RING CASTING (STORM)	22	EACH	\$0.01	\$0.22	\$125.00	\$2,750.00	\$600.00	\$13,200.00
79	8" CIPP SANITARY SEWER LINING	2,864	LIN FT	\$42.65	\$122,149.60	\$48.00	\$137,472.00	\$42.00	\$120,288.00
80	8" CIPP SANITARY SEWER SPOT LINING	30	LIN FT	\$420.00	\$12,600.00	\$400.00	\$12,000.00	\$425.00	\$12,750.00
81	SEWER SPOT REPAIR	110	LIN FT	\$155.00	\$17,050.00	\$90.00	\$9,900.00	\$100.00	\$11,000.00

ABSTRACT OF BIDS
2024 IMPROVEMENTS
CITY OF ANNANDALE, MN
BMI PROJECT NO. 0W1.131926

BID DATE: 3/27/2024
TIME: 11:00 AM

ITEM NO.	ITEM	NOTES	APPROX. QUANT.	UNIT	1 LaTour Construction Maple Lake, MN		2 Kuechle Underground Kimball, MN		3 Land Pride Construction Paynesville, MN	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
82	REINSTATE SANITARY SEWER SERVICE		52	EACH	\$76.65	\$3,985.80	\$73.00	\$3,796.00	\$74.00	\$3,848.00
83	MANHOLE LINING		141	LIN FT	\$380.00	\$53,580.00	\$370.00	\$52,170.00	\$367.00	\$51,747.00
84	MANHOLE BENCH RECONSTRUCTION		6	EACH	\$525.00	\$3,150.00	\$500.00	\$3,000.00	\$525.00	\$3,150.00
85	TRIM PROTRUDING TAP		25	EACH	\$285.00	\$7,125.00	\$270.00	\$6,750.00	\$275.00	\$6,875.00
86	CASTING ASSEMBLY (SANITARY)		12	EACH	\$545.00	\$6,540.00	\$630.00	\$7,560.00	\$1,250.00	\$15,000.00
87	ADJUST FRAME AND RING CASTING (SANITARY)		12	EACH	\$800.00	\$9,600.00	\$750.00	\$9,000.00	\$750.00	\$9,000.00
88	SANITARY SEWER BYPASS		1	LUMP SUM	\$0.01	\$0.01	\$0.01	\$0.01	\$10,000.00	\$10,000.00
89	LANDSCAPING ALLOWANCE	(1)	1	LUMP SUM	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
						\$1,792,693.58		\$1,806,164.96		\$1,834,410.20
ALTERNATE BID										
A-1	4" PVC SEWER SERVICE		1,503	LIN FT	\$62.00	\$93,186.00	\$38.00	\$57,114.00	\$60.00	\$90,180.00
A-2	6" PVC SEWER SERVICE		25	LIN FT	\$76.00	\$1,900.00	\$45.00	\$1,125.00	\$65.00	\$1,625.00
A-3	4" SEWER SERVICE WYE		51	EACH	\$2,270.00	\$115,770.00	\$1,700.00	\$86,700.00	\$281.00	\$14,331.00
A-4	6" SEWER SERVICE WYE		1	EACH	\$2,720.00	\$2,720.00	\$1,800.00	\$1,800.00	\$322.00	\$322.00
A-5	ABANDON SEWER SERVICE		2	EACH	\$755.00	\$1,510.00	\$750.00	\$1,500.00	\$100.00	\$200.00
A-6	REMOVE WATERMAIN		3,532	LIN FT	\$7.50	\$26,490.00	\$2.00	\$7,064.00	\$2.00	\$7,064.00
A-7	REMOVE GATE VALVE & BOX		12	EACH	\$160.00	\$1,920.00	\$125.00	\$1,500.00	\$100.00	\$1,200.00
A-8	REMOVE HYDRANT		7	EACH	\$535.00	\$3,745.00	\$250.00	\$1,750.00	\$500.00	\$3,500.00
A-9	TEMPORARY WATER SERVICE		1	LUMP SUM	\$30,450.00	\$30,450.00	\$42,000.00	\$42,000.00	\$10,000.00	\$10,000.00
A-10	CONNECT TO EXISTING WATERMAIN		7	EACH	\$2,700.00	\$18,900.00	\$1,500.00	\$10,500.00	\$1,200.00	\$8,400.00
A-11	HYDRANT 8.5' BURY		8	EACH	\$6,920.00	\$55,360.00	\$6,600.00	\$52,800.00	\$5,773.00	\$46,184.00
A-12	WATERMAIN OFFSET		1	EACH	\$5,930.00	\$5,930.00	\$3,500.00	\$3,500.00	\$4,117.00	\$4,117.00
A-13	6" GATE VALVE AND BOX		9	EACH	\$2,585.00	\$23,265.00	\$2,900.00	\$26,100.00	\$2,338.00	\$21,042.00
A-14	8" GATE VALVE AND BOX		11	EACH	\$3,900.00	\$42,900.00	\$3,800.00	\$41,800.00	\$3,266.00	\$35,926.00
A-15	1" CORPORATION STOP & SADDLE		54	EACH	\$755.00	\$40,770.00	\$740.00	\$39,960.00	\$321.00	\$17,334.00
A-16	1" CURB STOP & BOX		54	EACH	\$1,075.00	\$58,050.00	\$820.00	\$44,280.00	\$394.00	\$21,276.00
A-17	1" PE WATER SERVICE PIPE		1,332	LIN FT	\$51.00	\$67,932.00	\$23.00	\$30,636.00	\$49.00	\$65,268.00
A-18	6" C900 PVC WATERMAIN		85	LIN FT	\$40.00	\$3,400.00	\$67.00	\$5,695.00	\$70.00	\$5,950.00
A-19	8" C900 PVC WATERMAIN		3,550	LIN FT	\$54.75	\$194,362.50	\$81.00	\$287,550.00	\$47.00	\$166,850.00
A-20	2" POLYSTYRENE INSULATION		405	SQ YD	\$49.55	\$20,067.75	\$17.00	\$6,885.00	\$45.00	\$18,225.00
A-21	WATERMAIN FITTINGS		1,923	POUND	\$12.00	\$23,076.00	\$14.00	\$26,922.00	\$18.00	\$34,614.00
A-22	ADJUST VALVE BOX		13	EACH	\$97.00	\$1,261.00	\$350.00	\$4,550.00	\$250.00	\$3,250.00
A-23	CASTING ASSEMBLY SPECIAL		4	EACH	\$345.00	\$1,380.00	\$67.00	\$268.00	\$850.00	\$3,400.00
ADD ALTERNATE TOTAL BID:						\$834,345.25		\$781,999.00		\$580,258.00
TOTAL AMOUNT BID (BASE + ALTERNATE):						\$2,627,038.83		\$2,588,163.96		\$2,414,668.20

ABSTRACT OF BIDS
2024 IMPROVEMENTS
CITY OF ANNANDALE, MN
BMI PROJECT NO. 0W1.131926

BID DATE: 3/27/2024
TIME: 11:00 AM

TIME: 11:00 AM

					4		5		6		7	
ITEM NO.	ITEM	NOTES	APPROX. QUANT.	UNIT	Northdale Construction Company Albertville, MN		C&L Excavating, Inc. St. Joseph, MN		New Look Contracting, Inc. Rogers, MN		Ryan Contracting Co. Elko, MN	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
BASE BID												
1	MOBILIZATION		1	LUMP SUM	\$41,900.00	\$41,900.00	\$150,000.00	\$150,000.00	\$124,000.00	\$124,000.00	\$140,000.00	\$140,000.00
2	CLEARING		13	TREE	\$577.50	\$7,507.50	\$575.00	\$7,475.00	\$725.00	\$9,425.00	\$600.00	\$7,800.00
3	GRUBBING		13	TREE	\$173.25	\$2,252.25	\$175.00	\$2,275.00	\$215.00	\$2,795.00	\$500.00	\$6,500.00
4	SALVAGE MAILBOX		55	EACH	\$63.00	\$3,465.00	\$60.00	\$3,300.00	\$68.00	\$3,740.00	\$50.00	\$2,750.00
5	SALVAGE SIGN		23	EACH	\$26.25	\$603.75	\$30.00	\$690.00	\$45.00	\$1,035.00	\$50.00	\$1,150.00
6	SALVAGE FENCE		91	LIN FT	\$31.50	\$2,866.50	\$20.00	\$1,820.00	\$28.00	\$2,548.00	\$14.00	\$1,274.00
7	REMOVE CURB AND GUTTER		7,318	LIN FT	\$1.94	\$14,196.92	\$2.50	\$18,295.00	\$3.50	\$25,613.00	\$4.00	\$29,272.00
8	REMOVE VALLEY GUTTER		80	SQ YD	\$6.56	\$524.80	\$7.00	\$560.00	\$10.00	\$800.00	\$10.00	\$800.00
9	REMOVE BITUMINOUS STREET PAVEMENT		13,897	SQ YD	\$2.05	\$28,488.85	\$3.00	\$41,691.00	\$4.00	\$55,588.00	\$4.00	\$55,588.00
10	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		451	SQ YD	\$4.73	\$2,133.23	\$3.50	\$1,578.50	\$9.00	\$4,059.00	\$8.00	\$3,608.00
11	REMOVE CONCRETE DRIVEWAY PAVEMENT		787	SQ YD	\$5.78	\$4,548.86	\$4.00	\$3,148.00	\$11.50	\$9,050.50	\$12.00	\$9,444.00
12	REMOVE CONCRETE WALK		47	SQ YD	\$5.78	\$271.66	\$7.00	\$329.00	\$11.50	\$540.50	\$8.00	\$376.00
13	SAWCUT CONCRETE PAVEMENT (FULL DEPTH)		528	LIN FT	\$4.73	\$2,497.44	\$5.00	\$2,640.00	\$5.50	\$2,904.00	\$6.00	\$3,168.00
14	SAWCUT BITUMINOUS PAVEMENT(FULL DEPTH)		980	LIN FT	\$3.15	\$3,087.00	\$3.25	\$3,185.00	\$3.00	\$2,940.00	\$4.00	\$3,920.00
15	COMMON EXCAVATION (P)		9,123	CU YD	\$14.96	\$136,480.08	\$18.00	\$164,214.00	\$14.50	\$132,283.50	\$18.00	\$164,214.00
16	SUBGRADE EXCAVATION (EV)		1,012	CU YD	\$14.96	\$15,139.52	\$8.00	\$8,096.00	\$14.50	\$14,674.00	\$18.00	\$18,216.00
17	SELECT GRANULAR BORROW (CV)		1,012	CU YD	\$16.54	\$16,738.48	\$17.00	\$17,204.00	\$27.00	\$27,324.00	\$24.00	\$24,288.00
18	GEOTEXTILE FABRIC TYPE V		8,034	SQ YD	\$1.84	\$14,782.56	\$2.30	\$18,478.20	\$2.50	\$20,085.00	\$2.00	\$16,068.00
19	FOREMAN (WITH TRUCK)	(5)	10	HOUR	\$105.00	\$1,050.00	\$135.00	\$1,350.00	\$1.00	\$10.00	\$130.00	\$1,300.00
20	COMMON LABORERS	(5)	20	HOUR	\$94.50	\$1,890.00	\$95.00	\$1,900.00	\$1.00	\$20.00	\$80.00	\$1,600.00
21	3.0 CU YD SHOVEL	(5) (6)	10	HOUR	\$183.75	\$1,837.50	\$240.00	\$2,400.00	\$1.00	\$10.00	\$150.00	\$1,500.00
22	DOZER	(5) (6)	10	HOUR	\$183.75	\$1,837.50	\$200.00	\$2,000.00	\$1.00	\$10.00	\$150.00	\$1,500.00
23	12 CU YD TRUCK	(5) (6)	10	HOUR	\$131.25	\$1,312.50	\$135.00	\$1,350.00	\$1.00	\$10.00	\$15.00	\$150.00
24	3.0 CU YD FRONT END LOADER	(5) (6)	10	HOUR	\$183.75	\$1,837.50	\$190.00	\$1,900.00	\$1.00	\$10.00	\$150.00	\$1,500.00
25	SKID LOADER	(5) (6)	10	HOUR	\$157.50	\$1,575.00	\$140.00	\$1,400.00	\$1.00	\$10.00	\$125.00	\$1,250.00
26	AGGREGATE BASE (CV) CLASS 5		7,025	CU YD	\$19.95	\$140,148.75	\$30.00	\$210,750.00	\$27.50	\$193,187.50	\$18.00	\$126,450.00
27	TYPE SP 9.5 WEARING COURSE MIX (2,B)		1,166	TON	\$72.98	\$85,094.68	\$73.00	\$85,118.00	\$81.00	\$94,446.00	\$90.75	\$105,814.50
28	TYPE SP 12.5 NON WEAR COURSE MIX (2,B)		1,941	TON	\$71.93	\$139,616.13	\$72.00	\$139,752.00	\$80.00	\$155,280.00	\$87.25	\$169,352.25
29	TEMPORARY BITUMINOUS RAMPING		445	LIN FT	\$5.25	\$2,336.25	\$13.00	\$5,785.00	\$14.50	\$6,452.50	\$13.00	\$5,785.00
30	AGGREGATE SURFACING		58	SQ YD	\$10.50	\$609.00	\$9.00	\$522.00	\$25.00	\$1,450.00	\$50.00	\$2,900.00
31	4" CONCRETE WALK		6,010	SQ FT	\$7.15	\$42,971.50	\$6.50	\$39,065.00	\$8.25	\$49,582.50	\$7.50	\$45,075.00
32	6" CONCRETE WALK		495	SQ FT	\$12.14	\$6,009.30	\$11.50	\$5,692.50	\$14.25	\$7,053.75	\$9.00	\$4,455.00
33	TRUNCATED DOMES		86	SQ FT	\$69.89	\$6,010.54	\$65.00	\$5,590.00	\$73.00	\$6,278.00	\$70.00	\$6,020.00
34	CONCRETE CURB & GUTTER DESIGN B618		7,395	LIN FT	\$18.80	\$139,026.00	\$18.70	\$138,286.50	\$20.00	\$147,900.00	\$21.00	\$155,295.00
35	BITUMINOUS DRIVEWAY PAVEMENT		384	SQ YD	\$40.97	\$15,732.48	\$35.50	\$13,632.00	\$35.00	\$13,440.00	\$35.00	\$13,440.00
36	6" CONCRETE DRIVEWAY PAVEMENT		952	SQ YD	\$80.87	\$76,988.24	\$71.00	\$67,592.00	\$77.00	\$73,304.00	\$95.00	\$90,440.00
37	6" EDGE DRAIN		3,232	LIN FT	\$15.23	\$49,223.36	\$7.50	\$24,240.00	\$18.00	\$58,176.00	\$14.50	\$46,864.00
38	6" DRAIN CLEANOUT		9	EACH	\$420.00	\$3,780.00	\$400.00	\$3,600.00	\$465.00	\$4,185.00	\$350.00	\$3,150.00
39	TEMPORARY MAILBOXES		1	LUMP SUM	\$2,887.50	\$2,887.50	\$3,000.00	\$3,000.00	\$31,000.00	\$31,000.00	\$2,500.00	\$2,500.00
40	REINSTALL MAILBOX		55	EACH	\$131.25	\$7,218.75	\$130.00	\$7,150.00	\$140.00	\$7,700.00	\$50.00	\$2,750.00

ABSTRACT OF BIDS
2024 IMPROVEMENTS
CITY OF ANNANDALE, MN
BMI PROJECT NO. 0W1.131926

BID DATE: 3/27/2024
TIME: 11:00 AM

TIME: 11:00 AM

				4		5		6		7	
ITEM NO.	ITEM	APPROX. QUANT.	UNIT	Northdale Construction Company Albertville, MN		C&L Excavating, Inc. St. Joseph, MN		New Look Contracting, Inc. Rogers, MN		Ryan Contracting Co. Elko, MN	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
41	FURNISH AND INSTALL SIGN, (STREET SIGN)	8	EACH	\$472.50	\$3,780.00	\$500.00	\$4,000.00	\$760.00	\$6,080.00	\$450.00	\$3,600.00
42	FURNISH AND INSTALL SIGN, TYPE C	79	SQ FT	\$63.00	\$4,977.00	\$60.00	\$4,740.00	\$72.00	\$5,688.00	\$60.00	\$4,740.00
43	REINSTALL FENCE	91	LIN FT	\$73.50	\$6,688.50	\$70.00	\$6,370.00	\$50.00	\$4,550.00	\$25.00	\$2,275.00
44	TRAFFIC CONTROL	1	LUMP SUM	\$4,725.00	\$4,725.00	\$12,000.00	\$12,000.00	\$7,000.00	\$7,000.00	\$25,000.00	\$25,000.00
45	STORM DRAIN INLET PROTECTION	39	EACH	\$192.31	\$7,500.09	\$100.00	\$3,900.00	\$175.00	\$6,825.00	\$135.00	\$5,265.00
46	SILT FENCE, TYPE MS	910	LIN FT	\$2.36	\$2,147.60	\$3.00	\$2,730.00	\$3.50	\$3,185.00	\$2.50	\$2,275.00
47	SEDIMENT CONTROL LOG, TYPE WOOD CHIP	380	LIN FT	\$2.89	\$1,098.20	\$3.00	\$1,140.00	\$15.00	\$5,700.00	\$3.00	\$1,140.00
48	SCREENED COMMON TOPSOIL BORROW (LV)	1,035	CU YD	\$65.05	\$67,326.75	\$39.00	\$40,365.00	\$0.10	\$103.50	\$38.00	\$39,330.00
49	STABILIZED CONSTRUCTION EXIT	6	EACH	\$682.50	\$4,095.00	\$450.00	\$2,700.00	\$1,250.00	\$7,500.00	\$500.00	\$3,000.00
50	RANDOM RIPRAP CLASS III WITH FABRIC	15	CU YD	\$192.31	\$2,884.65	\$100.00	\$1,500.00	\$135.00	\$2,025.00	\$120.00	\$1,800.00
51	FERTILIZER TYPE 3	351	POUND	\$0.95	\$333.45	\$2.00	\$702.00	\$1.00	\$351.00	\$1.00	\$351.00
52	SEEDING	(4) 1	ACRE	\$1,575.00	\$2,016.00	\$4,000.00	\$5,120.00	\$300.00	\$384.00	\$250.00	\$320.00
53	RAPID STABILIZATION METHOD 2	880	POUND	\$2.10	\$1,848.00	\$2.00	\$1,760.00	\$1.60	\$1,408.00	\$2.00	\$1,760.00
54	HYDRAULIC BONDED FIBER MATRIX	3,800	POUND	\$1.42	\$5,396.00	\$3.50	\$13,300.00	\$1.70	\$6,460.00	\$2.00	\$7,600.00
55	EROSION CONTROL BLANKET CATEGORY 30	610	SQ YD	\$2.21	\$1,348.10	\$2.00	\$1,220.00	\$3.00	\$1,830.00	\$2.00	\$1,220.00
56	SEED MIXTURE 25-151	384	POUND	\$3.53	\$1,355.52	\$5.00	\$1,920.00	\$5.00	\$1,920.00	\$4.25	\$1,632.00
57	SEED MIXTURE 33-261	5	POUND	\$31.50	\$157.50	\$50.00	\$250.00	\$26.00	\$130.00	\$22.00	\$110.00
58	REMOVE STORM SEWER PIPE (12" & LARGER)	2,025	LIN FT	\$19.23	\$38,940.75	\$6.00	\$12,150.00	\$21.00	\$42,525.00	\$18.00	\$36,450.00
59	REMOVE STORM MANHOLE OR CATCH BASIN	14	EACH	\$769.23	\$10,769.22	\$350.00	\$4,900.00	\$850.00	\$11,900.00	\$550.00	\$7,700.00
60	CONNECT TO EXISTING STORM PIPE	6	EACH	\$2,403.85	\$14,423.10	\$1,200.00	\$7,200.00	\$850.00	\$5,100.00	\$2,500.00	\$15,000.00
61	12" PIPE SEWER	248	LIN FT	\$61.71	\$15,304.08	\$50.00	\$12,400.00	\$56.00	\$13,888.00	\$46.00	\$11,408.00
62	12" RC PIPE SEWER CLASS V	20	LIN FT	\$86.05	\$1,721.00	\$70.00	\$1,400.00	\$89.00	\$1,780.00	\$80.00	\$1,600.00
63	15" PIPE SEWER	388	LIN FT	\$63.97	\$24,820.36	\$55.00	\$21,340.00	\$61.00	\$23,668.00	\$50.00	\$19,400.00
64	18" PIPE SEWER	1,080	LIN FT	\$64.39	\$69,541.20	\$67.00	\$72,360.00	\$41.00	\$44,280.00	\$55.00	\$59,400.00
65	24" PIPE SEWER	25	LIN FT	\$100.21	\$2,505.25	\$79.00	\$1,975.00	\$115.00	\$2,875.00	\$85.00	\$2,125.00
66	27" PIPE SEWER	504	LIN FT	\$99.42	\$50,107.68	\$97.00	\$48,888.00	\$116.00	\$58,464.00	\$85.00	\$42,840.00
67	30" PIPE SEWER	143	LIN FT	\$110.85	\$15,851.55	\$97.00	\$13,871.00	\$122.00	\$17,446.00	\$95.00	\$13,585.00
68	30" RC PIPE SEWER CLASS III	51	LIN FT	\$163.82	\$8,354.82	\$130.00	\$6,630.00	\$162.00	\$8,262.00	\$150.00	\$7,650.00
69	12" RC PIPE APRON W/ TRASH GUARD	1	EACH	\$2,022.99	\$2,022.99	\$1,400.00	\$1,400.00	\$2,450.00	\$2,450.00	\$2,500.00	\$2,500.00
70	30" RC PIPE APRON W/ TRASH GUARD	1	EACH	\$3,600.49	\$3,600.49	\$3,500.00	\$3,500.00	\$3,850.00	\$3,850.00	\$4,500.00	\$4,500.00
71	CONSTRUCT DRAINAGE STRUCTURE, DES R-1 (NYLOPLAST)	(2) 26	LIN FT	\$761.02	\$19,938.72	\$940.00	\$24,628.00	\$785.00	\$20,567.00	\$850.00	\$22,270.00
72	CONSTRUCT DRAINAGE STRUCTURE, DES 48-4020	14	LIN FT	\$542.57	\$7,595.98	\$470.00	\$6,580.00	\$650.00	\$9,100.00	\$650.00	\$9,100.00
73	CONSTRUCT DRAINAGE STRUCTURE, DES 48-4022 (NYLOPLAST)	(2) 41	LIN FT	\$1,402.12	\$57,346.71	\$1,310.00	\$53,579.00	\$1,300.00	\$53,170.00	\$1,250.00	\$51,125.00
74	CONSTRUCT DRAINAGE STRUCTURE, DES 60-4022	16	LIN FT	\$1,373.76	\$21,293.28	\$920.00	\$14,260.00	\$1,200.00	\$18,600.00	\$825.00	\$12,787.50
75	CONSTRUCT DRAINAGE STRUCTURE, DES 72-4022	8	LIN FT	\$2,014.43	\$16,921.21	\$1,560.00	\$13,104.00	\$1,700.00	\$14,280.00	\$1,200.00	\$10,080.00
76	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL	(3) 5	LIN FT	\$2,492.06	\$11,214.27	\$675.00	\$3,037.50	\$1,600.00	\$7,200.00	\$1,800.00	\$8,100.00
77	CASTING ASSEMBLY (STORM)	22	EACH	\$1,426.48	\$31,382.56	\$1,600.00	\$35,200.00	\$1,200.00	\$26,400.00	\$1,350.00	\$29,700.00
78	ADJUST FRAME AND RING CASTING (STORM)	22	EACH	\$699.45	\$15,387.90	\$250.00	\$5,500.00	\$1,450.00	\$31,900.00	\$550.00	\$12,100.00
79	8" CIPP SANITARY SEWER LINING	2,864	LIN FT	\$42.63	\$122,092.32	\$42.50	\$121,720.00	\$48.00	\$137,472.00	\$42.00	\$120,288.00
80	8" CIPP SANITARY SEWER SPOT LINING	30	LIN FT	\$418.95	\$12,568.50	\$415.00	\$12,450.00	\$470.00	\$14,100.00	\$400.00	\$12,000.00
81	SEWER SPOT REPAIR	110	LIN FT	\$124.54	\$13,699.40	\$250.00	\$27,500.00	\$117.00	\$12,870.00	\$120.00	\$13,200.00

ABSTRACT OF BIDS
2024 IMPROVEMENTS
CITY OF ANNANDALE, MN
BMI PROJECT NO. 0W1.131926

BID DATE: 3/27/2024
TIME: 11:00 AM

				4		5		6		7		
ITEM NO.	ITEM	NOTES	APPROX. QUANT.	UNIT	Northdale Construction Company Albertville, MN		C&L Excavating, Inc. St. Joseph, MN		New Look Contracting, Inc. Rogers, MN		Ryan Contracting Co. Elko, MN	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
82	REINSTATE SANITARY SEWER SERVICE		52	EACH	\$76.65	\$3,985.80	\$80.00	\$4,160.00	\$86.00	\$4,472.00	\$80.00	\$4,160.00
83	MANHOLE LINING		141	LIN FT	\$383.25	\$54,038.25	\$400.00	\$56,400.00	\$150.00	\$21,150.00	\$385.00	\$54,285.00
84	MANHOLE BENCH RECONSTRUCTION		6	EACH	\$525.00	\$3,150.00	\$600.00	\$3,600.00	\$615.00	\$3,690.00	\$2,250.00	\$13,500.00
85	TRIM PROTRUDING TAP		25	EACH	\$284.55	\$7,113.75	\$275.00	\$6,875.00	\$315.00	\$7,875.00	\$300.00	\$7,500.00
86	CASTING ASSEMBLY (SANITARY)		12	EACH	\$772.48	\$9,269.76	\$1,100.00	\$13,200.00	\$535.00	\$6,420.00	\$850.00	\$10,200.00
87	ADJUST FRAME AND RING CASTING (SANITARY)		12	EACH	\$699.45	\$8,393.40	\$300.00	\$3,600.00	\$1,050.00	\$12,600.00	\$550.00	\$6,600.00
88	SANITARY SEWER BYPASS		1	LUMP SUM	\$12,500.00	\$12,500.00	\$4,000.00	\$4,000.00	\$3,750.00	\$3,750.00	\$1,000.00	\$1,000.00
89	LANDSCAPING ALLOWANCE	(1)	1	LUMP SUM	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
						\$1,845,008.54		\$1,943,178.20		\$2,007,163.25		\$2,016,098.25
ALTERNATE BID												
A-1	4" PVC SEWER SERVICE		1,503	LIN FT	\$40.64	\$61,081.92	\$43.00	\$64,629.00	\$45.00	\$67,635.00	\$55.00	\$82,665.00
A-2	6" PVC SEWER SERVICE		25	LIN FT	\$45.85	\$1,146.25	\$60.00	\$1,500.00	\$53.00	\$1,325.00	\$80.00	\$2,000.00
A-3	4" SEWER SERVICE WYE		51	EACH	\$416.63	\$21,248.13	\$1,700.00	\$86,700.00	\$1,500.00	\$76,500.00	\$3,200.00	\$163,200.00
A-4	6" SEWER SERVICE WYE		1	EACH	\$508.90	\$508.90	\$2,500.00	\$2,500.00	\$1,875.00	\$1,875.00	\$4,500.00	\$4,500.00
A-5	ABANDON SEWER SERVICE		2	EACH	\$480.77	\$961.54	\$250.00	\$500.00	\$715.00	\$1,430.00	\$1,500.00	\$3,000.00
A-6	REMOVE WATERMAIN		3,532	LIN FT	\$4.81	\$16,988.92	\$1.00	\$3,532.00	\$20.00	\$70,640.00	\$5.00	\$17,660.00
A-7	REMOVE GATE VALVE & BOX		12	EACH	\$144.23	\$1,730.76	\$150.00	\$1,800.00	\$485.00	\$5,820.00	\$450.00	\$5,400.00
A-8	REMOVE HYDRANT		7	EACH	\$625.00	\$4,375.00	\$250.00	\$1,750.00	\$925.00	\$6,475.00	\$500.00	\$3,500.00
A-9	TEMPORARY WATER SERVICE		1	LUMP SUM	\$43,103.45	\$43,103.45	\$15,000.00	\$15,000.00	\$77,500.00	\$77,500.00	\$40,000.00	\$40,000.00
A-10	CONNECT TO EXISTING WATERMAIN		7	EACH	\$1,250.00	\$8,750.00	\$1,400.00	\$9,800.00	\$800.00	\$5,600.00	\$2,500.00	\$17,500.00
A-11	HYDRANT 8.5' BURY		8	EACH	\$6,050.96	\$48,407.68	\$6,100.00	\$48,800.00	\$6,825.00	\$54,600.00	\$5,800.00	\$46,400.00
A-12	WATERMAIN OFFSET		1	EACH	\$5,046.28	\$5,046.28	\$4,000.00	\$4,000.00	\$5,850.00	\$5,850.00	\$12,000.00	\$12,000.00
A-13	6" GATE VALVE AND BOX		9	EACH	\$2,611.85	\$23,506.65	\$2,200.00	\$19,800.00	\$3,400.00	\$30,600.00	\$2,900.00	\$26,100.00
A-14	8" GATE VALVE AND BOX		11	EACH	\$3,562.38	\$39,186.18	\$3,000.00	\$33,000.00	\$4,500.00	\$49,500.00	\$3,900.00	\$42,900.00
A-15	1" CORPORATION STOP & SADDLE		54	EACH	\$480.49	\$25,946.46	\$480.00	\$25,920.00	\$530.00	\$28,620.00	\$425.00	\$22,950.00
A-16	1" CURB STOP & BOX		54	EACH	\$608.85	\$32,877.90	\$750.00	\$40,500.00	\$825.00	\$44,550.00	\$685.00	\$36,990.00
A-17	1" PE WATER SERVICE PIPE		1,332	LIN FT	\$32.44	\$43,210.08	\$42.00	\$55,944.00	\$30.00	\$39,960.00	\$38.00	\$50,616.00
A-18	6" C900 PVC WATERMAIN		85	LIN FT	\$53.47	\$4,544.95	\$43.00	\$3,655.00	\$53.00	\$4,505.00	\$50.00	\$4,250.00
A-19	8" C900 PVC WATERMAIN		3,550	LIN FT	\$58.88	\$209,024.00	\$51.00	\$181,050.00	\$62.00	\$220,100.00	\$54.00	\$191,700.00
A-20	2" POLYSTYRENE INSULATION		405	SQ YD	\$32.16	\$13,024.80	\$30.00	\$12,150.00	\$35.00	\$14,175.00	\$30.00	\$12,150.00
A-21	WATERMAIN FITTINGS		1,923	POUND	\$14.97	\$28,787.31	\$11.50	\$22,114.50	\$13.50	\$25,960.50	\$10.00	\$19,230.00
A-22	ADJUST VALVE BOX		13	EACH	\$240.38	\$3,124.94	\$250.00	\$3,250.00	\$630.00	\$8,190.00	\$350.00	\$4,550.00
A-23	CASTING ASSEMBLY SPECIAL		4	EACH	\$311.23	\$1,244.92	\$200.00	\$800.00	\$175.00	\$700.00	\$175.00	\$700.00
ADD ALTERNATE TOTAL BID:						\$637,827.02		\$638,694.50		\$842,110.50		\$809,961.00
TOTAL AMOUNT BID (BASE + ALTERNATE):						\$2,482,835.56		\$2,581,872.70		\$2,849,273.75		\$2,826,059.25

ABSTRACT OF BIDS
2024 IMPROVEMENTS
CITY OF ANNANDALE, MN
BMI PROJECT NO. 0W1.131926

BID DATE: 3/27/2024
TIME: 11:00 AM

TIME: 11:00 AM

					8		9	
					J.R. Ferchling & Sons Watkins, MN		J.R. Ferche, Inc. Rice, MN	
ITEM NO.	ITEM	NOTES	APPROX. QUANT.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
BASE BID								
1	MOBILIZATION		1	LUMP SUM	\$149,000.00	\$149,000.00	\$273,600.00	\$273,600.00
2	CLEARING		13	TREE	\$1,000.00	\$13,000.00	\$300.00	\$3,900.00
3	GRUBBING		13	TREE	\$650.00	\$8,450.00	\$210.00	\$2,730.00
4	SALVAGE MAILBOX		55	EACH	\$63.00	\$3,465.00	\$69.00	\$3,795.00
5	SALVAGE SIGN		23	EACH	\$25.00	\$575.00	\$30.00	\$690.00
6	SALVAGE FENCE		91	LIN FT	\$10.00	\$910.00	\$13.00	\$1,183.00
7	REMOVE CURB AND GUTTER		7,318	LIN FT	\$6.20	\$45,371.60	\$4.50	\$32,931.00
8	REMOVE VALLEY GUTTER		80	SQ YD	\$10.00	\$800.00	\$6.00	\$480.00
9	REMOVE BITUMINOUS STREET PAVEMENT		13,897	SQ YD	\$4.00	\$55,588.00	\$3.50	\$48,639.50
10	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		451	SQ YD	\$2.50	\$1,127.50	\$5.00	\$2,255.00
11	REMOVE CONCRETE DRIVEWAY PAVEMENT		787	SQ YD	\$6.00	\$4,722.00	\$6.00	\$4,722.00
12	REMOVE CONCRETE WALK		47	SQ YD	\$8.10	\$380.70	\$36.00	\$1,692.00
13	SAWCUT CONCRETE PAVEMENT (FULL DEPTH)		528	LIN FT	\$5.50	\$2,904.00	\$5.00	\$2,640.00
14	SAWCUT BITUMINOUS PAVEMENT(FULL DEPTH)		980	LIN FT	\$5.00	\$4,900.00	\$3.00	\$2,940.00
15	COMMON EXCAVATION (P)		9,123	CU YD	\$21.30	\$194,319.90	\$19.00	\$173,337.00
16	SUBGRADE EXCAVATION (EV)		1,012	CU YD	\$10.55	\$10,676.60	\$13.00	\$13,156.00
17	SELECT GRANULAR BORROW (CV)		1,012	CU YD	\$15.69	\$15,878.28	\$22.00	\$22,264.00
18	GEOTEXTILE FABRIC TYPE V		8,034	SQ YD	\$2.85	\$22,896.90	\$2.50	\$20,085.00
19	FOREMAN (WITH TRUCK)	(5)	10	HOUR	\$80.00	\$800.00	\$175.00	\$1,750.00
20	COMMON LABORERS	(5)	20	HOUR	\$85.00	\$1,700.00	\$125.00	\$2,500.00
21	3.0 CU YD SHOVEL	(5) (6)	10	HOUR	\$200.00	\$2,000.00	\$300.00	\$3,000.00
22	DOZER	(5) (6)	10	HOUR	\$170.00	\$1,700.00	\$250.00	\$2,500.00
23	12 CU YD TRUCK	(5) (6)	10	HOUR	\$130.00	\$1,300.00	\$165.00	\$1,650.00
24	3.0 CU YD FRONT END LOADER	(5) (6)	10	HOUR	\$175.00	\$1,750.00	\$250.00	\$2,500.00
25	SKID LOADER	(5) (6)	10	HOUR	\$155.00	\$1,550.00	\$200.00	\$2,000.00
26	AGGREGATE BASE (CV) CLASS 5		7,025	CU YD	\$29.10	\$204,427.50	\$38.00	\$266,950.00
27	TYPE SP 9.5 WEARING COURSE MIX (2,B)		1,166	TON	\$76.00	\$88,616.00	\$80.00	\$93,280.00
28	TYPE SP 12.5 NON WEAR COURSE MIX (2,B)		1,941	TON	\$73.00	\$141,693.00	\$80.00	\$155,280.00
29	TEMPORARY BITUMINOUS RAMPING		445	LIN FT	\$10.00	\$4,450.00	\$5.75	\$2,558.75
30	AGGREGATE SURFACING		58	SQ YD	\$64.00	\$3,712.00	\$65.00	\$3,770.00
31	4" CONCRETE WALK		6,010	SQ FT	\$6.25	\$37,562.50	\$6.00	\$36,060.00
32	6" CONCRETE WALK		495	SQ FT	\$11.00	\$5,445.00	\$11.50	\$5,692.50
33	TRUNCATED DOMES		86	SQ FT	\$66.00	\$5,676.00	\$75.00	\$6,450.00
34	CONCRETE CURB & GUTTER DESIGN B618		7,395	LIN FT	\$18.00	\$133,110.00	\$21.00	\$155,295.00
35	BITUMINOUS DRIVEWAY PAVEMENT		384	SQ YD	\$38.00	\$14,592.00	\$29.00	\$11,136.00
36	6" CONCRETE DRIVEWAY PAVEMENT		952	SQ YD	\$66.00	\$62,832.00	\$75.00	\$71,400.00
37	6" EDGE DRAIN		3,232	LIN FT	\$8.10	\$26,179.20	\$21.00	\$67,872.00
38	6" DRAIN CLEANOUT		9	EACH	\$670.00	\$6,030.00	\$550.00	\$4,950.00
39	TEMPORARY MAILBOXES		1	LUMP SUM	\$2,888.00	\$2,888.00	\$3,200.00	\$3,200.00
40	REINSTALL MAILBOX		55	EACH	\$130.00	\$7,150.00	\$150.00	\$8,250.00

ABSTRACT OF BIDS
2024 IMPROVEMENTS
CITY OF ANNANDALE, MN
BMI PROJECT NO. 0W1.131926

BID DATE: 3/27/2024
TIME: 11:00 AM

ITEM NO.	ITEM	NOTES	APPROX. QUANT.	UNIT	8 Geislinger & Sons Watkins, MN		9 J.R. Ferche, Inc. Rice, MN	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
41	FURNISH AND INSTALL SIGN, (STREET SIGN)		8	EACH	\$450.00	\$3,600.00	\$520.00	\$4,160.00
42	FURNISH AND INSTALL SIGN, TYPE C		79	SQ FT	\$60.00	\$4,740.00	\$70.00	\$5,530.00
43	REINSTALL FENCE		91	LIN FT	\$35.00	\$3,185.00	\$35.00	\$3,185.00
44	TRAFFIC CONTROL		1	LUMP SUM	\$7,670.00	\$7,670.00	\$8,500.00	\$8,500.00
45	STORM DRAIN INLET PROTECTION		39	EACH	\$175.00	\$6,825.00	\$200.00	\$7,800.00
46	SILT FENCE, TYPE MS		910	LIN FT	\$3.00	\$2,730.00	\$2.20	\$2,002.00
47	SEDIMENT CONTROL LOG, TYPE WOOD CHIP		380	LIN FT	\$3.00	\$1,140.00	\$2.70	\$1,026.00
48	SCREENED COMMON TOPSOIL BORROW (LV)		1,035	CU YD	\$30.50	\$31,567.50	\$25.00	\$25,875.00
49	STABILIZED CONSTRUCTION EXIT		6	EACH	\$2,500.00	\$15,000.00	\$2,000.00	\$12,000.00
50	RANDOM RIPRAP CLASS III WITH FABRIC		15	CU YD	\$100.00	\$1,500.00	\$125.00	\$1,875.00
51	FERTILIZER TYPE 3		351	POUND	\$2.00	\$702.00	\$1.00	\$351.00
52	SEEDING	(4)	1	ACRE	\$3,000.00	\$3,840.00	\$330.00	\$422.40
53	RAPID STABILIZATION METHOD 2		880	POUND	\$2.00	\$1,760.00	\$1.50	\$1,320.00
54	HYDRAULIC BONDED FIBER MATRIX		3,800	POUND	\$3.25	\$12,350.00	\$1.70	\$6,460.00
55	EROSION CONTROL BLANKET CATEGORY 30		610	SQ YD	\$2.00	\$1,220.00	\$2.30	\$1,403.00
56	SEED MIXTURE 25-151		384	POUND	\$5.00	\$1,920.00	\$5.00	\$1,920.00
57	SEED MIXTURE 33-261		5	POUND	\$45.00	\$225.00	\$25.00	\$125.00
58	REMOVE STORM SEWER PIPE (12" & LARGER)		2,025	LIN FT	\$12.00	\$24,300.00	\$15.00	\$30,375.00
59	REMOVE STORM MANHOLE OR CATCH BASIN		14	EACH	\$400.00	\$5,600.00	\$550.00	\$7,700.00
60	CONNECT TO EXISTING STORM PIPE		6	EACH	\$10,000.00	\$60,000.00	\$1,500.00	\$9,000.00
61	12" PIPE SEWER		248	LIN FT	\$85.00	\$21,080.00	\$60.00	\$14,880.00
62	12" RC PIPE SEWER CLASS V		20	LIN FT	\$85.00	\$1,700.00	\$70.00	\$1,400.00
63	15" PIPE SEWER		388	LIN FT	\$90.00	\$34,920.00	\$70.00	\$27,160.00
64	18" PIPE SEWER		1,080	LIN FT	\$95.00	\$102,600.00	\$94.00	\$101,520.00
65	24" PIPE SEWER		25	LIN FT	\$110.00	\$2,750.00	\$105.00	\$2,625.00
66	27" PIPE SEWER		504	LIN FT	\$130.00	\$65,520.00	\$122.00	\$61,488.00
67	30" PIPE SEWER		143	LIN FT	\$150.00	\$21,450.00	\$132.00	\$18,876.00
68	30" RC PIPE SEWER CLASS III		51	LIN FT	\$150.00	\$7,650.00	\$145.00	\$7,395.00
69	12" RC PIPE APRON W/ TRASH GUARD		1	EACH	\$5,000.00	\$5,000.00	\$2,000.00	\$2,000.00
70	30" RC PIPE APRON W/ TRASH GUARD		1	EACH	\$10,000.00	\$10,000.00	\$4,500.00	\$4,500.00
71	CONSTRUCT DRAINAGE STRUCTURE, DES R-1 (NYLOPLAST)	(2)	26	LIN FT	\$1,000.00	\$26,200.00	\$1,350.00	\$35,370.00
72	CONSTRUCT DRAINAGE STRUCTURE, DES 48-4020		14	LIN FT	\$700.00	\$9,800.00	\$650.00	\$9,100.00
73	CONSTRUCT DRAINAGE STRUCTURE, DES 48-4022 (NYLOPLAST)	(2)	41	LIN FT	\$2,000.00	\$81,800.00	\$1,420.00	\$58,078.00
74	CONSTRUCT DRAINAGE STRUCTURE, DES 60-4022		16	LIN FT	\$2,000.00	\$31,000.00	\$1,100.00	\$17,050.00
75	CONSTRUCT DRAINAGE STRUCTURE, DES 72-4022		8	LIN FT	\$3,400.00	\$28,560.00	\$1,600.00	\$13,440.00
76	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL	(3)	5	LIN FT	\$2,200.00	\$9,900.00	\$1,500.00	\$6,750.00
77	CASTING ASSEMBLY (STORM)		22	EACH	\$1,000.00	\$22,000.00	\$1,700.00	\$37,400.00
78	ADJUST FRAME AND RING CASTING (STORM)		22	EACH	\$650.00	\$14,300.00	\$400.00	\$8,800.00
79	8" CIPP SANITARY SEWER LINING		2,864	LIN FT	\$41.00	\$117,424.00	\$54.00	\$154,656.00
80	8" CIPP SANITARY SEWER SPOT LINING		30	LIN FT	\$400.00	\$12,000.00	\$500.00	\$15,000.00
81	SEWER SPOT REPAIR		110	LIN FT	\$450.00	\$49,500.00	\$200.00	\$22,000.00

ABSTRACT OF BIDS
2024 IMPROVEMENTS
CITY OF ANNANDALE, MN
BMI PROJECT NO. 0W1.131926

BID DATE: 3/27/2024
TIME: 11:00 AM

ITEM NO.	ITEM	NOTES	APPROX. QUANT.	UNIT	8 Geislinger & Sons Watkins, MN		9 J.R. Ferche, Inc. Rice, MN	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
82	REINSTATE SANITARY SEWER SERVICE		52	EACH	\$73.00	\$3,796.00	\$130.00	\$6,760.00
83	MANHOLE LINING		141	LIN FT	\$365.00	\$51,465.00	\$465.00	\$65,565.00
84	MANHOLE BENCH RECONSTRUCTION		6	EACH	\$1,500.00	\$9,000.00	\$600.00	\$3,600.00
85	TRIM PROTRUDING TAP		25	EACH	\$275.00	\$6,875.00	\$365.00	\$9,125.00
86	CASTING ASSEMBLY (SANITARY)		12	EACH	\$775.00	\$9,300.00	\$950.00	\$11,400.00
87	ADJUST FRAME AND RING CASTING (SANITARY)		12	EACH	\$450.00	\$5,400.00	\$550.00	\$6,600.00
88	SANITARY SEWER BYPASS		1	LUMP SUM	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00
89	LANDSCAPING ALLOWANCE	(1)	1	LUMP SUM	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
						\$2,275,993.18		\$2,392,651.15
ALTERNATE BID								
A-1	4" PVC SEWER SERVICE		1,503	LIN FT	\$40.00	\$60,120.00	\$45.00	\$67,635.00
A-2	6" PVC SEWER SERVICE		25	LIN FT	\$45.00	\$1,125.00	\$60.00	\$1,500.00
A-3	4" SEWER SERVICE WYE		51	EACH	\$1,900.00	\$96,900.00	\$4,700.00	\$239,700.00
A-4	6" SEWER SERVICE WYE		1	EACH	\$2,000.00	\$2,000.00	\$4,900.00	\$4,900.00
A-5	ABANDON SEWER SERVICE		2	EACH	\$300.00	\$600.00	\$1,500.00	\$3,000.00
A-6	REMOVE WATERMAIN		3,532	LIN FT	\$3.00	\$10,596.00	\$10.00	\$35,320.00
A-7	REMOVE GATE VALVE & BOX		12	EACH	\$75.00	\$900.00	\$550.00	\$6,600.00
A-8	REMOVE HYDRANT		7	EACH	\$150.00	\$1,050.00	\$650.00	\$4,550.00
A-9	TEMPORARY WATER SERVICE		1	LUMP SUM	\$25,000.00	\$25,000.00	\$30,000.00	\$30,000.00
A-10	CONNECT TO EXISTING WATERMAIN		7	EACH	\$5,000.00	\$35,000.00	\$2,500.00	\$17,500.00
A-11	HYDRANT 8.5' BURY		8	EACH	\$6,000.00	\$48,000.00	\$6,600.00	\$52,800.00
A-12	WATERMAIN OFFSET		1	EACH	\$4,500.00	\$4,500.00	\$7,500.00	\$7,500.00
A-13	6" GATE VALVE AND BOX		9	EACH	\$2,500.00	\$22,500.00	\$3,000.00	\$27,000.00
A-14	8" GATE VALVE AND BOX		11	EACH	\$3,300.00	\$36,300.00	\$4,200.00	\$46,200.00
A-15	1" CORPORATION STOP & SADDLE		54	EACH	\$1,050.00	\$56,700.00	\$550.00	\$29,700.00
A-16	1" CURB STOP & BOX		54	EACH	\$1,100.00	\$59,400.00	\$650.00	\$35,100.00
A-17	1" PE WATER SERVICE PIPE		1,332	LIN FT	\$25.00	\$33,300.00	\$30.00	\$39,960.00
A-18	6" C900 PVC WATERMAIN		85	LIN FT	\$50.00	\$4,250.00	\$55.00	\$4,675.00
A-19	8" C900 PVC WATERMAIN		3,550	LIN FT	\$55.00	\$195,250.00	\$58.00	\$205,900.00
A-20	2" POLYSTYRENE INSULATION		405	SQ YD	\$37.00	\$14,985.00	\$26.00	\$10,530.00
A-21	WATERMAIN FITTINGS		1,923	POUND	\$11.60	\$22,306.80	\$12.00	\$23,076.00
A-22	ADJUST VALVE BOX		13	EACH	\$100.00	\$1,300.00	\$425.00	\$5,525.00
A-23	CASTING ASSEMBLY SPECIAL		4	EACH	\$265.00	\$1,060.00	\$400.00	\$1,600.00
ADD ALTERNATE TOTAL BID:						\$733,142.80		\$900,271.00
TOTAL AMOUNT BID (BASE + ALTERNATE):						\$3,009,135.98		\$3,292,922.15

RESOLUTION

24-____

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION ACCEPTING ANNANDALE 2024 IMPROVEMENTS PROJECT BID AND AWARDING CONTRACT

WHEREAS, pursuant to an advertisement for bids for the Annandale 2024 Improvements project, Improvement No. 0W1.131926, bids were received, opened and tabulated according to law, and the following bids were received complying with the advertisement:

<u>Company</u>	<u>Bid (Base Bid + Alternate)</u>
Land Pride Construction	\$2,414,668.20
Northdale Construction Company	\$2,482,835.56
C&L Excavating, Inc.	\$2,581,872.70
Kuechle Underground	\$2,588,163.96
LaTour Construction	\$2,627,038.83
Ryan Contracting Co.	\$2,826,059.25
New Look Contracting, Inc.	\$2,849,273.75
Geislinger & Sons	\$3,009,135.98
J.R. Ferche, Inc.	\$3,292,922.15

AND WHEREAS, it appears that Land Pride Construction of Paynesville, Minnesota is the lowest responsible bidder;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Annandale, Wright County, Minnesota resolves as follows:

1. The Mayor and City Clerk are hereby authorized and directed to enter into a contract with Land Pride Construction in the name of the City of Annandale for such construction, according to the plans and specifications therefore approved by the City Council and on file in the office of the City Clerk, for a total contract amount of \$2,414,668.20.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

The foregoing resolution was duly seconded by Councilmember _____, upon a vote being taken thereon, the following members voted in favor thereof:

_____, the following members voted against:

_____; the following members abstained: _____; the following members were absent: _____.

WHEREUPON, said resolution was declared duly passed and adopted this 8th day of April, 2024.

Mayor

City Administrator

STATE OF MINNESOTA
CITY OF ANNANDALE
COUNTY OF WRIGHT

I, the undersigned, being the duly qualified and acting Clerk of the City of Annandale, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated, insofar as such minutes accepting bids and awarding the contract.

WITNESS my hand and the seal of said City this 8th day of April, 2024.

City Administrator
(SEAL)



City Council Agenda

April 8, 2024

Agenda Section: New Business
Report From: Kelly Hinnenkamp, Admin

Agenda No. 10B
Agenda Item: Resolution Setting Terms for Issuance of Bonds

Core Strategy:

- | | |
|--|--|
| <input type="checkbox"/> Inspire Community Engagement | <input type="checkbox"/> Provide Proactive Leadership |
| <input type="checkbox"/> Increase Operational Effectiveness | <input type="checkbox"/> Ensure Safe/Well Kept Community |
| <input checked="" type="checkbox"/> Enhance Local Business Environment | <input checked="" type="checkbox"/> Other: Compliance |
| <input type="checkbox"/> Develop/Manage Strong Parks/Trails | |

Background

See attached memo from Shannon Sweeney regarding starting the process to funding the 2025 Improvement Project.

Recommended Action

Approve Resolution as presented.

Attachments:

Memo- Sweeney
Resolution



DDA

David Drown Associates, Inc.
Public Finance Advisors

Cologne Office:
10555 Orchard Road
Cologne, MN 55322
(952) 356-2992
shannon@daviddrown.com

April 2, 2024

City of Annandale
Kelly Hinnenkamp, City Administrator
P.O. Box K
Annandale, MN 55302

RE: 2024 Street & Utility Reconstruction Project Financing

Honorable Mayor, Council Members, and Administrator Hinnenkamp:

The purpose of this letter is to provide project financing recommendations for the 2024 Street & Utility Reconstruction Projects for which the City has recently received bids. Based on the bids received our understanding of the project costs to be financed include the following:

Construction, Engineering, Contingency	\$3,095,401.61
Underwriting	43,537.50
Fiscal & Legal	39,850.00
Rating Agency	15,250.00
Capitalized Interest	35,850.42

TOTAL PROJECT COSTS: \$3,229,889.53

The funding sources to be utilized to fund project costs are summarized below:

General Obligation Bonds – Series 2024A	\$3,225,000.00
Construction Fund Earnings	4,889.53

TOTAL FUNDING SOURCES: \$3,229,889.53

Payment and Revenue Requirements:

The bond issue has been structured with an approximately 20-year term with principal payments starting February 1, 2026 (see attached preliminary cash flow). Payments will average approximately \$230,000 per year. Revenue sources pledged for repayment will include special assessments levied against benefited properties totaling an estimated \$739,136.34 at an interest rate of 5%, a property tax levy averaging approximately \$53,000 per year, and contributions from enterprise funds including \$50,000 annually from the water fund, \$39,000 from the sanitary sewer fund, and \$41,000 from the storm sewer fund.

\$3,225,000 General Obligation Bonds – Series 2024A:

If the Council chooses to pursue the finance of the project costs as proposed, David Drown Associates, Inc. recommends the issuance of the 2024A General Obligation Bonds through a competitive sale.

Key elements include:

- 20-year term
- Callable 2/1/2032 or any date thereafter at par
- We do recommend the purchase of a Standard & Poor's credit rating

Schedule and Issuance:

The proposed schedule for putting the project financing in place is as follows:

April 8, 2024	Council initiates the competitive sale process
May 13, 2024	Bids received and the award resolution is considered
May 20, 2024	Closing

If the Council determines that it is appropriate to proceed with the proposed financing, it would be appropriate to act upon the resolution initiating the competitive sale of bonds. I will be available at the April 8, 2024 meeting to discuss this information in detail.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Shannon Sweeney". The ink is dark and the signature is fluid.

Shannon Sweeney, Associate
David Drown Associates, Inc.

\$3,225,000
General Obligation Bonds, Series 2024A

Uses of Funds			
2024 Street & Utility Reconstruction		3,095,401.61	
Other		-	
Total Project Costs		3,095,401.61	
Underwriter's Discount Allowance	1.350%	43,537.50	
Unused Underwriter's Discount Allowance		-	
Fiscal Fee		22,000.00	
Bond Counsel		15,000.00	
Pay Agent/Registrar		850.00	
Printing & Misc		2,000.00	
Rating Agency Fee		15,250.00	
Capitalized Interest		35,850.42	
Accrued Interest		-	
Rounding		-	
		<u>3,229,889.53</u>	

Sources of Funds		
Bond Issue		3,225,000.00
Construction Fund Earnings		4,889.53
Cash Contribution		-
		<u>3,229,889.53</u>

Payment Schedule & Cashflow

Payment Schedule					
12-Month Period ending	Principal	Interest Rate	Interest	Payment Total	plus 5% Coverage
5/30/2024	-		-	-	
2/1/2025	-	0.00%	77,848	77,848.02	79,948
2/1/2026	115,000	3.50%	116,288	231,287.50	242,852
2/1/2027	120,000	3.50%	112,263	232,262.50	243,876
2/1/2028	120,000	3.50%	108,063	228,062.50	239,466
2/1/2029	130,000	3.50%	103,863	233,862.50	245,556
2/1/2030	130,000	3.50%	99,313	229,312.50	240,778
2/1/2031	135,000	3.50%	94,763	229,762.50	241,251
2/1/2032	140,000	3.50%	90,038	230,037.50	241,539
2/1/2033	140,000	3.50%	85,138	225,137.50	236,394
2/1/2034	150,000	3.50%	80,238	230,237.50	241,749
2/1/2035	155,000	3.50%	74,988	229,987.50	241,487
2/1/2036	160,000	3.50%	69,563	229,562.50	241,041
2/1/2037	165,000	3.50%	63,963	228,962.50	240,411
2/1/2038	175,000	3.50%	58,188	233,187.50	244,847
2/1/2039	175,000	3.50%	52,063	227,062.50	238,416
2/1/2040	185,000	3.65%	45,938	230,937.50	242,484
2/1/2041	190,000	3.70%	39,185	229,185.00	240,644
2/1/2042	195,000	3.75%	32,155	227,155.00	238,513
2/1/2043	205,000	3.80%	24,843	229,842.50	241,335
2/1/2044	215,000	3.85%	17,053	232,052.50	243,655
2/1/2045	225,000	3.90%	8,775	233,775.00	245,464
	3,225,000		1,454,521	4,679,520.52	4,911,704

Bond Details	
Set Sale Date	4/8/2024
Sale Date	5/13/2024
Dated Date	5/30/2024
Closing Date	5/30/2024
1st Interest Payment	2/1/2025
Proceeds spent by:	12/31/2026
	to Dated Date
Purchase Price	3,181,462.50
Net Interest Cost	1,498,058.02
Net Effective Rate	3.7712%
Average Coupon	3.6616%
Yield	TBD
Average Life	12.3175
Call Option	2/1/2032
Purchaser	Preliminary
Bond Counsel	Taft
Pay Agent	U.S. Bank, N.A.
Tax Status	Tax Exempt, Bank Qualified
Continuing Disclosure	Full
Rebate	Small Issuer Exemption
Statutory Authority	M.S. 429, 444, & 475

Pledged Revenues						Account Balances	
Collection Year	Tax Levy	Water Revenues	Sanitary Sewer Revenues	Storm Sewer Revenues	Special Assessments	Surplus (deficit)	Account Balance
					Capitalized & accrued interest >		35,850
2024	-	17,198	12,788	14,111	-	(35,850)	-
2025	54,670	50,260	37,373	41,239	59,310	-	-
2026	52,649	51,448	38,256	42,213	59,310	-	-
2027	50,627	50,516	37,563	41,449	59,310	-	-
2028	53,856	51,632	38,393	42,365	59,310	-	-
2029	51,651	50,629	37,647	41,541	59,310	-	-
2030	49,446	51,673	38,423	42,398	59,310	-	-
2031	52,491	50,598	37,624	41,516	59,310	-	-
2032	50,102	49,523	36,825	40,634	59,310	-	-
2033	52,964	50,495	37,548	41,432	59,310	-	-
2034	50,391	51,396	38,218	42,171	59,310	-	-
2035	53,069	50,178	37,312	41,172	59,310	-	-
2036	50,312	51,007	37,929	41,852	59,310	-	-
2037	52,806	51,765	38,492	42,474	59,310	-	-
2038	49,866	50,403	37,479	41,357	59,310	-	-
2039	52,176	51,089	37,989	41,919	59,310	-	-
2040	48,919	51,642	38,400	42,373	59,310	-	-
2041	50,866	50,051	37,218	41,068	59,310	-	-
2042	52,573	50,486	37,541	41,425	59,310	-	-
2043	54,032	50,822	37,791	41,700	59,310	-	-
2044	55,240	51,056	37,965	41,892	59,310	-	-
	1,038,706	1,033,868	768,773	848,302	1,186,204		-

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE
CITY OF ANNANDALE, MINNESOTA

HELD: April 8, 2024

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Annandale, Wright County, Minnesota, was duly held at the Community Center in said City on the 8th day of April, 2024, beginning at 6:30 o'clock P.M. for the purpose, in part, of authorizing the competitive negotiated sale of \$3,225,000 General Obligation Bonds, Series 2024A, of said City.

The following Council members were present:

And the following were absent:

Council member _____ introduced the following resolution and moved its adoption:

RESOLUTION # _____

RESOLUTION PROVIDING FOR THE COMPETITIVE NEGOTIATED SALE OF
\$3,225,000 GENERAL OBLIGATION BONDS SERIES 2024A

A. WHEREAS, the City Council of the City of Annandale, Minnesota (the "City"), has heretofore determined that it is necessary and expedient to issue the City's \$3,225,000 General Obligation Bonds, Series 2024A (the "Bonds"), to provide financing for the 2024 Street & Utility Reconstruction Project; and

B. WHEREAS, the City has retained David Drown Associates, Inc., in Minneapolis, Minnesota ("David Drown"), as its independent municipal advisor for the Bonds and is therefore authorized to sell the Bonds by a competitive negotiated sale in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9):

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

1. Authorization. The Council hereby authorizes David Drown to solicit bids for the competitive negotiated sale of the Bonds.

2. Meeting; Bid Opening. The Council shall meet at the time and place specified in the Terms of Offering attached hereto as Exhibit A for the purpose of considering sealed bids for, and awarding the sale of, the Bonds. The City Administrator, or designee, shall open bids at the time and place specified in such Terms of Offering.

3. Terms of Offering. The terms and conditions of the Bonds and the negotiation thereof are fully set forth in the "Terms of Offering" attached hereto as Exhibit A and hereby approved and made a part hereof.

4. Official Statement. In connection with said competitive negotiated sale, the officers or employees of the City are hereby authorized to cooperate with David Drown and participate in the

preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

The motion for the adoption of the foregoing resolution was duly seconded by Council member _____ and, after full discussion thereof and upon a vote being taken thereon, the following Council members voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

Approved this 8th day of April, 2024.

STATE OF MINNESOTA)
COUNTY OF WRIGHT)
CITY OF ANNANDALE)

I, the undersigned, being the duly qualified and acting City Administrator of the City of Annandale, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated, insofar as such minutes relate to the City's \$3,225,000 General Obligation Bonds, Series 2024A.

WITNESS my hand as City Administrator of the City this 8th day of April, 2024.

City Administrator

EXHIBIT A

TERMS OF OFFERING

City of Annandale, Minnesota

\$3,225,000

General Obligation Bonds, Series 2024A

(BOOK ENTRY ONLY)

TERMS OF PROPOSAL

Proposals for the Bonds will be received on Monday, May 13th, 2024 at 11:30 A.M. Central Time, at the offices of David Drown Associates, Inc., 5029 Upton Avenue South, Minneapolis, Minnesota, after which time they will be opened and tabulated. Consideration for award of the Bonds will be by the City Council at 6:30 P.M., Central Time, on that same date.

SUBMISSION OF PROPOSALS

Proposals may be submitted in a sealed envelope or by fax (612) 605-2375 to David Drown Associates, Inc. Signed Proposals, without final price or coupons, may be submitted to David Drown Associates, Inc. prior to the time of sale. The bidder shall be responsible for submitting to David Drown Associates, Inc. the final Proposal price and coupons, by telephone (612) 920-3320 or fax (612) 605-2375 for inclusion in the submitted Proposal. David Drown Associates, Inc. will assume no liability for the inability of the bidder to reach David Drown Associates, Inc. prior to the time of sale specified above.

Notice is hereby given that electronic proposals will be received via PARITY®, in the manner described below, until 11:30 A.M., CST, on May 13, 2024. Bids may be submitted electronically via PARITY® pursuant to this Notice until 11:30 A.M., CST, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in PARITY® conflict with this Notice, the terms of this Notice shall control. For further information about PARITY®, potential bidders may contact David Drown Associates, Inc. or PARITY® at (212) 806-8304.

Neither the City of Annandale nor David Drown Associates, Inc. assumes any liability if there is a malfunction of PARITY. All bidders are advised that each Proposal shall be deemed to constitute a contract between the bidder and the City to purchase the Bonds regardless of the manner of the Proposal submitted.

DETAILS OF THE BONDS

The Bonds will be dated May 30, 2024, as the date of original issue, and will bear interest payable on February 1 and August 1 of each year, commencing February 1, 2025. Interest will be computed on the basis of a 360-day year of twelve 30-day months. The Bonds will mature February 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2026	\$ 115,000	2036	\$ 160,000
2027	120,000	2037	165,000
2028	120,000	2038	175,000
2029	130,000	2039	175,000
2030	130,000	2040	185,000
2031	135,000	2041	190,000
2032	140,000	2042	195,000
2033	140,000	2043	205,000
2034	150,000	2044	215,000
2035	155,000	2045	225,000

TERM BOND OPTION

Bids for the bonds may contain a maturity schedule providing for a combination of serial bonds and term bonds. All term bonds shall be subject to mandatory sinking fund redemption and must conform to the maturity schedule set forth above at a price of par plus accrued interest to the date of redemption. In order to designate term bonds, the bid must specify as provided on the Proposal Form.

BOOK ENTRY SYSTEM

The Bonds will be issued by means of a book entry system with no physical distribution of Bonds made to the public. The Bonds will be issued in fully registered form and one Bond, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The 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 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 purchaser, as a condition of delivery of the Bonds, will be required to deposit the Bonds with DTC.

REGISTRAR

The City will name US Bank Trust Company, National Association, St. Paul, MN, as registrar for the Bonds. US Bank Trust Company, National Association shall be subject to applicable SEC regulations. The City will pay for the services of the registrar.

OPTIONAL REDEMPTION

The City may elect on February 1, 2032 and on any day thereafter, to prepay Bonds due on or after February 1, 2033. Redemption may be in whole or in part and if in part at the option of the City and in such manner as the City shall determine. If less than all Bonds of a maturity are called for redemption, the City will notify DTC of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All prepayments shall be at a price of par plus accrued interest.

SECURITY AND PURPOSE

The Bonds will be general obligations of the City for which the City will pledge its full faith and credit and power to levy direct general ad valorem taxes. In addition to pledging tax levies, the City will pledge revenues from the water, sanitary sewer, and storm sewer utilities and special assessments. The proceeds will provide financing for _____.

TYPE OF PROPOSALS

Proposals shall be for not less than \$3,181,462.50 (98.65%) and accrued interest on the total principal amount of the Bonds. The apparent low-bidder as notified by David Drown Associates, Inc. shall wire, to a designated account, a good faith amount of \$64,500 by 3:00 p.m. on the date of sale. If the good faith wire transfer is not in process prior to the award, the City shall retain the right to reject the bid. In the event the purchaser fails to comply with the accepted proposal, said amount will be retained by the City. No proposal can be withdrawn or amended after the time set for receiving proposals unless the meeting of the City scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made. Rates shall be in integral multiples of 5/100 or 1/8 of 1%. Rates must be in ascending order. Bonds of the same maturity shall bear a single rate from the date of the Bonds to the date of maturity. No conditional proposals will be accepted.

AWARD

The Bonds will be awarded on the basis of the lowest interest rate to be determined on a net interest cost (NIC) basis. The City's computation of the interest rate of each proposal, in accordance with customary practice, will be controlling. The City will reserve the right to waive non-substantive informalities of any proposal or of matters relating to the receipt of proposals and award of the Bonds, reject all proposals without cause, and reject any proposal which the City determines to have failed to comply with the terms herein.

MATURITY ADJUSTMENTS

The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

ISSUE PRICE DETERMINATION

In order to provide the City with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder (collectively, the "Code"), the Purchaser will be required to assist the City in establishing the issue price of the Bonds and shall complete, execute, and deliver to the City prior to the closing date, a written certification in a form acceptable to the Purchaser, the City, and Bond Counsel (the "Issue Price Certificate") containing the following for each maturity of the Bonds (and, if different interest rates apply within a maturity, to each separate CUSIP number within that maturity): (i) the interest rate; (ii) the reasonably expected initial offering price to the "public" (as said term is defined in Treasury Regulation Section 1.148-1(f) (the "Regulation")) or the sale price; and (iii) pricing wires or equivalent communications supporting such offering or sale price. However, such Issue Price Certificate may indicate that the Purchaser has purchased the Bonds for its own account in a capacity other than as an underwriter or wholesaler, and currently has no intent to reoffer the Bonds for sale to the public. Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by David Drown Associates, Inc.

The City intends that the sale of the Bonds pursuant to this Terms of Offering shall constitute a "competitive sale" as defined in the Regulation based on the following:

- i. the City shall cause this Terms of Offering to be disseminated to potential bidders in a manner that is reasonably designed to reach potential bidders;
- ii. all bidders shall have an equal opportunity to submit a bid;
- iii. the City reasonably expects that it will receive bids from at least three bidders that have established industry reputations for underwriting municipal bonds such as the Bonds; and
- iv. the City anticipates awarding the sale of the Bonds to the bidder who provides a proposal with the lowest net interest cost, as set forth in this Terms of Offering (See "AWARD" herein).

Any bid submitted pursuant to this Terms of Offering shall be considered a firm offer for the purchase of the Bonds, as specified in the proposal. The Purchaser shall constitute an "underwriter" as said term is defined in the Regulation. By submitting its proposal, the Purchaser confirms that it shall require any agreement among underwriters, a selling group agreement, or other agreement to which it is a party relating to the initial sale of the Bonds, to include provisions requiring compliance with the provisions of the Code and the Regulation regarding the initial sale of the Bonds.

If all requirements of a "competitive sale" are not satisfied, the City shall advise the Purchaser of such fact prior to the time of award of the sale of the Bonds to the Purchaser. **In such event, any proposal submitted will not be subject to cancellation or withdrawal.** Within twenty-four (24) hours of the notice of award of the sale of the Bonds, the Purchaser shall advise the City and David Drown Associates, Inc. if a "substantial amount" (as defined in the Regulation) of any maturity of the Bonds (and, if different interest rates apply within a maturity, to each separate CUSIP number within that maturity) has been sold to the

public and the price at which such substantial amount was sold. The City will treat such sale price as the "issue price" for such maturity, applied on a maturity-by-maturity basis. The City will not require the Purchaser to comply with that portion of the Regulation commonly described as the "hold-the-offering-price" requirement for the remaining maturities, but the Purchaser may elect such option. If the Purchaser exercises such option, the City will apply the initial offering price to the public provided in the proposal as the issue price for such maturities. If the Purchaser does not exercise that option, it shall thereafter promptly provide the City and David Drown Associates, Inc. the prices at which a substantial amount of such maturities are sold to the public; provided such determination shall be made and the City and David Drown Associates, Inc. notified of such prices not later than three (3) business days prior to the closing date.

BOND INSURANCE AT PURCHASER'S OPTION

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

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 will constitute cause for failure or refusal by the purchaser to accept delivery of the Bonds. The purchaser shall pay the CUSIP Service Bureau charge for the assignment of CUSIP identification numbers.

SETTLEMENT

Within 40 days following the date of their award, the Bonds will be delivered without cost to the purchaser at a place mutually satisfactory to the City and the purchaser. Delivery will be subject to receipt by the purchaser of an approving legal opinion of bond counsel, and of customary closing papers, including a non-litigation certificate. On the date of settlement payment for the Bonds shall be made in federal, or equivalent, funds which shall be received at the offices of the City or its designee not later than 12:00 Noon, Central Time. Except as compliance with the terms of payment for the Bonds shall have been made impossible by action of the City, or its agents, the purchaser shall be liable to the City for any loss suffered by the City by reason of the purchaser's non-compliance with said terms for payment.

FULL CONTINUING DISCLOSURE

On the date of the actual issuance and delivery of the Bonds, the City will execute and deliver a Continuing Disclosure Undertaking where under the City will covenant to provide, or cause to be provided, annual financial and operating information, including audited financial statements of the City, and notices of certain material events, as specified in and required by SEC Rule 15c2-12(b)(5).

OFFICIAL STATEMENT

The City has authorized the preparation of an Official Statement containing pertinent information relative to the Bonds, and said Official Statement will serve as a nearly final Official Statement within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. For copies of the Official Statement or for any additional information prior to sale, any prospective purchaser is referred to the Financial Advisor to the City, David Drown Associates, Inc., 5029 Upton Avenue South, Minneapolis, Minnesota 55410, and telephone (612) 920-3320.

The Official Statement, when further supplemented by an addendum or addenda specifying the maturity dates, principal amounts and interest rates of the Bonds, together with any other information required by law, shall constitute a "Final Official Statement" of the City with respect to the Bonds, as that term is defined in Rule 15c2-12. By awarding the Bonds to any underwriter or underwriting syndicate submitting a proposal therefor, the City agrees that, no more than seven business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Bonds are awarded 40 copies of the Official Statement and the addendum or addenda described above. The City designates the senior managing underwriter of the syndicate to which the Bonds are awarded as its agent for purposes of distributing copies of the Final Official Statement to each Participating Underwriter. Any underwriter delivering a proposal with respect to the Bonds agrees thereby that if its proposal is accepted by the City (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the Final Official Statement.

Dated: April 8, 2024

BY ORDER OF THE CITY COUNCIL

/s/ Kelly Hinnenkamp
City Administrator



City Council Agenda

April 8, 2024

Agenda Section: New Business
Report From: Kelly Hinnenkamp, Admin

Agenda No. 10C
Agenda Item: Resolution Calling Hearing- TIF 17

Core Strategy:

- | | |
|--|--|
| <input type="checkbox"/> Inspire Community Engagement | <input type="checkbox"/> Provide Proactive Leadership |
| <input type="checkbox"/> Increase Operational Effectiveness | <input type="checkbox"/> Ensure Safe/Well Kept Community |
| <input checked="" type="checkbox"/> Enhance Local Business Environment | <input checked="" type="checkbox"/> Other: Compliance |
| <input type="checkbox"/> Develop/Manage Strong Parks/Trails | |

Background

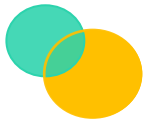
See attached memo from Shannon Sweeney regarding the TIF application received from Pintail Preserve, LLC.

Recommended Action

Approve Resolution calling Hearing as presented.

Attachments:

Memo- Sweeney
Resolution



DDA

David Drown Associates, Inc.
Public Finance Advisors

Cologne Office:
10555 Orchard Road
Cologne, MN 55322
Phone: (952) 356-2992
shannon@daviddrown.com

April 2, 2024

City of Annandale
Attn: Kelly Hinnenkamp, City Administrator
Attn: Jacob Thunander, Community Development Director
P.O. Box K
Annandale, MN 55302

RE: Proposed Tax Increment Financing District 1-17

Honorable Mayor, Council Members, Administrator Hinnenkamp, and Director Thunander:

Pintail Preserve, LLC (the "Developer") represented by Brian Bruggeman has been working on the potential development of a 58-unit apartment project within the City. The Developer has requested tax increment financing assistance (TIF) for the project.

Tax Increment Financing or TIF is a tool that captures new property taxes that are generated because of new development that occurs within the boundaries of a designated TIF District. For the proposed housing project, this capture period can extend for up to 26-years. The city is proposing to limit the subsidy to the Developer to 90% of the captured tax increment for a term of 18-years commencing with taxes payable 2026. The proposed subsidy shall not exceed 18-years of reimbursement or a total of \$1,454,154. The proposed subsidy terms are consistent with those provided for other recent projects.

A housing tax increment financing district requires the implementation of certain income restrictions for rental housing projects which in this instance would include either of the following:

At least 20% of the residential units in the Project must be occupied or available for occupancy by persons whose incomes do not exceed 50% of the County median income by family size; or 40% of the units would need to be made available to tenants below 60% of the County median income by family size.

The limits described above must be satisfied through the term of the subsidy/agreement.

For tax increment financing to be available for a project, the city must undertake a process defined by Minnesota Statutes to create a tax increment district. A public hearing is required as part of this process, and enclosed you will find a draft resolution calling for a public hearing to be held on June 10, 2024. The purpose of the public hearing is to receive public comment regarding the creation of the proposed tax increment district.

Copies of the tax increment plan will be distributed to Wright County and the Annandale School District in advance of the public hearing. Following the public hearing the City Council will be asked to consider a resolution adopting a tax increment plan and authorizing the execution of a subsidy agreement.

Please feel free to contact me if I can be of any assistance in answering questions regarding the information provided. Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Shannon Sweeney". The ink is dark and the signature is fluid.

Shannon Sweeney, Associate
David Drown Associates, Inc.

**EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE CITY OF
ANNANDALE, MINNESOTA**

HELD: April 8, 2024

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Annandale, Wright County, Minnesota, was duly held at the City Hall on the 8th day of April, 2024, at 6:30 p.m. for the purpose, in part, of calling a public hearing on the establishment of Tax Increment Financing District No. 1-17.

The following Councilmembers were present:

and the following were absent:

Councilmember _____ introduced the following resolution and moved its adoption;

RESOLUTION NO. _____
CALLING FOR A PUBLIC HEARING ON
THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT NO. 1-17 WITHIN MUNICIPAL
DEVELOPMENT DISTRICT NO. 1, AND
THE ADOPTION OF TAX INCREMENT FINANCING PLAN RELATING THERETO

BE IT RESOLVED by the City Council (the "Council") of the City of Annandale, Minnesota (the "City"), as follows:

1. Public Hearing. The City Council shall meet on Monday, June 10, 2024 at approximately 7:00 p.m. to hold a public hearing on the following matter: (a) the proposed establishment of Tax Increment Financing District No.1-17 within Municipal Development District No. 1, and (b) the proposed adoption of the Tax Increment Financing Plan relating thereto, all pursuant to and in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, inclusive, as amended (the "Act").

2. Notice of Hearing. Filing of Program and Plan. The Administrator is hereby authorized to cause a notice of the hearing, substantially in the form attached hereto as Exhibit A, to be published as required by the Act and to place a copy of the Tax Increment Financing Plan, as proposed to be adopted, on file in the Administrator's Office at City Hall and to make such copies available for inspection by the public.

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

and the following voted against the same.

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
CITY OF ANNANDALE) SS.
COUNTY OF WRIGHT)

I, the undersigned, being the duly qualified City Administrator of the City of Annandale, Minnesota, DO
HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a
meeting of the City Council of the City of Annandale, Minnesota duly called and held, as such minutes relate
to the calling of a public hearing on the creation of Tax Increment Financing District No. 1-17, as proposed
to be approved and adopted.

WITNESSED:

City Administrator

Date

EXHIBIT A

**CITY OF ANNANDALE
COUNTY OF WRIGHT
STATE OF MINNESOTA**

NOTICE OF PUBLIC HEARING

**ON THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT NO. 1-17 WITHIN MUNICIPAL
DEVELOPMENT DISTRICT NO. 1
AND THE ADOPTION OF TAX INCREMENT FINANCING PLAN RELATING THERETO**

NOTICE IS HEREBY GIVEN that the City of Annandale, Wright County, Minnesota, will hold a public hearing on Monday, June 10, 2024 at approximately 6:30 p.m. at the Council Chambers in City Hall in the City of Annandale, Minnesota, relating to (a) the proposed establishment of Tax Increment Financing District No. 1-17 within Municipal Development District No. 1, and (b) the proposed adoption of the Tax Increment Financing Plan relating thereto, all pursuant to and in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, inclusive, as amended (the "Act"). Copies of the Tax Increment Financing Plan, as proposed to be approved and adopted, will be on file and available for public inspection at the office of the City Administrator at City Hall.

The properties proposed to be affected by Tax Increment Financing District No. 1-17 are described in the Tax Increment Financing Plan on file in the office of the City Administrator. A map of the Tax Increment Financing District is set forth below:

(INSERT MAP)

All interested persons may appear at the hearing and present their view orally or in writing.

BY ORDER OF THE CITY COUNCIL

/s/ Kelly Hinnenkamp
City Administrator



City Council Agenda

April 8, 2024

Agenda Section: New Business
Report From: Kelly Hinnenkamp, Admin

Agenda No. 10D
Agenda Item: EAW Application- Shores of Lake John

Core Strategy:

- | | |
|--|---|
| <input type="checkbox"/> Inspire Community Engagement | <input type="checkbox"/> Provide Proactive Leadership |
| <input type="checkbox"/> Increase Operational Effectiveness | <input checked="" type="checkbox"/> Ensure Safe/Well Kept Community |
| <input type="checkbox"/> Enhance Local Business Environment | <input checked="" type="checkbox"/> Other: Compliance |
| <input checked="" type="checkbox"/> Develop/Manage Strong Parks/Trails | |

Background

The City serves as the Local Government Unit in the consideration of environmental reviews. The City received an EAW application from the Shores of Lake John. Bolton and Menk has reviewed the application and provided the attached comments.

City Council should approve the application contingent on the City Engineer's comments. Approval of the application will start the 30-day comment period required as part of the EAW process.

Recommended Action

Approve as presented.

Attachments:

Bolton and Menk Comments
EAW Application



ENVIRONMENTAL ASSESSMENT WORKSHEET

SHORES OF LAKE JOHN RESIDENTIAL DEVELOPMENT ANNANDALE, WRIGHT COUNTY, MINNESOTA

April 1, 2024

PREPARED FOR:

RYAN EXCELSIOR PROPERTIES, LLC
19655 Waterford Place
Excelsior, MN 55331

PREPARED BY:

RYAN ENGINEERING, INC
19655 Waterford Place
Excelsior, MN 55331

EAW - SHORES OF LAKE JOHN

ANNANDALE, WRIGHT COUNTY, MINNESOTA

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December 2022 version

Environmental Assessment Worksheet

This most recent Environmental Assessment Worksheet (EAW) form and guidance documents are available at the Environmental Quality Board's website at: <https://www.eqb.state.mn.us/> The EAW form provides information about a project that may have the potential for significant environmental effects. Guidance documents provide additional detail and links to resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item or can be addressed collectively under EAW Item 21.

Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

1. Project title: Shores of Lake John

2. Proposer: Ryan Excelsior Properties, LLC

3. RGU: City of Annandale

Contact person: Perry Ryan
Title: General Manager
Address: 19655 Waterford Pl
City, State, ZIP: Excelsior, MN 55331
Phone: 952-221-3700
Fax:
Email: PerryRyan@mac.com

Contact person: Jacob Thunander
Title: Community Development Director
Address: 30 Cedar Street E
City, State, ZIP: Annandale, MN 55302
Phone: 320.274.3055 Ext. 2
Fax:
Email: JThunander@annandale.mn.us

4. Reason for EAW Preparation: (check one)

Required:

Discretionary:	
EIS Scoping	Citizen petition
X Mandatory EAW	RGU discretion
	Proposer initiated

If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):

4410.4300, Subpart 19a. Residential development in shoreland outside of the seven-county Twin Cities metropolitan area. Paragraph B. A development containing 15 or more unattached or attached units for a sensitive shoreland area or 25 or more unattached or attached units for a nonsensitive shoreland area, if any of the following conditions is present:

(1) less than 50 percent of the area in shoreland is common space;

5. Project Location:

- County: Wright County
- City/Township: Annandale
- PLS Location ($\frac{1}{4}$, $\frac{1}{4}$, Section, Township, Range): NW $\frac{1}{4}$, NW1/4, Section 25, Township 121, Range 28
- Watershed (81 major watershed scale): Clearwater River Watershed District

- GPS Coordinates: 45.265600, -94.153980
- Tax Parcel Number: 217000252200

At a minimum attach each of the following to the EAW:

- County map showing the general location of the project; **See Exhibit 1**
- U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopyacceptable); and **See Exhibit 2**
- Site plans showing all significant project and natural features. Pre-construction site plan and post-construction site plan. (**See Exhibit 3**)
- List of data sources, models, and other resources (from the Item-by-Item Guidance: *Climate Adaptation and Resilience* or other) used for information about current Minnesota climate trends and how climate change is anticipated to affect the general location of the project during the life of the project (as detailed below in item 7. Climate Adaptation and Resilience).

6. Project Description:

- Provide the brief project summary to be published in the EQB Monitor, (approximately 50 words).*

The Shores of Lake John is a proposed 38 lot single family residential development approximately 1 mile west of downtown Annandale. There are 5 riparian lots and 33 non-riparian lots proposed on approximately 30 acres of agricultural and wooded land. The proposal includes wetlands, buffers, and trails.

- Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.*

Ryan Excelsior Properties is proposing construction of a residential development which will include 5 riparian lots and 33 non-riparian lots on approximately 30 acres of land. There is an adjacent development by others that was generally completed in the Fall of 2023 that constructed City water and sanitary sewer to the southern boundary of this project. This project will move Nevens Avenue NW from the west side of the property to the middle of the property, similar to the project to the south. The newly constructed Nevens Avenue NW along with the extension of the water and sanitary sewer will be constructed to City standards and continue to the northwesterly corner of the project. See proposed plans (**Exhibit 3**).

Construction will be typical single family residential construction that will include clearing and grubbing, tree removal, grading, utility construction, street construction and turf restoration. The existing 4 wetlands on site which total 1.30 acres are proposed to be preserved in their entirety and will be protected along with a protected setback. There is one single family structure and detached garage that will be demolished and removed as part of the project construction as well.

It is anticipated that the project will start construction in the spring of 2024 with significant completion by the fall of 2024 and likely the final lift of asphalt on the public street in the summer of 2025.

c. *Project magnitude:*

Description	Number
Total Project Acreage	29.94 +/-
Linear project length	N/A
Number and type of residential units	38 Unattached
Residential building area (in square feet)	N/A
Commercial building area (in square feet)	N/A
Industrial building area (in square feet)	N/A
Institutional building area (in square feet)	N/A
Other uses – specify (in square feet)	N/A
Structure height(s)	25' per City Ord.

d. *Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.*

The purpose for the Shores of Lake John project is to meet the demands for single family residential housing in the City of Annandale and the general area.

e. *Are future stages of this development including development on any other property planned or likely to happen? Yes ☒ No*
If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

There are currently no plans for future phases of the Shores of Lake John residential development.

f. *Is this project a subsequent stage of an earlier project? Yes ☒ No*
If yes, briefly describe the past development, timeline and any past environmental review.

The Shores of Lake John is not a subsequent stage of an earlier project.

7. Climate Adaptation and Resilience:

a. *Describe the climate trends in the general location of the project (see guidance: Climate Adaptation and Resilience) and how climate change is anticipated to affect that location during the life of the project.*

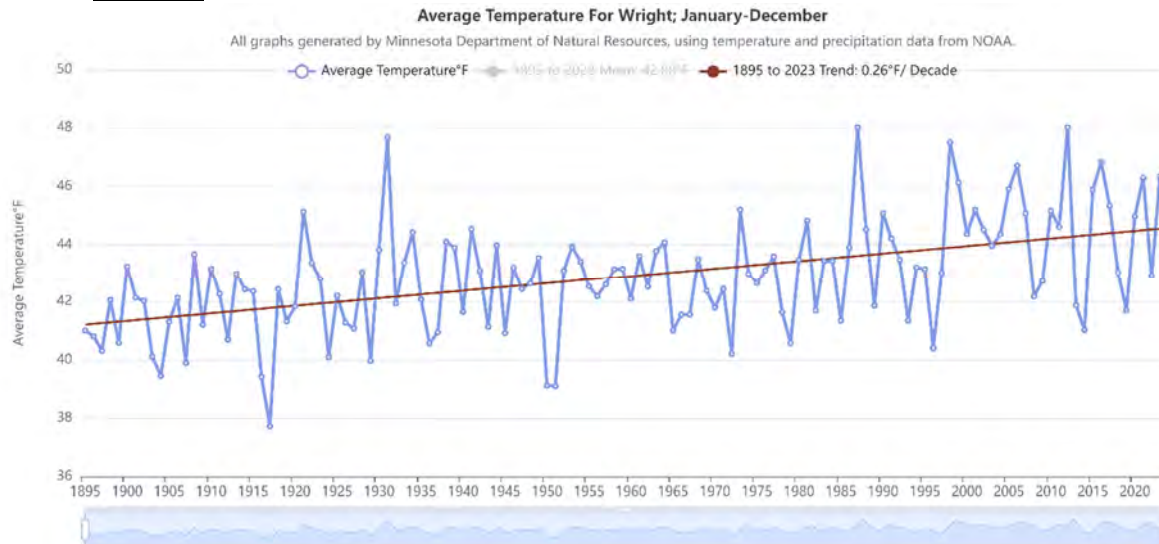
According to MN DNR website on Climate Change Information and Climate Trends (https://www.dnr.state.mn.us/climate/climate_change_info/climate-trends.html), the following excerpt is on the Climate Trends in Minnesota:

“Minnesota's climate already is changing rapidly and will continue to do so for the foreseeable future. Temperatures are increasing -- especially in winter -- and larger, more frequent extreme precipitation events are occurring.”

“Substantial warming during winter and at night, increased precipitation, and heavier downpours already have affected our natural resources, and how we interact with and use them. The decades ahead will bring even warmer winters and nights, and even larger rainfalls, along with the likelihood of increased summer heat and the potential for longer dry spells.”

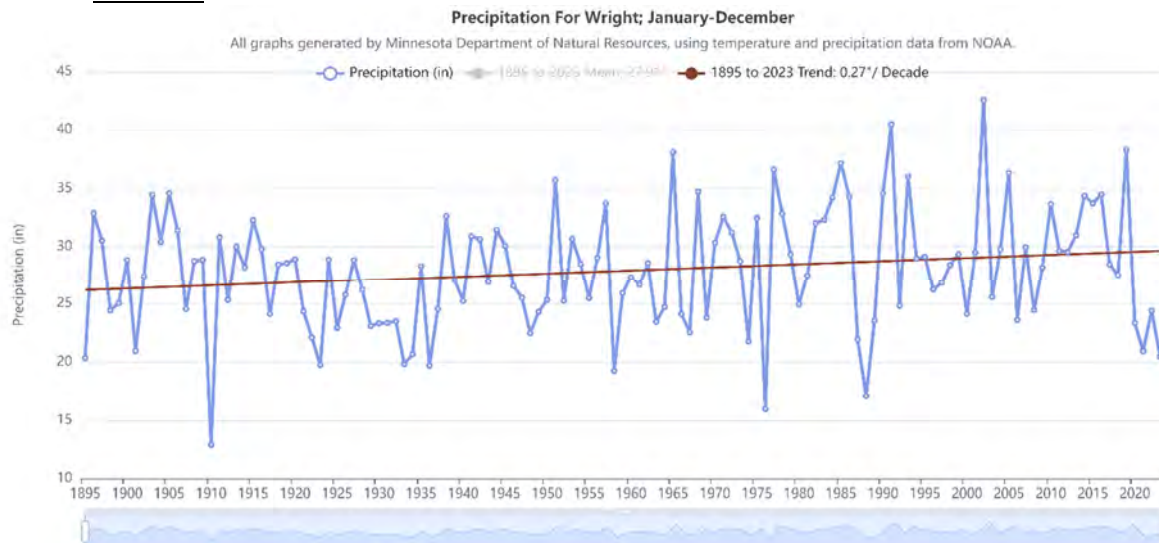
Climate trends in Wright County seem to parallel the climate trends in Minnesota as suggested in the above excerpt. Exhibits 1 and 2 below illustrate historical average annual temperature and precipitation for Wright County from 1895 to 2024. During this period, Wright County experienced an average temperature increase of 0.26 degrees Fahrenheit per decade and an average precipitation increase of 0.27” per decade.

Exhibit 1:



Source: MN DNR – <https://arcgis.dnr.state.mn.us/ewr/climateexplorer/main/historical>

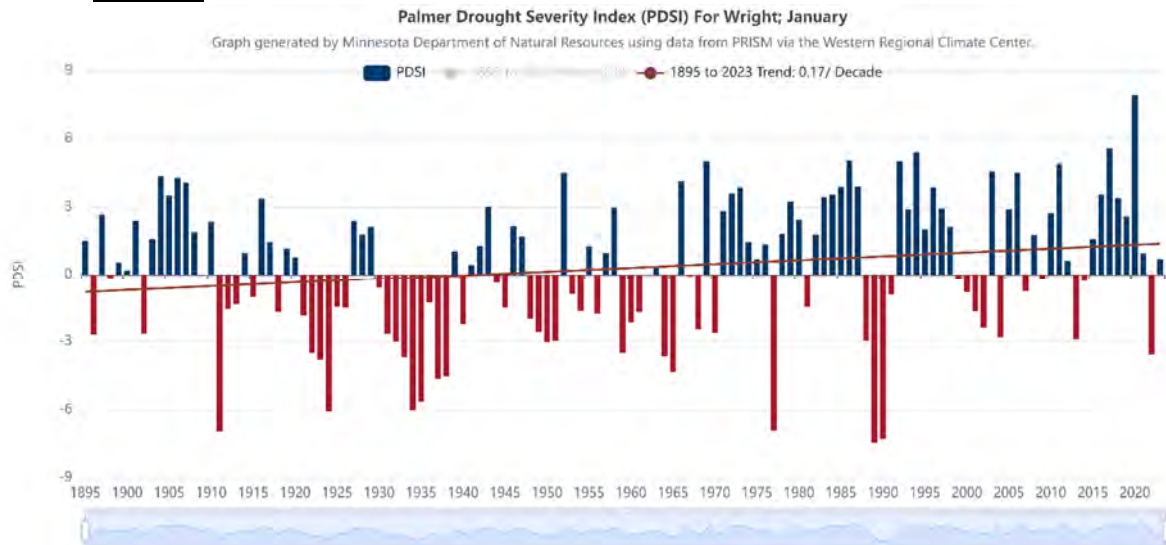
Exhibit 2:



Source: MN DNR – <https://arcgis.dnr.state.mn.us/ewr/climateexplorer/main/historical>

An additional resource found on the MN DNR website is the Palmer Drought Severity Index (PDSI) which uses the historical temperature and precipitation data and estimates soil moisture conditions and indicates potential long-term drought conditions. The following Exhibit 3 shows PDSI values from 1895 to 2024 for Wright County. The trend line shows an increase of 0.17 per decade which is trending to a wetter climate.

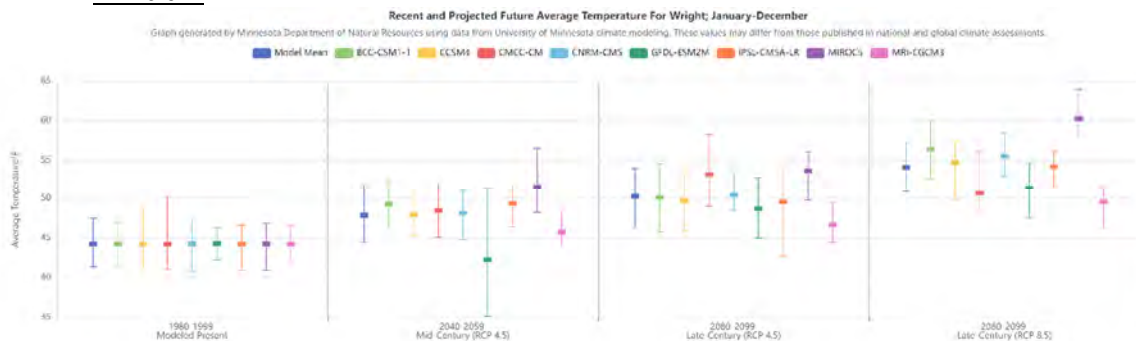
Exhibit 3:



Source: MN DNR – <https://arcgis.dnr.state.mn.us/ewr/climateexplorer/main/historical>

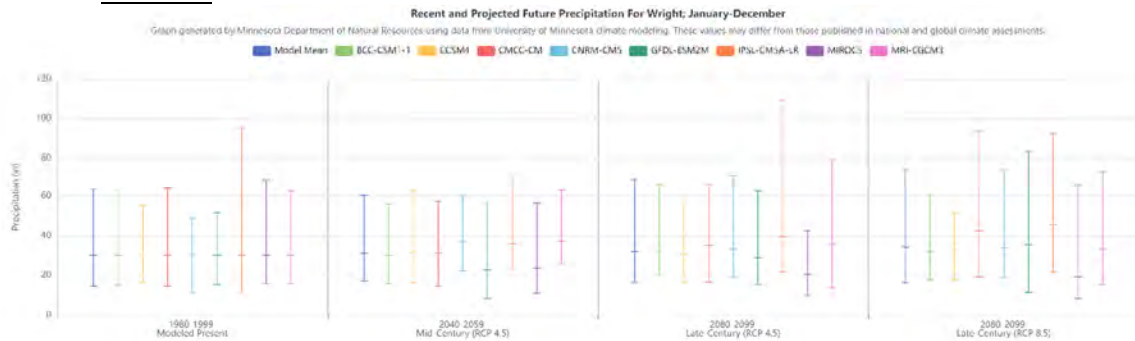
Anticipated future climate trends for both temperature and precipitation also show continued increases according to the same source. Exhibit 4 shown below shows projected temperatures for Wright County projecting time periods up through 2099. There are several climate models shown but some find it most interesting to look at the model mean shown in blue and on the left of each of the time periods. The Modeled Present (1980-1999) shows a modeled mean present temperature of approximately 44 °F, the Mid-Century (2040-2059) shows a modeled mean temperature of approximately 48 °F, the Late-Century (2080-99) shows a modeled mean temperature of approximately 50 °F.

Exhibit 4:



Anticipated future annual precipitation for Wright County is shown in the below Exhibit 5. The projections shown for precipitation show a more moderate increase in the modeled projections. Although hard to see at this scale, the Modeled Present (1980-1999) shows a modeled mean present precipitation of approximately 30 inches, the Mid-Century (2040-2059) shows a modeled mean precipitation of approximately 30.5 F, the Late-Century (2080-99) shows a modeled mean precipitation of approximately 31 inches.

Exhibit 5:



All of the historical trends and modeled future data above are for Wright County. It would be logical to believe this data to be very similar to this site for the life of the project as the future models shown go through the end of the century (2080-2099).

The summary of the anticipated impact for the project location based on the above climate data is as follows: There is a trend of average temperature increases of 0.26 degrees Fahrenheit per decade and an average participation increase of 0.27" per decade. Additionally, the Palmer Drought Severity Index (PDSI) shows a trend of an increase of 0.17 per decade which suggests wetter trends. The modeled future trends also show projected increases in mean present temperatures as well as increases in modeled mean precipitation.

- b. For each Resource Category in the table below: Describe how the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.

The table below summarizes considerations for the project and suggestions for adaptations. See Item 18 for Greenhouse Gas (GHG) Emissions and Carbon Footprint information.

Resource Category	Climate Considerations	Project Information	Adaptations
Project Design	Increase in heat island affect from increased asphalt for public roadway, driveways, and rooftops.	The Project will result in increased asphalt for public roads and trails as well as driveways and asphalt shingle roofs.	Builders will be encouraged to use lighter colored asphalt shingles. Although roads and trails and driveways will be asphalt, sidewalks will be concrete. To offset increased heat island temperature affects, trees will be planted according to City's requirements as well as larger lot design will incorporate grasses which will replace agricultural fields which are often black during the year.
Land Use	Temperature increases or even minor increased rainfall effects on wetlands and habitat.	The site includes four wetlands which total 1.3 Acres.	The project will follow NPDES stormwater management requirements as well as Wetland Protection Act to insure wetland protection and buffers are part of the project. This will include permanent monuments to protect wetlands and habitat into the future

Water Resources	Address in item 12	Address in item 12	Address in item 12
Contamination/ Hazardous Materials/Wastes	Protection of water resources from soil and water contamination.	The project design will follow best practices to protect both wetland and lake water bodies.	Best Management Practices for protection of wetlands and water bodies and NDPES requirements will be designed and followed to protect vulnerable resources.
Fish, wildlife, plant communities, and sensitive ecological resources (rare features)	Address in item 14.	Address in item 14.	Address in item 14.

8. Cover types: *Estimate the acreage of the site with each of the following cover types before and after development:*

Cover Types	Before (acres)	After (acres)
Wetlands and shallow lakes (<2 meters deep)	1.30	1.30
Deep lakes (>2 meters deep)	N/A	
Wooded/forest	6.88	2.60
Rivers and/streams		
Brush/Grassland	2.85	1.5
Cropland	17.46	0.0
Livestock rangeland/pastureland		
Lawn/landscaping	0.36	18.99
Green infrastructure TOTAL (from table below*)		
Impervious surface	1.09	5.20
Stormwater Pond (wet sedimentation basin)		0.35
Other (describe)		
TOTAL	29.94	29.94

Green Infrastructure*	Before (acreage)	After (acreage)
Constructed infiltration systems (infiltration basins/infiltration trenches/ rainwater gardens/bioretenion areas without underdrains/swales with impermeable check dams)	N/A	N/A
Constructed tree trenches and tree boxes	N/A	
Constructed wetlands	N/A	
Constructed green roofs	N/A	
Constructed permeable pavements	N/A	
Other (describe)	N/A	
TOTAL*	0.0	0.00

9. Permits and approvals required: *List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.*

Unit of Government	Type of Application	Status
Minnesota Pollution Control Agency (MPCA)	National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Permit for grading and stormwater management	To be applied for
	Sanitary Sewer Extension Permit	To be applied for
City of Annandale	Environmental Assessment Worksheet, Preliminary & Final Plat, Demolition permit, Grading permit, Building permits	In progress / To be applied for
Watershed District – Clearwater River Watershed District	Stormwater Management Review	To be applied for
MN Department of Health	Watermain Extension Approval	To be applied for
U.S. Army Corps of Engineers	Section 404 Clean Water Act Permit	To be applied for
MNDNR	Water use permit for possible dewatering	To be applied for

Note: The project proposer will apply for and receive applicable permits prior to project construction.

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos.10-20, or the RGU can address all cumulative potential effects in response to EAW Item No.22. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 21.

10. Land use:

a. Describe:

- i. Existing land use of the site as well as areas adjacent to and near the site, including parks and open space, cemeteries, trails, prime or unique farmlands.

The existing land use of the site is mainly agriculture land and one single family home. The adjacent uses include residential, rural residential, agricultural, wetlands and other as shown on **Exhibit 4**.

The closest park to the project is approximately 1 mile away called Southbrook Park which is a 3.4 acre park located within the Southbrook residential area. The City does have future plans for a park somewhere in the vicinity east of the project which is proposed to be within 0.5 miles of the project.

The closest trail to the site is proposed to be constructed within the development to the south likely in the Spring of 2024. This project will extend that 10' bituminous trail along the eastern side of Nevens Ave NW to the northwest corner of the project. Ultimately, this trail is planned to be extended by the City along the east side of Nevens Ave NW northerly

to 90th Street NW, then turn east along the south side of 90th Street NW, and connect to the existing trail on the east side of Montgomery Ave NW. This trail connects to the north side of Pleasant Lake.

- ii. *Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.*

The planned land use for the property is residential per the City of Annandale Comprehensive Plan – Land Use dated December 5, 2005. As of March 6, 2024, the property was officially approved at the State and the property is officially annexed into the City of Annandale. With the official annexation, the site is automatically zoned as Agricultural. The project will seek to be rezoned as R-1 Single Family Residential as part of the project approvals.

- iii. *Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.*

The zoning for the property is single family residential. The majority of the project is within the Shoreland Overlay District which is defined as within 1,000 feet of the Ordinary High-Water line of Lake John. This district requires larger than normal lot sizes for both riparian and non-riparian lots. The proposed development meets and/or exceeds these requirements for all proposed lots.

- iv. *If any critical facilities (i.e. facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.*

Not applicable to the project.

- b. *Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 10a above, concentrating on implications for environmental effects.*

The project follows the use as planned by the City of Annandale and is the same compatible use as the development to the south which is single family residential. The project is compatible with the City of Annandale Comprehensive Plan – Land Use dated December 5, 2005.

- c. *Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 10b above and any risk potential.*

Incompatibility of land uses is not anticipated as discussed in 10b above.

11. Geology, soils and topography/land forms:

- a. *Geology - Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.*

No anticipated sinkholes, shallow limestone formations or karst conditions were found in any publicly available data on the site.

Based on Minnesota Geological Survey's (MGS) County Well Index (CWI) identified 5 wells on properties adjacent to the site. These wells identified static water levels between 20 to 24 feet below grade (**Appendix A**). Grading design for proposed house pads in the development will ensure at least three feet of separation between seasonal high groundwater levels and planned lowest floor elevations.

The development will be a typical single family residential use and there are no anticipated unusual wastes or chemicals to be spread or spilled that would cause negative groundwater contamination. The project will contain a combination of stormwater treatment ponding, vegetated infiltration areas, and wetland buffers to help capture runoff and filter pollutants.

- b. *Soils and topography - Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes, highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 12.b.ii.*

The USDA Natural Resources Conservation Service (NRCS) Soil Survey (**Exhibit 5**) , indicates soils within the project area as summarized in the below Table.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
375	Forada sandy loam, 0 to 2 percent slopes	1.9	6.8%
406	Dorset sandy loam, 0 to 2 percent slopes	1.4	5.0%
1030	Pits, gravel-Udipsamments complex	3.5	12.7%
1368	Southhaven loam, 0 to 2 percent slopes	2.0	7.1%
1377B	Dorset-Two Inlets complex, 2 to 6 percent slopes	13.9	50.0%
1377C	Dorset-Two Inlets complex, 6 to 12 percent slopes	1.9	6.8%
1942	Forada and Leafriver soils, frequently ponded, 0 to 1 percent slopes	0.5	1.7%
1975	Oylen sandy loam, 0 to 2 percent slopes	2.8	10.0%
Totals for Area of Interest		27.7	100.0%

The topography of the site is gently rolling agricultural land as well as wooded and pasture with areas shown in Section 8. The grading design and grading operations will attempt to maintain sub drainage areas as close as possible to existing conditions. It is anticipated that grading construction activities will include moving approximately 60,000 cubic yards of soil over approximately 19 acres of grading for public streets, house pads, yards and stormwater facilities. As the project will disturb more than 1.0 acres of land, application for coverage under the National Pollutant Discharge Elimination System (NPDES) General

Permit will be submitted to the MPCA prior to any earth moving activities on the site. Best Management Practices (BMP's) will be designed and implemented in the project specifications and construction details.

A Stormwater Pollution Prevention Plan (SWPPP) will be provided and adhered to and will describe strategies and construction steps to be taken to prevent nonpoint source pollution discharging from the construction site. Further erosion and sedimentation control facilities will be addressed in Item 12.b.ii below.

- NOTE: For silica sand projects, the EAW must include a hydrogeologic investigation assessing the potential groundwater and surface water effects and geologic conditions that could create an increased risk of potentially significant effects on groundwater and surface water. Descriptions of water resources and potential effects from the project in EAW Item 12 must be consistent with the geology, soils and topography/land forms and potential effects described in EAW Item 11.

12. Water resources:

a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.

- Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, shoreland classification and floodway/floodplain, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include the presence of aquatic invasive species and the water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

A Wetland Delineation Report was prepared by Midwest Natural Resources, Inc. (MNR) was completed on September 20, 2023. On August 2, 2023, MNR conducted routine wetland delineation within the property to determine any wetland boundaries. The result of the field delineation is shown in **Exhibit 6** and includes four wetlands. The boundaries were reviewed and confirmed by the Wetland Conservation Act Technical Evaluation Panel (TEP). See **Appendix B for Wetland Delineation Report and TEP confirmation.**

The Table below summarizes the wetlands found and included in the above-mentioned report and confirmed by the TEP. **Note that Wetland 1 is not in this project.** The project is adjacent to Lake John at the southwest corner of the projects and includes approximately 510 linear feet of lakeshore.

Table 1. Delineated Wetland Features¹

Wetland ID	Feature ID	Cowardin Classification	Circ. 39 Type/s	Eggers & Reed Plant Community Type	Acres
Wetland 1	23-235-w1	PEMB/C	Type 2/3	Fresh Wet Meadow/Shallow Marsh	1.14
Wetland 2	23-235-w2	PEMB/C	Type 2/3	Fresh Wet Meadow/Shallow Marsh	0.57
Wetland 3	23-235-w3	PEMB/C	Type 2/3	Fresh Wet Meadow/Shallow Marsh	0.53
Wetland 4	23-235-w4	PEMAf	Type 1	Seasonally Flooded Basin	0.13
Wetland 5	23-235-w5	PEMAf	Type 1	Seasonally Flooded Basin	0.07

¹The Feature ID corresponds to the sampling point name on the Wetland Determination Forms and in the spatial data

Source: Wetland Delineation Report, Seanor Property, Annandale, MN – September 20, 2023 by Midwest Natural Resources, Inc.

The property lies within the Clearwater River Watershed District (CRWD). Permits will be submitted to the appropriate watershed district having jurisdiction for adherence to floodplains, wetlands and required buffers.

Review of Minnesota's impaired water list found at <https://www.pca.state.mn.us/air-water-land-climate/minnesotas-impaired-waters-list> in Excel spreadsheet "wq-iw1-81" listed as Minnesota's 2024 Impaired Waters List did not show any impaired waters within 1 mile of the project.

- ii. *Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells, including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.*

See Section 11 above for static groundwater levels in the project area.

Utilizing the MN Source Water Protection Web Map Viewer, the project does not lie within a wellhead protection area. The project is proposed to connect to the City of Annandale City water supply public utility lines and no new water wells are planned for the project.

One well was found on site as part of the certified Boundary and Topographic Survey prepared by James R. Hill, Inc. This well serves the single home on the property and is a 4" casing diameter well and 50 feet deep. The well is proposed to be removed as part of the project development and will be completed in accordance with the MN Department of Health by a licensed well contractor.

b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.

- i. *Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.*
 - 1) *If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.*

Any wastewater discharged will be normal domestic wastewater from households (see estimated flows below). There is no on-site industrial wastewater treatment planned for the project. No pre-treatment measures are planned because wastewater is from domestic homes.

This area of the City was contemplated and designed to connect to both the City domestic water system and the City sanitary sewer system. This report is titled "Lake John Development – Feasibility Report" dated June 2022 and prepared by Bolton & Menk. The Shores of Lake John parcel was included as an area to be served by sanitary sewer and water as part of this report.

The following ultimate capacities and waste loadings are anticipated:
Number of Dwelling Units (D.U.) = 38

Flow Increase - Ultimate (Based on 274 Gal./day/D.U) = 0.0104 MGD

Estimated BOD5 Increase – Ultimate (Based on 0.17 lbs BOD / 100 Gal.) = 17.7 #/day

- 2) *If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system. If septic systems are part of the project, describe the availability of septage disposal options within the region to handle the ongoing amounts generated as a result of the project. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion.*

Wastewater will not be discharged to a subsurface sewage treatment system (SSTS).

- 3) *If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects.*

Wastewater will not be discharged to surface water. No effects are anticipated to surface or groundwater as the wastewater will be directed to the City of Annandale sanitary sewer system.

- ii. *Stormwater - Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post construction including how the project will affect runoff volume, discharge rate and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.*

The project will comply with all wetland conservation, shoreland protection, site runoff and stormwater management as required by and administered by the City of Annandale, and Clearwater River Watershed District, the Department of Natural Resources (DNR) and the MPCA through the NPDES General Construction Permit. All appropriate permitting to those agencies as well as a Stormwater Pollution Prevention Plan (SWPPP) will be designed and implemented for the project.

Pre-Construction Site Runoff: As shown in Section 8, there are approximately 17.5 Acres of agricultural cropland which included soybean and other row crops that have been historically farmed on the project site. Existing runoff from these areas would likely include fertilizers, herbicides and pesticides typically used in farming operations. Runoff from these agricultural areas primarily drains towards the wetlands on the site and ultimately to Lake John.

Post-Construction Site Runoff: The change in land use from agricultural and wooded areas will provide a significant decrease in agricultural chemicals and direct soil runoff (suspended solids). With the increase in impervious surfaces mainly from the public roadway, driveways, and homes, it is expected that the volume of runoff will increase during larger storm events. The project will be designed with infiltration basins and retention ponds to attenuate this increased flow as well as filter the stormwater on the site prior to discharge. Wetlands will be protected with appropriate buffers as well to help mitigate any negative effects of the increase in impervious surface. As is typical in single family residential, sediments and nutrients will be filtered through upland vegetation which is generally in the form of residential lawns.

Volume Control: The stormwater management plan, which will require approval from many of the above referenced agencies, will provide detail and show that the post-construction runoff from the site will be no greater than the pre-construction runoff calculations. Careful consideration will be given to ensure sufficient water recharge to the existing wetlands on the site to insure their future viability and habitat.

Rate Control: Rate control parameters will also be part of the stormwater management plan to control the required peak flow rates. Per the City of Annandale requirements, Section 43.04, 4.1 states "Release rates for storm water treatment basins shall not increase over the pre-development twenty-four (24) hour 2, 10, and 100 year peak storm discharge rates, based on the last ten (10) years of how that land was used".

Buffer Requirements: Wetland protection will be ensured by having proper wetland buffers around the protected wetlands in accordance with the Watershed District and MN DNR. The buffer standard is either 15' or 25' depending on the wetland type. Required protection in the form of silt fence will be installed to protect wetlands prior to any grading on site and will be monitored through construction. Permanent markers will be installed prior to project completion to ensure protection.

Receiving Waters: As mentioned above, the goal of the grading design is to maintain the existing drainage patterns as closely as possible in the proposed design. This will ensure proper recharge of wetlands as well as maintain watershed district boundaries as close as possible. The primary receiving water is Lake John as well as wetlands to the east of the site for the Clearwater River Watershed District.

Erosion & Sediment Control BMPs: BMPs will be installed to protect receiving waters prior to grading on the site and will be maintained throughout the site, following the guidelines and inspection requirements in the SWPPP. Plans will be reviewed and accepted by the City of Annandale, and Clearwater River Watershed District prior to any grading on the project. These detailed designs, inspections and safeguards will minimize

potential adverse affections from any sediment and erosion control related to construction.

Climate Change Impacts: As discussed in Section 7, Climate Adaptation & Resilience, the projected models predict both increases in average temperatures and precipitation. Typical single family residential developments see an increase in density of general ground cover as well as significant growth in both existing and new trees planted in the development. This increased growth will typically help to compensate for potential increases in both temperatures and precipitation.

- iii. *Water appropriation - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.*

Based on the groundwater elevations, we do not anticipate any dewatering required for the project and therefore do not propose groundwater appropriation. Regarding surface water appropriation, as discussed above, the project design will review existing surface water directed to the existing wetlands and ensure that the final designs maintain this water recharge to the wetlands and the habitat. Further, the proposed design will follow the drainage patterns as close to the existing as possible to insure surface water travels to the ultimate receiving water as existing.

The project will connect to the existing municipal water supply, and this has already been anticipated and designed for within the above mentioned feasibility report discussed in Item 12 which would have reviewed the city's infrastructure for the overall municipal water supply.

iv. *Surface Waters*

- a) *Wetlands - Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.*

The project does not anticipate any modifications or alterations to the four wetlands as delineated. Water courses are not expected to be modified to insure recharge of wetlands in the proposed design. Any climate change affects are discussed in Section 12 b.ii above. See also wetland delineation report in Appendix B.

- b) *Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicialditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.*

Based upon the stormwater management plan and the BMPs discussed above, we do not anticipate any adverse effects on any surface waters.

13. Contamination/Hazardous Materials/Wastes:

- a. *Pre-project site conditions - Describe existing contamination or potential environmental hazardson or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.*

Research of the Minnesota Pollution Control Agency's (MPCA) What's In My Neighborhood and the U.S. Environmental Protection Agency's (EPA) MyEnvironment were conducted. The MPCA What's In My Neighborhood online database indicated that no current or past environmental hazards were recorded in the project area. However, within one half mile of the project area, one site was identified. The site identified was the residential development adjacent and to the south of this project which was for the construction stormwater permit with the following details:

Site ID 254435, The Preserve at Lake John, Construction Stormwater Permit, Start 2/21/2023, End 03/27/2024.

- b. *Project related generation/storage of solid wastes - Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solidwaste including source reduction and recycling.*

Any minor solid waste generated would be that typical of a small residential

development. There will be no solid or hazardous waste produced during construction or operation. The site contractor will dispose of all site generated waste as approved by local jurisdiction and will usually incorporate a site commercial dumpster for construction wastes and will be dumped in accordance with MPCA regulations.

After site construction has been completed, any solid waste generated by the residential occupied homes would be typical organics, paper, and yard wastes. The City of Annandale is proactive in helping the community and has a list of Refuse and Recycling programs on their website for new residents. The city also has a compost facility open to its residents.

- c. *Project related use/storage of hazardous materials - Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any new above or below ground tanks to store petroleum or other materials. Indicate the number, location, size and age of existing tanks on the property that the project will use. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.*

It is not anticipated that the project will generate or require storage of hazardous wastes other than those typical of household use. Wright County does have a public drop-off facility for household hazardous waste open to County residents.

- d. *Project related generation/storage of hazardous wastes - Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling*

It is not anticipated that the project will generate or require storing or handling of hazardous waste during construction.

14. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):

- a. Describe fish and wildlife resources as well as habitats and vegetation on or near the site.

Fish and wildlife resources and species that may be found within or near the site are generally influenced by the size and quality of habitats including agricultural land, woodlands, wetlands and brush areas. As shown in Section 8, land cover types in the Project area include approximately 17.5 acres of cropland, 6.9 acres of woodland, 2.9 acres of brush, 1.3 acres of wetland, 1.1 acres of impervious surface and 0.4 acres of lawn. The site is located within the Big Woods ecoregion in Minnesota and would likely include wildlife species found within that region.

According to the MN DNR Lake Finder online data for Lake John identified more than 12 different species of fish. The Walleye catch was within the expected range for similar lakes ranging in length from 9.8 to 25.9 inches with the average length of 18.7 inches. The Northern Pike was similar to other lakes as well with a range of 10.7 to 29.9 inches with an average length of 20.1 inches. Other fish identified included Largemouth Bass, Bluegill, Black Crappie, Sunfish and others.

Wildlife in the vicinity include deer, fox, ducks, geese, turkey, and small mammals such as mice.

- b. *Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (LA-____) and/or correspondence number (MCE#: 2024-00229) from which the data were obtained and attach the Natural Heritage Review letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.*

A request was submitted to the Minnesota DNR Natural Heritage Program for Formal Natural Heritage Review. The DNR responded with a formal review dated February 29, 2024. See complete Report in **Appendix C** of this document.

The report stated there are two mapped native plant communities in the area which have a state conservation rank of S2/S3. The recommendation is to minimize impacts in these areas to the extent feasible. Actions recommended included using effective erosion prevention and sediment control.

State-listed Species documented in the area include Blanding's turtles and bat roosts. Avoidance measures for Blanding's turtles include avoiding wetland impacts if the area is suitable for hibernation and other methods including distribution of the Blanding's turtle flyer given to contractors on site.

- c. *Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project including how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.*

The project will convert approximately 17.5 acres of agricultural cropland as well as 5.0 acres of woods and brush to single-family homes. This could displace some migratory bird population as well as small-game and deer. However, the project will be preserving approximately 35% of the wooded areas which will provide habitat area for small-game and deer population. Typical single family residential developments see an increase in density of general ground cover as well as significant growth in both existing and new trees planted in the development. This increased growth will typically help to mitigate any negative effects of the tree and brush removal for climate change considerations.

The wetlands are planned to be 100% protected so any wetland habitat should be maintained without disruption.

To reduce the possibility of introduction of invasive species from project construction, the project developer will coordinate with contractors to visually inspect equipment before working on the site for any invasive species.

- d. *Identify measures that will be taken to avoid, minimize, or mitigate the adverse effects to fish, wildlife, plant communities, ecosystems, and sensitive ecological resources.*

Proposed measures taken to avoid, minimize, or mitigate any adverse effects may include those recommended in the DNR's Natural Heritage letter. They include: avoiding areas

where turtle habitat is suitable for habitat and hibernation, using effective erosion prevention and sediment control, and distributing flyers to contractors on the Blanding's turtle.

Also mentioned in the DNR's Natural heritage letter was the potential for bat roosts within the trees on the property. Since the project does not contain potential suitable summer roosting habitat (contiguous forest), nor does it contain suitable overwintering habitat (caves or abandoned mines), it is highly unlikely that bats are located on the property. Additionally, the Northern Long Eared Bat (NLEB) is the only bat listed on the federally listed species list. Upon reviewing the April 1, 2018 Minnesota NLEB Township List and Map which reflects a survey of both bat roosting and bat hibernaculum, there are no locations within Wright County that are listed. Given these reasons, mitigation efforts will not be required. See **Exhibit 8** for referenced document.

15. Historic properties:

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

The database for Minnesota State Historic Preservation Office (SHPO) is now available online and this review was conducted at mnship.gisdata.mn.gov/public-map. See **Exhibit 7** for document and specific findings. There were no historic inventory items found within the project site. The two items found in the vicinity included the following.

Historic Inventory Number WR-SOS-00005 which is Bridge L8103 located in Southside Township and is used for the Soo Line railroad over Nevens Avenue NW and constructed in 1935. This bridge is not on the National Register List. The second item was Historic Inventory Number XX-ROD-00043 which is Trunk Highway 55 for transportation and constructed in 1921 and 1970 and is not on the National Register List.

The existing home on the property was built in approximately 1960. We have reviewed the criteria for evaluation for eligibility for the National Register of Historic Places found on the MN SHPO website and do not believe it meets any of the criteria listed.

16. Visual:

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

There are no appreciable scenic views from the property. The proposed use as residential land is consistent with the established use of the development to the south.

17. Air:

- a. *Stationary source emissions - Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air*

pollutants, criteria pollutants. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.

Typical air emissions for residential developments could include: natural gas fired equipment, construction equipment and electric powered equipment which are generally considered Conditionally Insignificant Activities and/or Conditionally Exempt Stationary Sources according to MN regulations and statutes.

- b. *Vehicle emissions - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.*

Additional traffic which is generated by this project is not anticipated to result in air quality impacts. See Item 20 below for anticipated increase in vehicle trips. As most trips to the development would lead to parked vehicles, idling concerns would not be expected.

- c. *Dust and odors - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 17a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.*

During project construction, temporary dust and odors would be anticipated. We are not aware of sensitive receptors in the surrounding areas. Temporary odors expected would be exhaust from construction equipment diesel engines. Dust generated during construction will be minimized by standard dust control procedures such as applying water. Post-construction, dust would not be expected as all disturbed earth moving would be stabilized with grass.

18. Greenhouse Gas (GHG) Emissions/Carbon Footprint

- a. *GHG Quantification: For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.*

The following GHG emissions estimated for the project were calculated using the Simplified Greenhouse Gas Emissions Calculator (SGEC) tool. This tool is based on methodologies described in Minnesota Environmental Board's (EQB's) revised EAW guidance dated January 2022.

The following tables are examples; other layouts are acceptable for providing GHG quantification results. Table 3 below is from EAW Guidance dated January 2022:

Table 3. Emission categories for project carbon footprint

Category	Scope	Project phase	Type of emission	Emissions Sub-type	Chemical Emitted
Direct emissions	Scope 1-emissions	Operations	combustion	stationary; area; mobile	CO ₂ , ⁴ N ₂ O, CH ₄
	Scope 1-emissions	Operations	non-combustion process ⁵	stationary ⁶	CO ₂ , CH ₄ , N ₂ O, HFCs, PFCs, other fully fluorinated GHGs
	Scope 1-emissions	Construction	combustion	mobile	CO ₂ , N ₂ O, CH ₄
	Scope 1-emissions	Construction	land-use	area	CO ₂ , N ₂ O, CH ₄
Indirect Emissions	Scope 2-emissions	Operations	off-site electricity/steam production	grid-based	CO ₂ , CH ₄ , N ₂ O
	Scope 3-emissions	Operations	off-site waste management	stationary; area	CO ₂ , CH ₄
Atmospheric Removals of GHGs	Scope 1-sinks	Construction/operations	land-use	area	CO ₂ removals to terrestrial storage

Construction Emissions: GHG emissions during construction are generally due to fuel combustion in construction equipment and vehicles. The construction schedule for this project is assumed to be 6 months. For road vehicles, the emissions are calculated by estimating the quantity of vehicles, miles traveled and gallons of gas consumed, then using emission factors from the US EPA's Emission Factors Hub found at www.epa.gov/climateleadership/ghg-emission-factors-hub. For the off-road construction equipment, the horsepower rating of the equipment is used with a fuel consumption rate of 0.05 gallons per horsepower per hour. Emission factors are then used from the US EPA's site for off-road equipment as well. Total construction emissions for the project are then divided by the lifetime of the project which is estimated at 50 years per EQB guidelines.

Operational Emissions (Mobile Sources): These would be considered post-construction emissions. For traffic, it is assumed 2 vehicles per household traveling 12,000 miles per year. For deliveries, it is assumed 2 delivery trucks per day. Gas mileage uses US Department of Transportation's Bureau of Transportation Average Fuel Efficiency for Light Duty vehicles. For delivery trucks, they are assumed heavy duty diesel trucks.

Operational Emissions (Stationary Combustion): Since public natural gas will be available for the development, the estimate is based off natural gas usage. Per the US Energy Information Administration's Residential Energy Consumption Survey (RECS) was used for natural gas usage.

Operational Emissions (Offsite Electricity Production): Electricity needs for the proposed residential homes are estimated using RECS as well which showed 9,331 kWh per household for Minnesota.

Operational Emissions (Waste Management): Waste management GHG emissions would include those associated with waste generation, transportation to landfill and equipment used at landfill as well as landfill methane emissions. Per US EPA's Fact Sheet, 2018 – Municipal Solid Waste Generation, an estimated waste generation rate of 4.9 pounds per person per day was used. For single family residential, we used 2.5 residents per unit and 38 units at full buildout. The below table is the summary of emissions stated in tons per year of carbon dioxide equivalent. See supporting calculations in **Appendix D**.

Scope	Source	GHG Emissions (tons/yr of CO ₂ e)
Direct Emissions		
Scope 1	Operations - Stationary Combustion (Natural Gas)	160
Scope 1	Operations – Mobile Sources	627
Indirect Emissions		
Scope 2	Operations – Purchased Electricity	161
Total Scope 1 & Location – Based Scope 2		948
Scope 3	Waste Generation -	44

b. *GHG Assessment*

i. *Describe any mitigation considered to reduce the project's GHG emissions.*

- Encourage future builders to use efficient heating, ventilation, and air conditioning systems
- Encourage future builders to use high efficiency natural gas water heaters
- Encourage contractor laborers to carpool
- Encourage contractor to minimize unnecessary equipment idling

ii. *Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.*

The mitigation measures shown above will help to minimize GHG emissions but were not quantified. Most mitigation measures would be for future builders.

iii. *Quantify the proposed projects predicted net lifetime GHG emissions (total tons/#of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.*

The projected lifetime of the project is estimated at 50 years which would equate to a lifetime emissions of the project to be 47,400 tons of CO₂e for Scope 1 & 2 for the project. Overall, this project's CHG emissions will have a very minimal effect on the State of Minnesota's overall GHG reduction goals.

19. Noise

Describe sources, characteristics, duration, quantities, and intensity of noise generated during

project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

Existing noise levels/sources in the area: Existing noise sources include vehicle traffic along Highway 55 north of the project area as well as the Soo Line railroad just north of the project area. Highway noises are louder and more consistent during heavy traffic times which would coincide with rush hour traffic. The Soo Line railroad noise levels are sporadic throughout the day as well as the evening hours.

Nearby sensitive receptors: There are no nearby sensitive receptors.

Conformance to State noise standards: The project will be constructed and adhere to the state's noise ordinance as outlined in Minn. Stat 116.07 and Minnesota Rules, Chapter 7030.

Quality of Life: Site construction noise will be temporary and will follow any state or local ordinance requirements including hours of operation. No construction hours will be allowed during nighttime hours. The project is not anticipated to affect the quality of life of surrounding residential properties.

20. Transportation

- a. *Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.*

Existing and proposed additional parking spaces: Other than the one single family home which has off-street parking within the driveway and a double car garage, there is no other existing parking available. The project will adhere to the City of Annandale parking requirements for single family detached homes which would typically call for off-street parking in the driveway as well as attached garage. No other additional parking spaces are proposed for the project.

Estimated total average daily traffic generated: The average daily (weekday) trips for single family residential homes per the reference below is 414 daily trips with 38 single family homes. We do believe this is a very conservative number and on the high side as it is likely that the riparian homes will be seasonal and likely not primary residences.

Estimated maximum peak hour traffic generated and time of occurrence: The peak number of trips generated is calculated at 42 total trips generated (27 entering and 15 exiting) during the 3:45-4:45 pm hour.

Source of trip generation rates: ITE Trip Generation Manual, 11th Edition using Single-Family detached housing.

Availability of transit and/or other alternative transportation modes: The City or County does not provide public transportation services. The project will include a proposed trail which ties into the trail to the development to the south. The future plans are to connect

to the City trail and sidewalk system.

- b. *Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: <http://www.dot.state.mn.us/accessmanagement/resources.html>) or a similar local guidance,*

It is not anticipated that the project will have an adverse effect on traffic congestion on the adjoining roads or regional transportation system as the existing volumes on adjacent and nearby regional roadways are low and the peak hour traffic added is minimal.

- c. *Identify measures that will be taken to minimize or mitigate project related transportation effects.*

It is not anticipated that the project will have an adverse effect on traffic congestion on the adjoining roads or regional transportation system therefore there are no proposed mitigating measures.

21. Cumulative potential effects: (Preparers can leave this item blank if cumulative potential effects are addressed under the applicable EAW Items)

- a. *Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.*

Since the project is small in nature with only 38 single family lots, it is anticipated that the construction timeframe will be approximately 6 months. Given this short timeframe, we do not anticipate cumulative potential effects due to the project.

- b. *Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.*

We do not anticipate foreseeable future projects. As discussed above in Item 12, the city performed a feasibility for sewer services in this area and it is proposed that it does not extend beyond the northern border of this project.

- c. *Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.*

We do not anticipate any additional effects beyond those discussed in the other sections.

22. Other potential environmental effects: *If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.*

We do not believe there are cumulative environmental effects viewed in conjunction with

the development to the south mainly since it is also a very low-density single-family development.

We do not anticipate any additional environmental effects as a result of this project. All potential environmental effects have been addressed in the above Items 1-21.

RGU CERTIFICATION. *(The Environmental Quality Board will only accept **SIGNED** Environmental Assessment Worksheets for public notice in the EQB Monitor.)*

I hereby certify that:

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

Signature _____

Date _____

Title _____

EXHIBITS

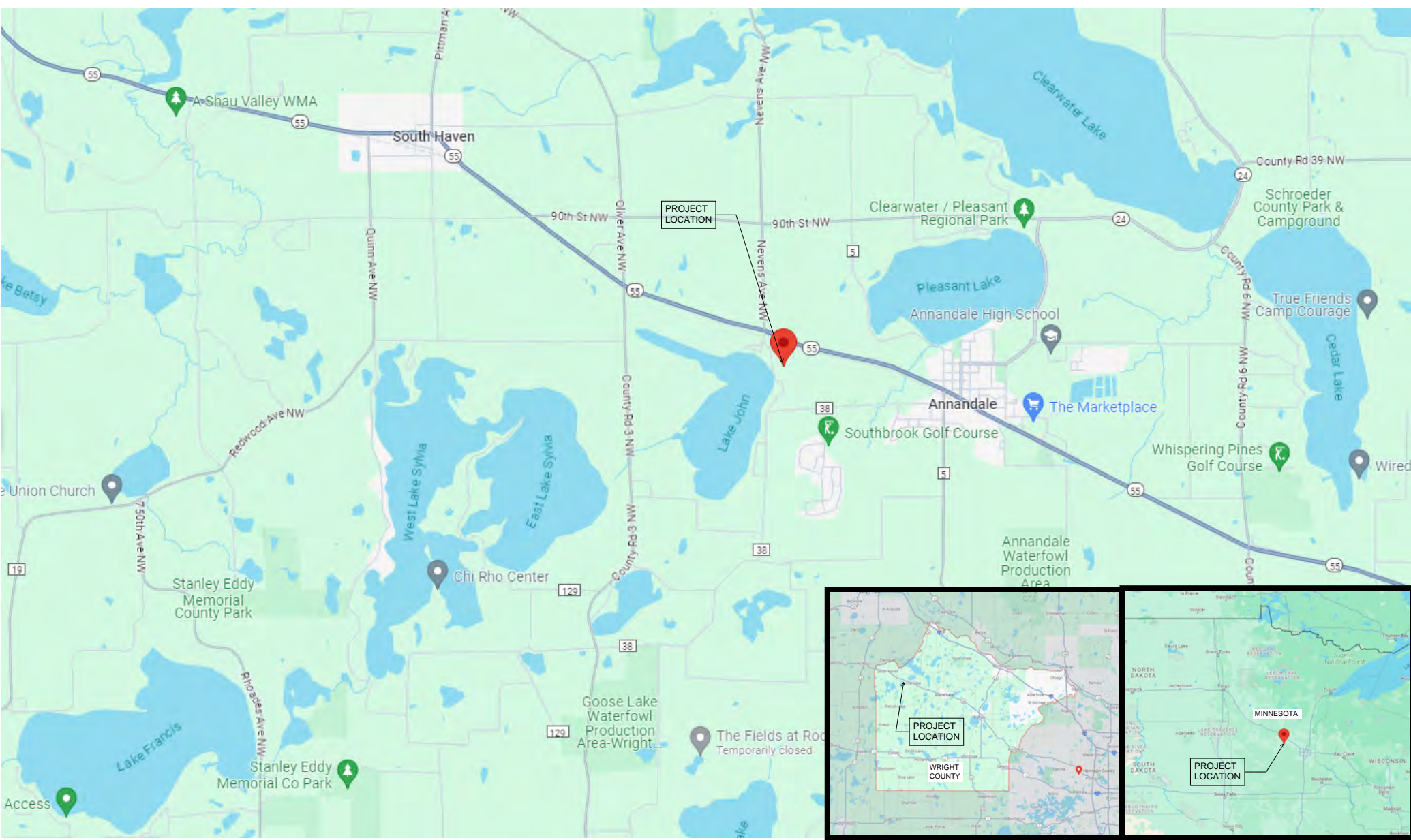
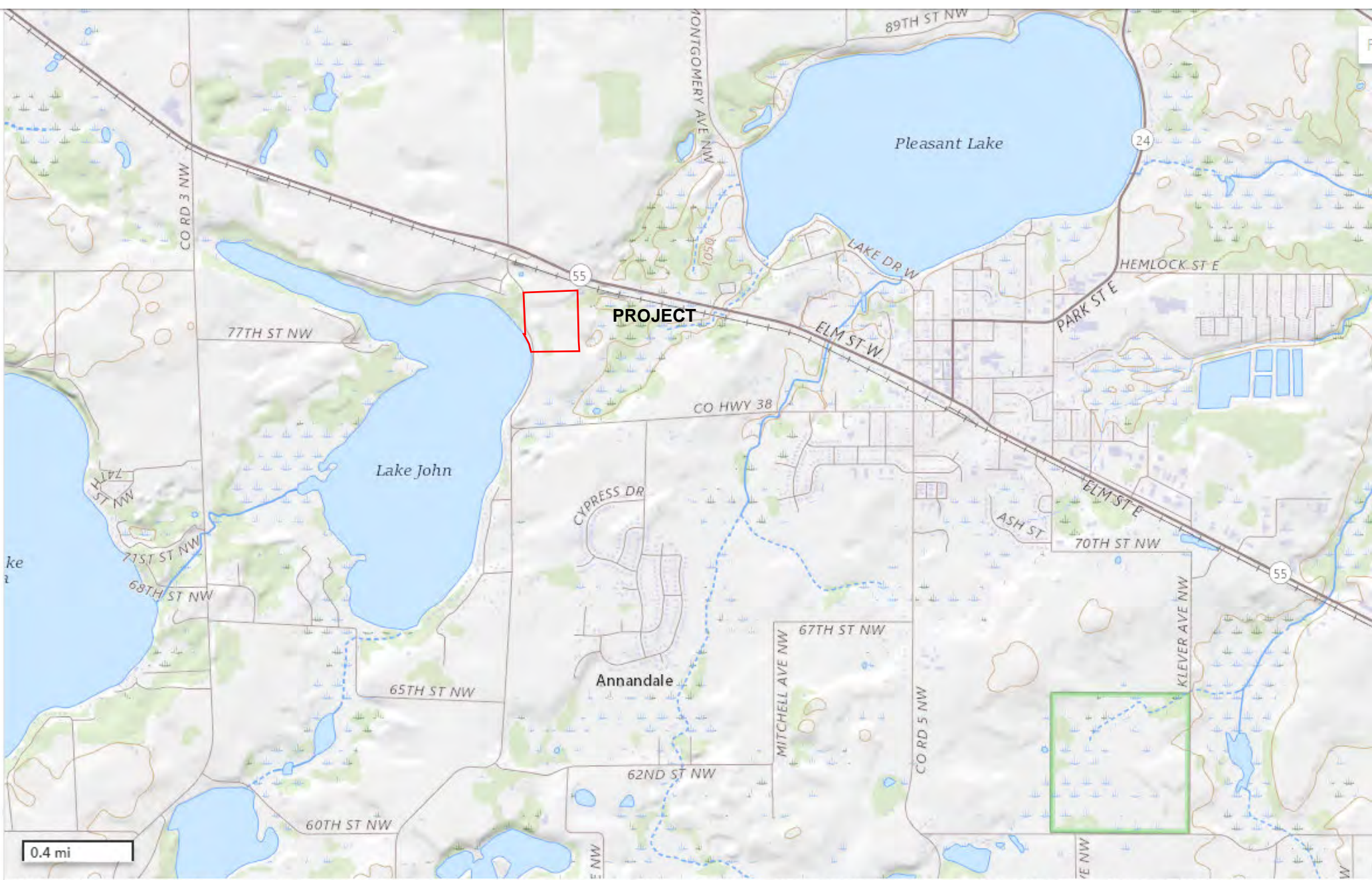


EXHIBIT 1
COUNTY MAP -
GENERAL LOCTION



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Wetlands Dataset

EXHIBIT 2
USGS MAP -
GENERAL LOCATION



EXHIBIT 3
PRE / POST
CONSTRUCTION PLAN

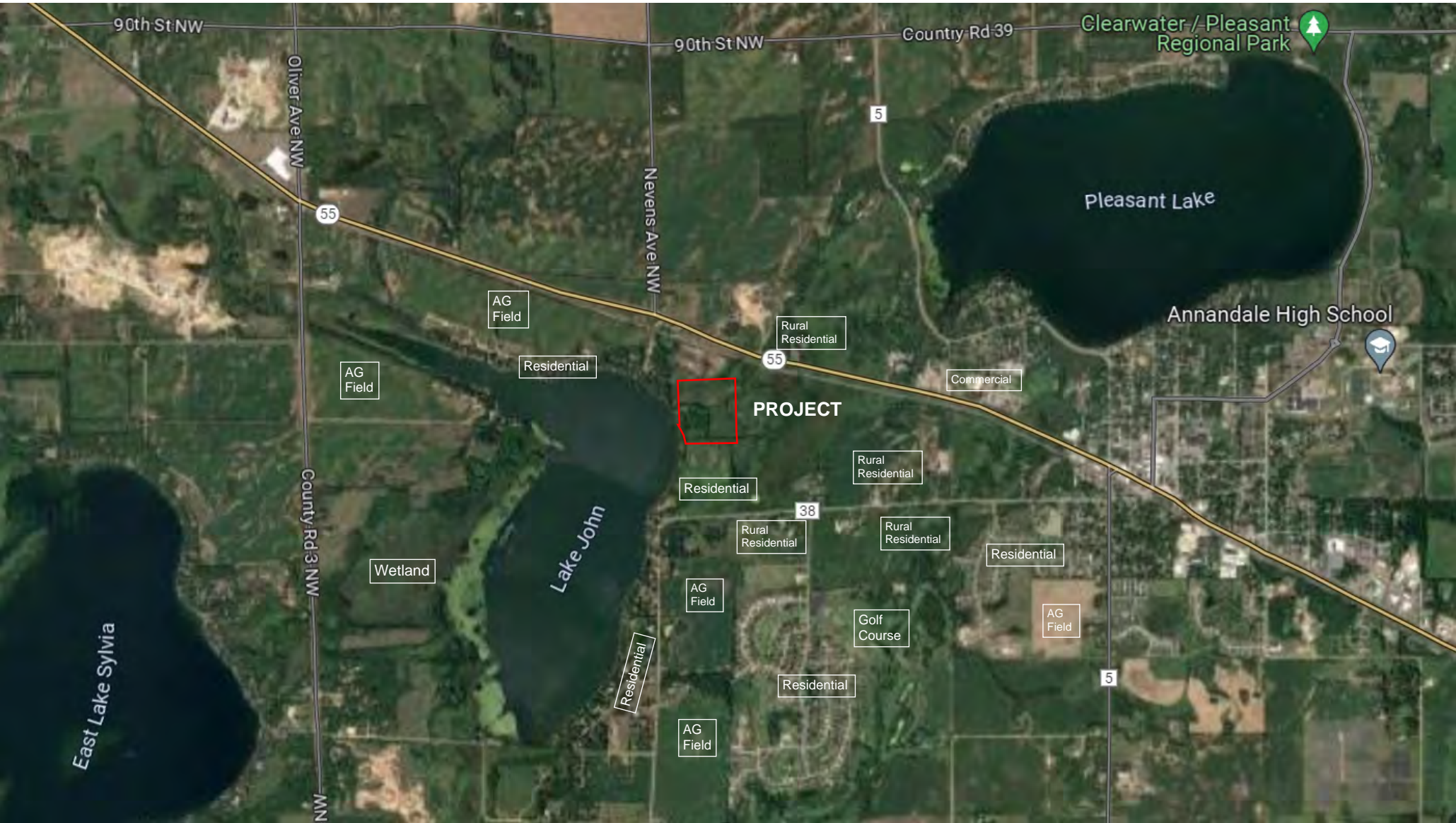


EXHIBIT 4
ADJACENT
LAND USES



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Wright County, Minnesota

EXHIBIT 5 EXISTING SOILS SURVEY



Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
375	Forada sandy loam, 0 to 2 percent slopes	1.9	6.8%
406	Dorset sandy loam, 0 to 2 percent slopes	1.4	5.0%
1030	Pits, gravel-Udipsamments complex	3.5	12.7%
1368	Southaven loam, 0 to 2 percent slopes	2.0	7.1%
1377B	Dorset-Two Inlets complex, 2 to 6 percent slopes	13.9	50.0%
1377C	Dorset-Two Inlets complex, 6 to 12 percent slopes	1.9	6.8%
1942	Forada and Leafriver soils, frequently ponded, 0 to 1 percent slopes	0.5	1.7%
1975	Oylen sandy loam, 0 to 2 percent slopes	2.8	10.0%
Totals for Area of Interest		27.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas

are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Wright County, Minnesota

375—Forada sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2w0mf
Elevation: 660 to 1,710 feet
Mean annual precipitation: 25 to 33 inches
Mean annual air temperature: 37 to 48 degrees F
Frost-free period: 120 to 170 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Forada and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Forada

Setting

Landform: Stream terraces, flats
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy glaciofluvial deposits over sandy and gravelly outwash

Typical profile

Ap - 0 to 9 inches: sandy loam
A - 9 to 16 inches: sandy loam
Bg - 16 to 28 inches: sandy loam
2Cg - 28 to 79 inches: coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 6.00 in/hr)
Depth to water table: About 0 to 8 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Ecological site: R057XY014MN - Linear Meadow
Forage suitability group: Level Swale, Low AWC, Neutral (G091AN003MN)
Other vegetative classification: Level Swale, Low AWC, Neutral (G091AN003MN)
Hydric soil rating: Yes

Minor Components

Oylen

Percent of map unit: 10 percent

Landform: Stream terraces, flats

Landform position (three-dimensional): Tread, rise

Down-slope shape: Convex

Across-slope shape: Linear

Other vegetative classification: Sloping Upland, Neutral (G091AN002MN)

Hydric soil rating: No

Leafriver, frequently ponded

Percent of map unit: 7 percent

Landform: Stream terraces, depressions

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Not Suited (G091AN024MN)

Hydric soil rating: Yes

Arvilla

Percent of map unit: 5 percent

Landform: Flats, stream terraces

Landform position (three-dimensional): Tread, rise

Down-slope shape: Linear, convex

Across-slope shape: Linear

Other vegetative classification: Sandy (G091AN022MN)

Hydric soil rating: No

Marysland

Percent of map unit: 3 percent

Landform: Stream terraces, flats

Landform position (three-dimensional): Tread, tal

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Level Swale, Low AWC, Neutral (G091AN003MN)

Hydric soil rating: Yes

406—Dorset sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2w0m2

Elevation: 660 to 1,710 feet

Mean annual precipitation: 25 to 33 inches

Mean annual air temperature: 37 to 48 degrees F

Frost-free period: 120 to 170 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Dorset and similar soils: 80 percent

Custom Soil Resource Report

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dorset

Setting

Landform: Flats

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Loamy glaciofluvial deposits over sandy and gravelly outwash

Typical profile

Ap - 0 to 11 inches: sandy loam

Bt - 11 to 20 inches: sandy loam

2Bk - 20 to 38 inches: gravelly coarse sand

2C - 38 to 79 inches: gravelly coarse sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): 3s

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: B

Ecological site: R057XY012MN - Sandy Prairie

Forage suitability group: Sloping Upland, Neutral (G091AN002MN)

Other vegetative classification: Sloping Upland, Neutral (G091AN002MN)

Hydric soil rating: No

Minor Components

Corliss

Percent of map unit: 10 percent

Landform: Flats

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Sandy (G091AN022MN)

Hydric soil rating: No

Oylen

Percent of map unit: 5 percent

Landform: Flats

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Custom Soil Resource Report

Other vegetative classification: Sloping Upland, Neutral (G091AN002MN)

Hydric soil rating: No

Forada

Percent of map unit: 3 percent

Landform: Swales

Down-slope shape: Concave

Across-slope shape: Linear

Other vegetative classification: Level Swale, Low AWC, Neutral (G091AN003MN)

Hydric soil rating: Yes

Forada, occasionally ponded

Percent of map unit: 2 percent

Landform: Depressions

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Level Swale, Low AWC, Neutral (G091AN003MN)

Hydric soil rating: Yes

1030—Pits, gravel-Udipsamments complex

Map Unit Setting

National map unit symbol: gln9

Elevation: 850 to 1,160 feet

Mean annual precipitation: 23 to 35 inches

Mean annual air temperature: 43 to 50 degrees F

Frost-free period: 155 to 200 days

Farmland classification: Not prime farmland

Map Unit Composition

Pits, gravel: 80 percent

Udipsamments and similar soils: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pits, Gravel

Setting

Landform: Stream terraces, outwash plains, moraines

Parent material: Sandy and gravelly outwash

Description of Udipsamments

Setting

Landform: Stream terraces, outwash plains, moraines

Parent material: Outwash

Properties and qualities

Slope: 0 to 25 percent

Depth to restrictive feature: More than 80 inches

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

1368—Southhaven loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: glqw

Elevation: 870 to 1,120 feet

Mean annual precipitation: 23 to 35 inches

Mean annual air temperature: 43 to 50 degrees F

Frost-free period: 155 to 200 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Southhaven and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Southhaven

Setting

Landform: Outwash plains

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Colluvium over outwash

Typical profile

Ap,A3 - 0 to 48 inches: loam

Bw - 48 to 62 inches: loam

2Bw - 62 to 66 inches: loamy sand

2C - 66 to 80 inches: gravelly sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)*

Depth to water table: About 42 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Available water supply, 0 to 60 inches: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Ecological site: F091XY012WI - Loamy Upland

Forage suitability group: Sloping Upland, Acid (G091XN006MN)

Other vegetative classification: Sloping Upland, Acid (G091XN006MN)

Hydric soil rating: No

Minor Components

Mosford

Percent of map unit: 7 percent

Hydric soil rating: No

Dorset

Percent of map unit: 3 percent

Hydric soil rating: No

1377B—Dorset-Two Inlets complex, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: glqv

Elevation: 850 to 1,150 feet

Mean annual precipitation: 23 to 35 inches

Mean annual air temperature: 43 to 50 degrees F

Frost-free period: 155 to 200 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Dorset and similar soils: 70 percent

Two inlets and similar soils: 20 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dorset

Setting

Landform: Hills on outwash plains, hills on stream terraces

Landform position (two-dimensional): Backslope

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Outwash

Typical profile

Ap,A - 0 to 11 inches: sandy loam

Bt - 11 to 19 inches: sandy loam

2BC - 19 to 32 inches: gravelly loamy sand

2C - 32 to 80 inches: gravelly coarse sand

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Custom Soil Resource Report

Calcium carbonate, maximum content: 30 percent

Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Ecological site: R057XY012MN - Sandy Prairie

Forage suitability group: Sandy (G091XN022MN)

Other vegetative classification: Sandy (G091XN022MN)

Hydric soil rating: No

Description of Two Inlets

Setting

Landform: Hills on outwash plains, hills on stream terraces

Landform position (two-dimensional): Shoulder

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Outwash

Typical profile

Ap - 0 to 9 inches: loamy sand

Bt - 9 to 19 inches: gravelly loamy sand

C - 19 to 80 inches: gravelly sand

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: F057XY018MN - Steep Sandy Upland Forest

Forage suitability group: Sandy (G091XN022MN)

Other vegetative classification: Sandy (G091XN022MN)

Hydric soil rating: No

Minor Components

Verndale, acid substratum

Percent of map unit: 5 percent

Hydric soil rating: No

Southaven

Percent of map unit: 5 percent

Hydric soil rating: No

1377C—Dorset-Two Inlets complex, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: glqt
Elevation: 850 to 1,180 feet
Mean annual precipitation: 23 to 35 inches
Mean annual air temperature: 43 to 50 degrees F
Frost-free period: 155 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition

Dorset and similar soils: 50 percent
Two inlets and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dorset

Setting

Landform: Hills on outwash plains, hills on stream terraces
Landform position (two-dimensional): Backslope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Outwash

Typical profile

Ap,A - 0 to 11 inches: sandy loam
Bt - 11 to 19 inches: sandy loam
2BC - 19 to 32 inches: gravelly loamy sand
2C - 32 to 80 inches: gravelly coarse sand

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R057XY012MN - Sandy Prairie
Forage suitability group: Sandy (G091XN022MN)

Custom Soil Resource Report

Other vegetative classification: Sandy (G091XN022MN)
Hydric soil rating: No

Description of Two Inlets

Setting

Landform: Hills on outwash plains, hills on stream terraces
Landform position (two-dimensional): Shoulder
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Outwash

Typical profile

Ap - 0 to 9 inches: loamy sand
Bt - 9 to 19 inches: gravelly loamy sand
C - 19 to 80 inches: gravelly sand

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: F057XY018MN - Steep Sandy Upland Forest
Forage suitability group: Sandy (G091XN022MN)
Other vegetative classification: Sandy (G091XN022MN)
Hydric soil rating: No

Minor Components

Southhaven

Percent of map unit: 10 percent
Hydric soil rating: No

Verndale, acid substratum

Percent of map unit: 5 percent
Hydric soil rating: No

1942—Forada and Leafriver soils, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2w0mh

Elevation: 660 to 1,710 feet

Mean annual precipitation: 25 to 33 inches

Mean annual air temperature: 37 to 48 degrees F

Frost-free period: 120 to 170 days

Farmland classification: Not prime farmland

Map Unit Composition

Forada, frequently ponded, and similar soils: 50 percent

Leafriver, frequently ponded, and similar soils: 40 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Forada, Frequently Ponded

Setting

Landform: Depressions

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Loamy glaciofluvial deposits over sandy and gravelly outwash

Typical profile

A - 0 to 10 inches: mucky loam

Bg - 10 to 21 inches: coarse sandy loam

2Cg - 21 to 79 inches: gravelly coarse sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 6.00 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): 6w

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: B/D

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Ecological site: F057XY002MN - Wet Depressional Forest
Forage suitability group: Not Suited (G091AN024MN)
Other vegetative classification: Not Suited (G091AN024MN)
Hydric soil rating: Yes

Description of Leafriver, Frequently Ponded

Setting

Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over outwash

Typical profile

Oa - 0 to 9 inches: muck
A - 9 to 14 inches: sandy loam
Cg - 14 to 79 inches: loamy sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): 6w
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: A/D
Ecological site: F057XY003MN - Peatland
Forage suitability group: Not Suited (G091AN024MN)
Other vegetative classification: Not Suited (G091AN024MN)
Hydric soil rating: Yes

Minor Components

Nidaros, frequently ponded

Percent of map unit: 5 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Not Suited (G091AN024MN)
Hydric soil rating: Yes

Forada

Percent of map unit: 5 percent
Landform: Swales
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Linear

Other vegetative classification: Level Swale, Low AWC, Neutral (G091AN003MN)
Hydric soil rating: Yes

1975—Oylen sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: glr4
Elevation: 870 to 1,100 feet
Mean annual precipitation: 23 to 35 inches
Mean annual air temperature: 43 to 50 degrees F
Frost-free period: 155 to 200 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Oylen and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Oylen

Setting

Landform: Outwash plains, stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Outwash

Typical profile

Ap - 0 to 10 inches: sandy loam
Bt - 10 to 18 inches: sandy loam
2Bw - 18 to 38 inches: sand
2C - 38 to 80 inches: gravelly coarse sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: About 30 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: R057XY013MN - Loamy Overflow
Forage suitability group: Sloping Upland, Low AWC, Acid (G091XN008MN)

Custom Soil Resource Report

Other vegetative classification: Sloping Upland, Low AWC, Acid (G091XN008MN)

Hydric soil rating: No

Minor Components

Forada

Percent of map unit: 10 percent

Landform: Swales

Hydric soil rating: Yes

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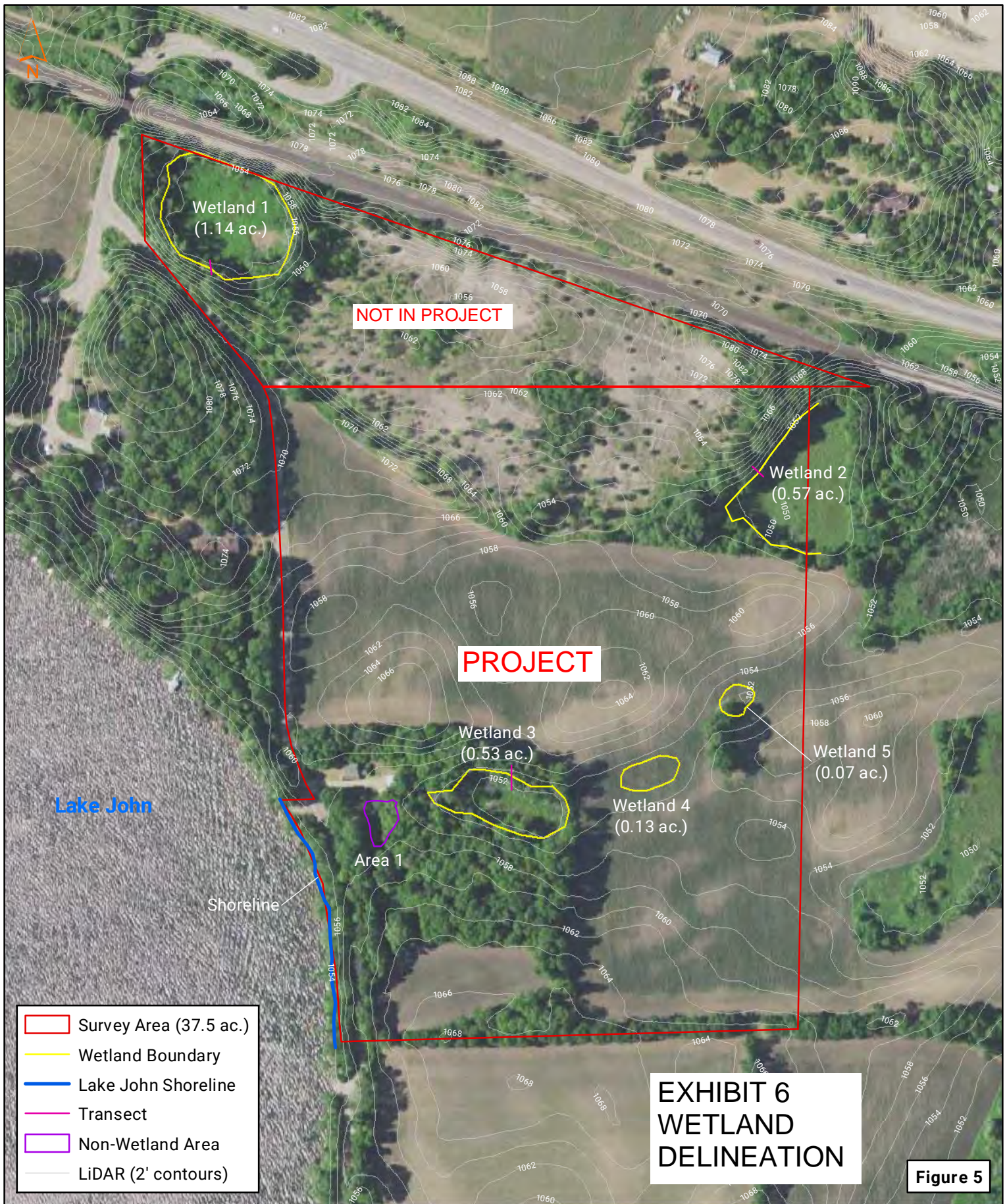
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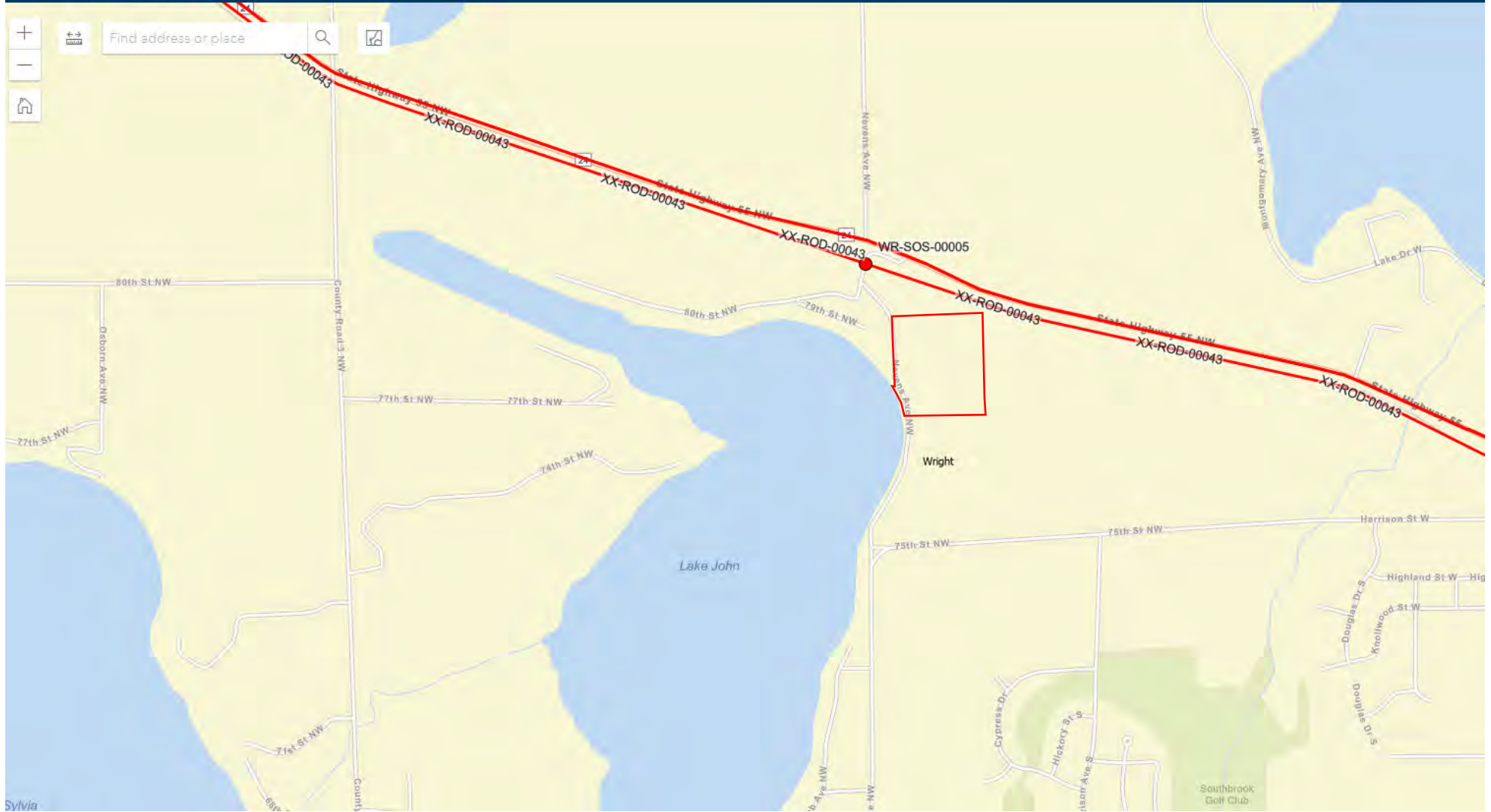


Sources: USDA Farm Service Agency NAIP Imagery, 2021,
MnGeo, MN Department of Natural Resources,
US Census Bureau, Date: 9/20/2023

Delineated Aquatic Resources
Seanor Property
7832 Nevens Ave. NW
Annandale, MN



0 200 400
Feet



Historic Inventory Number	Historic Name	Counties	Municipalities	Street Address	PIN	Historic - Function	Current - Arch Function	Style	Primary Exterior Material	Design Professional	Date(s) Constructed	Nat'l Reg List Eligible	Nat'l Reg of Hist (NRHP) Listed
WR-SOS-00005	Bridge L8103	Wright	Southside Township	Soo Line over Nevens Avenue NW in Annadale		Transportation , Rail-Related					Construction, 1935, 1935, false	No	No
XX-ROD-00043	Trunk Highway 55	Wright		TH 55		Transportation , Road-Related (Vehicular)					Construction, 1970, 1970, false; Construction, 1921, 1921, true	No	No

EXHIBIT 7 SHPO INFORMATION

TOWNSHIPS CONTAINING DOCUMENTED NORTHERN LONG-EARED BAT MATERNITY ROOST TREES AND/OR HIBERNACULA ENTRANCES

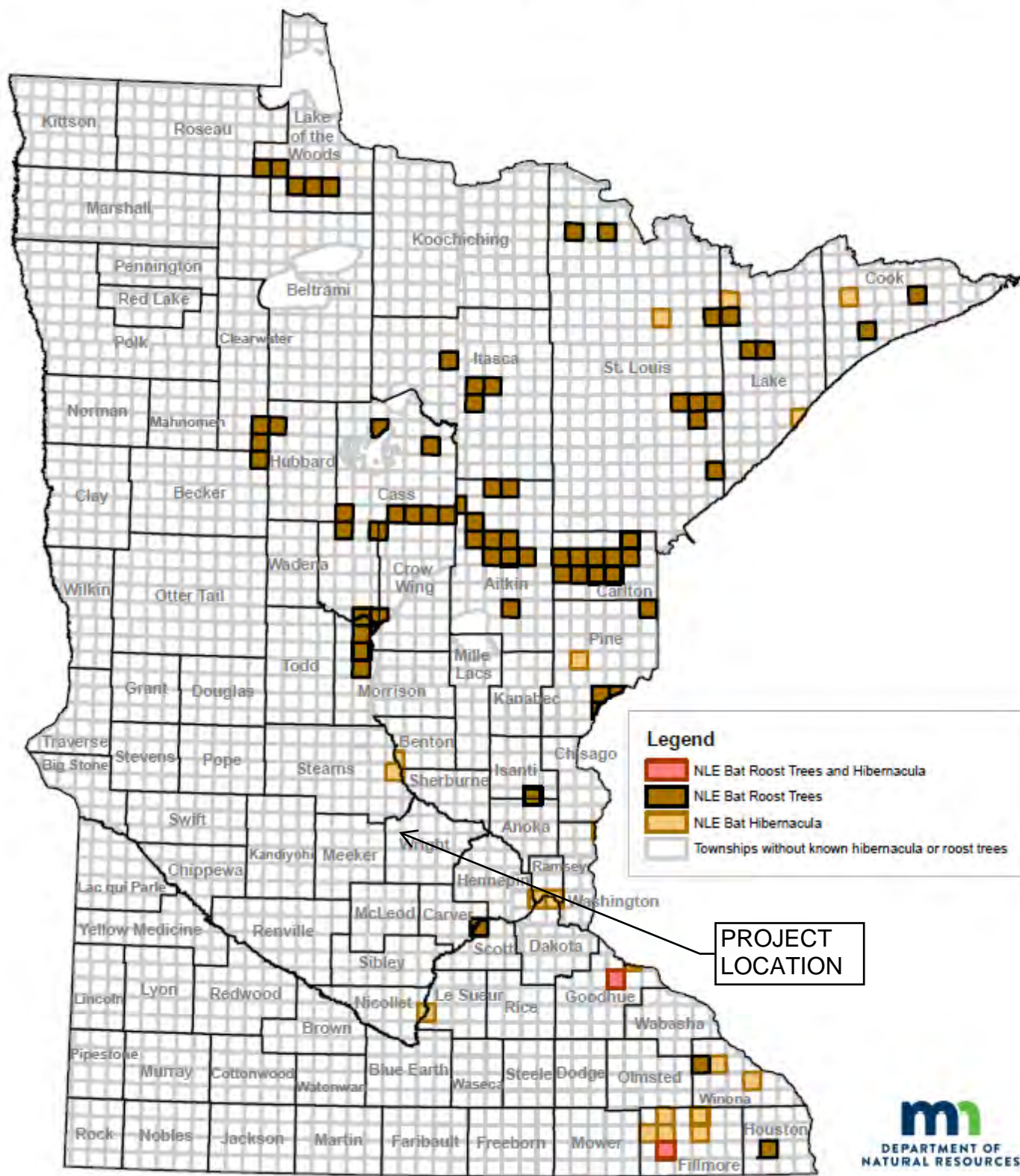


EXHIBIT 8 MN NORTHERN LONG EARED BAT (NLEB) TOWNSHIP LIST MAP

County	Township	Contains Hibernaculum	Contains Roost Tree
Aitkin	T45N R24W		X
Aitkin	T48N R23W		X
Aitkin	T48N R24W		X
Aitkin	T48N R25W		X
Aitkin	T49N R24W		X
Aitkin	T49N R25W		X
Aitkin	T49N R26W		X
Aitkin	T50N R26W		X
Aitkin	T51N R27W		X
Aitkin	T52N R24W		X
Aitkin	T52N R25W		X
Anoka	T34N R23W		X
Becker	T142N R36W		X
Benton	T36N R31W	X	
Carlton	T47N R18W		X
Carlton	T47N R19W		X
Carlton	T47N R20W		X
Carlton	T47N R21W		X
Carlton	T48N R17W		X
Carlton	T48N R18W		X
Carlton	T48N R19W		X
Carlton	T48N R20W		X
Carlton	T48N R21W		X
Carlton	T49N R17W		X
Carver	T115N R23W		X
Cass	T132N R29W		X
Cass	T133N R29W		X
Cass	T133N R30W		X
Cass	T138N R29W		X
Cass	T138N R31W		X
Cass	T139N R25W		X
Cass	T139N R26W		X
Cass	T139N R27W		X
Cass	T139N R28W		X
Cass	T139N R31W		X
Cass	T143N R26W		X
Cass	T144N R29W		X
Clearwater	T143N R36W		X
Clearwater	T144N R36W		X
Cook	T61N R3W		X
Cook	T63N R1E		X
Cook	T63N R4W	X	
Crow Wing	T133N R29W		X
Crow Wing	T138N R29W		X
Dakota	T28N R22W	X	
Dakota	T28N R23W	X	
Fillmore	T102N R12W	X	X
Fillmore	T103N R10W	X	
Fillmore	T103N R12W	X	
Fillmore	T103N R13W	X	
Fillmore	T104N R10W	X	
Fillmore	T104N R12W	X	

County	Township	Contains Hibernaculum	Contains Roost Tree
Goodhue	T112N R15W	X	X
Goodhue	T113N R14W	X	
Hennepin	T28N R23W	X	
Houston	T102N R6W		X
Hubbard	T144N R35W		X
Isanti	T34N R23W		X
Itasca	T148N R25W		X
Itasca	T57N R26W		X
Itasca	T58N R25W		X
Itasca	T58N R26W		X
Lake	T56N R7W	X	
Lake	T60N R10W		X
Lake	T60N R9W		X
Lake	T62N R11W		X
Lake	T63N R11W	X	
Lake of the Woods	T158N R32W		X
Lake of the Woods	T158N R33W		X
Lake of the Woods	T158N R34W		X
Lake of the Woods	T159N R35W		X
Lake of the Woods	T159N R36W		X
Le Sueur	T110N R26W	X	
Morrison	T130N R30W		X
Morrison	T131N R30W		X
Morrison	T132N R29W		X
Morrison	T132N R30W		X
Morrison	T133N R29W		X
Morrison	T133N R30W		X
Nicollet	T110N R26W	X	
Pine	T39N R19W		X
Pine	T40N R18W		X
Pine	T40N R19W		X
Pine	T42N R20W	X	
Pine	T45N R16W		X
Ramsey	T28N R22W	X	
Ramsey	T28N R23W	X	
Scott	T115N R23W		X
Sherburne	T35N R31W	X	
Stearns	T124N R28W	X	
St. Louis	T53N R12W		X
St. Louis	T56N R13W		X
St. Louis	T57N R12W		X
St. Louis	T57N R13W		X
St. Louis	T57N R14W		X
St. Louis	T62N R12W		X
St. Louis	T62N R15W	X	
St. Louis	T67N R18W		X
St. Louis	T67N R20W		X
Washington	T28N R22W	X	
Washington	T32N R19W	X	
Winona	T106N R7W	X	
Winona	T107N R10W		X
Winona	T107N R9W	X	

APPENDIX A

WELL INFORMATON

MDH

Minnesota
Department of
Health

Minnesota Well Index

Search by

Zoom to

Tools

Base Maps

Other Links

Help



141334

County Wright
Quad South
Quad ID 139C

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
Minnesota Statutes Chapter 1031

Entry Date 08/12/1994
Update Date 03/10/2014
Received Date

Well Name ANDERSON,					Township 121	Range 28	Dir W	Section 25	Subsection BCCCAC	Well Depth 54 ft.					Depth Completed 54 ft.					Date Well Completed 01/03/1978														
Elevation 1072					Elev. Method CALC FROM 2-FOOT COUNTY DEM					Drill Method Non-specified Rotary					Drill Fluid																			
Address C/W 7592 NEVENS AV NW ANNANDALE MN 55302										Use domestic					Status Active																			
Stratigraphy Information										Well Hydrofractured? Yes <input type="checkbox"/> No <input type="checkbox"/>										From To														
Geological Material										Casing Type Single casing					Joint Threaded																			
CLAY										Drive Shoe? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					Above/Below																			
SAND										Casing Diameter 4 in. To 50 ft. 11 lbs./ft.					Hole Diameter 6.2 in. To 54 ft.																			
										Open Hole From ft. To ft.																								
										Screen? <input checked="" type="checkbox"/>					Type stainless					Make JOHNSON														
										Diameter 4 in.					Slot/Gauze 8					Length 4 ft.					Set 50 ft.					54 ft.				
										Static Water Level 20 ft. land surface Measure 01/03/1978																								
										Pumping Level (below land surface) 25 ft. 1 hrs. Pumping at 60 g.p.m.																								
										Wellhead Completion Pitless adapter manufacturer Model <input type="checkbox"/> Casing Protection <input type="checkbox"/> 12 in. above grade <input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)																								
										Grouting Information Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified Material Amount From To cuttings 0.12 Cubic yards 0 ft. 12 ft.																								
										Nearest Known Source of Contamination 70 feet East Direction Septic tank/drain field Type Well disinfected upon completion? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																								
										Pump <input type="checkbox"/> Not Installed Date Installed 02/22/1977 Manufacturer's name AERMOTOR Model Number SD-12-50 HP 0.5 Volt 230 Length of drop pipe 36 ft Capacity g.p. Typ Submersible																								
										Abandoned Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No																								
										Variance Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No																								
										Miscellaneous First Bedrock Aquifer Quat. buried Last Strat sand Depth to Bedrock ft Located by Minnesota Geological Survey Locate Method GPS SA Off (averaged) (15 meters) System UTM - NAD83, Zone 15, Meters X 409306 Y 5012578 Unique Number Verification Tax Records Input Date 01/27/2010																								
										Angled Drill Hole																								
										Well Contractor Mattson Well Co. 86108 OESTREICH, D. Licensee Business Lic. or Reg. No. Name of Driller																								

555412

County

Wright

Quad

South

Quad ID

139C

MINNESOTA DEPARTMENT OF HEALTH

WELL AND BORING REPORT

Minnesota Statutes Chapter 1031

Entry Date

02/08/1995

Update Date

02/14/2014

Received Date

<div>Well Name</div> WARM-	<div>Township</div> 121	<div>Range</div> 28	<div>Dir</div> W	<div>Section</div> 26	<div>Subsection</div> AAADAD	<div>Well Depth</div> 89 ft.	<div>Depth Completed</div> 89 ft.	<div>Date Well Completed</div> 10/27/1994						
<div>Elevation</div> 1058	<div>Elev. Method</div>	CALC FROM 2-FOOT COUNTY DEM				<div>Drill Method</div> Non-specified Rotary	<div>Drill Fluid</div> Bentonite							
<div>Address</div>						<div>Use</div> domestic	<div>Status</div>	Active						
Well13003 79TH AV NW ANNANDALE MN 55302						<div>Well Hydrofractured?</div>	<div>Yes</div> <input type="checkbox"/>	<div>No</div> <input type="checkbox"/>	<div>From</div>	<div>To</div>				
<div>Stratigraphy Information</div>						<div>Casing Type</div> Single casing	<div>Joint</div> Glued							
						<div>Drive Shoe?</div>	<div>Yes</div> <input type="checkbox"/>	<div>No</div> <input checked="" type="checkbox"/>	<div>Above/Below</div>					
<div>Geological Material</div>						<div>Casing Diameter</div>	<div>Weight</div>	<div>Hole Diameter</div>						
TOP SOIL						4 in. To	84 ft.	lbs./ft.	8.2 in. To	89 ft.				
SAND & GRAVEL														
SAND & GRAVEL														
						<div>Open Hole</div>								
						<div>From</div>	<div>ft.</div>	<div>To</div>	<div>ft.</div>					
						<div>Screen?</div> <input checked="" type="checkbox"/>	<div>Type</div> plastic	<div>Make</div> JAYCO						
						<div>Diameter</div>	<div>Slot/Gauze</div>	<div>Length</div>	<div>Set</div>					
						3 in.	15	5 ft.	84 ft.	89 ft.				
						<div>Static Water Level</div>								
						20 ft.	land surface	<div>Measure</div>	10/27/1994					
						<div>Pumping Level (below land surface)</div>								
						ft.	hrs.	<div>Pumping at</div>	50	<div>g.p.m.</div>				
						<div>Wellhead Completion</div>								
						<div>Pitless adapter manufacturer</div>				<div>Model</div>				
						<input type="checkbox"/>	<div>Casing Protection</div>			<input type="checkbox"/>	12 in. above grade			
						<input type="checkbox"/>	<div>At-grade (Environmental Wells and Borings ONLY)</div>							
						<div>Grouting Information</div>	<div>Well Grouted?</div>	<input type="checkbox"/>	<div>Yes</div>	<input type="checkbox"/>	<div>No</div>	<input checked="" type="checkbox"/>	<div>Not Specified</div>	
						<div>Nearest Known Source of Contamination</div>								
						<div>feet</div>	<div>Direction</div>				<div>Type</div>			
						<div>Well disinfected upon completion?</div>				<input type="checkbox"/>	<div>Yes</div>	<input type="checkbox"/>	<div>No</div>	
						<div>Pump</div> <input type="checkbox"/>	<div>Not Installed</div>		<div>Date Installed</div>	11/01/1994				
						<div>Manufacturer's name</div>				RUSTLER				
						<div>Model Number</div>	<div>HP</div>	0.5	<div>Volt</div>					
						<div>Length of drop pipe</div>	40	<div>ft</div>	<div>Capacity</div>	<div>g.p.</div>	<div>Typ</div>	Submersible		
						<div>Abandoned</div>								
						<div>Does property have any not in use and not sealed well(s)?</div>				<input type="checkbox"/>	<div>Yes</div>	<input checked="" type="checkbox"/>	<div>No</div>	
						<div>Variance</div>								
						<div>Was a variance granted from the MDH for this well?</div>				<input type="checkbox"/>	<div>Yes</div>	<input type="checkbox"/>	<div>No</div>	
						<div>Miscellaneous</div>								
						<div>First Bedrock</div>	<div>Aquifer</div>				<div>Quat.</div>	<div>Water</div>		
						<div>Last Strat</div>	sand +larger-gray				<div>Depth to Bedrock</div>	ft		
						<div>Located by</div>						Minnesota Geological Survey		
						<div>Locate Method</div>						GPS SA Off (averaged) (15 meters)		
						<div>System</div>	UTM - NAD83, Zone 15, Meters				X	409215	Y	5013193
						<div>Unique Number Verification</div>				<div>Tax Records</div>	<div>Input Date</div>	01/27/2010		
						<div>Angled Drill Hole</div>								
						<div>Well Contractor</div>								
						<div>Stevens Well Drilling Co. Inc.</div>				86654	<div>SWERINGEN, P.</div>			
						<div>Licensee Business</div>				<div>Lic. or Reg. No.</div>	<div>Name of Driller</div>			

610269

County Wright
Quad South
Quad ID 139C

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
Minnesota Statutes Chapter 1031

Entry Date 05/19/2000
Update Date 03/25/2010
Received Date

Well Name VINKEMIEN,	Township 121	Range 28	Dir W	Section 26	Subsection AAADAB	Well Depth 59 ft.	Depth Completed 59 ft.	Date Well Completed 06/24/1998																				
Elevation 1064	Elev. Method CALC FROM 2-FOOT COUNTY DEM	Drill Method Non-specified Rotary		Drill Fluid																								
Address C/W 13011 79TH ST NW ANNANDALE MN 55302						Use domestic	Status Active																					
Stratigraphy Information						Well Hydrofractured? Yes <input type="checkbox"/> No <input type="checkbox"/> From To																						
<table><tr><td>Geological Material</td><td>From</td><td>To (ft.)</td><td>Color</td><td>Hardness</td></tr><tr><td>SAND</td><td>0</td><td>22</td><td>BROWN</td><td>SOFT</td></tr><tr><td>SAND/CLAY</td><td>22</td><td>49</td><td>BROWN</td><td>MEDIUM</td></tr><tr><td>FINE SAND</td><td>49</td><td>59</td><td>BROWN</td><td>MEDIUM</td></tr></table>						Geological Material	From	To (ft.)	Color	Hardness	SAND	0	22	BROWN	SOFT	SAND/CLAY	22	49	BROWN	MEDIUM	FINE SAND	49	59	BROWN	MEDIUM	Casing Type Single casing <input type="checkbox"/> Joint <input type="checkbox"/> Drive Shoe? Yes <input type="checkbox"/> No <input type="checkbox"/> Above/Below		
Geological Material	From	To (ft.)	Color	Hardness																								
SAND	0	22	BROWN	SOFT																								
SAND/CLAY	22	49	BROWN	MEDIUM																								
FINE SAND	49	59	BROWN	MEDIUM																								
<table><tr><td>Casing Diameter</td><td>Weight</td></tr><tr><td>4 in. To 55 ft.</td><td>lbs./ft.</td></tr></table>						Casing Diameter	Weight	4 in. To 55 ft.	lbs./ft.																			
Casing Diameter	Weight																											
4 in. To 55 ft.	lbs./ft.																											
Open Hole From ft. To ft.																												
Screen? <input checked="" type="checkbox"/> Type stainless Make JOHNSON																												
<table><tr><td>Diameter</td><td>Slot/Gauze</td><td>Length</td><td>Set</td></tr><tr><td>2.5 in.</td><td>10</td><td>4 ft.</td><td>55 ft. 59 ft.</td></tr></table>						Diameter	Slot/Gauze	Length	Set	2.5 in.	10	4 ft.	55 ft. 59 ft.															
Diameter	Slot/Gauze	Length	Set																									
2.5 in.	10	4 ft.	55 ft. 59 ft.																									
Static Water Level 20 ft. land surface Measure 06/24/1998																												
Pumping Level (below land surface) 57 ft. 1.2 hrs. Pumping at 10 g.p.m.																												
Wellhead Completion Pitless adapter manufacturer MERRILL Model SPP <input type="checkbox"/> Casing Protection <input type="checkbox"/> 12 in. above grade <input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)																												
Grouting Information Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified																												
<table><tr><td>Material</td><td>Amount</td><td>From</td><td>To</td></tr><tr><td>other</td><td>2 Sacks</td><td>0 ft.</td><td>30 ft.</td></tr></table>						Material	Amount	From	To	other	2 Sacks	0 ft.	30 ft.															
Material	Amount	From	To																									
other	2 Sacks	0 ft.	30 ft.																									
Nearest Known Source of Contamination <u>50</u> feet <u>Northwes</u> Direction <u>Septic tank/drain field</u> Type Well disinfected upon completion? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																												
Pump <input type="checkbox"/> Not Installed Date Installed <u>06/24/1998</u> Manufacturer's name RED JACKET Model Number HP <u>0.5</u> Volt <u>115</u> Length of drop pipe <u>44</u> ft Capacity <u>15</u> g.p. Typ <u>Submersible</u>																												
Abandoned Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																												
Variance Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																												
Miscellaneous First Bedrock Aquifer Quat. buried Last Strat sand-brown Depth to Bedrock ft Located by Minnesota Geological Survey Locate Method GPS SA Off (averaged) (15 meters) System UTM - NAD83, Zone 15, Meters X 409205 Y 5013221 Unique Number Verification Tax Records Input Date 01/27/2010																												
Angled Drill Hole																												
Well Contractor Fobbe's Well Co. 86445 FOBBE, R. Licensee Business Lic. or Reg. No. Name of Driller																												

610270

County Wright
Quad South
Quad ID 139C

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
Minnesota Statutes Chapter 1031

Entry Date05/19/2000
Update Date03/25/2010
Received Date

Well Name WINKEMIER,	Township 121	Range 28	Dir W	Section 26	Subsection AAAAAD	Well Depth 60 ft.	Depth Completed 60 ft.	Date Well Completed 06/24/1998
Elevation 1076	Elev. Method CALC FROM 2-FOOT COUNTY DEM				Drill Method Non-specified Rotary	Drill Fluid		
Address C/W 13010 79TH ST NW ANNANDALE MN 55302						Use domestic	Status Active	
Stratigraphy Information						Well Hydrofractured? Yes <input type="checkbox"/> No <input type="checkbox"/> From To		
Geological Material From To (ft.) Color Hardness						Casing Type Single casing Joint		
SAND/GRAVEL 0 27 YELLOW MEDIUM						Drive Shoe? Yes <input type="checkbox"/> No <input type="checkbox"/> Above/Below		
SAND/SEAMS OF CLAY 27 52 BROWN MEDIUM						Casing Diameter Weight		
SAND 52 60 BROWN MEDIUM						4 in. To 56 ft. lbs./ft.		
						Open Hole From ft. To ft.		
						Screen? <input checked="" type="checkbox"/> Type stainless Make JOHNSON		
						Diameter Slot/Gauze Length Set		
						2 in. 10 4 ft. 56 ft. 60 ft.		
						Static Water Level		
						24 ft. land surface Measure 06/24/1998		
						Pumping Level (below land surface)		
						58 ft. 1.2 hrs. Pumping at 25 g.p.m.		
						Wellhead Completion		
						Pitless adapter manufacturer MERRILL Model SPP		
						<input type="checkbox"/> Casing Protection <input type="checkbox"/> 12 in. above grade		
						<input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)		
						Grouting Information Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified		
						Material Amount From To		
						other 3 Sacks 0 ft. 30 ft.		
						Nearest Known Source of Contamination		
						50 feet Northwes Direction Septic tank/drain field Type		
						Well disinfected upon completion? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
						Pump <input type="checkbox"/> Not Installed Date Installed 06/24/1998		
						Manufacturer's name RED JACKET		
						Model Number HP 0.5 Volt 115		
						Length of drop pipe 42 ft Capacity 15 g.p. Typ Submersible		
						Abandoned		
						Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
						Variance		
						Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
						Miscellaneous		
						First Bedrock Aquifer Quat. Water		
						Last Strat sand-brown Depth to Bedrock ft		
						Located by Minnesota Geological Survey		
						Locate Method GPS SA Off (averaged) (15 meters)		
						System UTM - NAD83, Zone 15, Meters X 409215 Y 5013280		
						Unique Number Verification Tax Records Input Date 01/27/2010		
						Angled Drill Hole		
						Well Contractor		
						Fobbe's Well Co. 86445 FOBBE, R.		
						Licensee Business Lic. or Reg. No. Name of Driller		

835257

County Wright
Quad South
Quad ID 139C

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING REPORT
Minnesota Statutes Chapter 1031

Entry Date11/30/2018
Update Date05/06/2020
Received Date09/21/2018

Well Name VINKEMEIER,	Township 121	Range 28	Dir W	Section 25	Subsection BBBCBD	Well Depth 39 ft.	Depth Completed 39 ft.	Date Well Completed
Elevation 1070	Elev. Method	LiDAR 1m DEM (MNDNR)				Drill Method Non-specified Rotary	Drill Fluid Qwik gel	
Address C/W 7939 NEVENS AV NW ANNANDALE MN 55302						Use domestic	Status Active	
Stratigraphy Information						Well Hydrofractured?	Yes <input type="checkbox"/> No <input type="checkbox"/>	From To
Geological Material						Casing Type Single casing	Joint	
SAND						Drive Shoe?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Above/Below
CLAY						Casing Diameter	Weight	
SAND						4 in. To 34 ft.	lbs./ft.	
						Open Hole	From ft.	To ft.
						Screen?	<input checked="" type="checkbox"/>	Type stainless
						Diameter	Slot/Gauze	Length
						2 in.	12	5 ft.
						Static Water Level		
						22 ft.	land surface	Measure 08/24/2018
						Pumping Level (below land surface)		
						37 ft.	1 hrs.	Pumping at 30 g.p.m.
						Wellhead Completion		
						Pitless adapter manufacturer	MONITOR	Model SNAPPY
						<input type="checkbox"/> Casing Protection	<input checked="" type="checkbox"/> 12 in. above grade	
						<input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)		
						Grouting Information	Well Grouted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified
						Material	Amount	From To
						high solids bentonite	4 Sacks	ft. 34 ft.
						Nearest Known Source of Contamination		
						75 feet	Northeas Direction	Septic tank/drain field Type
						Well disinfected upon completion?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
						Pump	<input type="checkbox"/> Not Installed	Date Installed 08/31/2018
						Manufacturer's name	FLOWISE	
						Model Number	HP 0.5	Volt 120
						Length of drop pipe	25 ft	Capacity 15 g.p. Typ Submersible
						Abandoned		
						Does property have any not in use and not sealed well(s)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
						Variance		
						Was a variance granted from the MDH for this well?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
						Miscellaneous		
						First Bedrock	Aquifer	
						Last Strat	Depth to Bedrock ft	
						Located by	Minnesota Department of Health	
						Locate Method	GPS SA Off (averaged) (15 meters)	
						System	UTM - NAD83, Zone 15, Meters	X 409275 Y 5013180
						Unique Number Verification	Info/GPS from data	Input Date 11/19/2018
						Angled Drill Hole		
						Well Contractor		
						Fobbe Well, LLP	1919	FOBBE, R
						Licensee Business	Lic. or Reg. No.	Name of Driller

APPENDIX B

WETLAND REPORT /

TEP CONFIRMATION

Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: City of Annandale	County: Wright
Applicant Name: Ryan Excelsior Properties, LLC Perry Ryan	Applicant Representative: MNR Ken Arndt
Project Name: Seanor Property	LGU Project No. (if any): ANN5-23
Date Complete Application Received by LGU: 10/18/2023	
Date of LGU Decision: 11/14/2023	
Date this Notice was Sent: 11/16/2023	

WCA Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type <input type="checkbox"/> Sequencing <input type="checkbox"/> Replacement Plan <input type="checkbox"/> Bank Plan (not credit purchase)	
<input type="checkbox"/> No-Loss (8420.0415) <input type="checkbox"/> Exemption (8420.0420)	
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H	Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:	
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits:	
<input type="checkbox"/> Bank Credits:	
Bank Account Number(s):	

Technical Evaluation Panel Findings and Recommendations (attach if any)

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation
--

LGU Decision

<input type="checkbox"/> Approved with Conditions (specify below) ¹ <input checked="" type="checkbox"/> Approved ¹ <input type="checkbox"/> Denied		
List Conditions:		
Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
Decision is valid for: <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

<input type="checkbox"/> Attachment(s) (specify):
<input checked="" type="checkbox"/> Summary: A TEP meeting was held on 11/1/2023. The TEP concurred with the boundaries as delineated. This decision does not reflect any decision made under Section 404 of the CWA.

¹ Findings must consider any TEP recommendations.

Attached Project Documents

<input checked="" type="checkbox"/> Site Location Map <input checked="" type="checkbox"/> Project Plan(s)/Descriptions/Reports (specify): Delineated Aquatic Resources Figure
--

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

☐ Yes¹ ☒ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

--

Notice Distribution (include name)

Required on all notices:

<input checked="" type="checkbox"/> SWCD TEP Member: Andrew Grean	<input checked="" type="checkbox"/> BWSR TEP Member: Cade Steffenson
<input type="checkbox"/> LGU TEP Member (if different than LGU contact):	
<input checked="" type="checkbox"/> DNR Representative: James Bedell	
<input type="checkbox"/> Watershed District or Watershed Mgmt. Org.:	
<input checked="" type="checkbox"/> Applicant: Perry Ryan	<input checked="" type="checkbox"/> Agent/Consultant: Ken Arndt

Optional or As Applicable:

<input type="checkbox"/> Corps of Engineers:	
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
<input type="checkbox"/> Members of the Public (notice only):	<input checked="" type="checkbox"/> Other: Jared Voge, Jacob Thunander

Signature: 	Date: 11/16/2023
--	----------------------------

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.





Figure 5

Sources: USDA Farm Service Agency NAIP Imagery, 2021,
MnGeo, MN Department of Natural Resources,
US Census Bureau, Date: 9/20/2023

Delineated Aquatic Resources
Seanor Property
7832 Nevens Ave. NW
Annandale, MN

0 200 400
Feet



APPENDIX C

DNR NATURAL HERITAGE

RESPONSE



Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

February 29, 2024

Correspondence # MCE 2024-00229

Perry Ryan
Ryan Excelsior Properties, LLC.

RE: Natural Heritage Review of the proposed Shores of Lake John,
T121N R28W Section 25; Wright County

Dear Perry Ryan,

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

Ecologically Significant Areas

- The Minnesota Biological Survey (MBS) considered an area east of the proposed project for a Site of Biodiversity Significance, South Side 25. It was determined to be *Below* the minimum biodiversity threshold for statewide significance. This area, however, may have conservation value at the local level as habitat for native plants and animals, corridors for animal movements, buffers surrounding higher quality natural areas, or as areas with high potential for restoration of native habitat. There are two mapped native plant communities in this area, Meadow – Marsh – Fen – Swamp Complex (MMS_CX) and Tamarack Swamp (Southern) (FPs63a), which has a state conservation rank of S2/S3 (Imperiled/Vulnerable to Extirpation). We recommend you minimize impacts to these areas to the extent feasible. Actions to minimize disturbance may include, but are not limited to, the following recommendations.
 - Use effective erosion prevention and sediment control measures.
 - Inspect and clean all equipment prior to bringing it to the Site to prevent the introduction and spread of invasive species.
 - Revegetate disturbed soil with [native species suitable to the local habitat](#) as soon after construction as possible.

- Use only weed-free mulches, topsoils, and seed mixes. Of particular concern are birdsfoot trefoil (*Lotus corniculatus*) and crown vetch (*Coronilla varia*), two invasive species that are sold commercially and are problematic in prairies and disturbed open areas.

MBS Sites of Biodiversity Significance and DNR Native Plant Communities can be viewed using the Explore page in [Minnesota Conservation Explorer](#) or their GIS shapefiles can be downloaded from the [MN Geospatial Commons](#). Please contact the [NH Review Team](#) if you need assistance accessing the data. Reference the [MBS Site Biodiversity Significance](#) and [Native Plant Community](#) websites for information on interpreting the data. To receive a list of MBS Sites of Biodiversity Significance and DNR Native Plant Communities in the vicinity of your project, create a [Conservation Planning Report](#) using the Explore Tab in [Minnesota Conservation Explorer](#).

State-listed Species

- [Blanding's turtles](#) (*Emydoidea blandingii*), a state-listed threatened species, have been documented in the vicinity of the proposed project. Blanding's turtles use upland areas up to and over a mile distant from wetlands, waterbodies, and watercourses. Uplands are used for nesting, basking, periods of dormancy, and traveling between wetlands. Factors believed to contribute to the decline of this species include collisions with vehicles, wetland drainage and degradation, and the development of upland habitat. Any added mortality can be detrimental to populations of Blanding's turtles, as these turtles have a low reproduction rate that depends upon a high survival rate to maintain population levels.

This project has the potential to impact this rare turtle through direct fatalities and habitat disturbance/destruction due to excavation, fill, and other construction activities associated with the project. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. As such, **the following avoidance measures are required:**

- Avoid wetland and aquatic impacts during hibernation season, between September 15th and April 15th, if the area is suitable for hibernation.
- Erosion and sediment control should be limited to [wildlife friendly erosion control](#) to avoid the inadvertent take of Blanding's turtles.
- Hydro-mulch products should not contain any materials with synthetic (plastic) fiber additives, as the fibers can re-suspend and flow into waterbodies.
- Construction areas should be thoroughly checked for turtles before the use of heavy equipment or any ground disturbance.
- The [Blanding's turtle flyer](#) must be given to all contractors working in the area.

- If turtles are in imminent danger, they must be moved by hand out of harm's way, otherwise they are to be left undisturbed. Directions on how to move turtles safely can be found here: [Helping Turtles Across the Road](#).

If the above avoidance measures are not feasible, please contact Review.NHIS@state.mn.us with subject line MCE-2024-00229 as further action may be needed.

For additional information, see the [Blanding's turtle fact sheet](#), which describes the habitat use and life history of this species. The fact sheet also provides two lists of recommendations for avoiding and minimizing impacts to this rare turtle. **Please refer to both lists of recommendations and apply those that are relevant to your project.**

- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all seven of Minnesota's bats, including the federally endangered northern long-eared bat ([Myotis septentrionalis](#)), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree removal be avoided from June 1 through August 15.**
- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of these species and recommended measures to avoid or minimize impacts.

Federally Protected Species

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online [Information for Planning and Consultation \(IPaC\) tool](#).

Environmental Review and Permitting

- The Environmental Assessment Worksheet should address whether the proposed project has the potential to adversely affect the above rare features and, if so, it should identify specific measures that will be taken to avoid or minimize disturbance. Sufficient information should be provided so the DNR can determine whether a takings permit will be needed for any of the above protected species.
- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

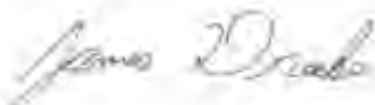
The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit the [Natural Heritage Review website](#) for additional information regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, you may contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter and for your interest in preserving Minnesota's rare natural resources.

Sincerely,



James Drake
Natural Heritage Review Specialist
James.F.Drake@state.mn.us

Cc: Melissa Collins

APPENDIX D

GHG SUPPORTING

INFORMATION

Emissions Summary

Guidance

The total GHG emissions from each source category are provided below. You may also use this summary sheet to fill out the *Annual GHG Inventory Summary and Goal Tracking Form* (.xls) as this calculator only quantifies one year of emissions at a time.

<https://www.epa.gov/climateleadership/target-setting>

By entering the data below into the appropriate cell of the *Annual GHG Inventory Summary and Goal Tracking Form*, you will be able to compare multiple years of data.

If you have multiple Calculator files covering sub-sets of your inventory for a particular reporting period, sum each of the emission categories (e.g. Stationary Combustion) to an organizational total, which then can be entered into the *Annual GHG Inventory Summary and Goal Tracking Form*.

(A) Enter organization information into the orange cells. Other cells on this sheet will be automatically calculated from the data entered in the sheets in this workbook. Blue cells indicate required emission sources if applicable. Green cells indicate scope 3 emission sources and offsets, which organizations may optionally include in its inventory.

(B) The "Go To Sheet" buttons can be used to navigate to the data entry sheets.

Organizational Information:

Organization Name:	Ryan Excelsior Properties, LLC		
Organization Address:	19655 Waterford Place Excelsior, MN 55331		
Inventory Reporting Period:	e.g., Calendar Year 2022, Fiscal Year 2022		
	Start:	MM/DD/YY	End: MM/DD/YY
Name of Preparer:	Perry Ryan		
Phone Number of Preparer:	952-221-3700		
Date Prepared:			

Summary of Organization's Emissions:

Scope 1 Emissions

Go To Sheet	Stationary Combustion	160	CO ₂ -e (metric tons)
Go To Sheet	Mobile Sources	627	CO ₂ -e (metric tons)
Go To Sheet	Refrigeration / AC Equipment Use	0	CO ₂ -e (metric tons)
Go To Sheet	Fire Suppression	0	CO ₂ -e (metric tons)
Go To Sheet	Purchased Gases	0	CO ₂ -e (metric tons)

Location-Based Scope 2 Emissions

Go To Sheet	Purchased and Consumed Electricity	161	CO ₂ -e (metric tons)
Go To Sheet	Purchased and Consumed Steam	0	CO ₂ -e (metric tons)

Market-Based Scope 2 Emissions

Go To Sheet	Purchased and Consumed Electricity	161	CO ₂ -e (metric tons)
Go To Sheet	Purchased and Consumed Steam	0	CO ₂ -e (metric tons)

Total organization Emissions

Total Scope 1 & Location-Based Scope 2	948	CO ₂ -e (metric tons)
Total Scope 1 & Market-Based Scope 2	948	CO ₂ -e (metric tons)

Reductions

Go To Sheet	Offsets	0	CO ₂ -e (metric tons)
	Net Scope 1 and 2 Location-Based Emissions	948	CO ₂ -e (metric tons)
	Net Scope 1 and 2 Market-Based Emissions	948	CO ₂ -e (metric tons)

Scope 3 Emissions

Go To Sheet	Employee Business Travel	0	CO ₂ -e (metric tons)
Go To Sheet	Employee Commuting	0	CO ₂ -e (metric tons)
Go To Sheet	Upstream Transportation and Distribution	0	CO ₂ -e (metric tons)
Go To Sheet	Waste	44	CO ₂ -e (metric tons)

Required Supplemental Information

Go To Sheet	Biomass CO ₂ Emissions from Stationary Sources	0	CO ₂ -e (metric tons)
Go To Sheet	Biomass CO ₂ Emissions from Mobile Sources	0	CO ₂ -e (metric tons)

Scope 1 Emissions from Stationary Combustion Sources

Guidance

- (A) Enter annual data for each combustion unit, facility, or site (by fuel type) in ORANGE cells on **Table 1**. Example entry is shown in first row (*GREEN Italics*).
- Select "Fuel Combusted" from drop down box.
 - Enter "Quantity Combusted" and choose the appropriate units from the drop down box in the unit column. If it's necessary to convert units, common heat contents can be found on the "Heat Content" sheet and unit conversions on the "Unit Conversion" sheet.
- (B) If fuel is consumed in a facility but stationary fuel consumption data are not available, an estimate should be made for completeness. See the "Items to Note" section of the Help sheet for suggested estimation approaches.
- (C) Biomass CO₂ emissions are not reported in the total emissions, but are reported separately at the bottom of the sheet.

Table 1. Stationary Source Fuel Combustion[illegible]

GHG Emissions

Total Organization-Wide Stationary Source Combustion by Fuel Type

Fuel Type	Quantity Combusted	Units
Coal and Coke - Solid		
Anthracite Coal	0	short ton
Bituminous Coal	0	short ton
Sub-bituminous Coal	0	short ton
Lignite Coal	0	short ton
Mixed (Commercial Sector)	0	short ton

Mixed (Electric Power Sector)	0	short ton
Mixed (Industrial Coking)	0	short ton
Mixed (Industrial Sector)	0	short ton
Coal Coke	0	short ton
Other Fuels - Solid		
Municipal Solid Waste	0	short ton
Petroleum Coke (Solid)	0	short ton
Plastics	0	short ton
Tires	0	short ton
Biomass Fuels - Solid		
Agricultural Byproducts	0	short ton
Peat	0	short ton
Solid Byproducts	0	short ton
Wood and Wood Residuals	0	short ton
Gaseous Fuels		
Natural Gas	2,941,200	scf
Propane Gas	0	scf
Landfill Gas	0	scf
Petroleum Products		
Distillate Fuel Oil No. 2	0	gallons
Residual Fuel Oil No. 6	0	gallons
Kerosene	0	gallons
Liquefied Petroleum Gases (LPG)	0	gallons
Biomass Fuels - Liquid		
Biodiesel (100%)	0	gallons
Ethanol (100%)	0	gallons
Rendered Animal Fat	0	gallons
Vegetable Oil	0	gallons

RECS says 774 ccf per house
scf = standard cubic foot
ccf = 100 cubic foot

Total Organization-Wide CO₂, CH₄ and N₂O Emissions from Stationary Source Fuel Combustion

Fuel Type	CO ₂ (kg)	CH ₄ (g)	N ₂ O (g)
Coal and Coke - Solid			
Anthracite Coal	0.0	0.0	0.0
Bituminous Coal	0.0	0.0	0.0
Sub-bituminous Coal	0.0	0.0	0.0
Lignite Coal	0.0	0.0	0.0
Mixed (Commercial Sector)	0.0	0.0	0.0
Mixed (Electric Power Sector)	0.0	0.0	0.0
Mixed (Industrial Coking)	0.0	0.0	0.0
Mixed (Industrial Sector)	0.0	0.0	0.0
Coal Coke	0.0	0.0	0.0
Other Fuels - Solid			
Municipal Solid Waste	0.0	0.0	0.0
Petroleum Coke (Solid)	0.0	0.0	0.0
Plastics	0.0	0.0	0.0
Tires	0.0	0.0	0.0
Gaseous Fuels			
Natural Gas	160,118.9	3,029.4	294.1
Propane Gas	0.0	0.0	0.0
Landfill Gas	0.0	0.0	0.0
Petroleum Products			
Distillate Fuel Oil No. 2	0.0	0.0	0.0
Residual Fuel Oil No. 6	0.0	0.0	0.0
Kerosene	0.0	0.0	0.0
Liquefied Petroleum Gases (LPG)	0.0	0.0	0.0
Total Fossil Fuel Emissions	160,118.9	3,029.4	294.1
Biomass Fuels - Solid			
Agricultural Byproducts	0.0	0.0	0.0
Peat	0.0	0.0	0.0
Solid Byproducts	0.0	0.0	0.0
Wood and Wood Residuals	0.0	0.0	0.0
Biomass Fuels - Liquid			
Biodiesel (100%)	0.0	0.0	0.0
Ethanol (100%)	0.0	0.0	0.0
Rendered Animal Fat	0.0	0.0	0.0
Vegetable Oil	0.0	0.0	0.0
Total Non-Fossil Fuel Emissions	0.0	0.0	0.0
Total Emissions for all Fuels	160,118.9	3,029.4	294.1

Total CO₂ Equivalent Emissions (metric tons) - Stationary Combustion	160.3
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Total Biomass CO₂ Equivalent Emissions (metric tons) - Stationary Combustion	0.0
--	------------

Scope 1 Emissions from Mobile Sources

Guidance

(A) Enter annual data for each vehicle or group of vehicles (grouped by vehicle type, vehicle year, and fuel type) in ORANGE cells in

Table 1. Example entry is shown in first row (**GREEN Italics**). Only enter vehicles owned or leased by your organization on this sheet. All other vehicle use such as employee commuting or business travel is considered a scope 3 emissions source and should be reported in the corresponding scope 3 sheets.

- **Note:** As of the v9 Simplified GHG Calculation tool update, the latest mobile combustion factors reflect year 2020 data. Therefore, for all vehicle model years 2021 onward, the 2020 year factor is used.
- Select "On-Road" or "Non-Road" from drop down box to determine the Vehicle Types available. **Must make this selection before picking vehicle type.**
- Select "Vehicle Type" from drop down box (closest type available).
- Enter "Fuel Usage" in appropriate units (units appear when vehicle type is selected).
 - If mileage or fuel usage is unknown, estimate using approximate fuel economy values (see **Reference Table** below).
 - Vehicle year and Miles traveled are not necessary for non-road equipment.

(B) When using biofuels, typically the biofuel (biodiesel or ethanol) is mixed with a petroleum fuel (diesel or gasoline) for use in vehicles. Enter the biodiesel and ethanol percentages of the fuel if known, or leave default values.

Biodiesel Percent:	20	%
Ethanol Percent:	80	%

(C) Biomass CO₂ emissions from biodiesel and ethanol are not reported in the total emissions, but are reported separately at the bottom of the sheet.

Table 1. Mobile Source Fuel Combustion and Miles Traveled[illegible]

Reference Table: Average Fuel Economy by Vehicle Type

Vehicle Type	Average Fuel Economy (mpg)
Passenger Cars	25.3
Motorcycles	44.0
Diesel Buses (Diesel Heavy-Duty Vehicles)	7.3
Other 2-axle, 4-Tire Vehicles	18.0
Single unit 2-Axle 6-Tire or More Trucks	7.6
Combination Trucks	6.2

Average mpg values from the U.S. Department of Transportation, Federal Highway Administration, Highway Statistics 2020 (November 2022), Table VM-1.

GHG Emissions

Total Organization-Wide Mobile Source Fuel Usage and CO₂ Emissions (On-Road and Off-Road Vehicles)

Fuel Type	Fuel Usage	Units	CO ₂ (kg)
Motor Gasoline	45,064	gallons	395,661.9
Diesel Fuel	22,119	gallons	225,835.0
Residual Fuel Oil	0	gallons	0.0
Aviation Gasoline	0	gallons	0.0
Kerosene-Type Jet Fuel	0	gallons	0.0
Liquefied Petroleum Gas (LPG)	0	gallons	0.0
Ethanol	0	gallons	0.0
Biodiesel	0	gallons	0.0
Liquefied Natural Gas (LNG)	0	gallons	0.0
Compressed Natural Gas (CNG)	0	scf	0.0

Note: emissions here are only for the ga

Note: emissions here are only for the di

Total Organization-Wide On-Road Gasoline Mobile Source Mileage and CH₄/N₂O Emissions

Vehicle Type	Vehicle Year	Mileage (miles)	CH ₄ (g)	N ₂ O (g)
Passenger Cars - Gasoline	1984-93	0	0.0	0.0
	1994	0	0.0	0.0
	1995	0	0.0	0.0
	1996	0	0.0	0.0
	1997	0	0.0	0.0
	1998	0	0.0	0.0
	1999	0	0.0	0.0
	2000	0	0.0	0.0
	2001	0	0.0	0.0
	2002	0	0.0	0.0
	2003	0	0.0	0.0
	2004	0	0.0	0.0
	2005	0	0.0	0.0
	2006	0	0.0	0.0
	2007	0	0.0	0.0
	2008	0	0.0	0.0
	2009	0	0.0	0.0
	2010	0	0.0	0.0
	2011	0	0.0	0.0
	2012	0	0.0	0.0
	2013	0	0.0	0.0
	2014	0	0.0	0.0
	2015	0	0.0	0.0
	2016	0	0.0	0.0
	2017	0	0.0	0.0
	2018	0	0.0	0.0
	2019	0	0.0	0.0
	2020	0	0.0	0.0
	2021	0	0.0	0.0
	2022	0	0.0	0.0
	2023	0	0.0	0.0
Light-Duty Trucks - Gasoline (Vans, Pickup Trucks, SUVs)	1987-93	0	0.0	0.0
	1994	0	0.0	0.0
	1995	0	0.0	0.0
	1996	0	0.0	0.0
	1997	0	0.0	0.0
	1998	0	0.0	0.0
	1999	0	0.0	0.0
	2000	0	0.0	0.0
	2001	0	0.0	0.0
	2002	0	0.0	0.0
	2003	0	0.0	0.0
	2004	0	0.0	0.0
	2005	0	0.0	0.0
	2006	0	0.0	0.0
	2007	0	0.0	0.0
	2008	0	0.0	0.0
	2009	0	0.0	0.0
	2010	0	0.0	0.0
	2011	0	0.0	0.0
	2012	0	0.0	0.0
	2013	0	0.0	0.0
	2014	0	0.0	0.0
	2015	0	0.0	0.0
	2016	0	0.0	0.0
	2017	0	0.0	0.0
	2018	0	0.0	0.0
	2019	0	0.0	0.0
	2020	0	0.0	0.0
	2021	0	0.0	0.0
	2022	0	0.0	0.0
	2023	0	0.0	0.0
Heavy-Duty Vehicles - Gasoline	1985-86	0	0.0	0.0
	1987	0	0.0	0.0
	1988-1989	0	0.0	0.0
	1990-1995	0	0.0	0.0
	1996	0	0.0	0.0
	1997	0	0.0	0.0
	1998	0	0.0	0.0
	1999	0	0.0	0.0
	2000	0	0.0	0.0
	2001	0	0.0	0.0
	2002	0	0.0	0.0
	2003	0	0.0	0.0
	2004	0	0.0	0.0
	2005	0	0.0	0.0
	2006	0	0.0	0.0
	2007	0	0.0	0.0
	2008	0	0.0	0.0
	2009	0	0.0	0.0
	2010	0	0.0	0.0
	2011	0	0.0	0.0
	2012	0	0.0	0.0

	2013	0	0.0	0.0
	2014	0	0.0	0.0
	2015	0	0.0	0.0
	2016	0	0.0	0.0
	2017	0	0.0	0.0
	2018	0	0.0	0.0
	2019	0	0.0	0.0
	2020	0	0.0	0.0
	2021	0	0.0	0.0
	2022	0	0.0	0.0
	2023	0	0.0	0.0
Motorcycles - Gasoline	1960-1995	0	0.0	0.0
	1996-2005	0	0.0	0.0
	2006-2023	0	0.0	0.0

Total Organization-Wide On-Road Non-Gasoline Mobile Source Mileage and CH₄/N₂O Emissions

Vehicle Type	Fuel Type	Vehicle Year	Mileage (miles)	CH ₄ (g)	N ₂ O (g)
Passenger Cars - Diesel	Diesel	1960-1982	0	0	0
		1983-2006	0	0	0
		2007-2023	0	0	0
Light-Duty Trucks - Diesel	Diesel	1960-1982	0	0	0
		1983-2006	0	0	0
		2007-2023	0	0	0
Medium- and Heavy-Duty Vehicles	Diesel	1960-2006	0	0	0
		2007-2023	0	0	0
Light-Duty Cars	Methanol		0	0.0	0.0
	Ethanol		0	0.0	0.0
	CNG		0	0.0	0.0
	LPG		0	0.0	0.0
	Biodiesel		0	0.0	0.0
Light-Duty Trucks	Ethanol		0	0.0	0.0
	CNG		0	0.0	0.0
	LPG		0	0.0	0.0
	LNG		0	0.0	0.0
	Biodiesel		0	0.0	0.0
Medium-Duty Trucks	CNG		0	0.0	0.0
	LPG		0	0.0	0.0
	LNG		0	0.0	0.0
	Biodiesel		0	0.0	0.0
Heavy-Duty Trucks	Methanol		0	0.0	0.0
	Ethanol		0	0.0	0.0
	CNG		0	0.0	0.0
	LPG		0	0.0	0.0
	LNG		0	0.0	0.0
Buses	Biodiesel		0	0.0	0.0
	Methanol		0	0.0	0.0
	Ethanol		0	0.0	0.0
	CNG		0	0.0	0.0
	LPG		0	0.0	0.0
	LNG		0	0.0	0.0
	Biodiesel		0	0.0	0.0

Total Organization-Wide Non-Road Mobile Source Fuel Usage and CH₄/N₂O Emissions

Vehicle Type	Fuel Type	Fuel Usage (gallons)	CH ₄ (g)	N ₂ O (g)
Ships and Boats	Residual Fuel Oil	-	-	-
	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Diesel	-	-	-
Locomotives	Diesel	-	-	-
Aircraft	Jet Fuel	-	-	-
	Aviation Gasoline	-	-	-
Agricultural Equipment	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Gasoline Off-Road Trucks	-	-	-
	Diesel Equipment	-	-	-
	Diesel Off-Road Trucks	-	-	-
Construction/Mining Equipment	LPG	-	-	-
	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Gasoline Off-Road Trucks	-	-	-
	Diesel Equipment	17,550	17,726	16,497
	Diesel Off-Road Trucks	-	-	-
Lawn and Garden Equipment	LPG	-	-	-
	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Diesel	-	-	-
Airport Equipment	LPG	-	-	-
	Diesel	-	-	-
	Gasoline	-	-	-
Industrial/Commercial Equipment	LPG	-	-	-
	Diesel	-	-	-
	Gasoline (4 stroke)	-	-	-
	Gasoline (2 stroke)	-	-	-
Logging Equipment	Diesel	-	-	-
	Gasoline (4 stroke)	-	-	-
	Gasoline (2 stroke)	-	-	-
Railroad Equipment	LPG	-	-	-
	Diesel	-	-	-
	Gasoline	-	-	-
Recreational Equipment	LPG	-	-	-
	Diesel	-	-	-
	Gasoline (4 stroke)	-	-	-
	Gasoline (2 stroke)	-	-	-

Total CO₂ Equivalent Emissions (metric tons) - Mobile Sources	626.9
Total Biomass CO₂ Equivalent Emissions (metric tons) - Mobile Sources	0.0



Scope 3 Emissions from Waste

Guidance

(A) Enter annual waste data in ORANGE cells. Example entry is shown in first row (*GREEN Italics*).

(B) First, choose the appropriate material then the disposal method from the drop down options. For the average-data method, use one of the mixed material types, such as mixed MSW. If the exact waste material is not available, consider an appropriate proxy. For example, dimensional lumber can be used as a proxy for wood furniture.

(C) Choose an appropriate disposal method. Note that not all disposal methods are available for all materials. If there is a #NA or # Value error in the emissions column, you must pick a new material type or appropriate disposal method.

Table 1. Waste Disposal Weight by Waste Material and Disposal Method (CO₂, CH₄ and N₂O)

[illegible]

GHG Emissions

Total Emissions by Disposal Method

Waste Material	CO ₂ e (kg)
Recycled	-
Landfilled	44,124
Combusted	-
Composted	-
Anaerobically Digested (Dry Digestate with Curing)	-
Anaerobically Digested (Wet Digestate with Curing)	-

EPA Climate Leaders Simplified GHG Emissions Calculator (Optional 3.0)

Category	2019	2020	2021	2022	2023
Waste	1,000	1,000	1,000	1,000	1,000
Water	1,000	1,000	1,000	1,000	1,000
Electricity	1,000	1,000	1,000	1,000	1,000
Gas	1,000	1,000	1,000	1,000	1,000
Heat	1,000	1,000	1,000	1,000	1,000
Transportation	1,000	1,000	1,000	1,000	1,000
Other	1,000	1,000	1,000	1,000	1,000
Total CO₂ Equivalent Emissions (metric tons)	1,000	1,000	1,000	1,000	1,000

44.1

WETLAND DELINEATION REPORT SEANOR PROPERTY, ANNANDALE, MN

**Prepared for:
Ryan Excelsior Properties, LLC
19655 Waterford Place
Excelsior, MN 55331**



SEPTEMBER 20, 2023



**Prepared by:
Midwest Natural Resources, Inc.
1032 West 7th Street, Suite 150
St. Paul, Minnesota 55102
www.mnrinc.us**

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INTRODUCTION

Midwest Natural Resources, Inc. (MNR) was contracted by Ryan Excelsior Properties, LLC to provide wetland delineation services for the 37.5-acre Seanor Property located at 7832 Nevens Ave. NW in Annandale, Wright County, Minnesota (**Appendix A, Figure 1**). On August 29, 2023 MNR conducted a routine wetland delineation within the property to determine any wetland boundaries. In all, the boundaries of five wetlands were delineated within the site as well as the lakeshore edge of Lake John. One other area was reviewed for the presence of wetland.

DESKTOP REVIEW

Prior to conducting the field surveys, MNR staff conducted a desktop review to evaluate existing data within the project area including the following. All data are illustrated in the figures in **Appendix A**.

- MN DNR Public Waters Inventory (PWI) (**Figure 2**)
- US FWS National Wetlands Inventory (NWI) (**Figure 3**)
- Wright County Soil Survey (**Figure 4**)
- LiDAR elevation
- Aerial imagery
- Climate data (**Appendix B**)

METHODS

The entire survey area was surveyed via pedestrian surveys to investigate the presence of wetlands, and the potential wetland features identified in the desktop review were targeted for investigation. All potential wetlands were evaluated utilizing the Routine "Onsite" Determination Method contained in the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region for the 1987 Wetlands Delineation Manual Technical Report Y-87-1. For each potential wetland within the survey area, the three wetland parameters (vegetation, hydrology, and soils) were examined to determine wetland status. If positive wetland status was determined, a sample transect was established where the wetland/upland transition occurs. In each transect, the three parameters (vegetation, hydrology, and soils) were documented at a sample point within the wetland and in the adjacent upland.

Vegetation was assessed at each sample point by identifying the dominant species present and noting wetland indicator status. Hydrologic indicators were evaluated for characteristics including, but not limited to, the presence or absence of inundated or saturated soils, high water table, drift lines, drainage patterns, and landscape position. The final parameter, soils, was assessed by digging a soil pit to at least 18 inches, where feasible, and examining the soil profile for indicators of hydric soils. In locations where a soil pit could not be dug due to the presence of buried utilities, soils were assumed hydric or non-hydric based on the dominant vegetation and presence or absence of hydrologic indicators, respectively.

All data and information pertaining to each wetland and upland sample point were collected using the applicable Corps wetland determination forms, and representative photos of each feature reviewed were collected. Wetland boundaries were recorded spatially with GPS units (Trimble GeoXT 6000) and were flagged in the field. Areas not meeting wetland criteria were documented with a non-wetland sample point and a representative photograph.

All spatial data was collected in WGS84 and post-processed in ArcMap using Trimble Positions Desktop Add-in.

RESULTS

MNR conducted the field survey of the Seanor Property on August 29, 2023 and it is noted that the survey area consists of land in agricultural production, deciduous woodlands, areas of open grassland with scattered trees, an existing residence with out-building, and five wetland areas. In total, six features were mapped within the site including five wetlands and the lakeshore edge of Lake John.

Wetlands

A total of five wetlands were mapped within the site (**Appendix A, Figure 5**). Below is a table that summarizes each delineated wetland by Circular 39 type, Cowardin classification, Eggers and Reed Plant Community, and by size in acres followed by a general description for each feature. Additional information and photos pertaining to the documented wetland features is available in the wetland determination forms provided in **Appendix C**.

Table 1. Delineated Wetland Features¹

Wetland ID	Feature ID	Cowardin Classification	Circ. 39 Type/s	Eggers & Reed Plant Community Type	Acres
Wetland 1	23-235-w1	PEMB/C	Type 2/3	Fresh Wet Meadow/Shallow Marsh	1.14
Wetland 2	23-235-w2	PEMB/C	Type 2/3	Fresh Wet Meadow/Shallow Marsh	0.57
Wetland 3	23-235-w3	PEMB/C	Type 2/3	Fresh Wet Meadow/Shallow Marsh	0.53
Wetland 4	23-235-w4	PEMAf	Type 1	Seasonally Flooded Basin	0.13
Wetland 5	23-235-w5	PEMAf	Type 1	Seasonally Flooded Basin	0.07

¹The Feature ID corresponds to the sampling point name on the Wetland Determination Forms and in the spatial data

Wetland 1

Wetland 1 is a Type 2/3 (PEM/BC; Fresh Wet Meadow/Shallow Marsh) wetland located in the northwestern part of the site and is approximately 1.14 acres in area. This wetland is dominated by broad leaf arrowhead, narrow leaf cattail, and reed canary grass. A small area of open water is within the southeastern part of this wetland. The DNR updated National Wetlands Inventory (June, 2013) maps this wetland as a PEM1A, PEM1C, and PUBF wetland complex. The MN DNR Public Waters Inventory does not map any public waters where Wetland 1 is located.

Wetland 2

Wetland 2 is a Type 2/3 (PEM/BC; Fresh Wet Meadow/Shallow Marsh) wetland located in the northeastern part of the site and is approximately 0.57 acre in area within the site. This wetland continues off-site to the east as a similar type wetland and is dominated by lake sedge, narrow leaf cattail, and reed canary grass. The DNR updated National Wetlands Inventory (June, 2013) maps this wetland as a PEM1A wetland. The MN DNR Public Waters Inventory does not map any public waters where Wetland 2 is located.

Wetland 3

Wetland 3 is a Type 2/3 (PEM/BC; Fresh Wet Meadow/Shallow Marsh) wetland located in the central part of the site and is approximately 0.53 acre in area. In general this wetland is dominated by a mix of grasses and forbs that include American manna grass, reed canary grass, and broad-leaf arrowhead. The DNR updated National Wetlands Inventory (June, 2013) does not map the area of the site where Wetland 3 is located as any type of wetland. The MN DNR Public Waters Inventory does not map any public waters where Wetland 3 is located.

Wetland 4

Wetland 4 is a farmed Type 1 (PEMAf; Seasonally Flooded Basin) wetland located in the central part of the site within an agricultural field and is approximately 0.13 acre in area. This wetland is farmed through from year to year and at the time of the site visit it was planted in soybean that appeared to be very healthy with no crop stress observed. The DNR updated National Wetlands Inventory (June, 2013) does not map the area of the site where Wetland 4 is located as any type of wetland. The MN DNR Public Waters Inventory does not map any public waters where Wetland 4 is located.

Wetland 5

Wetland 5 is a farmed Type 1 (PEMAf; Seasonally Flooded Basin) wetland located in the east-central part of the site mostly within an agricultural field and is approximately 0.07 acre in area. Much of this wetland is farmed through from year to year and at the time of the site visit it was planted in soybean that appeared to be very healthy with no crop stress observed. A small part of this wetland includes an area of reed canary grass, velvet leaf, giant ragweed, foxtail, and barnyard grass. The DNR updated National Wetlands Inventory (June, 2013) does not map the area of the site where Wetland 5 is located as any type of wetland. The MN DNR Public Waters Inventory does not map any public waters where Wetland 5 is located.

Other Aquatic Resource

In addition to the five wetlands delineated within the site, part of the shoreline of Lake John is also located within the site.

Lake John



Located along the western property line south of the existing house is the shoreline of Lake John. Within the site is approximately 520 LF of shoreline. Typically the transition from the shoreline is a fairly steep slope that drops down anywhere from 1-2' from areas of upland trees (basswood, sugar maple, and ironwood) to the water's edge where scattered cattail were observed growing.

Photo left: typical view of shoreline where upland vegetation transitions immediately to open water.

Non-Wetland Area

One other area was assessed on the property for the presence of wetland but was determined not to be wetland.

Area 1

Area 1 is located within the southwestern part of the site just south of the driveway within an open grassy area. In general common vegetation observed within Area 1 includes: reed canary grass, Canada goldenrod, lesser burdock, Virginia creeper, wild cucumber, and Japanese knotweed. Soils sampled were non-hydric and only one secondary indicator of wetland was observed. Based on a lack of adequate wetland hydrology and hydric soils, Area 1 did not meet the criteria to be considered wetland.

Historic Imagery Review

As part of the routine wetland delineation process, MNR reviewed additional information for determining the extent of wetland hydrology for the area east of Wetland 3 within the soybean field, Wetland 4 and Wetland 5. These areas were evaluated for wetland hydrology using aerial imagery in addition to standard wetland delineation methods since these areas are located within an agricultural field and show signatures of wetland in several years of imagery. Wetland hydrology was investigated utilizing the procedures outlined in the US Army Corps of Engineers *Guidance for Offsite Hydrology/Wetland Determinations* (July 2016).

The purpose of using rainfall data in combination with historical imagery is to evaluate the aerial imagery in the context of antecedent moisture conditions to determine if wetland hydrology is observed. The guidance document referenced above recommend evaluating precipitation for three months prior to the date when the imagery was obtained, for each year of historic imagery. Precise dates were available for the imagery used (2004, 2006, 2008-2010, 2012, 2013, 2015-2022). For these years, precipitation was evaluated using the Minnesota Climatology Office website (climate.umn.edu/gridded_data/precip/wetland/wetland.asp). Detailed precipitation data for each year evaluated (corresponding to each year of available aerial photography) are included in **Appendix E**.

Fifteen years of imagery was evaluated from sources that include: MnGeo WMS service (aerial photography) on geoint.lmic.state.mn.us for the years 2008-2010, 2013, 2015, 2017, 2019, and 2021 and Google Earth for the years 2004, 2006 2012, 2016, 2018, 2020, and 2022. Each year's aerial imagery was overlaid with the three wetland areas in order to interpret potential wetland hydrology and to compare wetland signatures from previous years (**Appendix D: Figures 1-15**).

MnGeo and Google Earth imagery were reviewed for the presence of specific wetland features that were noted with the following terminology in the Hydrology Assessment with Aerial Imagery – Recording Forms.

Wet: Outline of the wetland in question can readily be seen and photographic signatures are caused by wetness.

- **WS** – wetland signature: obvious sign of wetland signature
- **CS** – crop stress: obvious difference in crop condition for crop at site due to wetness versus crop in surrounding field(s); may include color (photo tone), size of crop, different planting dates

- **DO** – drowned out: site appears to have been tilled through and possibly planted; however, pattern of crop appears as though all or part has been drowned out
- **NC** – not cropped: site appears to have natural vegetative cover rather than annual crops; no obvious tillage pattern lines through the site; adjacent cropped area squared-up or otherwise planted to avoid the area
- **SW** – standing water: surface water visible on image
- **AP** – altered pattern: detectable differences in vegetation or cropping patterns resulting from delayed planting dates or other alteration to standard farming practices as a result of wetness
- **SS** – soil wetness signature: images taken during the early portion of the growing season may show dark photo tones in areas where the soils are saturated

Dry: Outline of wetland in question cannot readily be seen. Photographic signatures are not due to wetness, and are due to soil or other factors.

- **NV** – normal vegetation: the outline of the area in question cannot be readily distinguished from the surrounding upland area or the signature on the image is not due to wetness
- **NSS** – no soil wetness: use when the area is bare soil and not cropped

Appendix F provides the recording forms used to organize the information collected and interpreted for the hydrology assessment for the area east of Wetland 3 within the soybean field, Wetland 4, and Wetland 5. These recording forms list for each year of available aerial imagery: the image source, climate conditions (wet, dry, or normal), and the interpretation of any visible wetland signatures.

For this type of wetland hydrology determination, the procedure requires reviewing a minimum of five years of photography which represent normal precipitation, or an equal number of wet and dry years must be added to the analysis. An area is considered to have wetland hydrology if wet signatures (as described above) are observed in the imagery from greater than 30% of normal years if other hydrology indicators are present.

For this site, ten years with normal precipitation out of a total of fifteen years were evaluated (**Table 2**). **Table 3** below includes the results of the decision matrix used in the Wetland Determination from Aerial Imagery recording forms.

Table 2. Summary of Wetland Hydrology Assessment Using Aerial Imagery

	Wetland 3 (east of, in soybean field)	Wetland 4	Wetland 5
No. of Normal Years	10	10	10
No. of Normal Years w/Wetland Signature	1	8	6
% of Normal Years w/wet signature	10%	80%	60%
Imagery Indicates Wetland Hydrology Present?	No	Yes	Yes

Table 3. Wetland Determination from Aerial Imagery

	Hydric Soils Present	Identified on NWI or other Wetland Map	% of Years with Wet Signature	Other Hydrology Indicators Present	Wetland
Wetland 3 (east of, in soybean field)	Y	No	10%	none	N
Wetland 4	Y	No	80%	Geomorphic Position	Y
Wetland 5	Y	No	60%	Geomorphic Position	Y

Appendix A – Supporting Site Figures





Figure 1

Sources: OpenStreetMap,
US Census Bureau, Date: 8/15/2023

Survey Site Location
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Sources: USDA Farm Service Agency NAIP Imagery, 2021,
MnGeo, MN Department of Natural Resources,
US Census Bureau, Date: 8/15/2023

MN DNR Public Waters Inventory
Seanor Property
7832 Nevens Ave. NW
Annandale, MN



0 1,000 2,000
Feet



Figure 3

Sources: USDA Farm Service Agency NAIP Imagery, 2021,
MnGeo, MN Department of Natural Resources,
US Fish and Wildlife Service,
US Census Bureau, Date: 8/15/2023

0 150 300
Feet

US FWS National Wetlands Inventory
Seanor Property
7832 Nevens Ave. NW
Annandale, MN



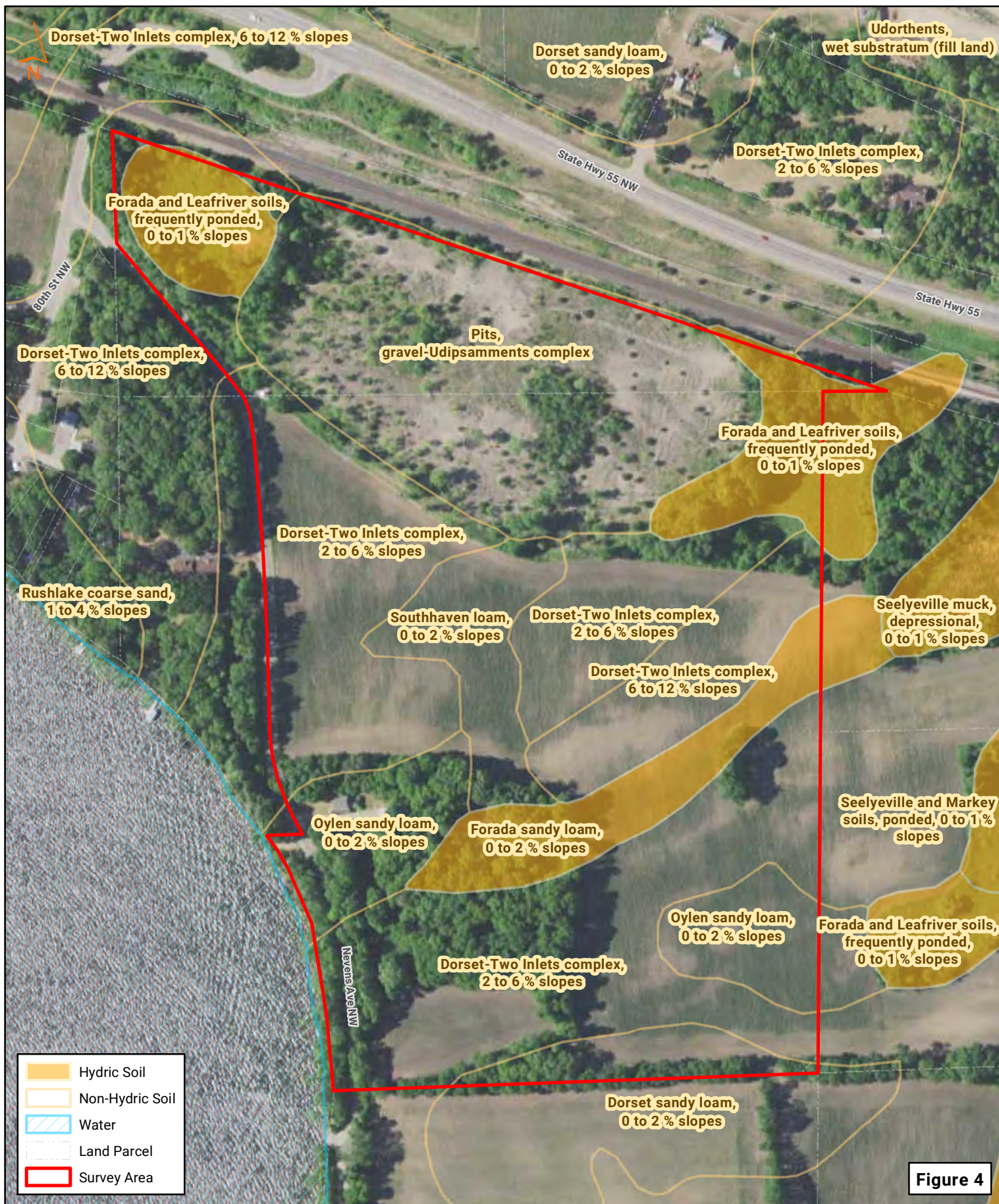


Figure 4

Sources: USDA Farm Service Agency NAIP Imagery, 2021,
MnGeo, MN Department of Natural Resources,
USDA Natural Resources Conservation Service,
US Census Bureau, Date: 8/15/2023

Wright County Soil Survey / SSURGO Soil Map Units
Seanor Property
7832 Nevens Ave. NW
Annandale, MN



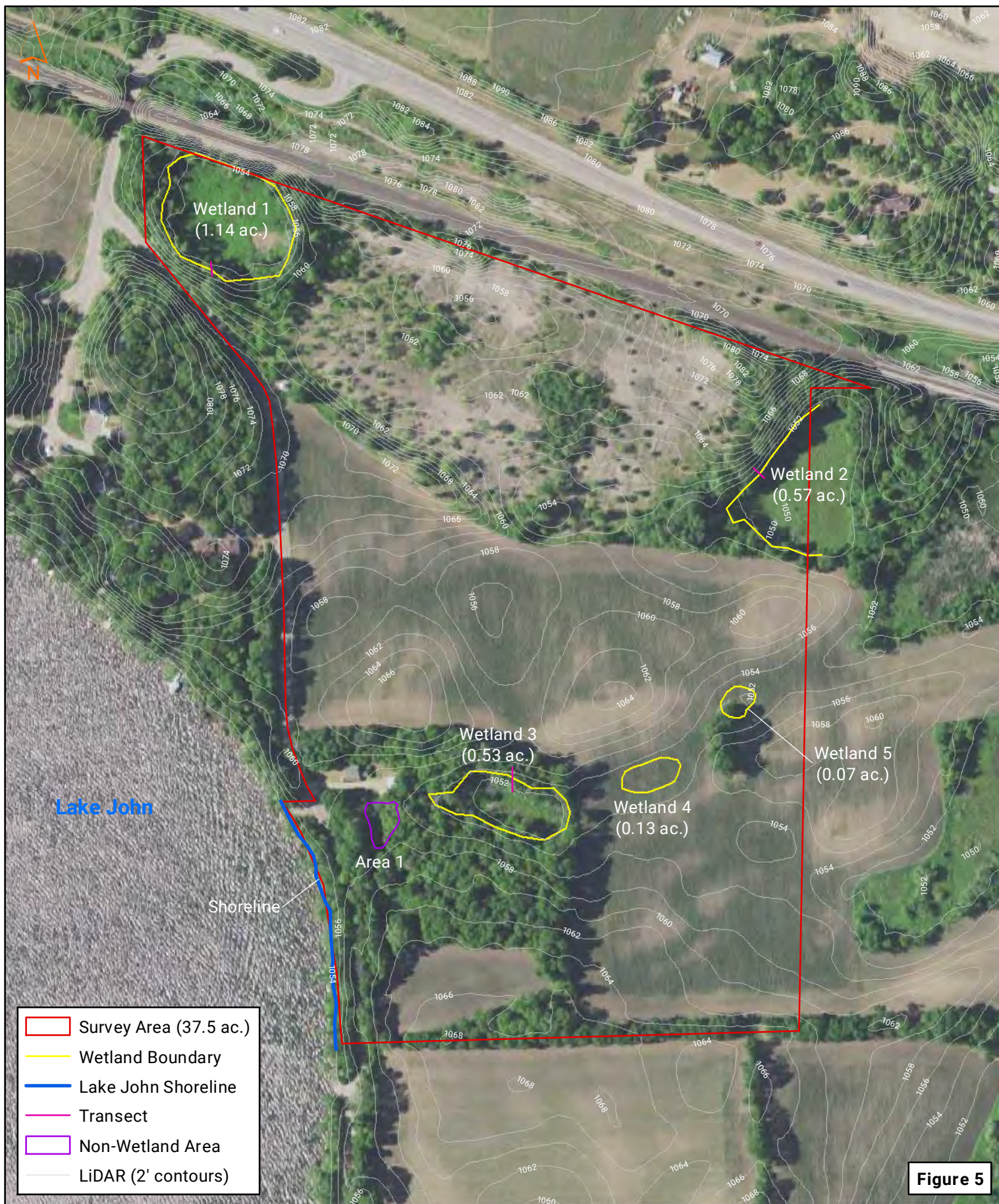


Figure 5

Sources: USDA Farm Service Agency NAIP Imagery, 2021,
MnGeo, MN Department of Natural Resources,
US Census Bureau, Date: 9/20/2023

Delineated Aquatic Resources
Seanor Property
7832 Nevens Ave. NW
Annandale, MN

0 200 400
Feet



Appendix B – Climate Data



Appendix B, Climate Data

Past Year's Precipitation Data from Gridded Database

Source: Minnesota State Climatology Office website:

https://climateapps.dnr.state.mn.us/gridded_data/precip/wetland/wetland.asp

Since the delineation of the Seanor Property was conducted on August 29, 2023 daily precipitation data from the months of May, June, and July were reviewed. Precipitation data for the three months prior to August were obtained from the Minnesota Climatology Working Group for the area of Wright County where the nearest precipitation data was collected. Precipitation data was obtained using the following as the target location:

County: Wright

Township Name: Southside

Nearest Community: Annandale

Township Number: 121N

Range Number: 28W

Section Number: 25

Aerial photograph or site visit date: Tuesday, August 29, 2023

Table 1. Precipitation Worksheet Using Gridded Database (Score Using 1991-2020 Normal Period)

values are in inches	first prior month: July 2023	second prior month: June 2023	third prior month: May 2023
estimated precipitation total for this location:	missing	1.39R	1.39R
there is a 30% chance this location will have less than:	2.51	3.24	2.90
there is a 30% chance this location will have more than:	4.29	4.82	5.18
type of month: dry normal wet	missing	dry	dry
monthly score	missing	2 * 1 = 2	1 * 1 = 1
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	missing		

Table 2. Recent Precipitation from Annandale 1.9 W Weather Station

	May	June	July	1 st 29 days of August
Precipitation (in.)	1.45"	1.35"	4.43"	8.33"

Average Temperature Climate Data

Source: MN Department of Natural Resources Local Climatological Data:

<https://www.dnr.state.mn.us/climate/historical/lcd.html?loc=mnp>

Average monthly high temperature for the three months preceding the month of the site visit as well as the day of the survey are recorded in Table 3 below. Temperature data were obtained from the MN Department of Natural Resources Local Climatological Data website and is based on weather measurements collected by the National Weather Service and the Federal Aviation Administration.

Table 3. Monthly Average High Temperature

	May	June	July	August 29, 2023
Temperature (°F)	74.7°	85.5°	85.1°	85°

Appendix C – Wetland Determination Data Forms & Representative Photos



WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Seanor Property 7832 Nevens Ave. NW City/County: Annandale/Wright Sampling Date: 2023-08-29
 Applicant/Owner: Ryan Excelsior Properties, LLC State: Minnesota Sampling Point: 23-235-w1-w
 Investigator(s): Ken Arndt Section, Township, Range: sec 24 T121N R028W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0-2 Lat: 45.268053 Long: -94.156495 Datum: WGS84
 Soil Map Unit Name: Forada and Leafriver soils, frequently ponded, 0 to 1 percent slopes NWI classification: PEM1A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks: Wetland 1 is a fairly diverse Type 2/3 wetland.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																
1. <u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____	Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>0.00</u></td> <td>x 1 = <u>0.00</u></td> </tr> <tr> <td>FACW species <u>100.00</u></td> <td>x 2 = <u>200.00</u></td> </tr> <tr> <td>FAC species <u>0.00</u></td> <td>x 3 = <u>0.00</u></td> </tr> <tr> <td>FACU species <u>0.00</u></td> <td>x 4 = <u>0.00</u></td> </tr> <tr> <td>UPL species <u>0.00</u></td> <td>x 5 = <u>0.00</u></td> </tr> <tr> <td>Column Totals: <u>100.00</u> (A)</td> <td><u>200.00</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.0</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0.00</u>	x 1 = <u>0.00</u>	FACW species <u>100.00</u>	x 2 = <u>200.00</u>	FAC species <u>0.00</u>	x 3 = <u>0.00</u>	FACU species <u>0.00</u>	x 4 = <u>0.00</u>	UPL species <u>0.00</u>	x 5 = <u>0.00</u>	Column Totals: <u>100.00</u> (A)	<u>200.00</u> (B)	Prevalence Index = B/A = <u>2.0</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0.00</u>	x 1 = <u>0.00</u>																			
FACW species <u>100.00</u>	x 2 = <u>200.00</u>																			
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UPL species <u>0.00</u>	x 5 = <u>0.00</u>																			
Column Totals: <u>100.00</u> (A)	<u>200.00</u> (B)																			
Prevalence Index = B/A = <u>2.0</u>																				
Sapling/Shrub Stratum (Plot size: <u>15</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ <u>0</u> = Total Cover																				
Herb Stratum (Plot size: <u>5</u>) 1. <u>Phalaris arundinacea</u> <u>90</u> <u>Y</u> <u>FACW</u> 2. <u>Bidens connata</u> <u>5</u> <u>N</u> <u>na</u> 3. <u>Impatiens capensis</u> <u>5</u> <u>N</u> <u>FACW</u> 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ <u>100.0</u> = Total Cover																				
Woody Vine Stratum (Plot size: <u>30</u>) 1. _____ 2. _____ <u>0</u> = Total Cover																				
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point: 23-235-w1-w

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)		%	Color (moist)	%	Type ¹	Loc ²		
0-13	10YR	2/1	95	7.5YR	5	C	M	sil	silt loam
13-20	10YR	2/1	100					sicl	silty clay loam
20-24	10YR	2/1	100					cl	clay loam mixed with coarse sand

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron-Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Soils meet the F6 hydric soil indicator.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☒ No ☐ Depth (inches): 4

Saturation Present? Yes ☒ No ☐ Depth (inches): 0

(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Seanor Property 7832 Nevens Ave. NW City/County: Annandale/Wright Sampling Date: 2023-08-29
 Applicant/Owner: Ryan Excelsior Properties, LLC State: Minnesota Sampling Point: 23-235-w1-u
 Investigator(s): Ken Arndt Section, Township, Range: sec 24 T121N R028W
 Landform (hillslope, terrace, etc.): Sideslope Local relief (concave, convex, none): Concave
 Slope (%): 8-15 Lat: 45.267980 Long: -94.156501 Datum: WGS84
 Soil Map Unit Name: Forada and Leafriver soils, frequently ponded, 0 to 1 percent slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Upland sample point is along a moderately steep wooded slope.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>57.14</u> (A/B)
1. <u>Fraxinus pennsylvanica</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	
2. <u>Populus deltoides</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Juglans cinerea</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>50.0</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15</u>)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0.00</u> x 1 = <u>0.00</u> FACW species <u>20.00</u> x 2 = <u>40.00</u> FAC species <u>45.00</u> x 3 = <u>135.00</u> FACU species <u>45.00</u> x 4 = <u>180.00</u> UPL species <u>35.00</u> x 5 = <u>175.00</u> Column Totals: <u>145.00</u> (A) <u>530.00</u> (B) Prevalence Index = B/A = <u>3.66</u>
1. <u>Lonicera tatarica</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Populus tremuloides</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Fraxinus pennsylvanica</u>	_____	_____	<u>FACW</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>25.0</u> = Total Cover				
Herb Stratum (Plot size: <u>5</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex pennsylvanica</u>	<u>35</u>	<u>Y</u>	<u>UPL</u>	
2. <u>Solanum dulcamara</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Maianthemum racemosum</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
4. <u>Sanguinaria canadensis</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
5. <u>Actaea rubra</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
6. <u>Arctium minus</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
<u>70.0</u> = Total Cover				
Woody Vine Stratum (Plot size: <u>30</u>)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
Remarks: (Include photo numbers here or on a separate sheet.)				

SOIL

Sampling Point: 23-235-w1-u

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)		%	Color (moist)	%	Type ¹	Loc ²		
0-18	10YR	2/1	100					I	loam
18-23	10YR	2/2	100					I	loam mixed with coarse sand a

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron-Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

Soils are non-hydric.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)

- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____
Water Table Present? Yes _____ No ☒ Depth (inches): _____
Saturation Present? Yes _____ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No indicators of wetland hydrology present.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Seanor Property 7832 Nevens Ave. NW City/County: Annandale/Wright Sampling Date: 2023-08-29
 Applicant/Owner: Ryan Excelsior Properties, LLC State: Minnesota Sampling Point: 23-235-w2-w
 Investigator(s): Ken Arndt Section, Township, Range: sec 25 T121N R028W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0-2 Lat: 45.266920 Long: -94.152223 Datum: WGS84
 Soil Map Unit Name: Forada and Leafriver soils, frequently ponded, 0 to 1 percent slopes NWI classification: PEM1A
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks: Wetland 2 is a fairly diverse Type 2/3 wetland.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>95.00</u> x 1 = <u>95.00</u> FACW species <u>10.00</u> x 2 = <u>20.00</u> FAC species <u>0.00</u> x 3 = <u>0.00</u> FACU species <u>0.00</u> x 4 = <u>0.00</u> UPL species <u>0.00</u> x 5 = <u>0.00</u> Column Totals: <u>105.00</u> (A) <u>115.00</u> (B) Prevalence Index = B/A = <u>1.1</u>
<u>0</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>0</u> = Total Cover				Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain)
Herb Stratum (Plot size: <u>5</u>)				
1. <u>Carex lacustris</u>	<u>75</u>	<u>Y</u>	<u>OBL</u>	
2. <u>Phalaris arundinacea</u>	<u>10</u>	<u>N</u>	<u>FACW</u>	
3. <u>Sagittaria latifolia</u>	<u>10</u>	<u>N</u>	<u>OBL</u>	
4. <u>Typha latifolia</u>	<u>10</u>	<u>N</u>	<u>OBL</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
<u>105.0</u> = Total Cover				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Woody Vine Stratum (Plot size: <u>30</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
<u>0</u> = Total Cover				
Remarks: (Include photo numbers here or on a separate sheet.)				

SOIL

Sampling Point: 23-235-w2-w

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		%	Redox Features				Texture	Remarks
	Color (moist)			Color (moist)	%	Type ¹	Loc ²		
0-14	10YR	2/1	100					p	peat

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☒ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron-Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Soils meet the A3 hydric soil indicator

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)

- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☒ No ☐ Depth (inches): 3

Saturation Present? Yes ☒ No ☐ Depth (inches): 0

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Seanor Property 7832 Nevens Ave. NW City/County: Annandale/Wright Sampling Date: 2023-08-29
 Applicant/Owner: Ryan Excelsior Properties, LLC State: Minnesota Sampling Point: 23-235-w2-u
 Investigator(s): Ken Arndt Section, Township, Range: sec 25 T121N R028W
 Landform (hillslope, terrace, etc.): Sideslope Local relief (concave, convex, none): Concave
 Slope (%): 3-7 Lat: 45.266958 Long: -94.152292 Datum: WGS84
 Soil Map Unit Name: Forada and Leafriver soils, frequently ponded, 0 to 1 percent slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Upland sample point is along a sideslope within a wooded area.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>28.57</u> (A/B)																
1. <u>Tilia americana</u>	<u>35</u>	<u>Y</u>	<u>FACU</u>																	
2. <u>Quercus macrocarpa</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>																	
3. <u>Quercus rubra</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>																	
4. <u>Juniperus virginiana</u>	<u>10</u>	<u>N</u>	<u>FACU</u>																	
5. _____				Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>0.00</u></td> <td>x 1 = <u>0.00</u></td> </tr> <tr> <td>FACW species <u>0.00</u></td> <td>x 2 = <u>0.00</u></td> </tr> <tr> <td>FAC species <u>25.00</u></td> <td>x 3 = <u>75.00</u></td> </tr> <tr> <td>FACU species <u>145.00</u></td> <td>x 4 = <u>580.00</u></td> </tr> <tr> <td>UPL species <u>10.00</u></td> <td>x 5 = <u>50.00</u></td> </tr> <tr> <td>Column Totals: <u>180.00</u> (A)</td> <td><u>705.00</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.92</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0.00</u>	x 1 = <u>0.00</u>	FACW species <u>0.00</u>	x 2 = <u>0.00</u>	FAC species <u>25.00</u>	x 3 = <u>75.00</u>	FACU species <u>145.00</u>	x 4 = <u>580.00</u>	UPL species <u>10.00</u>	x 5 = <u>50.00</u>	Column Totals: <u>180.00</u> (A)	<u>705.00</u> (B)	Prevalence Index = B/A = <u>3.92</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0.00</u>	x 1 = <u>0.00</u>																			
FACW species <u>0.00</u>	x 2 = <u>0.00</u>																			
FAC species <u>25.00</u>	x 3 = <u>75.00</u>																			
FACU species <u>145.00</u>	x 4 = <u>580.00</u>																			
UPL species <u>10.00</u>	x 5 = <u>50.00</u>																			
Column Totals: <u>180.00</u> (A)	<u>705.00</u> (B)																			
Prevalence Index = B/A = <u>3.92</u>																				
Sapling/Shrub Stratum (Plot size: <u>15</u>)																				
1. <u>Tilia americana</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>																	
2. <u>Rhamnus cathartica</u>	<u>5</u>	<u>Y</u>	<u>FAC</u>																	
3. _____																				
4. _____																				
5. _____				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Herb Stratum (Plot size: <u>5</u>)																				
1. <u>Acer saccharum</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>																	
2. <u>Prunus virginiana</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>																	
3. <u>Carex pennsylvanica</u>	<u>10</u>	<u>N</u>	<u>UPL</u>																	
4. _____																				
5. _____				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____				Remarks: (Include photo numbers here or on a separate sheet.)																
Woody Vine Stratum (Plot size: <u>30</u>)																				
1. _____																				
2. _____																				
3. _____																				
0 = Total Cover																				

SOIL

Sampling Point: 23-235-w2-u

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)		%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR	2/1	100					I	loam
12-18	10YR	2/2	100					I	loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron-Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

Soils are non-hydric.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)

- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____
Water Table Present? Yes _____ No ☒ Depth (inches): _____
Saturation Present? Yes _____ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No indicators of wetland hydrology present.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Seanor Property 7832 Nevens Ave. NW City/County: Annandale/Wright Sampling Date: 2023-08-29
 Applicant/Owner: Ryan Excelsior Properties, LLC State: Minnesota Sampling Point: 23-235-w3-w
 Investigator(s): Ken Arndt Section, Township, Range: sec 25 T121N R028W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0-2 Lat: 45.265152 Long: -94.154175 Datum: WGS84
 Soil Map Unit Name: Forada sandy loam, 0 to 2 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks: Wetland 3 is a Type 2/3 wetland dominated by American manna grass, broad-leaf arrowhead, and reed canary grass.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>80.00</u> x 1 = <u>80.00</u> FACW species <u>20.00</u> x 2 = <u>40.00</u> FAC species <u>0.00</u> x 3 = <u>0.00</u> FACU species <u>0.00</u> x 4 = <u>0.00</u> UPL species <u>0.00</u> x 5 = <u>0.00</u> Column Totals: <u>100.00</u> (A) <u>120.00</u> (B) Prevalence Index = B/A = <u>1.2</u>
<u>0</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>0</u> = Total Cover				Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: <u>5</u>)				
1. <u>Glyceria grandis</u>	<u>60</u>	<u>Y</u>	<u>OBL</u>	
2. <u>Phalaris arundinacea</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	
3. <u>Sagittaria latifolia</u>	<u>20</u>	<u>Y</u>	<u>OBL</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
<u>100.0</u> = Total Cover				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Woody Vine Stratum (Plot size: <u>30</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
Remarks: (Include photo numbers here or on a separate sheet.)				

SOIL

Sampling Point: 23-235-w3-w

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		%	Redox Features				Texture	Remarks
	Color (moist)			Color (moist)	%	Type ¹	Loc ²		
0-15	10YR	2/1	100					p	peat

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☒ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron-Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Soils meet the A3 hydric soil indicator.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)

- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____

Water Table Present? Yes ☐ No ☒ Depth (inches): _____

Saturation Present? Yes ☐ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



23-235-w3-w
2023-08-29

Sample Point Coordinates: 45.265152, -94.154177
Direction: east

View of Wetland 3 of the typical vegetat
ion cover found throughout the basin.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Seanor Property 7832 Nevens Ave. NW City/County: Annandale/Wright Sampling Date: 2023-08-29
 Applicant/Owner: Ryan Excelsior Properties, LLC State: Minnesota Sampling Point: 23-235-w3-u
 Investigator(s): Ken Arndt Section, Township, Range: sec 25 T121N R028W
 Landform (hillslope, terrace, etc.): Sideslope Local relief (concave, convex, none): Concave
 Slope (%): 3-7 Lat: 45.265203 Long: -94.154129 Datum: WGS84
 Soil Map Unit Name: Forada sandy loam, 0 to 2 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☒ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Upland sample point is along a side slope within a deciduous woodland. Soils were non-hydric.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																
1. <u>Acer negundo</u>	<u>30</u>	<u>Y</u>	<u>FAC</u>																	
2. <u>Fraxinus pennsylvanica</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____	Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>0.00</u></td> <td>x 1 = <u>0.00</u></td> </tr> <tr> <td>FACW species <u>20.00</u></td> <td>x 2 = <u>40.00</u></td> </tr> <tr> <td>FAC species <u>160.00</u></td> <td>x 3 = <u>480.00</u></td> </tr> <tr> <td>FACU species <u>0.00</u></td> <td>x 4 = <u>0.00</u></td> </tr> <tr> <td>UPL species <u>0.00</u></td> <td>x 5 = <u>0.00</u></td> </tr> <tr> <td>Column Totals: <u>180.00</u> (A)</td> <td><u>520.00</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.89</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0.00</u>	x 1 = <u>0.00</u>	FACW species <u>20.00</u>	x 2 = <u>40.00</u>	FAC species <u>160.00</u>	x 3 = <u>480.00</u>	FACU species <u>0.00</u>	x 4 = <u>0.00</u>	UPL species <u>0.00</u>	x 5 = <u>0.00</u>	Column Totals: <u>180.00</u> (A)	<u>520.00</u> (B)	Prevalence Index = B/A = <u>2.89</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0.00</u>	x 1 = <u>0.00</u>																			
FACW species <u>20.00</u>	x 2 = <u>40.00</u>																			
FAC species <u>160.00</u>	x 3 = <u>480.00</u>																			
FACU species <u>0.00</u>	x 4 = <u>0.00</u>																			
UPL species <u>0.00</u>	x 5 = <u>0.00</u>																			
Column Totals: <u>180.00</u> (A)	<u>520.00</u> (B)																			
Prevalence Index = B/A = <u>2.89</u>																				
Sapling/Shrub Stratum (Plot size: <u>15</u>) 1. <u>Rhamnus cathartica</u> <u>60</u> <u>Y</u> <u>FAC</u> 2. _____ 3. _____ 4. _____ 5. _____ <u>60.0</u> = Total Cover																				
Herb Stratum (Plot size: <u>5</u>) 1. <u>Carex blanda</u> <u>60</u> <u>Y</u> <u>FAC</u> 2. <u>Menispermum canadense</u> <u>10</u> <u>N</u> <u>FAC</u> 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ <u>70.0</u> = Total Cover																				
Woody Vine Stratum (Plot size: <u>30</u>) 1. _____ 2. _____ <u>0</u> = Total Cover																				
Remarks: (Include photo numbers here or on a separate sheet.)																				

SOIL

Sampling Point: 23-235-w3-u

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		%	Redox Features				Texture	Remarks
	Color (moist)			Color (moist)	%	Type ¹	Loc ²		
0-16	10YR	2/2	100					sil	silt loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron-Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

Soils are non-hydric.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____

Water Table Present? Yes _____ No ☒ Depth (inches): _____

Saturation Present? Yes _____ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Only one secondary indicator of wetland hydrology is present.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Seanor Property 7832 Nevens Ave. NW City/County: Annandale/Wright Sampling Date: 2023-08-29
 Applicant/Owner: Ryan Excelsior Properties, LLC State: Minnesota Sampling Point: 23-235-w4-w
 Investigator(s): Ken Arndt Section, Township, Range: sec 25 T121N R028W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0-2 Lat: 45.265246 Long: -94.153211 Datum: WGS84
 Soil Map Unit Name: Forada sandy loam, 0 to 2 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☒, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☐ No ☒
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks: Wetland 4 is a Type 1 farmed wetland that is planted in soybean this year. No signs of crop stress were observed during the site visit.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0.00</u> x 1 = <u>0.00</u> FACW species <u>0.00</u> x 2 = <u>0.00</u> FAC species <u>0.00</u> x 3 = <u>0.00</u> FACU species <u>0.00</u> x 4 = <u>0.00</u> UPL species <u>100.00</u> x 5 = <u>500.00</u> Column Totals: <u>100.00</u> (A) <u>500.00</u> (B) Prevalence Index = B/A = <u>5.0</u>
<u>0</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>0</u> = Total Cover				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: <u>5</u>)				
1. <u>Glycine max</u>	<u>100</u>	<u>Y</u>	<u>UPL</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
<u>100.0</u> = Total Cover				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Woody Vine Stratum (Plot size: <u>30</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
Remarks: (Include photo numbers here or on a separate sheet.) Soybean was very healthy with no signs of crop stress.				

SOIL

Sampling Point: 23-235-w4-w

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features						Texture	Remarks
	Color (moist)		%	Color (moist)		%	Type ¹	Loc ²		
0-6	10YR	2/1	100						sil	silt loam
7-20	10YR	2/1	90	2.5YR	4/6	10	C	M	sil	silt loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ 2 cm Muck (A10)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☒ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
☐ Dark Surface (S7)
☐ Iron-Manganese Masses (F12)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No _____

Remarks:

Soils meet the F6 hydric soil indicator.

HYDROLOGY

Wetland Hydrology Indicators:Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9)
☐ Aquatic Fauna (B13)
☐ True Aquatic Plants (B14)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Thin Muck Surface (C7)
☐ Gauge or Well Data (D9)
☒ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☒ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____
 Water Table Present? Yes _____ No ☒ Depth (inches): _____
 Saturation Present? Yes _____ No ☒ Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Historic imagery review found that wetland hydrology was present in enough years with normal precipitation.

Remarks:



23-235-w4-w
2023-08-29

Sample Point Coordinates: 45.265246, -94.15321
Direction: northeast

View across the low point within the soy
bean field where Wetland 4 is located.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Seanor Property 7832 Nevens Ave. NW City/County: Annandale/Wright Sampling Date: 2023-08-29
 Applicant/Owner: Ryan Excelsior Properties, LLC State: Minnesota Sampling Point: 23-235-w5-w
 Investigator(s): Ken Arndt Section, Township, Range: sec 25 T121N R028W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0-2 Lat: 45.266 Long: -94.152 Datum: WGS84
 Soil Map Unit Name: Forada sandy loam, 0 to 2 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☒, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☐ No ☒
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks: Wetland 5 is a Type 1 farmed wetland that is planted in soybean this year. No signs of crop stress were observed during the site visit. A small part of this wetland includes an area of reed canary grass with velvet leaf, foxtail, barnyard grass, and giant ragweed.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0.00</u> x 1 = <u>0.00</u> FACW species <u>0.00</u> x 2 = <u>0.00</u> FAC species <u>0.00</u> x 3 = <u>0.00</u> FACU species <u>0.00</u> x 4 = <u>0.00</u> UPL species <u>100.00</u> x 5 = <u>500.00</u> Column Totals: <u>100.00</u> (A) <u>500.00</u> (B) Prevalence Index = B/A = <u>5.0</u>
<u>0</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>0</u> = Total Cover				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain)
Herb Stratum (Plot size: <u>5</u>)				
1. <u>Glycine max</u>	<u>100</u>	<u>Y</u>	<u>UPL</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
<u>100.0</u> = Total Cover				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Woody Vine Stratum (Plot size: <u>30</u>)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
<u>0</u> = Total Cover				
Remarks: (Include photo numbers here or on a separate sheet.) Vegetation at the sample point includes just healthy soybean.				

SOIL

Sampling Point: 23-235-w5-w

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix			Redox Features					Texture	Remarks
	Color (moist)		%	Color (moist)		%	Type ¹	Loc ²		
0-5	10YR	2/1	100						sicl	silty clay loam
5-19	10YR	2/1	90	7.5YR	4/6	10	C	M	sicl	silty clay loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☒ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron-Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Soils meet the F6 hydric soil indicator.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)

- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☒ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____
Water Table Present? Yes ☐ No ☒ Depth (inches): _____
Saturation Present? Yes ☐ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Historic imagery review found that wetland hydrology was present in enough years with normal precipitation.



23-235-w5-w
2023-08-29

Sample Point Coordinates: 45.266, -94.152 View of Wetland from sample point of are
Direction: east
a of the wetland within the soybean and
the area of the wetland in perennia...

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Seanor Property 7832 Nevens Ave. NW City/County: Annandale/Wright Sampling Date: 2023-08-29
 Applicant/Owner: Ryan Excelsior Properties, LLC State: Minnesota Sampling Point: 23-235-area1
 Investigator(s): Ken Arndt Section, Township, Range: sec 25 T121N R028W
 Landform (hillslope, terrace, etc.): Talf Local relief (concave, convex, none): None
 Slope (%): 0-2 Lat: 45.264983 Long: -94.155111 Datum: WGS84
 Soil Map Unit Name: Oylen sandy loam, 0 to 2 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: Area 1 is an open grassy area just south of the driveway and is dominated by reed canary grass, Canada goldenrod, with lesser burdock and Virginia creeper also common. Soils were non-hydric.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																		
1. _____	_____	_____	_____																			
2. _____	_____	_____	_____																			
3. _____	_____	_____	_____																			
4. _____	_____	_____	_____																			
5. _____	_____	_____	_____	Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>0.00</u></td> <td>x 1 = <u>0.00</u></td> </tr> <tr> <td>FACW species <u>80.00</u></td> <td>x 2 = <u>160.00</u></td> </tr> <tr> <td>FAC species <u>0.00</u></td> <td>x 3 = <u>0.00</u></td> </tr> <tr> <td>FACU species <u>25.00</u></td> <td>x 4 = <u>100.00</u></td> </tr> <tr> <td>UPL species <u>0.00</u></td> <td>x 5 = <u>0.00</u></td> </tr> <tr> <td>Column Totals: <u>105.00</u> (A)</td> <td><u>260.00</u> (B)</td> </tr> <tr> <td colspan="4">Prevalence Index = B/A = <u>2.48</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0.00</u>	x 1 = <u>0.00</u>	FACW species <u>80.00</u>	x 2 = <u>160.00</u>	FAC species <u>0.00</u>	x 3 = <u>0.00</u>	FACU species <u>25.00</u>	x 4 = <u>100.00</u>	UPL species <u>0.00</u>	x 5 = <u>0.00</u>	Column Totals: <u>105.00</u> (A)	<u>260.00</u> (B)	Prevalence Index = B/A = <u>2.48</u>			
Total % Cover of:	Multiply by:																					
OBL species <u>0.00</u>	x 1 = <u>0.00</u>																					
FACW species <u>80.00</u>	x 2 = <u>160.00</u>																					
FAC species <u>0.00</u>	x 3 = <u>0.00</u>																					
FACU species <u>25.00</u>	x 4 = <u>100.00</u>																					
UPL species <u>0.00</u>	x 5 = <u>0.00</u>																					
Column Totals: <u>105.00</u> (A)	<u>260.00</u> (B)																					
Prevalence Index = B/A = <u>2.48</u>																						
Sapling/Shrub Stratum (Plot size: <u>15</u>)																						
1. _____	_____	_____	_____																			
2. _____	_____	_____	_____																			
3. _____	_____	_____	_____																			
4. _____	_____	_____	_____																			
5. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)																		
Herb Stratum (Plot size: <u>5</u>)																						
1. <u>Phalaris arundinacea</u>	<u>80</u>	<u>Y</u>	<u>FACW</u>																			
2. <u>Parthenocissus quinquefolia</u>	<u>20</u>	<u>N</u>	<u>FACU</u>																			
3. <u>Arctium minus</u>	<u>5</u>	<u>N</u>	<u>FACU</u>																			
4. _____	_____	_____	_____																			
5. _____	_____	_____	_____																			
6. _____	_____	_____	_____																			
7. _____	_____	_____	_____																			
8. _____	_____	_____	_____																			
9. _____	_____	_____	_____																			
10. _____	_____	_____	_____																			
Woody Vine Stratum (Plot size: <u>30</u>)																						
1. _____	_____	_____	_____																			
2. _____	_____	_____	_____																			
Remarks: (Include photo numbers here or on a separate sheet.)																						

SOIL

Sampling Point: 23-235-area1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix			Redox Features				Texture	Remarks
	Color (moist)		%	Color (moist)	%	Type ¹	Loc ²		
0-22	10YR	2/1	100					sil	silt loam
22-28	10YR	3/3	100					sil	silt loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron-Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

Soils are non-hydric.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)

- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☐ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____
Water Table Present? Yes _____ No ☒ Depth (inches): _____
Saturation Present? Yes _____ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Only one secondary indicator of wetland hydrology is present.



23-235-area1
2023-08-29

Sample Point Coordinates: 45.264983, -94.155111
Direction: south
View of the typical vegetation found throughout Area 1.

Appendix D – Historic Imagery Figures





Photo Source: 2004 Google Earth

Precipitation (normal)

0 250 500 Feet

Historic Imagery Review - 2004
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Figure 2

Photo Source: 2006 Google Earth

Precipitation (normal)

0 250 500 Feet

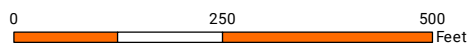
Historic Imagery Review - 2006
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Photo Source: 2008 color FSA

Precipitation (normal)



Historic Imagery Reveiw - 2008
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Photo Source: 2009 color FSA

Precipitation (dry)

0 250 500 Feet

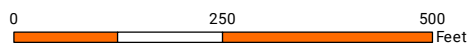
Historic Imagery Review - 2009
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Photo Source: 2010 color FSA

Precipitation (wet)



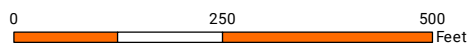
Historic Imagery Reveiw - 2010
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Photo Source: 2013 color FSA

Precipitation (normal)



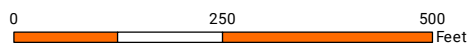
Historic Imagery Review - 2013
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Photo Source: 2015 color FSA

Precipitation (normal)



Historic Imagery Review - 2015
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Historic Imagery Reveiw - 2016
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Photo Source: 2017 color FSA

Precipitation (normal)

0 250 500 Feet

Historic Imagery Review - 2017
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Photo Source: 2018 Google Earth

Precipitation (normal)

0 250 500 Feet

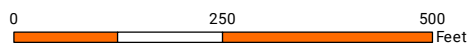
Historic Imagery Reveiw - 2018
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Photo Source: 2019 color FSA

Precipitation (wet)



Historic Imagery Review - 2019
Seanor Property
7832 Nevens Ave. NW
Annandale, MN



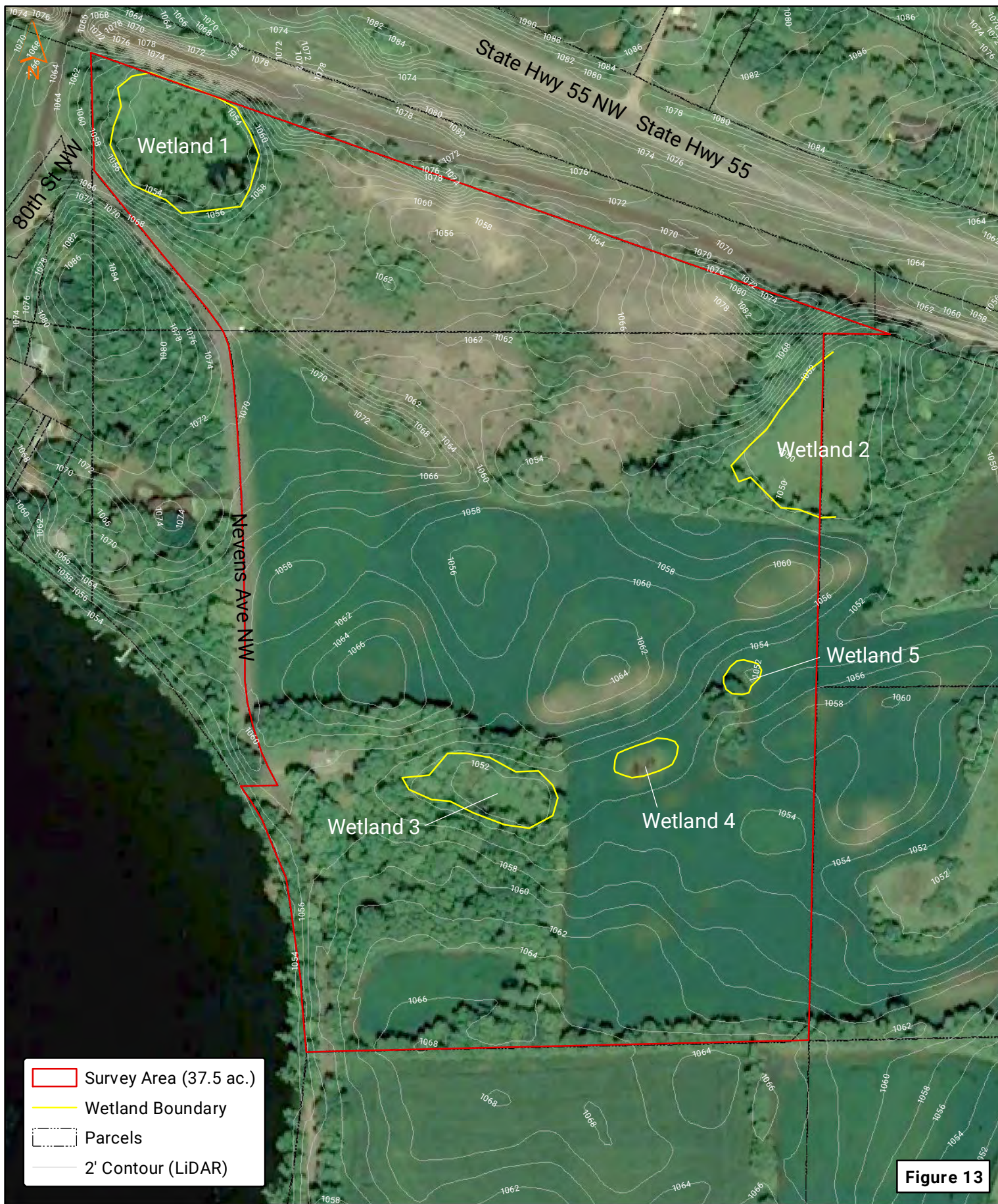
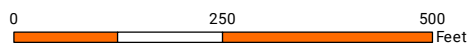


Photo Source: 2020 Google Earth

Precipitation (normal)



Historic Imagery Review - 2020
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Photo Source: 2021 color FSA

Precipitation (normal)

0 250 500 Feet

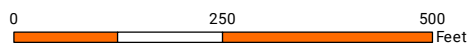
Historic Imagery Review - 2021
Seanor Property
7832 Nevens Ave. NW
Annandale, MN





Photo Source: 2022 Google Earth

Precipitation (dry)



Historic Imagery Reviw - 2022
Seanor Property
7832 Nevens Ave. NW
Annandale, MN



Appendix E – Precipitation Worksheets (using gridded database)



Precipitation Worksheet Using Gridded Database for target location:

County: Wright

Township Name: Southside

Nearest Community: Annandale

Township Number: 121N

Range Number: 28W

Section Number: 25

Scores for all years based on using 1991-2020 normal period

2004

Aerial photograph or site visit date: Monday, August 2, 2004

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: **dry** **normal** wet

monthly score

first prior
month:

July 2004

3.08

2.63

4.21

normal

3 * 2 = 6

second prior
month:

June 2004

4.31

3.24

5.82

normal

2 * 2 = 4

third prior
month:

May 2004

6.02

2.22

3.85

wet

1 * 3 = 3

multi-month score:

6 to 9 (dry) **10 to 14 (normal)** **15 to 18 (wet)**

13 (Normal)

2006

Aerial photograph or site visit date: Wednesday, May 31, 2006

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: **dry** **normal** wet

monthly score

first prior
month:

April 2006

2.99

1.44

3.06

normal

3 * 2 = 6

second prior
month:

March 2006

1.19

1.17

1.80

normal

2 * 2 = 4

third prior
month:

**February
2006**

0.50

0.30

0.93

normal

1 * 2 = 2

multi-month score:

6 to 9 (dry) **10 to 14 (normal)** **15 to 18 (wet)**

12 (Normal)

2008

Aerial photograph or site visit date: Saturday, July 5, 2008

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: dry normal wet

monthly score

first prior
month:

June 2008

3.70

3.24

5.82

normal

3 * 2 = 6

second prior
month:

May 2008

3.75

2.22

3.85

normal

2 * 2 = 4

third prior
month:

April 2008

3.48

1.44

3.06

wet

1 * 3 = 3

multi-month score:

6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)

13 (Normal)

2009

Aerial photograph or site visit date: Monday, August 10, 2009

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: dry normal wet

monthly score

first prior
month:

July 2009

1.73

2.63

4.21

dry

3 * 1 = 3

second prior
month:

June 2009

4.94

3.24

5.82

normal

2 * 2 = 4

third prior
month:

May 2009

0.72

2.22

3.85

dry

1 * 1 = 1

multi-month score:

6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)

8 (Dry)

2010

Aerial photograph or site visit date: Wednesday, September 1, 2010

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: dry normal wet

monthly score

first prior
month:

**August
2010**

5.21

3.09

4.63

wet

3 * 3 = 9

second prior
month:

July 2010

3.39

2.63

4.21

normal

2 * 2 = 4

third prior
month:

June 2010

6.94

3.24

5.82

wet

1 * 3 = 3

multi-month score:

6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)

16 (Wet)

2012

Aerial photograph or site visit date: Sunday, September 23, 2012

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: dry normal wet

monthly score

first prior
month:

**August
2012**

second prior
month:

July 2012

third prior
month:

June 2012

1.53

3.84

4.63

3.09

2.63

3.24

4.63

4.21

5.82

dry

normal

normal

3 * 1 = 3

2 * 2 = 4

1 * 2 = 2

multi-month score:

6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)

9 (Dry)

2013

Aerial photograph or site visit date: Friday, July 12, 2013

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: dry normal wet

monthly score

first prior
month:

June 2013

second prior
month:

May 2013

third prior
month:

April 2013

5.07

4.70

2.88

3.24

2.22

1.44

5.82

3.85

3.06

normal

wet

normal

3 * 2 = 6

2 * 3 = 6

1 * 2 = 2

multi-month score:

6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)

14 (Normal)

2015

Aerial photograph or site visit date: Tuesday, August 25, 2015

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: dry normal wet

monthly score

first prior
month:

July 2015

second prior
month:

June 2015

third prior
month:

May 2015

6.99

3.18

5.25

2.63

3.24

2.22

4.21

5.82

3.85

wet

dry

wet

3 * 3 = 9

2 * 1 = 2

1 * 3 = 3

multi-month score:

6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)

14 (Normal)

2016

Aerial photograph or site visit date: Friday, June 10, 2016

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: **dry** **normal** **wet**

monthly score

first prior
month:

May 2016

3.40

2.22

3.85

normal

3 * 2 = 6

second prior
month:

April 2016

2.18

1.44

3.06

normal

2 * 2 = 4

third prior
month:

March 2016

1.30

1.17

1.80

normal

1 * 2 = 2

multi-month score:

6 to 9 (dry) **10 to 14 (normal)** **15 to 18 (wet)**

12 (Normal)

2017

Aerial photograph or site visit date: Saturday, July 29, 2017

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: **dry** **normal** **wet**

monthly score

first prior
month:

June 2017

2.94

3.24

5.82

dry

3 * 1 = 3

second prior
month:

May 2017

5.56

2.22

3.85

wet

2 * 3 = 6

third prior
month:

April 2017

3.18

1.44

3.06

wet

1 * 3 = 3

multi-month score:

6 to 9 (dry) **10 to 14 (normal)** **15 to 18 (wet)**

12 (Normal)

2018

Aerial photograph or site visit date: Monday, May 14, 2018

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: **dry** **normal** **wet**

monthly score

first prior
month:

April 2018

2.40

1.44

3.06

normal

3 * 2 = 6

second prior
month:

March 2018

1.15

1.17

1.80

dry

2 * 1 = 2

third prior
month:

**February
2018**

1.29

0.30

0.93

wet

1 * 3 = 3

multi-month score:

6 to 9 (dry) **10 to 14 (normal)** **15 to 18 (wet)**

11 (Normal)

2019

Aerial photograph or site visit date: Tuesday, July 30, 2019

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: **dry** **normal** **wet**

monthly score

first prior
month:

June 2019

4.79

3.24

5.82

normal

3 * 2 = 6

second prior
month:

May 2019

6.07

2.22

3.85

wet

2 * 3 = 6

third prior
month:

April 2019

3.35

1.44

3.06

wet

1 * 3 = 3

multi-month score:

6 to 9 (dry) **10 to 14 (normal)** **15 to 18 (wet)**

15 (Wet)

2020

Aerial photograph or site visit date: Saturday, August 22, 2020

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: **dry** **normal** **wet**

monthly score

first prior
month:

July 2020

5.73

2.51

4.29

wet

3 * 3 = 9

second prior
month:

June 2020

2.74

3.24

4.82

dry

2 * 1 = 2

third prior
month:

May 2020

1.79

2.90

5.18

dry

1 * 1 = 1

multi-month score:

6 to 9 (dry) **10 to 14 (normal)** **15 to 18 (wet)**

12 (Normal)

2021

Aerial photograph or site visit date: Friday, June 18, 2021

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: **dry** **normal** **wet**

monthly score

first prior
month:

May 2021

2.48

2.90

5.18

dry

3 * 1 = 3

second prior
month:

April 2021

2.90

1.44

3.23

normal

2 * 2 = 4

third prior
month:

March 2021

2.37

1.07

1.82

wet

1 * 3 = 3

multi-month score:

6 to 9 (dry) **10 to 14 (normal)** **15 to 18 (wet)**

10 (Normal)

2022

Aerial photograph or site visit date: Monday, August 8, 2022

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: **dry** **normal** **wet**

monthly score

first prior
month:

July 2022

2.22

2.51

4.29

dry

3 * 1 = 3

second prior
month:

June 2022

0.91

3.24

4.82

dry

2 * 1 = 2

third prior
month:

May 2022

6.07

2.90

5.18

wet

1 * 3 = 3

multi-month score:

6 to 9 (dry) **10 to 14 (normal)** **15 to 18 (wet)**

8 (Dry)

Appendix F – FSA Hydrology Assessment Worksheets



Hydrology Assessment

Wetland 3 (east of, within soybean field)

Year	Image Source	Climate Condition (wet, dry, normal)*	Interpretation (list hydrology indicators observed, e.g. crop stress, drowned out, standing water, etc)**
Wetland 3 (eastern end)			
2004	Google Earth	normal	NV–area appears as normal vegetation
2006	Google Earth	normal	NV–area appears as normal vegetation
2008	Color FSA	normal	NV–area appears as normal vegetation
2013	Color FSA	normal	NV–area appears as normal vegetation
2015	Color FSA	normal	NV–area appears as normal vegetation
2016	Google Earth	normal	NV–area appears as normal vegetation
2017	Color FSA	normal	WS–wetland signature apparent east of delineated boundary
2018	Google Earth	normal	NV–area appears as normal vegetation
2020	Google Earth	normal	NV–area appears as normal vegetation
2021	Color FSA	normal	NV–area appears as normal vegetation

*Use MN State Climatology website to determine USDA/NRCS climate condition for parcel being investigated

**Use key below to label photo interpretations. It is imperative that the reviewer read and understand the guidance associated with the use of these labels. If alternate labels are used, indicate in the box below.

WS – wetland signature	SW – standing water	NV – normal vegetation cover
CS – crop stress	SS – soil wetness	NSS – no soil wetness
DO – drowned out	AP – altered pattern	
NC – not cropped		

Wetland 4

Year	Image Source	Climate Condition (wet, dry, normal)*	Interpretation (list hydrology indicators observed, e.g. crop stress, drowned out, standing water, etc)**
Wetland 4			
2004	Google Earth	normal	SS–soil wetness apparent in the area of the delineated boundary
2006	Google Earth	normal	SS–soil wetness apparent in the area of the delineated boundary
2008	Color FSA	normal	WS–wetland signature within delineated boundary
2013	Color FSA	normal	WS–wetland signature matches up very closely with delineated boundary
2015	Color FSA	normal	WS–wetland signature matches up closely with delineated boundary
2016	Google Earth	normal	NV–area appears as normal vegetation
2017	Color FSA	normal	WS–wetland signature slightly within delineated boundary
2018	Google Earth	normal	SS–soil wetness apparent in the area of the delineated boundary
2020	Google Earth	normal	WS–wetland signature matches up fairly close with delineated boundary
2021	Color FSA	normal	NV–area appears as normal vegetation

*Use MN State Climatology website to determine USDA/NRCS climate condition for parcel being investigated

**Use key below to label photo interpretations. It is imperative that the reviewer read and understand the guidance associated with the use of these labels. If alternate labels are used, indicate in the box below.

WS – wetland signature	SW – standing water	NV – normal vegetation cover
CS – crop stress	SS – soil wetness	NSS – no soil wetness
DO – drowned out	AP – altered pattern	
NC – not cropped		

Wetland 5

Year	Image Source	Climate Condition (wet, dry, normal)*	Interpretation (list hydrology indicators observed, e.g. crop stress, drowned out, standing water, etc)**
			Wetland 5
2004	Google Earth	normal	SS–slight signature of soil wetness apparent in the area of the delineated boundary NE of woodland
2006	Google Earth	normal	NV–area appears as normal vegetation
2008	Color FSA	normal	WS–wetland signature matches up closely with delineated boundary
2013	Color FSA	normal	WS–wetland signature matches up closely with delineated boundary
2015	Color FSA	normal	WS–wetland signature matches up closely with delineated boundary
2016	Google Earth	normal	NV–area appears as normal vegetation
2017	Color FSA	normal	WS–wetland signature matches up closely with delineated boundary
2018	Google Earth	normal	WS–wetland signature within delineated boundary
2020	Google Earth	normal	NV–area appears as normal vegetation
2021	Color FSA	normal	NV–area appears as normal vegetation

*Use MN State Climatology website to determine USDA/NRCS climate condition for parcel being investigated

**Use key below to label photo interpretations. It is imperative that the reviewer read and understand the guidance associated with the use of these labels. If alternate labels are used, indicate in the box below.

WS – wetland signature	SW – standing water	NV – normal vegetation cover
CS – crop stress	SS – soil wetness	NSS – no soil wetness
DO – drowned out	AP – altered pattern	
NC – not cropped		



City Council Agenda

April 8, 2024

Agenda Section: New Business

Report From: Kelly Hinnenkamp, Admin

Agenda No. 10E

Agenda Item: Update on AMLHL Commission Regionalization

Core Strategy:

- | | |
|--|--|
| <input type="checkbox"/> Inspire Community Engagement | <input checked="" type="checkbox"/> Provide Proactive Leadership |
| <input checked="" type="checkbox"/> Increase Operational Effectiveness | <input type="checkbox"/> Ensure Safe/Well Kept Community |
| <input type="checkbox"/> Enhance Local Business Environment | <input type="checkbox"/> Other: Compliance |
| <input type="checkbox"/> Develop/Manage Strong Parks/Trails | |
-

Background

The AMLHL Wastewater Commission (WWC) was contacted in January by the Cities of Montrose and Waverly requesting consideration for regionalization of their wastewater treatment. These two cities have been working over the past year on a plant expansion and due to costs, they wanted to explore regionalization options.

The WWC met in January to discuss the logistics and feasibility of regionalization. The two cities have 2240 users and average 320,000 gallons of usage daily. The engineers provided a preliminary project scope and determined the two communities could be served by extending infrastructure to the existing lift station located in Howard Lake. The total project costs associated with this expansion is \$40.4M. This amount includes a \$14M expansion at the current Wastewater Facility that is required by the MPCA permit and was already planned to start in 2024, with or without regionalization.

Staff provided financial projections based on the additional expenses and revenues related to the addition of the two cities. After reviewing the project scope and financials, the Commission supported the regionalization concept as long as there was no additional cost to the existing users.

To join the Commission, the cities of Montrose and Waverly will need to buy into the current assets owned by the WWC. The Commission decided to use a similar methodology in calculating the buy-in amount that was used in 2008 for Howard Lake. This method calculates a per user buy-in amount based on the value of the total assets owned by the Commission. The Commission also identified additional funding necessary to get to a breakeven point with the proposed project costs. The total between the two amounts is \$16.6M. This was presented to a committee of Montrose and Waverly. Following that meeting the Commission received a formal request from the two cities to join our Commission.

The WWC met in March to consider the requests from the two cities. In order to move forward with the regionalization project, the WWC and the cities of Montrose and Waverly will each need to update and submit their respective facility plans to the MPCA for approval. Once approved, the WWC will work on funding the project. As soon as funding is secured, the WWC will work to amend the Joint Powers Agreement to add Montrose and Waverly to the Commission.

Knowing it will take at least 12-18 months before we get to the point of amending our JPA, the WWC wanted to make sure the costs associated with the due diligence by the Commission and the two cities is addressed. The attached agreement is proposed to address the payment of costs incurred throughout the due diligence period. The Commission approved amending WWC's Facility Plan contingent upon the Cities of Montrose and Waverly entering into the attached pre-development agreement.

Recommended Action

No Action Required

Attachments:

Financial Estimates

Pre-Development Agreement

Montrose/Waverly Regionalization
Preliminary Cost Estimate & Rate Projection

"ERU" = Equivalent Residential Unit

A-ML-HL - ERU's	4,500	
Montrose/Waverly - ERU's	2,240	
Montrose/Waverly Daily Flow	320,000	-Designing for 630K per day
Total Estimated Project Cost :	\$ 40,430,000.00	

Buy In Calculation (Existing Facilities)

2023 Net Asset Position	\$ 19,348,501.00	Based on 2022 Audit + \$800k invested in project
Total Net Asset Position Per User (current)	\$ 4,299.67	Net Asset Position divided by 4,500 ERU's (A-ML-HL)
Net Asset Position Buy In Option	<u>\$ 9,631,253.83</u>	Montrose/Waverly ERU's multiplied by Net Asset Position Per User

Project Cost Estimated

Total Project Costs	\$ 40,430,000.00	
Anticipated Montrose/Waverly Grant	<u>\$ (7,000,000.00)</u>	
Facility Upgrade Grant	\$ (7,000,000.00)	Already Secured by A-ML-HL
Less Buy-In Funding by Montrose/Waverly	<u>\$ (9,631,253.83)</u>	
Total Bond Amount	<u>\$ 16,798,746.17</u>	Commission Cost for combined project

New Revenues:

New Annual Revenue (Montrose-Waverly)	<u>\$ 817,600.00</u>	- 320,000 gals per day @ \$7.00 per 1,000 gals
---------------------------------------	----------------------	--

New Expenses:

Increase in Operational Costs	\$ 200,000.00	- BMI Estimate
Anticipated Bond Payment (20yrs/2%)	<u>\$ 1,027,356.18</u>	- DEED estimate on interest rate
	\$ 1,227,356.18	

Total Anticipated Montrose/Waverly Costs to Connect

Net Position Acquisition	\$ 9,631,253.83	
Anticipated Grant - Montrose/Waverly	<u>\$ 7,000,000.00</u>	
Total	\$ 16,631,253.83	

Budget Scenario (Treatment Costs for Montrose/Waverly)

Annual Flow Charges paid to Commission	\$ 817,600.00	-Average daily flow x \$7.00 per thousand gals
Annual Debt Payments on \$9,631,254 for Net Asset Acquisition	<u>\$ 589,015.88</u>	- 20-year PFA Loan @ 2%
	\$ 1,406,615.88	- Total Annual Treatment Cost (Montrose/Waverly)
	\$ 52.33	- Monthly Cost for Treatment per ERU

PRE-DEVELOPMENT AGREEMENT

This Pre-Development Agreement ("Agreement") is entered into as of [Date], by and between the Annandale Maple Lake Howard Lake Wastewater Commission (hereafter, "Commission"), and the City of Montrose, and the City of Waverly.

Background

The Commission is an established entity responsible for wastewater management in its respective jurisdiction. The Cities of Montrose and Waverly are interested in joining the Commission and have agreed to undertake due diligence to assess the feasibility and implications of such a decision.

This Agreement is intended to formalize the terms and conditions associated with the due diligence necessary for the Cities of Montrose and Waverly to determine whether joining the Commission is feasible. This Agreement is not intended to make the Cities of Montrose and Waverly members of the Commission, and the parties understand that a subsequent Final Joint Powers Agreement would be required to accomplish that objective.

Agreement

1. **Purpose:** The purpose of this Agreement is to stipulate the terms and conditions associated with the due diligence necessary for the Cities of Montrose and Waverly to join the Commission.
2. **Commission Board Agreement:** The Commission board has agreed in concept for the Cities of Montrose and Waverly to join the Commission as full voting members, subject to the completion of due diligence and the negotiation of a final Joint Powers Agreement.
3. **Due Diligence and Application of Costs:** The Cities of Montrose and Waverly shall be responsible for expenses anticipated for due diligence, including consultant expenses for engineering, financial advising, and legal services, and incidental expenses, as outlined in Attachment A. City staff time shall be exempt from these expenses.

The Cities of Montrose and Waverly shall each cover the cost of updating their own facility plans. Notwithstanding paragraph 3 above, the Commission shall cover the cost of updating its own facility plan, provided, however, that in the event the Cities of Montrose and Waverly do not join the Commission, the Cities of Montrose and Waverly shall be responsible for the costs outlined in paragraph 3 above that have been incurred by the Commission and shall reimburse the Commission for such costs within 30 days of transmission of an invoice by the Commission. In the event the Cities of Montrose and Waverly do join the Commission, the Commission shall credit the costs outlined in paragraph 3 above that have been incurred by the Cities of Montrose and Waverly towards the buy-in amount to be paid by the cities of Montrose and Waverly if the project proceeds.

4. **Expectations for Due Diligence:** All parties to this agreement, including each entity's staff and consultants, shall engage in timely and transparent communication and correspondence and be permitted and encouraged to exchange ideas, information, materials, plans and specifications, necessary for due diligence. Data deemed confidential in nature is excluded.

5. **Expense Reporting and Updates:** The Cities of Montrose and Waverly shall monthly provide to the Commission electronic copies and verification of expenses paid to update their facility plan. The Commission, in turn, shall monthly provide Montrose and Waverly electronic copies and verification of expenses paid to update the Commission's facility plan.
6. **Term and Termination:** This Agreement shall commence on the date first written above and shall continue until the later of: 1) the completion of the due diligence process, or 2) the adoption of a revised joint powers agreement between all member parties, or 3) December 31, 2029.

In the event that the Cities of Montrose and Waverly are unable to obtain a financing package necessary to join the Commission, this Agreement may be terminated by the Commission, the City of Montrose or the City of Waverly upon written notice to the other parties.

Upon termination, the parties shall have no further obligations under this Agreement, except to make payments due under this Agreement for work performed as authorized under this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first above written.

Annandale Maple Lake Howard Lake Wastewater Commission

By: _____

Chair

By: _____

Secretary

City of Montrose

By: _____

Mayor

By: _____

Clerk

City of Waverly

By: _____

Mayor

By: _____

Clerk



Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

VIA EMAIL

March 11, 2024

Kelly Hinnenkamp, Commission Administrator
AMHWC
PO Box K
Annandale, MN 55302-1113

RE: Wastewater Treatment Facility Plan
Summary of Professional Engineering Services
AMHWC

Dear Ms. Hinnenkamp:

Montrose and Waverly have expressed interest in joining the AMHWC and treating wastewater at the commission's existing facility. It is necessary to investigate the options and system needs through a Facility Plan to determine the needed infrastructure and permitting to approve this project. It is also recommended growth for the existing commission members is considered in conjunction with this request.

PROJECT DESCRIPTION

Montrose and Waverly have requested inclusion in the AMHWC. The existing facility operates at approximately 1.0 MGD during the wet season and is designed for 1.184 MGD. The combined flow for Montrose and Waverly is approximately 0.6 MGD. The combined flow from the five communities exceeds the design capacity of the existing facility.

A facility plan is necessary to determine the next best step for the Commission. The process includes the members of the commission developing growth projections, including industrial components. Recent population work has been done for all five communities and will be used to develop current and future design flows and loadings.

Design flows are submitted to the MPCA for consideration and development of preliminary effluent limits. The combination of existing facilities, proposed flows, and the required effluent quality will help plan the necessary improvements to allow all five communities to utilize the regional treatment works. The facility plan identifies options and implications such as capital cost, operational cost, and biosolids handling requirements.

SCOPE OF WORK

1.0 Meetings

- 1.1 *Kickoff Meeting:* A project kickoff meeting will be held with Commission staff and member communities. The purpose of the kickoff meeting is to introduce team members and identify, discuss, and gather information necessary for the preparation of the report. Bolton & Menk, Inc. will present to the Commission a summary of population work Bolton & Menk has conducted in recent years. Input from each member will be considered as the next phase of the report is undertaken.
- 1.2 Bolton & Menk, Inc. will attend a meeting with the Commission to review the completed report and discuss recommendations with staff.
- 1.3 Bolton & Menk, Inc. will attend a public hearing for presentation of the Facility Plan to residents as required by MPCA.

2.0 Report

- 2.1 Our team will prepare a Facility Plan to will comply with all MPCA requirements for Facility Plans including:
 - 2.1.1 *Planning Period and Design Criteria:* A design year of 2045 will be considered for the facility plan and work previously performed regarding community populations will be utilized to develop the combined flows.
 - 2.1.2 An evaluation of the existing system and any deficiencies, including the lift stations.
 - 2.1.3 Submit a request to MPCA for limits associated with the anticipated expanded discharge from the regional facility.
 - 2.1.4 Coordinate and draft NPDES permit modification with the proposed effluent flows to be discharged to the North Fork of the Crow River.
 - 2.1.5 Coordinate and draft an Antidegradation Report for the North Fork of the Crow River with the anticipated effluent flows.
 - 2.1.6 Provide estimated operational and construction costs.
 - 2.1.7 Provide discussion on financing alternatives.
 - 2.1.8 Provide environmental review worksheet to MPCA.
 - 2.1.9 Assist commission in submitting the report to MPCA for CWRf financing and any grant opportunities through the Minnesota Public Facilities Authority (Point Source Implementation Grant).

3.0 Fees

- 3.1 The estimated fees, to be billed hourly for the facility plan, antidegradation report, permit application, environmental review, and MPCA coordination, are \$273,400 and include approximately 1,600 hours of anticipated time to complete the work.

4.0 Exclusions

- 4.1 Archaeological and State Historical Preservation Office (SHPO) compliance work will be necessary in conjunction with the proposed project if State funding is pursued. Additional scope and fees will be proposed to the commission when a final project is recommended, and the limits of this work are known.

5.0 Schedule

- 5.1 Our team would propose the following schedule for this work:

April 2024	Initiate Facility Plan
May 2024	Request Preliminary Effluent Limits from the MPCA
Fall 2024	Develop draft report
Winter 2024	Review report with Commission
January / February 2025	Finalize report
February 2025	Public hearing
March 1, 2025	Submit Facility Plan and funding letters
July 2025	PSIG (grant application)

This schedule is laid out to match reasonable MPCA coordination and meet funding schedules.

Thank you again for using Bolton & Menk, Inc. for your engineering needs. Please feel free to contact us if you have any questions or if you require any additional information.

Sincerely,
Bolton & Menk, Inc.



Paul Saffert, P.E.
Principal Engineer

cc: Jared Voge, P.E., Bolton & Menk, Inc.
File



City Council Agenda

April 8, 2024

Agenda Section: New Business

Agenda No. 10F

Report From: Kelly Hinnenkamp, Admin

Agenda Item: Purchase of Fire Trucks

Core Strategy:

- ☐ Inspire Community Engagement
- ☒ Increase Operational Effectiveness
- ☐ Enhance Local Business Environment
- ☐ Develop/Manage Strong Parks/Trails

- ☐ Provide Proactive Leadership
- ☒ Ensure Safe/Well Kept Community
- ☐ Other: Compliance

Background

The Fire Department is proposing the purchase of the following trucks:

Fire Engine/Pumper

The Department is proposing to replace Engine 11 which is 1997 Pierce Engine. It has been with the department for 26 years and by the time the new engine arrives it will be 30 years old (4-year build).

The E11 truck has had repairs similar to repairs on any Engine, however, the quality of the truck has minimized those repairs and quality of service we have experienced with Pierce / MacQueen has been exceptional. For those reasons, and based on our history and track record with MacQueen, the Fire Department staff and Fire Commission reps (Wuollet and Czycalla) are recommending working with MacQueen Emergency.

The City is a member of HGAC, a cooperative purchasing program that meets the City's requirement for competitive bidding. MacQueen provided a proposal for the purchase of a new Pierce Engine under the HGAC program. The proposed purchase amount is \$1,209,525.00. The City is required to provide a performance bond, which MacQueen can provide for \$3,432. Additionally, they provided a discount option to pay the full amount within 15 days of signing the contract. The City's financial advisor reviewed these terms and is not recommending to pay upfront for this discount. The City would be required to obtain temporary financing and the interest expense would be greater over a four-year period.

The recommendation is to purchase the Engine from MacQueen as presented with including the option for the performance bond and not paying upfront.

Tanker Truck

The Department is proposing to replace Tanker 11 which is 32 years old and will be 34-35 years old by the time it is replaced (2-3 year build). This truck has exceed its useful life and has numerous

items which need to be repaired. The truck has a manual transmission which it is getting tougher and tougher to find drivers within our department. The water tank is leaking and is in need of repairs and within recent years, we have been required to put large amounts of maintenance in to keeping this vehicle on the road.

Similar to the Engine, the City is able to work with a selected group of truck vendors under the HGAC program. After reviewing the options for this truck, the Fire Department staff and the Fire Commission reps (Wuollet and Czcalla) are recommending to work with Toyne Inc (MT Fire Safety). The City received a proposal in the amount of \$357,289.

The recommendation is to purchase the tanker from Tyone, Inc as presented.

Funding of Truck Purchases

The Department has worked with the Fire Commission to develop a Capital Plan for the purchase of the truck. Attached is a copy of the proposed plan.

The Commission approved an increase rate to \$90/unit starting in 2025 and \$5/year until 2029 when it is expected we will incur the first payment on the Engine.

This plan with project rate increases allows the City to pay cash for the projected Tanker in 2027 and will cover the bond payment in 2029. In addition to the rate charged to the Fire Commission, the City will be required to increase the department's budget by \$25,000 in 2025 and \$7000 each year until 2029. These increased rates and budget adjustments will put the City in a position to ladder the purchases for the department moving forward around the retirement of debt providing long-term stability in the capital planning for the department.

Recommended Action

Motion to approve Resolutions as presented

Attachments:

Resolutions Approving Purchases
10 Yr Capital Plan
MacQueen Proposal
Toyne Proposal

RESOLUTION
24-__

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION APPROVING THE PURCHASE OF ENGINE

WHEREAS, Fire Chief Townsend has recommended the City purchase Engine truck; and

WHEREAS, the City of Annandale participates in the HGAC Cooperative Purchasing Program; and

WHEREAS, Chief Townsend received pricing from MacQueen Emergency, who awards contracts under the HGAC Cooperative Purchasing Contract; and

WHEREAS, the HGAC Cooperative Purchasing Contract pricing for the proposed truck \$1,209,525.

NOW THEREFORE, BE IT RESOLVED that the City Council of Annandale, Wright County, Minnesota, hereby authorizes the purchase of an Engine from MacQueen Emergency, under the HGAC Cooperative Purchasing Contract in the amount \$1,209,525.

The foregoing resolution was duly seconded by Councilmember ____ upon a vote being taken thereon, the following members voted in favor thereof: ____; the following members voted against: None; the following members abstained: None; the following members were absent: None.

WHEREUPON, said resolution was declared duly passed and adopted this 8th day of April, 2024.

City Clerk



**MACQUEEN
EMERGENCY**



PERFORM LIKE NO OTHER

MINNESOTA ILLINOIS INDIANA MISSOURI NEBRASKA NORTH DAKOTA SOUTH DAKOTA

EM-102

March 22, 2024

Fire Chief Kris Townsend
City of Annandale
340 Poplar Ave., PO Box K
Annandale, MN 55302

Subject: **Proposal for one (1) Pierce Enforcer PUC Pumper
Proposal / Bid 1052**

Dear Fire Chief Townsend,

With regard to the above subject, please find attached our completed proposal.
Pricing, is as follows, including 100% prepay option.

Pricing Summary:

Sale Price – **\$1,209,525.00***
**Houston-Galveston Area Council (HGAC) Consortium Pricing.*

100% Performance Bond:

Should the City of Annandale elect to have us provide a Performance Bond, \$3,432.00 will need to be added to the above sale price.

100% Prepayment Option:

Should the City of Annandale elect to make 100% prepayment fifteen (15) days from contract signing, a discount of (**\$148,748.00**) can be subtracted from the above "Sale Price" resulting in a revised contract price of **\$1,060,777.00 OR \$1,064,209.00 with Performance Bond.**

Terms and Conditions:

Taxes – Not Applicable

Freight – F.O.B. – Appleton, WI / Shipping to Annandale, MN

Terms – Net due prior to vehicle(s) release at the Pierce Manufacturing Plant (Appleton, WI). Net due fifteen (15) days from Contract signing for **Prepay discount** to be applicable.

Delivery* – 45.5 – 48.5 months from receipt and acceptance of contract.

**Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.*



**MACQUEEN
EMERGENCY**



PERFORM LIKE NO OTHER

MINNESOTA ILLINOIS INDIANA MISSOURI NEBRASKA NORTH DAKOTA SOUTH DAKOTA

Said apparatus and equipment are to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war, or international conflicts, or other causes beyond our control not preventing, could alter the delivery schedule.

The specifications herein contained, shall form a part of the final contract, and are subject to changes as desired by the purchaser, provided such changes are acknowledged and agreed to in writing by the purchaser.

Various state or federal regulation agencies (e.g., NFPA, DOT, EPA) may require changes to the Specifications and/or the Product and in any such event any resulting cost increases incurred to comply therewith will be added to the Purchase Price to be paid by the Customer. Any future drive train upgrades (engine, transmission, axles, etc.) or any other specification changes have not been calculated into our annual increases and will be provided at additional cost. The Company reserves the right to update pricing in response to manufacturer-imposed increases as a result of PPI inflation. The Company will document and itemize any such price increase for the Customer's review and approval before proceeding. Should the customer choose not to accept the pricing update, the customer has the ability to cancel without penalty.

This proposal for fire apparatus conforms with all Federal Department of Transportation (DOT) rules and regulations in effect at the time of bid, and with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of bid, except as modified by customer specifications.

The attached proposal is valid for thirty (30) days.

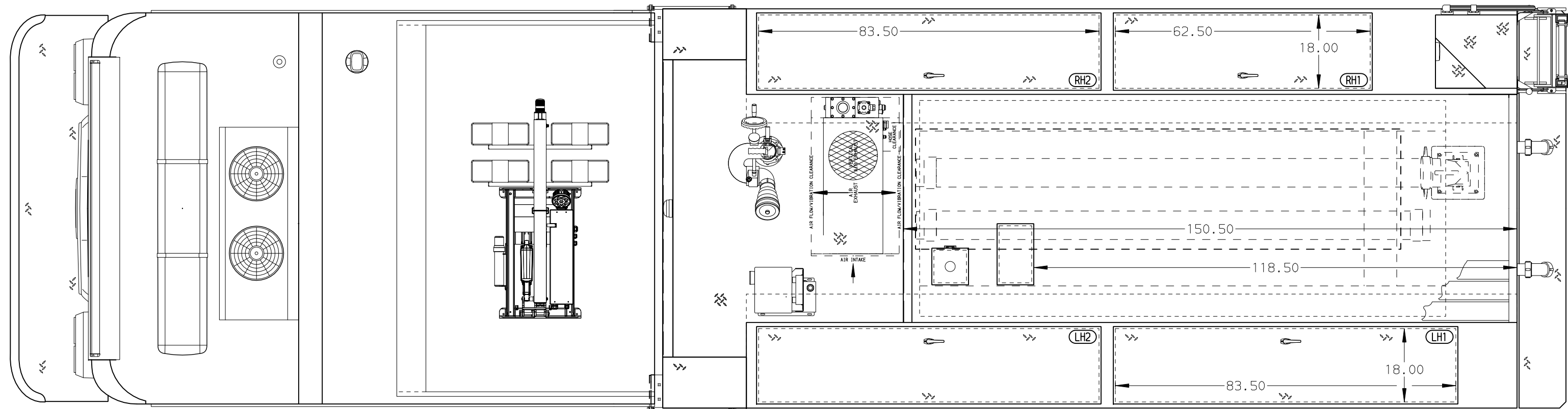
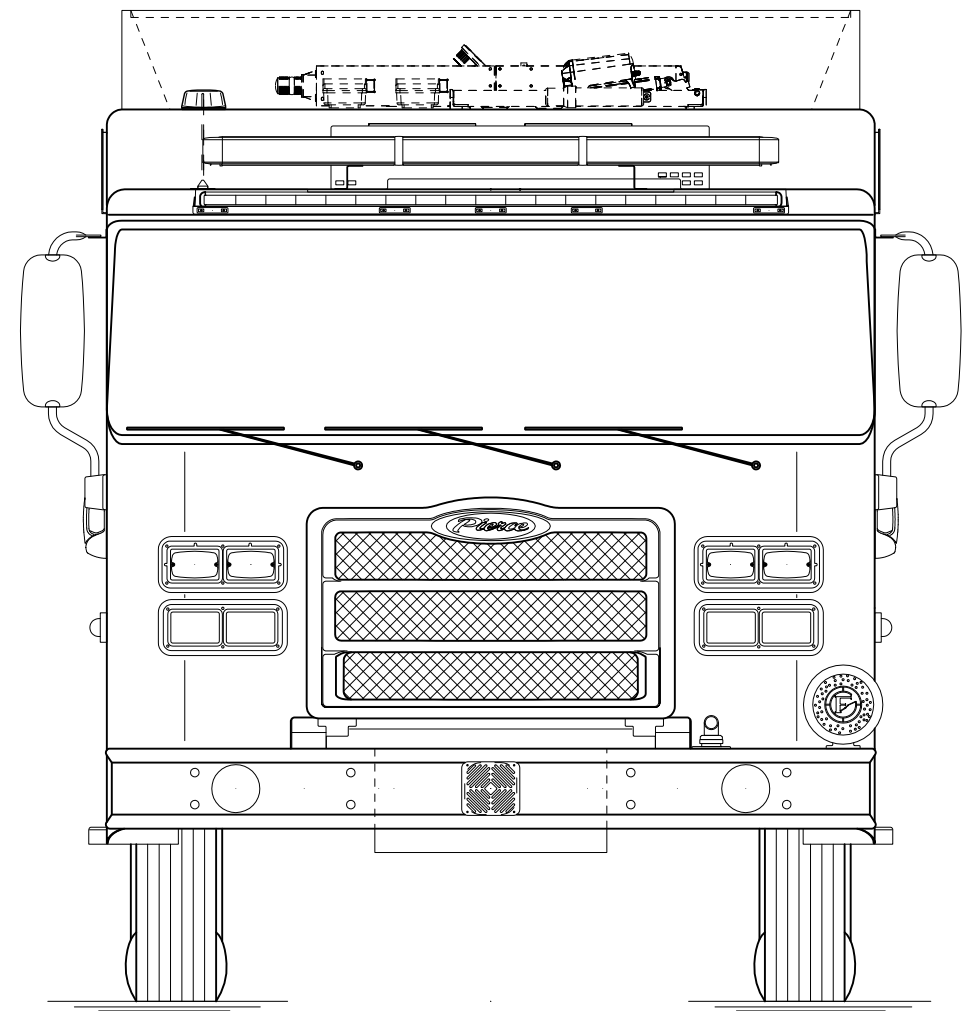
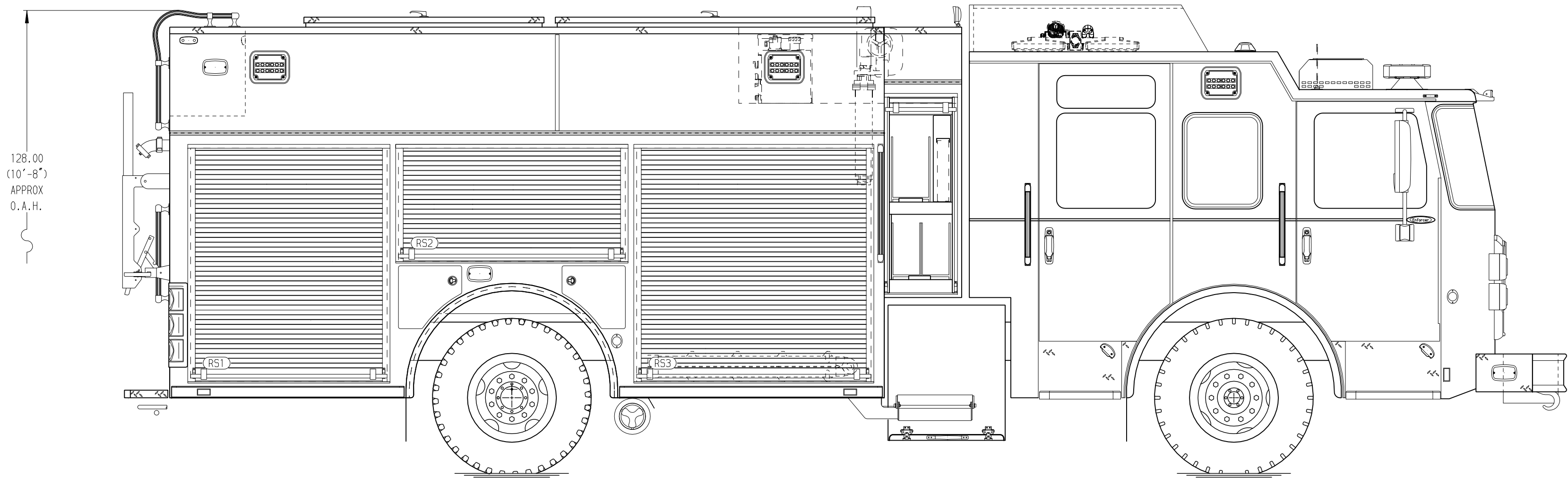
We trust the above and the enclosed to be full and complete at this time; however, should you have any questions or require additional information, please do not hesitate to contact me at 651-261-9885 or dan.corcoran@macqueengroup.com.

We wish to thank the City of Annandale for the opportunity to submit our proposal.

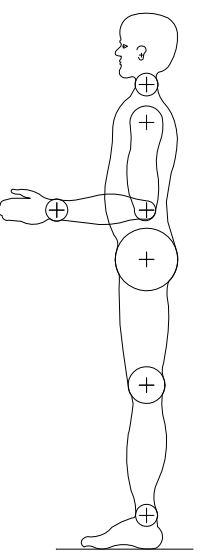
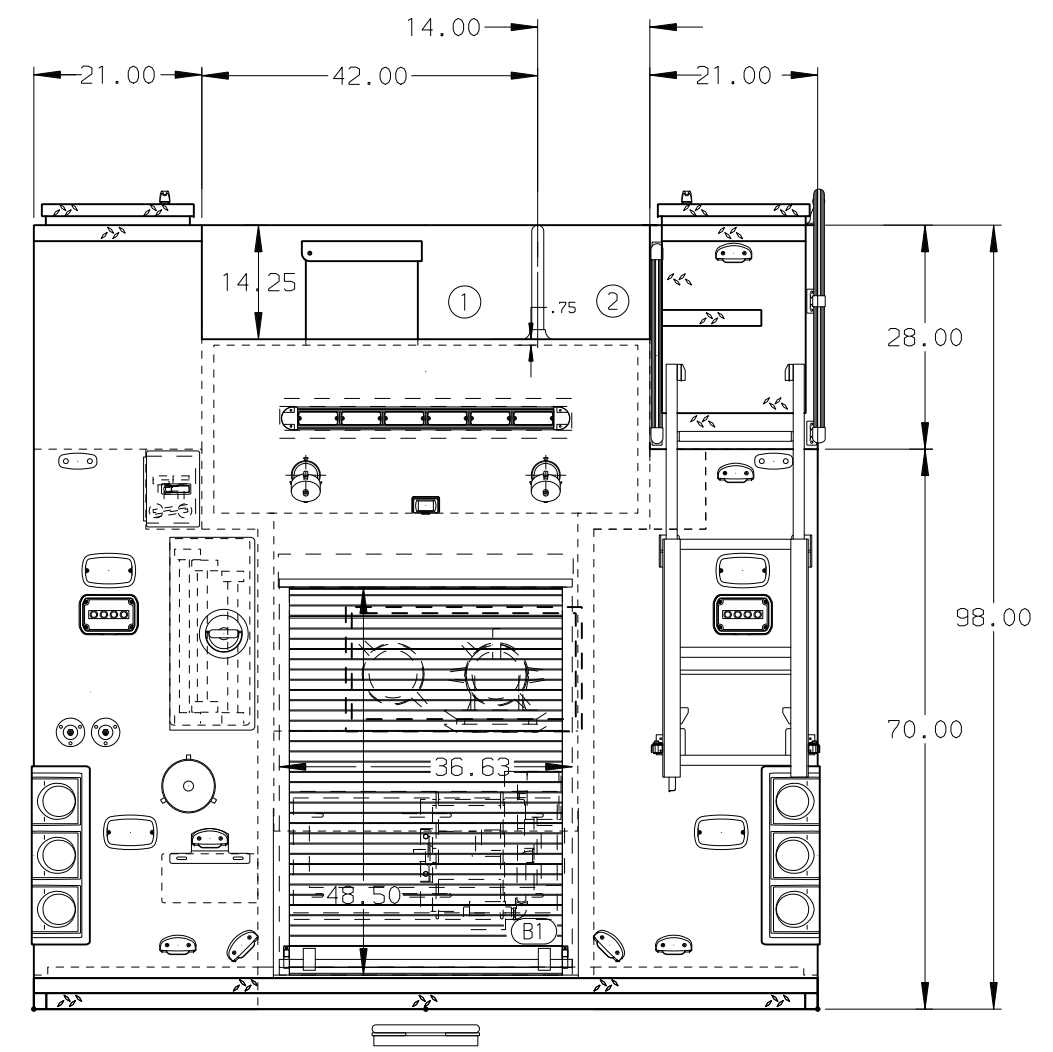
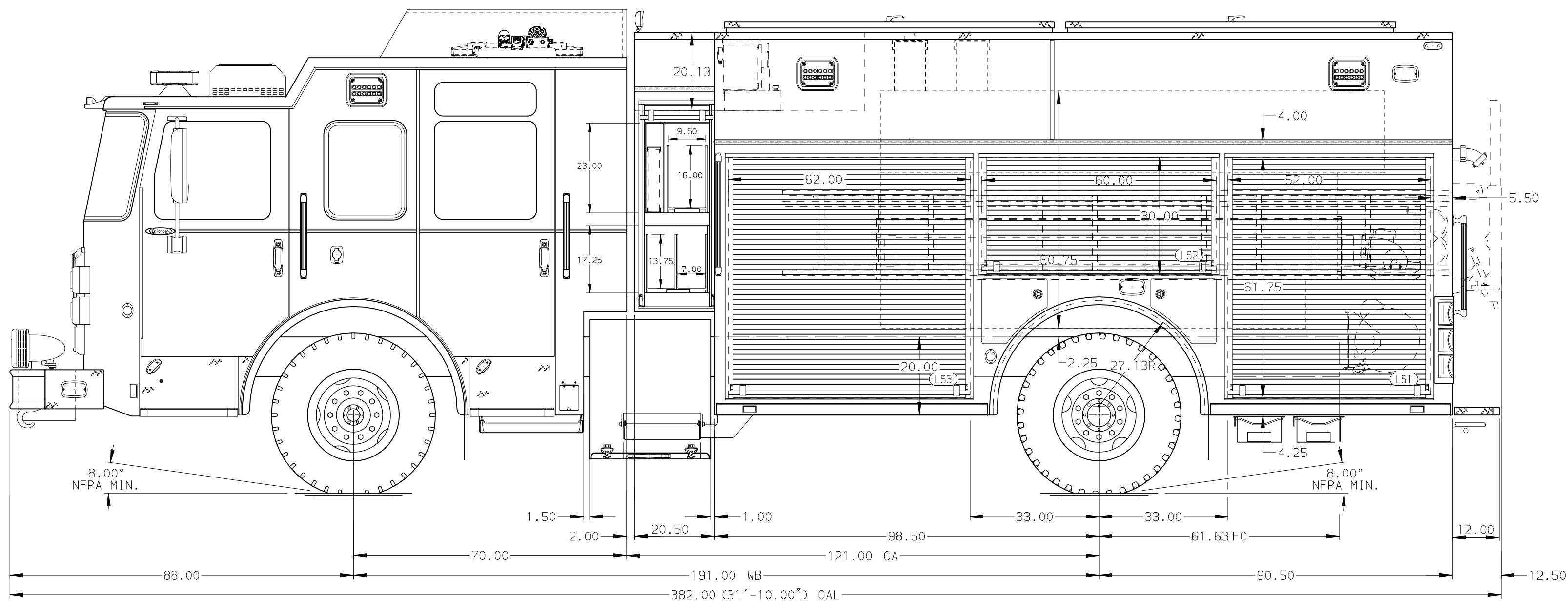
Respectfully,

Dan Corcoran

Dan Corcoran
Apparatus Sales
MacQueen Equipment LLC
DBA MacQueen Emergency Group





HOSEBED CAPACITIES
① 800' OF 5.00" D.J. POLY HOSE
② 400' OF 3.00" D.J. POLY HOSE



ALUMINUM BODY

FRONTAL IMPACT PROTECTION

NOTE
DIMENSIONS SHOWN ARE APPROXIMATE
AND ARE SUBJECT TO MINOR DEVIATIONS
AS MAY OCCUR OR BE NECESSARY IN
CONSTRUCTION.
MINOR DETAILS NOT SHOWN.

CUSTOMER APPROVAL					 MANUFACTURING INC.		JOB NO.	PRELIM		
APPROVED BY: _____							SCALE 1:24	DATE		
DATE: _____										
				CHASSIS DATA	TITLE	1500-D-1000P, 980 GAL OF WATER W/ 20 GAL FOAM CELL 189" PUC RESCUE, LADDERS THRU BODY, (3) CROSSLAYS		DRAWN BY LST	15JAN24	
				MAKE	FOR	CITY OF ANNANDALE MACQUEEN EMERGENCY GROUP		CHECKED BY JWO	16JAN24	
				PIERCE		BID# 1052 DAN CORCORAN				
				MODEL	DWG NO.	71410		SHEET SIZE D	SHEET NO. 1 OF 1	
	29JAN24	LST	JWO	ENFORCER						
REV	DATE	BY	CH							

RESOLUTION
24-__

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION APPROVING THE PURCHASE OF TANKER TRUCK

WHEREAS, Fire Chief Townsend has recommended the City purchase Tanker truck; and

WHEREAS, the City of Annandale participates in the HGAC Cooperative Purchasing Program; and

WHEREAS, Chief Townsend received pricing from Tyone Inc, who awards contracts under the HGAC Cooperative Purchasing Contract; and

WHEREAS, the HGAC Cooperative Purchasing Contract pricing for the proposed truck \$357,289.

NOW THEREFORE, BE IT RESOLVED that the City Council of Annandale, Wright County, Minnesota, hereby authorizes the purchase of a Tanker Truck from Toyne, Inc, under the HGAC Cooperative Purchasing Contract in the amount \$357,289.

The foregoing resolution was duly seconded by Councilmember ____ upon a vote being taken thereon, the following members voted in favor thereof: ____; the following members voted against: None; the following members abstained: None; the following members were absent: None.

WHEREUPON, said resolution was declared duly passed and adopted this 8th day of April, 2024.

City Clerk



TOYNE INC.

104 Granite Ave. Breda, IA 51436
(712) 673-2328 FAX (712) 673-2200

APPARATUS PURCHASE AGREEMENT

THIS AGREEMENT, made by and between Toyne, Inc. Breda, IA, the first party, and the purchaser:

Annandale Fire Department
30 Cedar Street
Annandale MN 55302

Toyne, Inc. hereby agrees to furnish the apparatus and equipment according to the specifications hereto attached and made part of this contract, and to deliver the same as hereinafter provided.

Toyne, Inc. agrees that all material and workmanship of the apparatus and equipment shall comply with the proposal specifications. In the event there is any conflict between Customer Specifications previously submitted to Toyne, Inc., and the specifications attached hereto, it is understood and agreed between the parties that the apparatus and equipment made the basis of this contract shall meet only the specifications attached hereto and made a part hereof, as if fully and completely set out herein, and no other. The sole and exclusive warranty accompanying this sale is contained in the warranty attached hereto, and made a part hereof by reference, as if fully and completely set out herein. Surety Bond, if required, will cover standard one year warranty period only and will not cover any extended warranties allowed by seller or other component manufacturers.

This fire apparatus shall conform with all Federal Department of Transportation (DOT) rules and regulations in effect at the time of contract signing, and with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of contract signing, except as modified by Customer Specifications. Any increased cost incurred by first party because of future changes in or additions to said DOT or NFPA standards will be passed along to the customer as an addition to the price set forth below.

The apparatus and equipment shall be ready for delivery from Breda, IA, within about 825 days after the receipt and acceptance of this contract at the first party's office at Breda, IA. The first party shall not responsible for delays due to strikes, failures to obtain chassis, materials, or other causes beyond its control.

A competent representative shall, upon request, be furnished by first party to demonstrate the apparatus for second party and to give its employees the necessary instructions in the operation and handling of the apparatus.

The second party hereby purchases and agrees to pay for said apparatus and equipment, the sum of:

\$357,289.00

This contract price represents the following payment schedule:

A payment of:	\$	0.00	due within 30 days of signing the contract by the purchaser. (for this the contract price includes a discount of \$0.00)
A payment of:	\$	0.00	due within 30 days of the arrival of the chassis at Toyne Inc. (for this the contract price includes a discount of \$0.00)
A payment of:	\$	357,289.00	due upon the delivery of the apparatus to the purchaser.



Interest at 12 percent per annum, payable monthly, shall be charged on all past due payments. If deferred payment arrangements are made, such arrangements shall be in writing, and second party's obligation shall be evidenced by properly executed lease documents.

If more than one piece of apparatus is covered by this contract, the above terms of payment shall apply to each piece, and an invoice covering each piece shall be rendered in the proper amount.

In the event the apparatus is placed in fire service prior to payment in full, the first party reserves the right to charge a rental fee of Two Hundred Fifty Dollars (\$ 250.00) per day.

The name of the person authorized by the second party to authorize change orders shall be:

Kris Townsend

Any applicable taxes not specified noted above will be paid by the second party directly, or will be added to the Purchase Price and paid by the first party. If second party claims exemption from any tax, second party agrees to furnish applicable exemption certificate and save the party harmless from any such tax, interest or penalty, which may at any time, is assessed against the first party.

Acceptance of goods shall occur when the second party takes delivery. In case the second party desires to test the apparatus, such tests shall be made within 10 days after arrival of the goods at destination and a written report of such tests shall be delivered to the first party at its principal office at Breda, IA. If no such tests are to be made, or if no such report is made by the second party within 10 days after arrival, then said apparatus and equipment shall be conclusively determined to be in full compliance with contract specifications and conclusively determined to be conforming and in accordance with the obligations under this contract. No revocation of acceptance shall take place unless communicated to the first party within 10 days after delivery of the goods. In the event notice of revocation of acceptance is communicated to the first party within 10 days, the second party's right to revoke its acceptance shall be governed by the laws of the State of Iowa.

Toyne, Inc. shall not be liable if performance failure arises out of causes beyond his control and without the fault or negligence of the Contractor (acts of God, war, fires, floods, freight embargoes, order of any court, or specific cause reasonably beyond the party's control and not attributable to its neglect or nonfeasance). Should a performance failure occur, it will be the responsibility of the Contractor to notify the Purchaser in writing and submit proof of the circumstances for non-performance. Immediately following the resolution of circumstances responsible for non-performance, the Contractor must renegotiate delivery schedules.

It is agreed that the apparatus and equipment covered by this contract shall remain the property of Toyne, Inc. until the entire contract price has been paid, but if more than one piece of apparatus is covered by this contract, then each piece shall remain the property of Toyne, Inc. until the above listed price for such piece has been paid in full, and in case of a default in payment, Toyne, Inc. may take full possession of the apparatus and equipment, or of the piece or pieces upon which default has been made, and any payments that have been made shall be applied as payment for the use of the apparatus and equipment up to date taking possession.

This contract to be binding must be signed and approved by an officer of Toyne, Inc., or someone authorized in writing by it to do so. This contract and specifications take precedence over all previous negotiations and no representatives are considered as entering into this contract except as are contained herein or in the specifications attached hereto. This contract cannot be altered or modified except by mutual written agreement signed by the parties.



If for any reason, the Purchaser wishes to cancel this contract. Toyne Inc. will be entitled to an amount not to exceed 10% of the total contract price plus 100% of all expenses incurred by Toyne, Inc. and its authorized representative as a result of the cancelation. Such expenses would include, but not limited to, the following items:

- Manufacturing or engineering work already performed.
- Cancellation fees charged by component manufacturer's.
- Full cost of all un-returnable items.

If any part hereof is contrary to, prohibited by, or deemed invalid under applicable laws or regulations, such provision shall be deemed inapplicable and deemed omitted to the extent to contrary, prohibited or invalid, but remainder shall be deemed inapplicable and deemed omitted to the extent to contrary, prohibited or invalid, but remainder shall not be invalidated and shall be given effect so far as possible.

IN WITNESS WHEREOF, the said parties have caused these presents to be executed and the second party has caused its seal to be affixed, and attested by its authorized representatives on this:

_____ day of _____, 20 _____.

By: _____

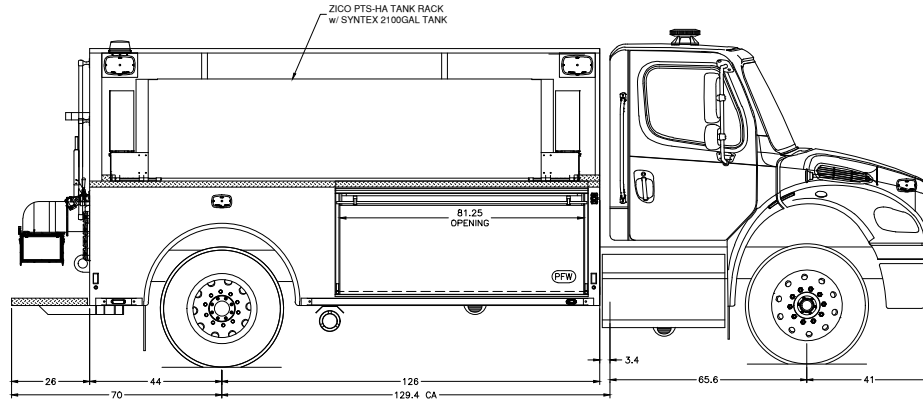
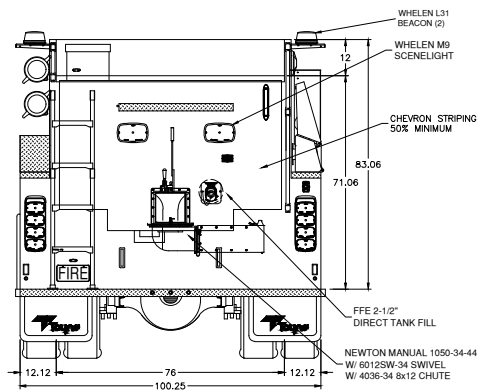
Title: _____
Second Party's Registered Name

By: _____
Toyne Inc. Sales Representative

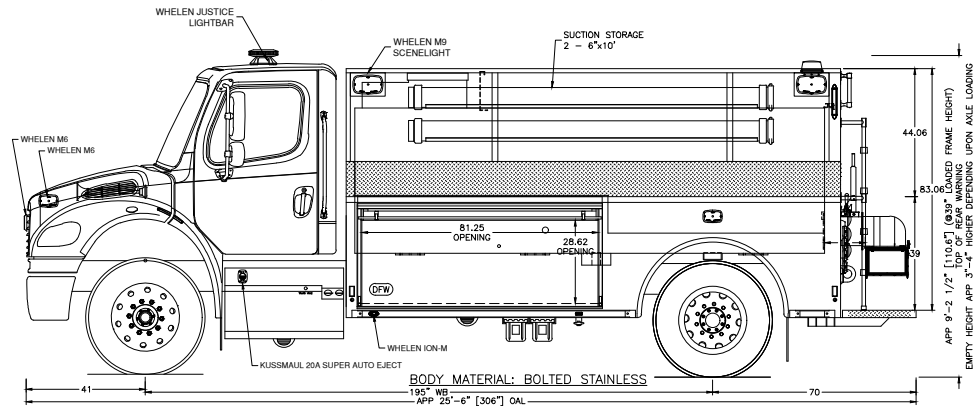
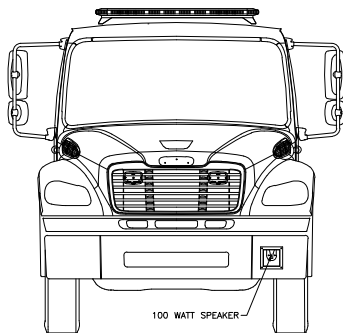
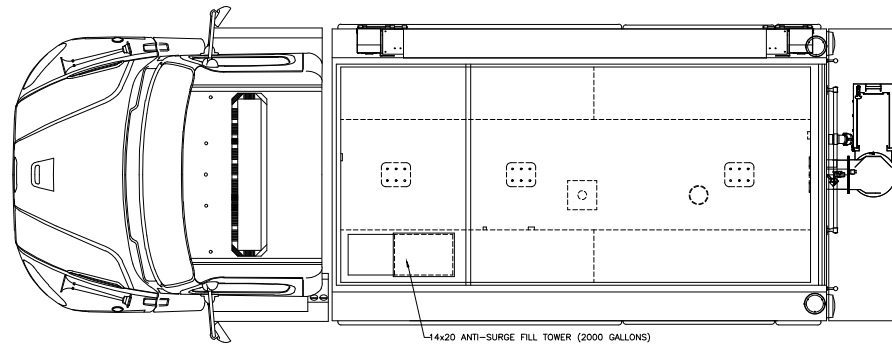
Accepted at Toyne Inc. Corporate Office in Breda, IA

By: _____
Michael D. Schwabe - President

Date: _____



COMP.	HEIGHT	WIDTH	USABLE DEPTH		DIVIDE HEIGHT	FT ³
			UPPER	LOWER		
DFW	36.62	87.88	10	26	28	52.16
PFW	36.62	87.88	10	26	28	52.16



NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR CHANGE AS MAY BE FOUND NECESSARY DURING CONSTRUCTION. MINOR DETAILS MAY NOT BE SHOWN. IF DISCREPANCIES EXIST BETWEEN THIS DRAWING AND THE WRITTEN SPECIFICATIONS PROVIDED BY TOYNE, THE WRITTEN SPECIFICATIONS SHALL PREVAIL.

ORIGINAL DRAWING	01APR24	CHASSIS:	FREIGHTLINER M2 106 2 DOOR 4x2	SCALE:	1/66	SHEET:	A
		WB-CA-AF:	195"-129.4"-43" D17	CITY:	--		
		BODY MATL:	BOLTED STAINLESS STEEL	STATE:	--		
		PUMP:	N/A	DLR:	M&T		
		TANK:	2000 POLY TANK	CAD:	GROSSMAN		
		FOAM SYSTEM:	N/A	DATE:	01 APRIL 2024		
		GENERATOR:	N/A	FILE:	ANNANDALE24		

Toyne
Built to take the call

BREDA, IA 51436
800-648-3358
WWW.TOYNE.COM

ANNANDALE
CUSTOM TRANSPORTER

Fire Equipment Fund

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Year Fund Balance	\$ 149,189	\$ 189,189	\$ 249,189	\$ 309,189	\$ 21,900	\$ 36,900	\$ 56,900	\$ 56,900	\$ 56,900	\$ 156,900
<u>Revenues and Other Fund Sources</u>										
Budget Allocation	\$ 40,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Sale of Assets	\$ -	\$ -	\$ -	\$ 10,000	\$ 5,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -
Tax Levy- Fire Truck	\$ -	\$ -	\$ -			\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
Tax Levy- Rescue Truck	\$ 89,126	\$ 89,549	\$ 89,924	\$ 89,202	\$ 89,507	\$ 87,664	\$ 90,021	\$ 90,184	\$ -	\$ -
	\$ 129,126	\$ 149,549	\$ 149,924	\$ 159,202	\$ 154,507	\$ 282,664	\$ 215,021	\$ 215,184	\$ 225,000	\$ 225,000
<u>Expenditures and Uses</u>										
Rescue Truck	\$ 89,126	\$ 89,549	\$ 89,924	\$ 89,202	\$ 89,507	\$ 87,664	\$ 90,021	\$ 90,184	\$ -	\$ -
Engine	\$ -	\$ -	\$ -			\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000
Tanker Truck	\$ -	\$ -	\$ -	\$ 357,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Command Vehicle	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
Grass 11	\$ -	\$ -	\$ -	\$ -		\$ 50,000	\$ -	\$ -	\$ -	\$ -
	\$ 89,126	\$ 89,549	\$ 89,924	\$ 446,491	\$ 139,507	\$ 262,664	\$ 215,021	\$ 215,184	\$ 125,000	\$ 125,000
Ending Year Fund Balance	\$ 189,189	\$ 249,189	\$ 309,189	\$ 21,900	\$ 36,900	\$ 56,900	\$ 56,900	\$ 56,900	\$ 156,900	\$ 256,900