CITY OF MENDOTA HEIGHTS

CITY COUNCIL REGULAR MEETING AGENDA

October 1, 2024 at 7:00 PM
Mendota Heights City Hall, 1101 Victoria Curve, Mendota Heights

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of the Agenda**

   The Council, upon majority vote of its members, may make additions or deletions to the agenda. These items may be submitted after the agenda preparation deadline.

5. **Public Comments - for items not on the agenda**

   Public comments provide an opportunity to address the City Council on items which are not on the meeting agenda. All are welcome to speak. Individuals should address their comments to the City Council as a whole, not individual members. Speakers are requested to come to the podium and must state their name and address. Comments are limited to three (3) minutes. No action will be taken; however, the Mayor and Council may ask clarifying questions as needed or request staff to follow up.

6. **Consent Agenda**

   Items on the consent agenda are approved by one motion of the City Council. If a councilmember requests additional information or wants to make a comment on an item, the item will be removed from the consent agenda and considered separately. Items removed from the consent agenda will be taken up as the next order of business.

   a. Approve Minutes from the September 17, 2024, City Council Meeting

   b. Approve Minutes from the September 17, 2024, City Council Work Session

   c. Acknowledge Minutes from the August 27, 2024, Planning Commission Meeting

   d. Acknowledge Minutes from the May 15, 2024, Airport Relations Commission Meeting

e. Approve Fire Department Out of Metro Travel Request

f. Approve Additional City Council Meeting Dates

g. Approve Amendment to the Professional Services Contract for the Friendly Hills Neighborhood Improvements

h. Approve Resolution 2024-55 Ordering Preparation of Feasibility Report for the Hampshire Estates Street Improvements

i. Approve Trail Easement for 1441 Clement Street

j. Acknowledge the July Par 3 Financial Report

k. Approve August 2024 Treasurer's Report

l. Approve Claims List

7. Presentations

8. Public Hearings

9. New and Unfinished Business

a. Memorandum of Understanding with NDC4 Modifying the Allocation of Cable Franchise Fee Revenues

b. Mendota Heights Police Department 2020 Project

c. Planning Case 2024-17 - Consider Resolution 2024-56 Approving a MRCCA Permit and Amended CUP for Xcel Energy at 800 Sibley Memorial Highway

d. Tabled - Consideration of Ordinance No. 591: Short Term Rentals and Ordinance No. 594: Fee Schedule Amendment

10. Community / City Administrator Announcements

11. City Council Comments

12. Adjourn

Next Meeting

October 15 at 7:00PM

Information is available in alternative formats or with the use of auxiliary aids to individuals with disabilities upon request by calling city hall at 651-452-1850 or by emailing cityhall@mendotaheightsmn.gov.

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CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY
STATE OF MINNESOTA

DRAFT Minutes of the Regular Meeting
Held Tuesday, September 17, 2024

Pursuant to due call and notice thereof, the regular meeting of the City Council, City of Mendota Heights, Minnesota was held at 7:00 p.m. at City Hall, 1101 Victoria Curve, Mendota Heights, Minnesota.

CALL TO ORDER

Mayor Levine called the meeting to order at 7:00 p.m. Councilors Lorberbaum, Paper, Mazzitello, were also present. Councilor Miller was absent.

PLEDGE OF ALLEGIANCE

Council, the audience, and staff recited the Pledge of Allegiance.

AGENDA ADOPTION

Mayor Levine presented the agenda for adoption. Councilor Mazzitello moved adoption of the agenda. Councilor Paper seconded the motion.
Ayes: 4
Nays: 0

PUBLIC COMMENTS

Zach Miller, 988 Kay Avenue, presented a petition to the City Council requesting that the City undertake the soundwall application process through MnDOT. The petition is signed by 50 residents in the neighborhood adjacent to 35E south, where it exits to 62. He stated that the residents are asking that the City submit an application, as the window for applications is currently open. He believed that the noise level from those two roadways is considerably higher than it was two or three years ago when the last study was completed. He recognized that it may not be approved this year, but perhaps it would move up on the list and the improvement could be awarded in a future year.

Valerie Namen, 964 Kay Avenue, also spoke about her desire for the City to pursue a soundwall. She stated that she is a lifelong Mendota Heights resident and explained that she can see 11 lanes of traffic from her property and spoke about the increase in traffic and noise that has occurred in the 30 years she has lived at her current home. She commented on the impact the noise has on the enjoyment of her property and noted that the natural screening that has been removed only increased the impact on residents.

She believed that a new sound study would provide additional details as the impact has increased in recent years.

Joe Foley, 1975 Walsh Lane, also spoke in favor of the noise wall. He stated that they moved to Mendota Heights one year ago and have noticed an increase in the impacts after the natural screening was removed. He stated that he is an engineer and provided three suggestions that the City could pursue: to submit a new project proposal to MnDOT with a wall starting at Victoria Road to Marie Avenue; to keep in mind that the soundwall could be made of wood rather than concrete, as wood has a lower cost; and to consider that the height of the wall does not need to be 20 feet, noting that a ten foot wall would be appropriate for most of the span. He believed that those ideas would provide a barrier that is also cost efficient.

Andrew Katz, 1960 Walsh Lane, stated that he also supports reviewing the issue of a sound wall. He stated that he and his neighbors have also been in contact with MnDOT. He stated that there are three walls proposed that are being reviewed for Mendota Heights and the two walls that would be adjacent to this area are ranked 97 and 103 on the MnDOT list of priorities. He stated that after speaking with MnDOT the sound walls are designed for the type of housing products and a wall that long would not be feasible as an access gap would be needed for maintenance. He stated that perhaps this could be one project with a shorter distance. He stated that if chosen, the City would be responsible for ten percent of the cost and hoped that the Council could begin to budget for that cost should the project be chosen to move forward.

CONSENT AGENDA

Mayor Levine presented the consent agenda and explained the procedure for discussion and approval. Councilor Lorberbaum moved approval of the consent calendar as presented.

a. Approval of September 3, 2024, City Council Minutes
b. Approval of September 10, 2024, Council Work Session Minutes
c. Acknowledge the Minutes of the July 23, 2024, Planning Commission Meeting
d. Approve Police Department Out of Metro Travel Request
e. Approve Wetland Exemption Application for the IV Creek Stabilization and BMP Project Wetland Weir
f. Approve Professional Services Change Order for the Victoria Curve Street Improvements
g. Resolution 2024-54 Providing for the Sale of $3,085,000 in General Obligation Improvement Bonds, Series 2024A
h. Approval of Claims List

Councilor Mazzitello seconded the motion.
Ayes: 4
Nays: 0

PRESENTATIONS

No items scheduled.

PUBLIC HEARING

A) RESOLUTION 2024-49 ORDERING OF IMPROVEMENTS FOR THE FRIENDLY HILLS NEIGHBORHOOD IMPROVEMENTS

Assistant City Engineer Lucas Ritchie explained that the Council was being asked to consider adoption of Resolution 2024-49 ordering Street Improvement Project for the Friendly Hills Neighborhood.

Luke Moren, Kimley-Horn, provided a brief background on the project area and details and then reviewed the resident input that has been received through the public engagement process.

Councilor Paper asked for more details on sacrificial anode.

Mr. Moren explained that soils can corrode the iron pipe over time. He stated that they use large sacks of magnesium and those chemicals that would typically react with the pipe will instead react with those sacks. He confirmed that it is external of the pipe.

Councilor Paper asked if there is a cost estimate for the Decorah trail construction if there was one built.

Mr. Moren confirmed that was included in the feasibility study.

Councilor Paper asked if the trails within Friendly Hills Park will be replaced as part of the project.

Assistant City Engineer Lucas Ritchie confirmed that those trails are included, as well as to the south to the Apache neighborhood.

Councilor Paper asked if the parking lot is being included in the project.

Assistant City Engineer Lucas Ritchie confirmed that the parking bays along Decorah are included.

Councilor Mazzitello referenced the Decorah trail section that is not included as presented tonight and asked if that connects two existing trail segments and whether there is another route around Decorah for those trails to take.

Mr. Moren stated that there is not a direct route around and confirmed that the segment would connect two existing segments. He stated that pedestrians are currently walking on the shoulder for that segment of Decorah.

Mayor Levine referenced the definition of unit and asked for clarification on lots that are smaller.

Assistant City Engineer Lucas Ritchie replied that applies specifically to City owned parcels, such as Friendly Hills Park. He stated that residential properties would each have the same assessment amount, regardless of the size of the parcel or property value.

Councilor Mazzitello moved to open the public hearing.
Councilor Paper seconded the motion.
Ayes: 4
Nays: 0

Dave Jacobson, 728 Mohican Court, asked if the $7,700 assessment would be due at once or spread over multiple years. He asked what the red dots on the map mean.

Mayor Levine commented that those are spots where digging will occur for the magnesium drops that were just discussed.

John Maczko, 751 Cheyenne Lane, stated that he agrees that the streets require maintenance, noting that at 20 years an overlay is recommended rather than a full depth reclamation. He stated that the roadways were reconstructed in 1995, therefore they are beyond the 20 years, but typically streets last longer than the estimates of engineers. He stated that the pavement ratings were stated at 25 to 50 but believed that the streets within the Friendly Hills area are not within that range. He did not disagree that improvement is needed, but believed that an overlay could achieve that desired goal. He stated that catch basin repairs are a standard process during an overlay as well. He stated that for pavement conditions of 35 to 55 local maintenance and an overlay is recommended. He stated that the cost savings would be significant if the overlay method were chosen, reducing the cost by over $2,000,000. He asked that the Council consider the overlay rather than the full depth reclamation. He recognized that the reclamation may be needed where watermain work is required, but most of the project area could benefit from just an overlay.

Kelly Veazie, 2142 Fox, agreed with the previous speaker that while the roads need fixing, they are not that bad. She commented that there are areas where the water pipes are being redone but a majority of the project area will not have that work done and would therefore not require the same level of work. She commented that it does not make sense to put a new road down when the pipes underneath need work and suggested that the City better coordinate with Saint Paul Regional Water Supply (SPRWS).

Stacy Styles, 2188 Aztec Lane, asked for logistical information on parking during the project. She asked if there would be concern of foundations shifting or dirty water coming into homes with the watermain work being done.

Steve Waters, 747 Decorah Lane, stated that he has spoken with a number of neighbors on the street, and they do not want the trail/bike lane and would prefer to keep the off-street parking for their homes.

Allen Olson, 2153 Fox Place, also asked why a new road would be placed over bad watermains. He referenced the sacrificial anodes, stating that they are not a fix or a repair. He stated that this may provide a delay but there is not a fix. He stated that there have been blowouts, and they cannot reverse the problem and instead need to address it. He stated that the value of the anodes is limited and would prefer to wait for the water pipes to be replaced before there is a new road.

Anna Argent, 752 Cheyenne Lane, asked if the residents would receive updates on the project progress and water shutoffs to allow the residents to plan for those things.

Michele Kadrie, 697 Decorah Lane, asked about the anticipated length of the project segments (2025/2026) if approved. She asked if there is a cost for just the overlay.

Eric Kruger, 720 Decorah Lane, thanked the Council for hearing the residents on Decorah and their desire to not have a trail segment.

There being no one further coming forward to speak, Councilor Mazzitello moved to close the public hearing.
Councilor Paper seconded the motion.
Ayes: 4
Nays: 0

Mayor Levine thanked all the residents for their input tonight.

Assistant City Engineer Lucas Ritchie stated that each phase of the project would be completed within the project year, during the May to October timeframe. He stated that they will look at alternative detours as some of the work will limit access to homes. He stated that they would phase replacement efforts to ensure there would still be access during construction. He stated that the watermain method of replacement will be a bursting method, which will not require open trench. He stated that they will work with property owners when they work on service connections which may require alternate parking within one block or so.

Mr. Moren commented that the limited access would be during the hours of 7 a.m. to 7 p.m., which would allow residents to leave their home prior to the start of work that day and get back into their driveways after work has completed for the day. He stated that they will have their traffic management plan at the spring open house for the public.

Assistant City Engineer Lucas Ritchie stated that a project page is created for each street project and reviewed the details that would be posted daily. He believed that SPRWS also has an automated service that makes residents aware of water shutoffs or temporary water connections. He stated that he has not been involved in any projects which have involved foundation shifting or anything of those concerns. He stated that the service connections are two to three feet off the property line and the vibration would be limited to the road itself and within the right-of-way.

Mayor Levine commented that she wanted to be clear that the Decorah trail segment has not been included in the project as the Council heard the comments from the residents along that path of the road stating that they did not want that. She referenced the comments received about the sacrificial anode, recognizing that is a delay but that it should last for 20 years.

Assistant City Engineer Lucas Ritchie stated that a member of SPRWS is present that can provide more details on the sacrificial anode. He stated that they targeted the area with the highest break rate for that treatment. He stated that section is proposed to be abandoned.

Luke Sandstrom, SPRWS, stated that 20 years is the industry standards for sacrificial anodes. He agreed that this will not fix the pipe but buys more time for a future project. He stated that Fox Place has a lower risk than Aztec and three of the breaks have occurred on a section of line that will be completely removed with this project.

Councilor Mazzitello asked if it would be worthwhile to complete a mill and overlay on the streets not being excavated for utility replacement.

Assistant City Engineer Lucas Ritchie replied that would be an option. He stated that the City tries to focus on doing a complete neighborhood when doing repairs. He stated that if they do different repairs on different segments in a neighborhood that will change the maintenance cycle. He stated that they prefer to have the streets within a neighborhood on the same maintenance cycle and if an overlay were done in a section of the neighborhood, those streets would be due again for repair in about 10 years. He stated that the sacrificial anodes are placed at 200-foot increments and will also require excavation, which would also allow for moisture to seep in and cause additional cracking with just an overlay. He stated that the pavement lifecycle is roughly 20 years for this type of improvement and at that time they would reassess the watermain system as well.

Mayor Levine used the scenario that a new sewer is needed on Fox in 20 years and asked the type of road repair that would be needed with that improvement.

Assistant City Engineer Lucas Ritchie replied that typically when you replace utilities to that caliber, they would not be looking at an overlay because of the amount of pavement that would need to be removed. He stated that it does not make sense to have an overlay when utility replacement is being completed.

Mayor Levine asked staff to reply to the ratings of the roads provided by staff versus the opinion of Mr. Maczko.

Assistant City Engineer Lucas Ritchie stated that every person will have their own opinion on the pavement condition index (PCI). He stated that they are proposing a project at the 30-year lifecycle and the threshold for an overlay is PCI of 60 to 70. He stated that although the condition may not be as low as 25, he would argue that it is also not 60. He provided details on the options residents have for assessment payment, noting that the assessment would go onto the tax rolls for 2027 with a ten-year repayment period. He stated that there would be an assessment hearing in October of 2026 for both project areas and residents could then make a full payment within 30 days to avoid paying interest and avoid the assessment from going onto the tax roll. He confirmed that a partial payment could also be made to reduce the amount that goes onto the tax roll.

Mayor Levine asked the cost of an overlay versus the full reclamation.

Assistant City Engineer Lucas Ritchie stated that full cost has not been estimated. He stated that while generally an overlay is cheaper, that cost does not take into account the utility work that is needed. He explained that would also only buy ten years.

Mr. Maczko disagreed with the PCI rating suggested an overlay, noting that the rating could go as low as 35 to still receive benefit from a mill and overlay.

Councilor Paper asked if there is a metric that is used to determine the number of watermain breaks that would trigger full replacement.

Mr. Sandstorm replied that there is a calculation used, noting that while breaks are a factor they are not the only element used in that determination. He explained that the pipe is not always bad when there is a break and provided some examples of other things that cause those breaks.

Councilor Paper asked if there was any discussion about a realignment of Decorah and Wagon Wheel.

Assistant City Engineer Lucas Ritchie replied that was not considered for this project but is shown in the Capital Improvement Plan (CIP) for 2030. He stated that project will have a different set of ramifications, and they will need to work with the State on that project.

Councilor Mazzitello stated that this was the first subdivision done in 1995 under the current street maintenance system. He stated that at that time it was decided that the watermain would not be replaced. He stated that part of the reason the street ratings in some sections of this project are so low is because of the watermain issues and breaks that have occurred. He asked for and received information on sections of road that would not have utility work completed. He stated that in 1995 the decision was made not to replace the watermain which is causing the road to fail and need replacement earlier than typical. He stated that in 20 years they will come back and replace the watermain and asked if they are making the same mistake that was made previously and putting too much money into the road repair when they know it will be dug up in 20 years. He stated that in the sections where watermain is being replaced, the reclamation does make sense.

Assistant City Engineer Lucas Ritchie commented that is a possibility and there is also a possibility that SPRWS does not have the funds to complete that replacement in 20 years.

Mr. Moren stated that there are segments of the project area that does not have the red dots because they do not have the same types of pipe.

Councilor Mazzitello asked that an estimated cost savings be shown in the final design that would provide overlay services in the areas of the project that do not require extensive utility work.

Assistant City Engineer Lucas Ritchie confirmed that could be provided.

Mayor Levine asked if cost could also be shown for the replacement of the pipes and whether that is a cost the City could absorb.

Councilor Mazzitello commented that the City's water system was deeded to SPRWS in 2016 for this very purpose. He stated that they spent years developing the details of that agreement, and one of those details was to sync the replacement of infrastructure with SPRWS. He stated that this is a very large area and SPRWS is aware of the condition of the infrastructure, noting that while the sacrificial anodes will buy time, that repair will be needed in the future. He stated that he would not want to spend unnecessary funds and resources on something they know will need to be excavated in the future. He stated that is why he requested to see the cost details for a mill and overlay on the sections of the project that do not require digging to depth.

Mayor Levine recognized the comment that they do not want to spend more money than necessary when future repairs will be needed.

Councilor Lorberbaum asked what the Council is being asked to do tonight.

Assistant City Engineer Lucas Ritchie explained that the Council is being asked to order the improvement project, which would move staff into the design phase of the project with actual costs based on engineer's estimates. He stated that they would then come back in late January/early February to receive approval of the plans and specifications and receive authorization to go out for bid. He stated that there will be extra design time needed in order to provide both scenarios, but also recognized that there is not much of a difference between the plan set for the project as proposed and with the method proposed by Councilor Mazzitello.

Councilor Lorberbaum summarized that this is simply taking the next step to move forward with designing the project and those plans would still be reviewed and approved by the City Council.

Councilor Lorberbaum moved to approve RESOLUTION 2024-49 ORDERING OF IMPROVEMENT PROJECT FOR THE FRIENDLY HILLS NEIGHBORHOOD IMPROVEMENT PROJECT (PROJECT #202407), WITH DIRECTION FOR STAFF TO PROVIDE COMPARATIVE COST ESTIMATES OF THE FULL RECLAMATION AND MILL AND OVERLAY FOR THE PROJECT AREAS NOT RECEIVING EXTENSIVE UTILITY WORK/EXCAVATION.
Councilor Mazzitello seconded the motion.
Ayes: 4
Nays: 0

NEW AND UNFINISHED BUSINESS
A) CONSIDER APPROVAL OF ORDINANCE 592, AMENDING TITLE 12: ZONING OF THE CITY CODE (ZONING CODE UPDATE PROJECT); AND CONSIDER APPROVAL OF ORDINANCE NO. 593, CREATING TITLE 15: ENVIRONMENTAL STANDARDS OF THE CITY CODE; AUTHORIZE PUBLICATION OF SUMMARY ORDINANCES

Planning Consultant Jennifer Haskamp explained that the Council was being asked to consider approval of Ordinance 592, amending Title 12: Zoning of the City Code (Zoning Code Update Project); and consider approval of Ordinance No. 593, creating Title 15: Environmental Standards of the City Code and to authorize publication of summary ordinances.

Councilor Paper referenced a section of Chapter 12 related to wireless antennas and asked if this would help to support the coverage that is needed.

Planning Consultant Jennifer Haskamp replied that the goal with the revised language is to state that there are preferred locations, but the City would entertain secondary locations. She stated that the provider would need to demonstrate that colocation is not possible and if a new tower is built, colocation would need to be an option.

Councilor Mazzitello referenced the section related to PUDs, specifically amendments to the final development plan and asked if the zoning amendment process would include the concept review.

Planning Consultant Jennifer Haskamp stated that the zoning would be amended, as the PUD would function as a zoning district. She stated that the PUD process would still be followed for an amendment.

Councilor Mazzitello referenced the definitions, noting the definitions for public street, private street, and street. He asked if the third definition is needed.

Planning Consultant Jennifer Haskamp replied that the definition for street is not needed.

Councilor Mazzitello referenced the definition of public street and asked if developed should be used instead be constructed.

Planning Consultant Jennifer Haskamp agreed with that change.

Councilor Mazzitello referenced the R-1 standards table, noting recent requests for patio or deck expansions. He stated that none of those requests exceeded 35 percent and therefore did not believe the allowance for up to 50 percent with best management practices (BMP) is needed. He suggested that remain for R-2 or above and leave R-1 at 35 percent or a variance.

Mayor Levine recalled that the Council had this discussion and believed that Councilor Lorberbaum also agreed with Councilor Mazzitello. She used the scenario that a homeowner is already at 40 percent and wants to put in a new driveway and asked what would happen.

Planning Consultant Jennifer Haskamp commented that replacing in kind would be allowed but if there were any expansion, a variance would be needed.

Mayor Levine commented that she now recalls that there was discussion about a swimming pool, which would exceed the 35 percent.

Councilor Mazzitello stated that his mind was changed by a recent swimming pool request, where the lot stayed under the 35 percent by using pervious pavers around the pool. He stated that at the worksession they had discussed allowing this provision for one year and then reviewing to see how it goes.

Councilor Lorberbaum commented that if the BMP option is included, that is providing residents flexibility, and the Council needs to instead decide what it wants. She stated that they can still review after one year and would prefer to stay stricter.

Mayor Levine confirmed the consensus of the Council to make the change to remove the BMP provision.

Councilor Lorberbaum thanked Planning Consultant Jennifer Haskamp noting that these have been a long two years and acknowledged her work.

Councilor Mazzitello moved to adopt ORDINANCE NO. 592, APPROVING THE PROPOSED AMENDMENTS TO TITLE 12: ZONING AND CORRESPONDING AMENDMENTS TO THE ZONING MAP, TO BE PLACED INTO EFFECT ON JANUARY 1, 2024 AND TO AUTHORIZE PUBLICATION OF A SUMMARY ORDINANCE AND TO ADOPT ORDINANCE NO. 593, APPROVING THE CREATION OF TITLE 15: ENVIRONMENTAL STANDARDS, TO BE PLACED

INTO EFFECT ON JANUARY 1, 2025, AND TO AUTHORIZE A PUBLICATION OF A SUMMARY ORDINANCE.
Councilor Lorberbaum seconded the motion.

Further discussion: Councilor Mazzitello stated that the motion is made incorporating the verbal changes that were discussed prior to the motion.

Mayor Levine acknowledged the work of the Planning Commission, members of the public, members of staff, and Planning Consultant Jennifer Haskamp who were all involved in this long process.

Ayes: 4
Nays: 0

B) CONSIDER APPROVAL OF ORDINANCE NO. 591, AMENDING TITLE 3: BUSINESS AND LICENSE REGULATIONS TO CREATE A SHORT TERM RENTAL ORDINANCE AND LICENSE PROCESS; AUTHORIZE PUBLICATION OF SUMMARY ORDINANCE; AND, CONSIDER APPROVAL OF ORDINANCE NO. 594, AMENDING THE CITY'S FEE SCHEDULE

Community Development Manager Sarah Madden provided a brief background on this item. The Council was being asked to consider Ordinance No. 591, amending Title 3: Business and License regulations to add a new Chapter 5A: Short Term Rentals; authorizing publication of a summary ordinance to adopt Ordinance No. 594, amending the City's Fee Schedule by establishing a Short Term Rental License fee.

Councilor Lorberbaum acknowledged the intent to remove the maximum allowed number of days. She noted the requirement for the owner to reside onsite for at least half the year and asked if the property could only be rented while the owner is at the property.

Community Development Manager Sarah Madden replied that the owner would not need to be on the property while renting it for a short-term basis.

Councilor Lorberbaum asked if the property could then be rented 100 percent of the time.

Community Development Manager Sarah Madden confirmed that could be done as long as all the other performance standards are met.

Mayor Levine commented that there was a family that came forward who has a unit in their home that they rent out.

Councilor Lorberbaum asked and received confirmation that all existing rentals would not be grandfathered in and would need to apply and meet the standards. She asked if the City is prepared to enforce these rules.

Community Development Manager Sarah Madden replied that the City has prepared an application form, and the City is prepared to begin accepting rental applications. She stated that enforcement would be handled on a case-by-case basis, and they would work with the City Attorney if there were additional

efforts needed after the application process. She confirmed that there is an established process for enforcement, should that be necessary.

Councilor Paper asked if there would be a home inspection after application.

Community Development Manager Sarah Madden confirmed that there would be an initial inspection to verify compliance with the ordinance. She stated that the cost for that service would be covered by the $200 annual fee.

Councilor Paper asked if that $200 fee would cover the cost of the inspection and any related staff time.

Community Development Manager Sarah Madden noted the items that would be inspected at the home, noting that it is not a full home inspection.

Councilor Paper asked if there were other violations noted during that inspection or whether they were only looking at the number of habitable rooms and smoke/CO2 detectors.

Community Development Manager Sarah Madden replied that the inspection would only focus on the terms within the ordinance.

Councilor Paper commented that he would want the inspection to verify that there is in fact a fire extinguisher onsite.

David Epstein, 2234 Swan, stated that he is a real estate broker and renovates properties as well. He stated that sometimes the highest and best use of a property is as a short term rental. He stated that this is a good ordinance if the City does not want to allow short term rentals. He stated that he does not live in any properties that he is renting out. He stated that requiring properties to be homesteaded in order to rent for short term rentals would eliminate the possibility of people earning revenue on their property. He stated that he moved to Mendota Heights for the safety that comes with it and because the local government does not overreach. He believed that this could be written in a way that allows for homes that are not homesteaded to be rented.

John Maczko, 750 Cheyenne Lane, stated that this is a residential community and short-term rentals are different. He did not believe people want businesses conducted in their neighborhood with a new family showing up every seven days. He commented that the rotating cast of people does not allow you to form a sense of community. He believed that the community is more suited for long term rentals. He did like the homestead clause and believed that proof would need to be provided during the application process.

Community Development Manager Sarah Madden commented that the license requirements speak of primary residence requirements and noted that could be clarified in the ordinance itself if desired.

Councilor Mazzitello confirmed that it is a bit confusing and that could be cleaned up within the ordinance.

Mayor Levine confirmed the consensus of the Council for that language to be cleaned up. She thanked Mr. Epstein for coming, but noted that they have been talking about this for one year and the decision to require a homesteaded property was not taken lightly by this Council.

Councilor Mazzitello stated that he would like the City Attorney to review Mr. Bellville's submission.

City Attorney Amy Schmidt stated that she did review some of the citations listed in the letter but has not done an exhaustive legal review. She stated that a lot of the cases that were cited relate more to the zoning authority of the city. She stated that in this ordinance the Council would be exercising its licensing authority.

Councilor Mazzitello asked when the moratorium expires.

Community Development Manager Sarah Madden replied that the moratorium expires on Thursday, September 19th.

Councilor Paper asked if the Council could review this after one year, similar to many other changes the City has made.

Mayor Levine commented that she does not see any problem passing the ordinance today, as there is nothing in this ordinance that is not included in the ordinances of other cities.

City Attorney Amy Schmidt commented that even if adopted tonight, the ordinance would not take effect until it is published and therefore there will be a period of time where the moratorium expires, and the ordinance is not in effect.

Councilor Lorberbaum asked if the moratorium could be extended.

City Attorney Amy Schmidt replied that she did not believe that the moratorium falls into the category of that which could be extended.

Councilor Mazzitello commented that there is no grandfathering in, once the ordinance is adopted, all short term rentals would need to fall under the ordinance. He stated that at the October 1st meeting he would like to see the revisions and the opinion of the City Attorney on the letter submitted by Mr. Bellville.

Councilor Mazzitello moved to TABLE CONSIDERATION OF THIS ITEM TO THE OCTOBER 1, 2024 MEETING.
Councilor Lorberbaum seconded the motion.
Ayes: 3
Nays: 1 (Paper)

C) RESOLUTION 2024-50 CALLING FOR AN ASSESSMENT HEARING ON THE BRIDGEVIEW SHORES STREET IMPROVEMENT PROJECT

Assistant City Engineer Lucas Ritchie provided a brief background on this item. The Council was being asked to consider Resolution 2024-50 calling for an assessment hearing on the Bridgeview Shores Street Improvement Project.

Councilor Mazzitello moved to adopt RESOLUTION NO. 2024-50 CALLING FOR AN ASSESSMENT HEARING ON THE BRIDGEVIEW SHORES STREET IMPROVEMENTS.
Councilor Paper seconded the motion.
Ayes: 4
Nays: 0

D) ADOPT FISCAL YEAR 2025 PRELIMINARY BUDGET AND LEVY

Finance Director Kristen Schabacker explained that the Council was being asked to adopt a preliminary budget and proposed levy for Fiscal Year 2025.

Councilor Mazzitello acknowledged how lucky the City is to have Finance Director Kristen Schabacker.

Councilor Mazzitello moved to adopt RESOLUTION NO. 2024-51 APPROVING PROPOSED 2025 LEVY COLLECTIBLE IN 2025, RESOLUTION NO. 2024-52 ADOPTING 2025 PRELIMINARY BUDGET, AND RESOLUTION NO. 2024-53 APPROVING THE FINAL 2024 TAX LEVY FOR SPECIAL TAX DISTRICT NO. 1 COLLECTIBLE IN 2025.
Councilor Paper seconded the motion.
Ayes: 4
Nays: 0

COMMUNITY ANNOUNCEMENTS

City Administrator Cheryl Jacobson announced upcoming community events and activities.

COUNCIL COMMENTS

Councilor Paper commented that many topics tonight involved a lot of community engagement and thanked everyone that was engaged and involved. He also wished the City Clerk a happy birthday.

Councilor Lorberbaum stated that the community is lucky to have NDC4, which has put together individual videos for each of the communities they serve. She noted eight recent awards received by that organization. She stated that the previous day was Respect for Your Elder Day, which is a national holiday in Japan spent with elderly friends and relatives. She stated that today is Constitution Day, which commemorates the day the Constitution was signed. She encouraged all residents of age to register and vote in the upcoming election.

Councilor Mazzitello read a portion of the Constitution, which was signed on September 17, 1787.

ADJOURN

Councilor Mazzitello moved to adjourn.
Councilor Paper seconded the motion.
Ayes: 4
Nays: 0

Mayor Levine adjourned the meeting at 10:19 p.m.

_____
Stephanie B. Levine
Mayor

ATTEST:

_____
Nancy Bauer
City Clerk

CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY
STATE OF MINNESOTA

DRAFT Minutes of the City Council Work Session
Tuesday, September 17, 2024

Pursuant to due call and notice thereof, a work session of the Mendota Heights City Council was held at City Hall, 1101 Victoria Curve, Mendota Heights, Minnesota.

CALL TO ORDER

Mayor Levine called the work session to order at 5:01 p.m. Councilmembers Lorberbaum, Mazzitello, and Paper were also present. Councilmember Miller was absent.

Others present included City Administrator Cheryl Jacobson, Public Works Director Ryan Ruzek, Finance Director Kristen Schabacker, Park and Recreation/Assistant Public Works Director Meredith Lawrence, Assistant City Engineer Lucas Ritchie (arrived 6:10 pm), Community Development Manager Sarah Madden, Police Chief Kelly McCarthy, and City Clerk Nancy Bauer.

LOCAL AFFORDABLE HOUSING AID (LAHA) WITH DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY (CDA)

Tony Schertler, Executive Director and Lisa Alfson, Director of Community and Economic Development with Dakota County Community Development Agency (CDA) presented information on the Local Affordable Housing Aid (LAHA) program.

T. Schertler explained that the Minnesota Legislature in May 2023 passed a housing bill for new funding for various housing programs. State funds were appropriated for programs and a metro-wide sales tax for housing needs was established, including a portion of this tax as local housing aid for metropolitan cities. The new law established a 0.25% metropolitan regional sales tax.

Schertler explained that the CDA does not receive a direct LAHA allocation, but Dakota County will. He added that the city is expected to receive $43,876.81 in 2024. The MN Department of Revenue will distribute the funds to Mendota Heights in two allocations; one already received on July 10, and one expected on December 26. The funds come with annual reporting requirements and reporting will start December 1, 2025. The funds received must be spent within three years on a qualifying project or returned to Minnesota Housing. The program's income limits for homeownership are up to 115% AMI (area median income). The income limits for renting are up to 80% of AMI.

Lisa Alfson shared that the CDA had been meeting with cities to discuss the need for affordable housing and how the LAHA funds could be used. Alfson discussed the eligible uses of the funds including construction, acquisition, rehabilitation, demolition, removal of existing structures for

homeowners or rental assistance; financing for home ownership or rental housing; and emergency rental assistance and financial support to nonprofit affordable housing providers.

It was shared that the city will need to decide how to use the funds. Alfson discussed a potential partnership between the city and CDA where the CDA could administer three potential programs on the city's behalf: 1) an enhanced single-family home improvement loan program, 2) radon mitigation grant program, or 3) a preservation and new construction gap financing program.

The CDA's proposed role, and responsibilities would be to: administer the programs; complete state reporting on behalf of the City's LAHA funded and CDA programs; and provide quarterly reports and updates to the city partners.

Alfson explained that to move forward, the CDA is seeking approval from the CDA board to hire a full-time housing improvement specialist to deploy LAHA funds. A letter will be sent to cities outlining a formal request to partner on LAHA funds. To meet implementation deadlines, cities will need to decide by the end of November. A Joint Powers Agreement would be put in place to carry out the programs.

Mayor Levine said she would be interested in seeing the funds used for upgrading the tot lot at the CDA's workforce housing development and to address multi-generational housing. Tony Schertler said that multi-generational housing improvements would be a good idea for a pilot project, if a developer could be found for that type of project, and if the family qualified for the funds.

Councilmember Mazzitello stated that he agrees with multi-generational housing.

City Administrator Jacobson asked if Mendota Heights' funds would be kept in its own fund or put in a pool with other cities. Tony Schertler responded that the assumption is that the dollars allocated to Mendota Heights stays in Mendota Heights. The CDA would do the accounting of the funds.

Councilmember Lorberbaum said she liked all three ideas that were presented to use the LAHA funds.

Councilmember Paper said he liked the idea of the CDA administrating the LAHA funds.

Mayor Levine asked if council members were supportive of partnering with the CDA to implement the LAHA funds.

Councilmembers confirmed their support for collaboration with the Dakota County CDA with funds directed towards an enhanced single-family home improvement loan program and radon mitigation grant program.

POLICE DEPARTMENT AND CITY HALL BUILDING OVERVIEW

Police Chief McCarthy asked the Mayor and council members to hold a work session in November to discuss their vision for the police and city hall campus. A clearer vision is needed for the future building project.

Councilmember Mazzitello confirmed that what was being asked of the Council was to define their parameters for a project scope.

The value of the current building was discussed. Mayor Levine said she would like to move forward with plans to submit a request for State bonding dollars again. A budget amount needs to be figured out.

Community engagement and public involvement were discussed for a new campus. Bonding and financing for the police/city hall campus were also discussed.

City Administrator Jacobson stated that the November work session is scheduled for November 19.

Councilmember Lorberbaum said the project was overdue and needed to be done.

ADJOURNMENT

A motion to adjourn the meeting was made by Councilmember Mazzitello and seconded by Councilmember Paper. The meeting adjourned at 6:32 p.m.

_____
Stephanie B. Levine, Mayor

ATTEST:

_____
Nancy Bauer, City Clerk

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CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA

PLANNING COMMISSION MINUTES
AUGUST 27, 2024

The regular meeting of the Mendota Heights Planning Commission was held on Tuesday, August 27, 2024 in the Council Chambers at City Hall, 1101 Victoria Curve at 7:00 P.M.

The following Commissioners were present: Acting Chair Patrick Corbett, Commissioners Patrick Corbett, Cindy Johnson, Brian Petschel, Jason Stone, and Andrew Katz. Those absent: Chair Litton Field and Commissioner Brian Udell.

Approval of Agenda

The agenda was approved as submitted.

Approval of July 23, 2024 Minutes

COMMISSIONER PETSCHEL MOVED, SECONDED BY COMMISSIONER KATZ TO APPROVE THE MINUTES OF JULY 23, 2024.

AYES: 5
NAYS: 0

Hearings

A) PLANNING CASE 2024-18
SOUTHVIEW DESIGN, 643 POND VIEW DRIVE – WETLANDS PERMIT

Community Development Manager Sarah Madden explained that the applicant is seeking a Wetlands Permit to authorize construction of a new deck structure and landscaping/hardscaping improvements on the property located at 643 Pond View Drive. A portion of the property is located within the Wetlands District, which encompasses wetlands and water resource related areas and the adjacent land within 100 feet of the normal high water markers of these water resources. The proposed improvements are located at the edge of the Wetlands District boundary, approximately 95.5 feet from the edge of the adjacent Copperfield Pond.

Hearing notices were published and mailed to all properties within 350-ft. of the site; no comments or objections to this request were received.

Community Development Manager Sarah Madden provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City's website).

Staff recommended approval of this application based on the findings and with conditions.

Acting Chair Corbett referenced the suggested tree protection and asked for more details on what prompted that addition.

Community Development Manager Sarah Madden commented that she opted to include that based on current policy discussions, but noted that is not a current requirement of City Code and therefore would be optional for the Commission to include.

Alison Landmark, Southview Design, commented that their goal is to be surgical in the planning and construction for this project because of the adjacent wetland and natural area that takes up a large portion of the backyard. She noted that a portion of the property is totally excluded from the scope of work and the deck footprint would not go further than the current deck footprint.

Rory Dubin, property owner, commented that they worked with this team on their front yard project last year and are excited to continue. He stated that they do not have any issues with protection of the tree as suggested as they are keeping the tree.

Acting Chair Corbett opened the public hearing.

Seeing no one coming forward wishing to speak, Acting Chair Corbett asked for a motion to close the public hearing.

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER KATZ, TO CLOSE THE PUBLIC HEARING.

AYES: 5
NAYS: 0

COMMISSIONER PETSCHEL MOVED, SECONDED BY COMMISSIONER STONE TO RECOMMEND APPROVAL OF THE WETLANDS PERMIT TO SOUTHVIEW DESIGN AND FOR THE PROPERTY LOCATED AT 643 POND VIEW DRIVE, WHICH WOULD AUTHORIZE THE PERMITTING AND CONSTRUCTION OF THE NEW DECK AND ASSOCIATED LANDSCAPING AND HARDSCAPING IMPROVEMENTS, BASED ON THE FINDINGS-OF-FACT AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. ALL WORK AND IMPROVEMENTS NOTED ON THE PLANS APPENDED TO THIS PLANNING REPORT FOR CASE NO. 2024-18 SHALL BE THE ONLY APPROVED WORK ALLOWED UNDER THIS WETLANDS PERMIT. IF ADDITIONAL CONSTRUCTION WORK IN REAS UP TO 100-FEET FROM THE POND EDGE IS NEEDED, EXCLUDING THE PLANTING OF TREES AND VEGETATION, THE OWNER MUST CONTACT CITY STAFF PRIOR TO COMMENCING ANY WORK, AND REPAIR AND REPLANT ANY DISTURBED AREAS WITH SUITABLE PLANTINGS AND MATERIALS, PER DIRECTION OF THE CITY'S NATURAL RESOURCES COORDINATOR.

2. THE NEW STRUCTURE AND SITE IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND CONDITIONS NOTED UNDER TITLE 12, CHAPTER 2, WETLANDS SYSTEMS OF CITY CODE.
3. THE OWNERS SHALL CONTINUE TO MAINTAIN A 25' WIDE VEGETATIVE BUFFER (NO DISTURBANCE) FROM THE ADJACENT POND EDGE, AS OUTLINED ON THE DRAINAGE EASEMENT DEDICATED ON THE PLAT OF THE PROPERTY.
4. NO ADDITIONAL GRADING OR OTHER LAND DISTURBANCE SHALL OCCUR WITHIN 25 FEET FROM THE EDGE OF THE ADJACENT POND, EXCEPT FOR THE REMOVAL OF DISEASED TREES, INSTALLATION OF EROSION CONTROL MEASURES (IF NEEDED) OR FOR THE PLANTINGS OF ANY NEW SEED MIXTURES OR LANDSCAPING MATERIALS, AND ONLY WITH CITY APPROVALS.
5. FULL EROSION/SEDIMENTATION MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF WORK AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT. A DOUBLE ROW OF SILT FENCE/PERIMETER CONTROL IS REQUIRED, WITH J-HOOK ON BOTH SIDES OF THE PROPERTY. TREE PROTECTION AND EROSION BARRIERS SHALL BE PLACED AND MAINTAINED ALONG THE OUTER EDGES OF THE PROJECT WORK AREA AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN RESTORED.
6. ANY GRADING AND/OR CONSTRUCTION ACTIVITY RELATED TO THE DEVELOPMENT OF THIS LOT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND CODES, AS WELL AS IN COMPLINACE WITH THE CITY'S LAND DISTURBANCE GUIDEANCE DOCUMENT.
7. BEST EFFORTS WILL BE MADE BY THE CONTRACTOR(S) TO "COME CLEAN, LEAVE CLEAN" DURING THE COURSE OF CONSTRUCTION ON THE SUBJECT PROPERTY, AND ENSURE NEW GROUND MULCH OR PLANT MATERIALS ARE FREE OF ANY INVASIVE SPECIES.
8. PRIOR TO THE RELEASE OF ANY ESCROW PAYMENT, ALL DISTURBED AREAS IN AND AROUND THE PROJECT SITE SHALL BE RESTORED AND HAVE AN ESTABLISHED, PROTECTED AND PERMANENT GROUND COVER IMMEIDATELY AFTER THE PROJECT IS COMPLETED.
9. A BUILDING PERMIT MUST BE APPROVED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK ON THE PROPOSAL. CONSTRUCTION WORK SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 8:00 P.M. WEEKDAYS; AND 9:00 A.M. TO 5:00 P.M. WEEKENDS.

Further discussion: Commissioner Katz commented that he is pleased to see the language about tree protection and that the applicant agreed. He stated that he would support similar language when applicable going forward.

Commissioner Johnson commented that it is a common construction practice to protect the drip line of the tree and therefore also agrees that protection is helpful when someone wants to save a tree.

Acting Chair Corbett stated that while he agrees, he was just unsure if that should be a condition or whether it is better as a typical construction process.

AYES: 5
NAYS: 0

Acting Chair Corbett advised the City Council would consider this application at its September 3, 2024 meeting.

New and Unfinished Business

A) ZONING CODE UPDATE

Planning Consultant Jennifer Haskamp presented the Final Draft of the Zoning Code Update. The City has prepared proposed amendments to Title 12: Zoning to adopt a revised zoning title and corresponding Zoning Map. This item was tabled from the July 23, 2024, regular Commission meeting, where the public hearing was opened, held, and closed. The Planning Commission met at a Worksession on July 30, 2024, to continue to discuss the comments received at the July 23rd meeting.

Hearing notices were published and mailed to all properties within 350-ft. of the site; no comments or objections to this request were received. The Commission is asked to reopen the public hearing and continue its discussion of this item.

Planning Consultant Jennifer Haskamp provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City's website).

Staff recommended adoption of Zoning Code updates as presented.

Commissioner Katz thanked staff for continuing to go through the drafts and answer questions, acknowledging that this has been a long process.

Acting Chair Corbett reopened the public hearing.

Tim Lawrence, Alltech Engineering, referenced the proposed rezoning which would rezone a lot of industrial property to general business. He commented that it would seem that a number of current uses would not be included in the allowed table of uses for general business, using the example of metal fabrication.

Commissioner Petschel commented that he specifically mentioned that use as something they wanted to allow and therefore if it is not listed, it should be. He believed that would fall under the definition of manufacturing.

Mr. Lawrence asked the purpose of rezoning the parcels.

Commissioner Petschel commented that those properties are not currently be rezoned. He stated that there is only one parcel in the industrial district being reguided as general business, and identified that parcel.

Planning Consultant Jennifer Haskamp identified the stretch of property proposed to be rezoned. She explained that this is a follow up from the Comprehensive Plan guiding which had an intent to better match the existing uses of the property.

Mr. Lawrence stated that he is seeking to understand the purpose of the change as his business is similar to many in that area. He stated that while their business is not engaging in manufacturing, they support industrial businesses and does not want the other businesses to be impacted by the change in zoning.

Commissioner Stone asked how they could ensure that this would not impact the current businesses that are there.

Community Development Manager Sarah Madden stated that the map itself has looked like this for some time because of the Comprehensive Plan guiding and cannot be separated from the Zoning Code update at this point. She stated that the table of uses could be updated.

Planning Consultant Jennifer Haskamp stated that the existing businesses are protected as they would predate the changes to the Code and would be legal nonconforming uses. She stated that there was discussion that the existing businesses better match B-1 and if that is not the case, that whole section could be recommended to revert back to industrial. She stated that uses could also be added to the allowed uses if desired.

Commissioner Stone asked the number of uses of that nature in that area.

Public Works Director Ryan Ruzek commented that there may be one, noting that block may be better served as industrial and east of Pilot Knob Road he is not familiar with industrial-type properties. He stated that the map could therefore be modified, or if the intent is to have more general business in the future, the map could be left as proposed.

Acting Chair Corbett commented that they would not want to adversely impact businesses or properties.

Commissioner Petschel stated that perhaps manufacturing is added as a conditional use within general business.

Planning Consultant Jennifer Haskamp reviewed the changes that could be made to allow those uses conditionally within general business.

Commissioner Johnson suggested they look at the other B-1 zoning areas because that change would then open it up in those areas.

Commissioner Petschel commented that manufacturing is already allowed, noting that there is just a specification on certain methods that are not allowed.

Planning Consultant Jennifer Haskamp reviewed some of the allowed industrial activities that would not be allowed within general business. She stated that if those uses seem appropriate for this strip of property, then she would suggest changing that area back to industrial rather than adjusting the table.

Community Development Manager Sarah Madden commented that as suggested by Public Works Director Ryan Ruzek, they could adjust the portion of the block west of Pilot Knob back to industrial.

Commissioner Stone asked the opinion of the planning consultant.

Planning Consultant Jennifer Haskamp commented that if those uses, she reviewed feel consistent with what is going on, and what they would like in the future, she would recommend the map change. She noted that it has been two years since the last review and discussion related to the map change.

Commissioner Petschel stated that he would be comfortable going that route, as in reviewing the current uses, that seems to be more appropriate as industrial.

Planning Consultant Jennifer Haskamp commented that would still be consistent with the Comprehensive Plan.

The Commission thanked Mr. Lawrence for his input.

Seeing no one further coming forward wishing to speak, Acting Chair Corbett asked for a motion to close the public hearing.

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER KATZ, TO CLOSE THE PUBLIC HEARING.

AYES: 5
NAYS: 0

COMMISSIONER STONE MOVED, SECONDED BY COMMISSIONER PETSCHEL, TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO TITLE 12: ZONING TO ADOPT THE REVISED ZONING TITLE DRAFTED WITHIN THE CITY OF MENDOTA HEIGHTS ZONING CODE UPDATE PROJECT AND CORRESPONDING AMENDMENTS TO THE ZONING MAP TO MODIFY DISTRICT BOUNDARIES AND ZONING DISTRICT TITLES, WITH THE ADDITIONAL RECOMMENDATION FOR THE MAP CHANGE TO REZONE WEST OF PILOT KNOB, SOUTH OF MENDOTA HEIGHTS ROAD, FROM B-1 TO INDUSTRIAL.

AYES: 5

NAYS: 0

Community Development Manager Sarah Madden advised the City Council would consider this application at its September 17, 2024 meeting.

Staff Announcements / Updates

Community Development Manager Sarah Madden stated that along with the Zoning Code updates, the City Council will also be considering short-term rentals, as that may be something of interest to the Commission.

Adjournment

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER STONE, TO ADJOURN THE MEETING AT 8:01 P.M.

AYES: 5
NAYS: 0

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CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA

AIRPORT RELATIONS COMMISSION MINUTES
May 15, 2024

The regular meeting of the Mendota Heights Airport Relations Commission was held on Wednesday, May 15, 2024 at Mendota Heights City Hall, 1101 Victoria Curve.

1. **CALL TO ORDER**
   Chair Norling called the meeting to order at 6:00pm.

   Commissioners present: Norling, Sharma, Sloan, Dunn, Hamiel, Bobbitt.
   Commissioners absent (excused): Neuharth.

   Staff present: City Administrator Jacobson and Administrative Coordinator Robertson.

2. **CONSENT AGENDA**
   a. Approve Minutes from the March 20, 2024 Meeting
   b. Acknowledge Airport Operational Statistics Reports
      1. Complaint Information
      2. Runway Use Information
      3. Noise Monitor Information

   Chair Norling approved the consent agenda.

3. **PUBLIC COMMENTS**
   No public comments were received.

4. **BUSINESS**
   a. FAA RNAV Response Letter to the Noise Oversight Committee

   Chair Norling ensured that all members had the FAA response letter to review and prepare for the upcoming public comment period.

   City Administrator Jacobson noted that the FAA did not present at the NOC meeting held earlier in the day and that there may be no other presentations prior to the public listening sessions in August. She said the NOC will reconvene its subcommittee to review the FAA's responses. She stated that the public listening and comment meetings are scheduled for August 14 and August 15, 2024.

   Commissioner Sharma asked if the commissioners should attend the listening sessions as a Mendota Heights ARC commissioner, or as a Mendota Heights resident.

   City Administrator Jacobson confirmed that either is fine; the commissioner can choose. She

stated that the city will inform residents of the upcoming sessions through the usual communication methods.

Commissioner Dunn speculated that residents may be upset for a short while, but in time it'll pass and become the norm and much ado about nothing. He thinks that Minneapolis residents may be affected more than Mendota Heights.

Chair Norling asked for clarification on items # 6, 17-19 of the response letter.

Commissioner Hamiel shared his personal insight into the FAA responses to those items in question.

Commissioner Bobbitt expressed appreciation for the hard work of the NOC subcommittee on this project.

5. INFORMATION AND CORRESPONDENCE

City Administrator Jacobson stated that Dana Nelson is moving into a new position with the MAC, and they'll be posting the position. She added that the Delta Airline representative co-chair will also be a new appointment. She reminded the ARC commissioners of a listening session with the Eagan ARC on July 10.

Chair Norling suggested sending a thank you and congratulations card to Ms. Nelson.

6. ANNOUNCEMENTS AND COMMISSIONER COMMENTS

Commission members had no additional announcements or comments.

7. ADJOURN

Motion by Sloan and second by Dunn to adjourn the meeting.
Motion carried 6-0.

Chair Norling adjourned the meeting at 6:32pm.

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: October 1, 2024

AGENDA ITEM: Approve Fire Department Out of Metro Travel Request

ITEM TYPE: Consent Item

DEPARTMENT: Fire **CONTACT:** Dave Dreelan, Fire Chief

ACTION REQUEST:
The City Council is asked to authorize one MHFD Fire Personnel to attend the 2024 Minnesota State Fire Chiefs Association's 2024 Annual Conference in Duluth, Minnesota.

BACKGROUND:
City policy requires that the City Council approve any travel to a location outside the metropolitan area for employees, as well as training related expenses exceeding $1,000.00.

The Minnesota Fire Chiefs Annual Conference will be held in Duluth, MN from October 16-19, 2024. Fire Chief Dave Dreelan is requesting to allot one fire personnel, to be named in the coming weeks, to attend in his absence.

FISCAL AND RESOURCE IMPACT:
Estimated lodging, registration, and meal expenses will be about $1,900.00. There are funds in the fire budget to cover the costs of the conference and travel.

ATTACHMENTS:
1. Overnight Travel Request Form

CITY COUNCIL PRIORITY:
Inclusive and Responsive Government

CITY OF MENDOTA HEIGHTS

Conference or School Request Form for Overnight Travel

USER INSTRUCTIONS:

Form Purpose: Use this form to submit a conference/school request for overnight travel out of the metro area.

Where to Send this Form: Send completed form to your Supervisor for signature.

A signed copy must be submitted to the Finance Director when submitting payment with backup documentation of expenditures.

No reimbursement without itemized receipts.

Additional Information: The overnight travel must be preapproved by your Supervisor.

The request should include information on air travel, mileage, meals, hotel, car rental, and funding source.

EMPLOYEE INFORMATION:

Name: One MHFD personnel TBD	Dept: Fire	Date: 9/10/2024

TRAVEL DETAILS:

Conference/School Name and Location:	Minnesota State Fire Chiefs Association 2024 Annual Conference
Training Program:	Leadership
Conference/School Dates:	10/16/24 - 10/19/24
Travel Date(s) (Leave/Return):	10/16/24 - 10/19/24

PROJECTED COSTS:

	AMOUNT
Registration:	$ 350
Estimated Lodging Cost:	$ 1200
Estimated Meal(s) Cost (refer to www.gsa.gov for rates):	$ 150
Estimated Airfare:	$ 0
Estimated Mileage:	$ 200
Grand Total Registration and Travel Expenses:	$ 1900.00

If Driving Using: City Vehicle_____ Private Vehicle: x

APPROVAL:

Employee Signature:	Date:
Department Head Approval: (Required)	Date: 9/18/24
City Administrator Approval:	Date: 9/20/24

All conferences, workshops, training or other educational related expenses in excess of $1,000.00 shall require the approval of City Council.

All in-state training, seminars, etc. in excess of $500.00 or requiring an overnight stay, shall require the approval of the City Administrator.

Refer to City Policy for eligible reimbursements for travel or city business. It is the department's responsibility to affirm that funding is available for listed expenses.

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: October 1, 2024

AGENDA ITEM: Approve Additional City Council Meeting Dates

ITEM TYPE: New and Unfinished Business

DEPARTMENT: Administration **CONTACT:** Cheryl Jacobson, City Administrator

ACTION REQUEST:

Approve additional meeting dates of October 30 and November 12, 2024 for inclusion on the city council meeting calendar.

BACKGROUND:

City code provides that meetings of the city council be held on the first and third Tuesday of each month. A schedule of the city council's regular meetings is established annually and kept on file at city hall. The following dates should be added to the city council list of meetings:

- Wednesday, October 30 beginning at 7 PM-regular city council meeting
- Tuesday, November 12 beginning at 6 PM- to canvass election results from the general election held on November 5
- Tuesday, November 12 beginning at 6:15 PM a joint work session with the Parks and Recreation Commission

These meetings will be held at the City Hall, 1101 Victoria Curve in council chambers. Meeting agendas will be published in accordance with MN Statutes, Chapter 13D.

FISCAL AND RESOURCE IMPACT:

N/A

ATTACHMENTS:

None

CITY COUNCIL PRIORITY:

Inclusive and Responsive Government

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REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: October 1, 2024

AGENDA ITEM: Approve Amendment to the Professional Services Contract for the Friendly Hills Neighborhood Improvements

ITEM TYPE: Consent Item

DEPARTMENT: Engineering

CONTACT: Lucas Ritchie, Asssitant City Engineer
Ryan Ruzek, Public Works Director

ACTION REQUEST:
Approve an amendment to the professional services contract on the Friendly Hills Neighborhood Improvements, Project No. 202407.

BACKGROUND:
The Friendly Hills Neighborhood Improvements have been identified in the 2025-2029 Capital Improvement Plan (CIP) for construction in 2025 and 2026. These streets currently have deteriorating bituminous surfaces along with aging public utilities and will benefit from a rehabilitation project to preserve the public infrastructure.

The Council previously authorized a professional services contract with Kimley-Horn at their March 6, 2024 meeting and an amendment at their June 4, 2024 meeting to rehabilitate the following streets within the Friendly Hills Neighborhood totaling 3.56 miles of roadway: Apache Court, Apache Lane, Apache Street, Aztec Lane, Cheyenne Lane, Creek Avenue, Decorah Lane, Fox Place, Havenview Court, Hazel Court, Hokah Avenue, Keokuk Lane, Mohican Court, Mohican Lane, Nashua Lane, Navajo Lane, Ocala Court, Ocala Lane, Pagel Road, Pontiac Place, Pueblo Drive, and Pueblo Lane.

Previous Council discussion has prompted further investigation towards the pavement rehabilitation method for areas with limited utility improvements within the project. Staff and the City's consultant have engaged the geotechnical testing firm to collect additional pavement data and provide a recommendation for the method of pavement rehabilitation that was not originally included within the approved scope of services.

FISCAL AND RESOURCE IMPACT:

The original contract amount with Kimley-Horn for providing professional services on the project is $599,885. As the project was split into two years and additional streets were added, the first amendment to the original contract revised the contract amount to $664,185. The additional requested not-to-exceed amount of $9,750 as part of the second contract amendment would result in a total contract amount of $673,935. The total construction costs, as identified within the feasibility report, is estimated to be $8,175,022. The amended contract total is equal to 8.2% of the total construction costs.

ATTACHMENTS:

1. Friendly Hills Amendment No. 2

CITY COUNCIL PRIORITY:

Inclusive and Responsive Government, Premier Public Services & Infrastructure

AMENDMENT NUMBER 2 TO THE AGREEMENT BETWEEN CLIENT AND KIMLEY-HORN AND ASSOCIATES, INC.

This is Amendment number 2 dated September 25, 2024 to the agreement between The City of Mendota Heights ("Client") and Kimley-Horn and Associates, Inc. ("Consultant") dated March 8, 2024 (“the Agreement") concerning City Project No. 202407 Friendly Hills Neighborhood Improvements.

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

The Agreement is amended to include services to be performed by Consultant for compensation as set forth in Exhibit A in accordance with the terms of the Agreement, which are incorporated by reference.

CLIENT:	CONSULTANT:
CITY OF MENDOTA HEIGHTS	KIMLEY-HORN AND ASSOCIATES, INC.
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Exhibit A to Amendment Number 2, dated September 25, 2024.

The City of Mendota Heights requested additional geotechnical investigation be performed on multiple street segments within the City Project 202407 Friendly Hills Neighborhood Improvements project area. The additional geotechnical investigation will assist the City in evaluating the appropriate pavement rehabilitation method for street segments without significant utility improvements. The additional scope below is organized based on the task headings in the contract dated March 8, 2024.

Task 2 – Feasibility Stage

Task 2.5 – Geotechnical Investigation

The following additional geotechnical investigation services will be performed as a part of Amendment No. 2:

- Perform ground penetrating radar (GPR) testing in both travel lanes along the project street segments without significant utility improvements.
- Obtain up to seventeen (17) pavement cores in the project area. Upon completion of the coring, auger through existing aggregate base to a depth of approximately 4-5 feet to sample aggregate base thickness.
- Prepare geotechnical summary report including location of testing, logs of auger borings, photographic log of pavement cores, summary of subsurface soil conditions, and recommendations for pavement rehabilitation methods.

For the Additional Services set forth above, Client shall pay Consultant the following additional compensation:

Task 2 – Feasibility Stage	$ 9,750
Total Estimated Fees and Expenses	**$ 9,750**

Kimley-Horn will not exceed the total amount shown above without authorization from the Client. Our total estimated not-to-exceed cost for the scope of services included as a part of this Amendment is, therefore, **$9,750** including all labor and reimbursable expenses.

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: October 1, 2024

AGENDA ITEM: Approve Resolution 2024-55 Ordering Preparation of Feasibility Report for the Hampshire Estates Street Improvements

ITEM TYPE: Consent Item

DEPARTMENT: Engineering

CONTACT: Lucas Ritchie, Asssitant City Engineer
Ryan Ruzek, Public Works Director

ACTION REQUEST:
Approve Resolution 2024-55 Ordering Preparation of Feasibility Reports for the Hampshire Estates Street Improvements.

BACKGROUND:
The Hampshire Estates Shores Street Improvements are identified in the 2025-2029 Capital Improvement Plan (CIP). These streets currently have failing bituminous surfaces and rehabilitation is necessary.

The Hampshire Estates Street Improvements project proposes to rehabilitate Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle E, Pond Circle W, and Winthrop Court. These streets currently have failing bituminous surfaces. This project is proposed for 2025, in addition to the Friendly Hills Neighborhood Improvements project, and would be designed in house. A professional services contract may be needed for inspections and materials testing.

Treatment methods and improvements will be further identified in the feasibility process.

FISCAL AND RESOURCE IMPACT:
The CIP identifies construction costs of $1,752,465 (2025) for the Hampshire Estates Street Improvements. The costs will be refined during the feasibility process as pavement rehabilitation methods are determined. The projects are proposed to be funded by special assessments, municipal state aid, municipal bonds, various utility funds, and St. Paul Regional

Water participation.

ATTACHMENTS:

1. Resolution 2024-55
2. 2025-2029 Street Improvement Plan Map

CITY COUNCIL PRIORITY:

Premier Public Services & Infrastructure, Inclusive and Responsive Government

CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2024-55

A RESOLUTION ORDERING PREPARATION OF FEASIBILITY REPORT FOR THE HAMPSHIRE ESTATES STREET IMPROVEMENTS (PROJECT NO. 202506)

WHEREAS, it is proposed to construct improvements to Abbey Way, Canton Court, Hampshire Court, Hampshire Drive, Haverton Circle, Haverton Road, Morson Circle, Park Lane, Pond Circle E, Pond Circle W, and Winthrop Court in Mendota Heights including the construction of reclaimed aggregate base, concrete curb and gutter, bituminous surfacing, storm sewer repair, storm sewer extension, park and trail improvements, ADA improvements and appurtenant work; and

WHEREAS, this project is identified in the City's 2025-2029 Capital Improvement Plan; and

WHEREAS, it is proposed to assess the benefited property for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes, Chapter 429,

NOW THEREFORE BE IT RESOLVED, by the Mendota Heights City Council that the proposed improvements be referred to the Public Works Director for study and that he is instructed to report to the Council with all convenience and speed advising the Council in a preliminary way as to whether the proposed improvements are necessary, cost-effective and feasible and as to whether they should best be made as proposed or in connection with other improvements, and the estimated costs for the improvements as recommended.

Adopted by the City Council of the City of Mendota Heights this first day of October 2024.

CITY COUNCIL
CITY OF MENDOTA HEIGHTS

_____
Stephanie B. Levine, Mayor

ATTEST

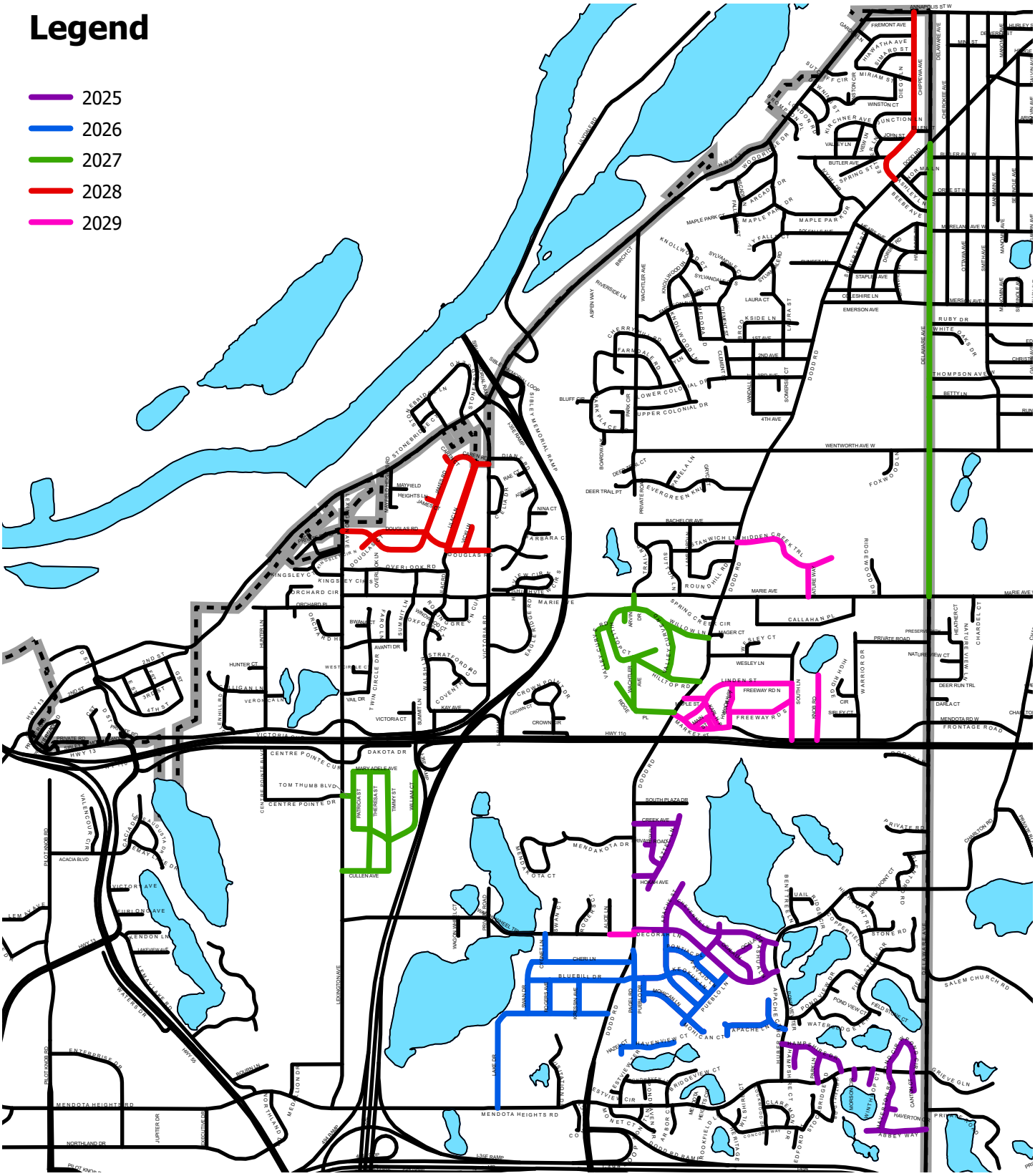
_____
Nancy Bauer, City Clerk

2025-2029 Street Improvement Plan

Date: 8/21/2024

0 0.7
Miles

City of MENDOTA HEIGHTS



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: October 1, 2024

AGENDA ITEM: Approve Trail Easement for 1441 Clement Street

ITEM TYPE: Consent Item

DEPARTMENT: Engineering **CONTACT:** Ryan Ruzek, Public Works Director

ACTION REQUEST:
Approve an easement for trail purposes over the 1441 Clement Street property.

BACKGROUND:
The city of Mendota Heights approved the Ivy Falls South plat in 1995. The plat extended Knollwood Lane south from Emerson Avenue. As part of the development, a trail was constructed connecting Knollwood Lane to Clement Street. The Developers Agreement required the developer to record an easement for the trail. Adjacent to the trail are several ash trees that have died due to infestations from the Emerald Ash Borer on the 1445 Knollwood Lane property. The homeowners asked that the city remove the trees as they are a hazard to pedestrians.

Staff searched for the easement to review the requirements of the city to manage the trees. Upon this review, it was determined that the trail easement does not exist. Staff worked with the homeowners on developing the attached easement for trail purposes. The city resolved the easement at 1445 Knollwood Lane and has removed the hazard ash trees.

FISCAL AND RESOURCE IMPACT:
The City will need to make payment of one dollar as a financial transaction for the easement.

ATTACHMENTS:
1. Public Trail Easement - 1441 Clement St - Mauzy - Version 2 Full

CITY COUNCIL PRIORITY:
Premier Public Services & Infrastructure

DEDICATION OF TRAIL EASEMENT

This **DEDICATION OF A TRAIL EASEMENT**, made this ___ day of September, 2024, by **RANDALL B. MAUZY** and **MARY E, MAUZY,** a married couple, (collectively, the "Grantor"), to the **CITY OF MENDOTA HEIGHTS**, a municipal corporation under the laws of the State of Minnesota (the "Grantee").

RECITALS:

WHEREAS, Grantor is the fee owner of certain real property located in the County of Dakota, State of Minnesota, as legally described on Exhibit A, attached hereto and incorporated herein (the "Premises"). And;

WHEREAS, Grantor is willing to grant a permanent easement for trail purposes in favor of Grantee over a portion of the Premises, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of One Dollar ($1.00) and other good and valuable consideration, the sufficiency of which is hereby acknowledged by Grantor, Grantor agrees as follows:

1. Grant of Easement. Grantor hereby grants, bargains and conveys unto Grantee, its successors and assigns, the following:

a. A non-exclusive, restrictive, perpetual public trail easement on, over, under and across that portion of the Premises legally described on Exhibit B, attached hereto and incorporated herein (the "Easement Property"), and which is derived from, and must conform with the Certificate of Survey dated March 27, 2024, (Exhibit C, attached hereto) and proposed easement dated July 25, 2024 (Exhibit D, attached hereto) for trail purposes. Trail purposes contemplate use as a walking path to which access is allowed to the public. Motorized vehicles except those used for maintenance of the trail are prohibited. As such, any future construction, reconstruction, inspection, operation, maintenance or repair of the public trail is conditioned upon furthering the trail purposes.

b. The right to enter upon the Easement Property at any and all times in order to accomplish the above stated purposes.

2. Good Right to Grant and Convey Easement. Grantor, its successors and assigns, does covenant with the Grantee, its successors and assigns, that it is the fee owner of the Premises and has good right to grant and convey the easement herein to the Grantee subject to easements and encumbrances of record as of the date hereof.

3. Restrictions and Requirements on Grantor. Grantor hereby declares that it understands and agrees to the following:
   a. Grantor shall not allow construction or installation of buildings, structures, material storage, fixture, or any other objects which may prohibit normal access for the above stated purposes within the Easement Property.
   b. Any improvements in or upon the Easement Property that do not prohibit the Grantee from exercising its rights under this easement may be allowed by obtaining prior written permission from the City of Mendota Heights.

4. Restrictions and Requirements on Grantee. Grantee hereby declares that it understands and agrees to the following:

a. Grantee shall be responsible for trimming, and removal, of trees or other growth affecting the safe use of the Easement Property and is otherwise responsible for the maintenance of the easement property.
b. Grantee agrees to maintain a continuous bituminous trail surface for the full length of the trail constructed within the Easement Property at a minimum of six feet and a maximum of nine feet within the Easement Property, in good order and repair. Grantee agrees it will not construct any other improvements within the Easement Property.

5. Easement to Run with Land. This Dedication of Trail Easement shall run with the land and be appurtenant to the Premises and shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

6. Indemnification. The Grantee shall defend, indemnify and save harmless the Grantor, its successors and assigns, from and against any and all claims, demands, suits, and actions made, asserted, brought, or commenced against Grantor, or its successors or any assigns, by any person claiming injury, loss, or damages that arise out of their use of the Easement Property.

IN WITNESS WHEREOF, the Grantor and Grantee have entered into this Dedication of Easement to be executed as of the day and year first above written.

GRANTOR:

By_____
Randall B. Mauzy

By_____
Mary E. Mauzy

STATE OF MINNESOTA)
) ss
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ___ day of September, 2024, by Randall B. Mauzy and Mary E. Mauzy, a married couple, and as Grantor of this agreement.

_____
Notary Public

GRANTEE:

CITY OF MENDOTA HEIGHTS

By:_____
Stephanie Levine
Its: Mayor

By:_____
Nancy Bauer
Its: City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of Setpember, 2024, by Stephanie Levine and Nancy Bauer, the Mayor and City Clerk, respectively, of the City of Mendota Heights, a Minnesota statutory city, on behalf of such city, the Grantee of this agreement

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
City of Mendota Heights
Engineering Department
1101 Victoria Curve
Mendota Heights, Minnesota 55118
Phone: 651-452-1850

EXHIBIT A

Premises Legal Description

Parcel Identification No. 27-37660-01-100
Lot 10, Block 1, IVY FALLS SOUTH, Dakota County, Minnesota.

EXHIBIT B

Easement Legal Description

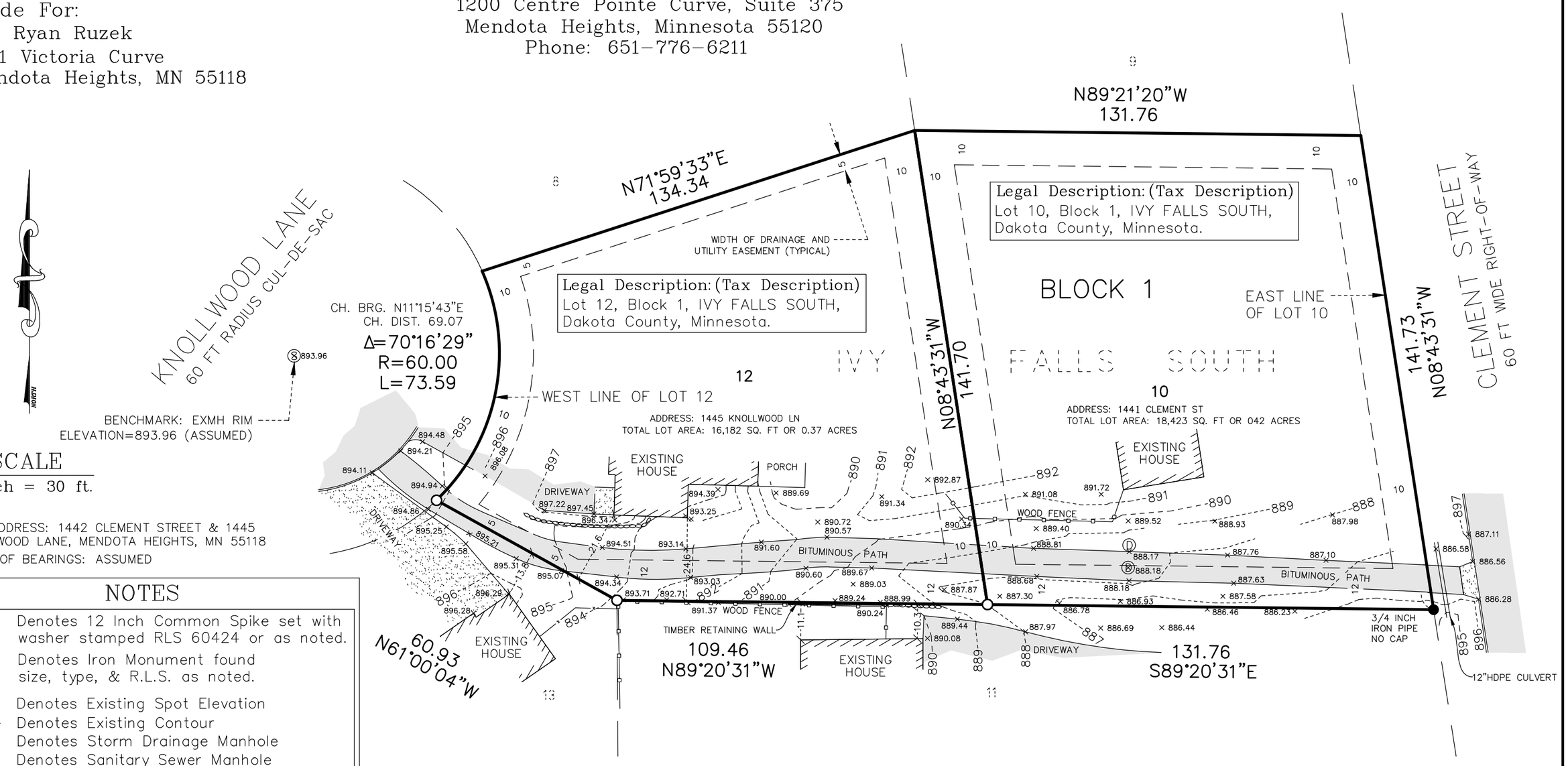
Those parts of Lots 10 and 12, Block 1, IVY FALLS SOUTH, according to the recorded plat thereof, Dakota County, Minnesota, lying southerly a line described as follows (also known as Line A): Commencing at the southeast corner of said Lot 10; thence North 08 degrees 43 minutes 31 seconds West, assumed bearing, along the East line of said Lot 10, a distance of 15.00 feet to the point of beginning of the line to be described; thence North 87 degrees 13 minutes 22 seconds West a distance of 174.80 feet; thence South 85 degrees 41 minutes 09 seconds West a distance of 55.00; thence North 84 degrees 54 minutes 56 seconds West a distance of 20.00 feet; thence North 78 degrees 05 minutes 21 seconds West a distance of 13.00 feet; thence North 66 degrees 46 minutes 30 seconds West a distance of 20.00 feet; thence North 57 degrees 06 minutes 51 seconds West a distance of 10.00 feet to the West line of said Lot 12 and said line there terminating. And lying northerly of a line described as follows (also known as Line B): Commencing at the southeast corner of said Lot 10; thence North 08 degrees 43 minutes 31 seconds West, assumed bearing, along the East line of said Lot 10, a distance of 4.17 feet to the point of beginning of the line to be described; thence North 87 degrees 38 minutes 45 seconds West a distance of 181.07 feet; thence South 85 degrees 30 minutes 55 seconds West a distance of 48.39 feet; thence North 84 degrees 30 minutes 40 seconds West a distance of 24.86 to a point on the southwest line of said Lot 12, said point being 15.23 feet northwesterly from the southwest corner of said Lot 12, and said line there terminating.

CERTIFICATE OF SURVEY

EXHIBIT C

LAKE AND LAND SURVEYING, INC.
1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Made For:
Mr. Ryan Ruzek
1101 Victoria Curve
Mendota Heights, MN 55118



SCALE

1 inch = 30 ft.

SITE ADDRESS: 1442 CLEMENT STREET & 1445 KNOLLWOOD LANE, MENDOTA HEIGHTS, MN 55118

BASIS OF BEARINGS: ASSUMED

NOTES

- ○ Denotes 12 Inch Common Spike set with washer stamped RLS 60424 or as noted.
- ● Denotes Iron Monument found size, type, & R.L.S. as noted.
- × 888.92 Denotes Existing Spot Elevation
- --888--- Denotes Existing Contour
- Ⓓ Denotes Storm Drainage Manhole
- Ⓢ Denotes Sanitary Sewer Manhole
- [G] Denotes Gas Meter
- [E] Denotes Electric Meter
- Denotes Stone Retaining Wall
- Denotes Concrete Surface
- Denotes Bituminous Surface

LAKE & LAND SURVEYING JOB NO. 2024.060 JK

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

Ryan M. Peterson — March 27, 2024

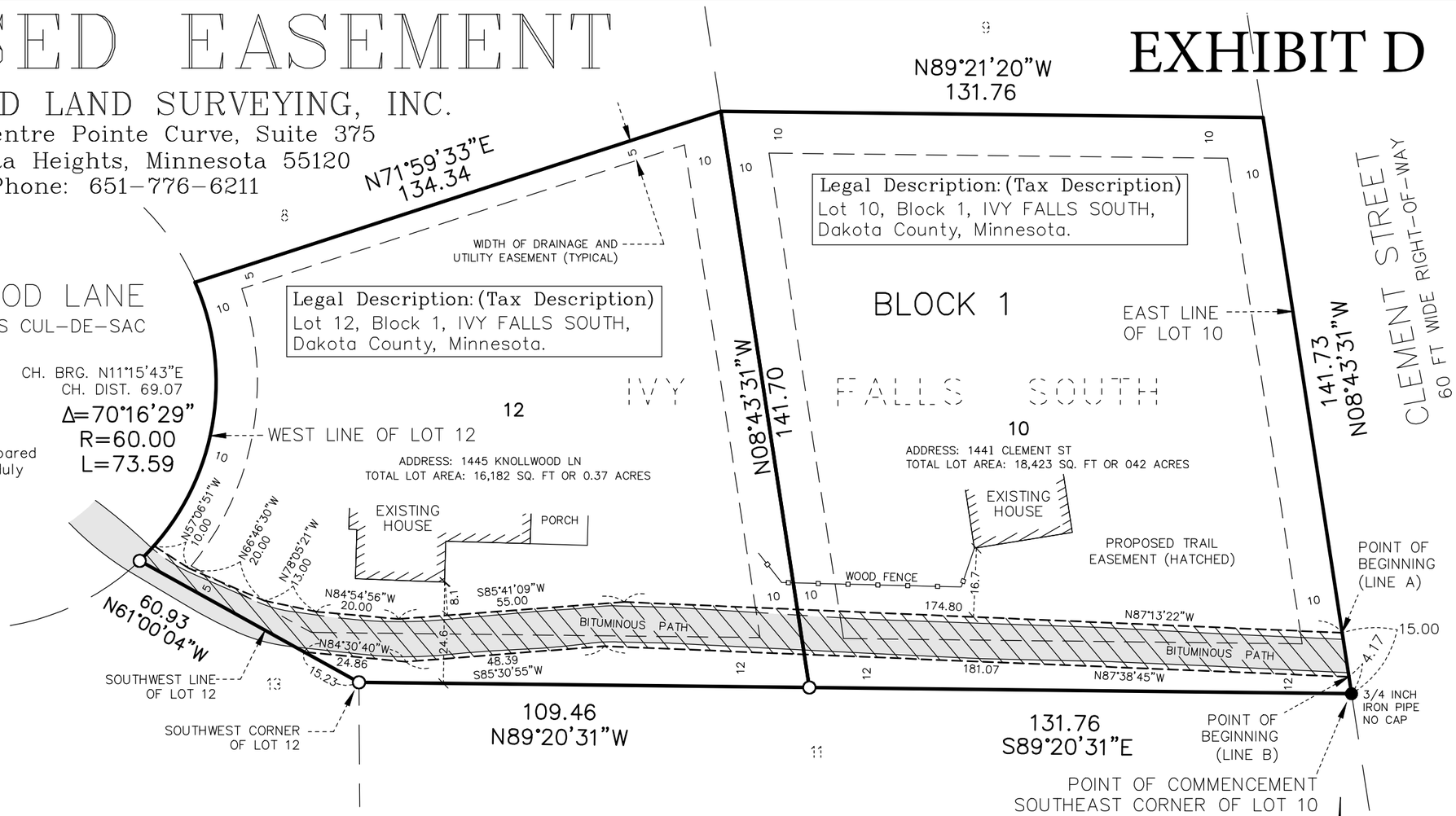
Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424

PROPOSED EASEMENT

EXHIBIT D

LAKE AND LAND SURVEYING, INC.
1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Made For:
Mr. Ryan Ruzek
1101 Victoria Curve
Mendota Heights, MN 55118



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

Ryan M. Peterson

Rev. July 25, 2024
March 27, 2024

Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424

SITE ADDRESS: 1442 CLEMENT STREET & 1445 KNOLLWOOD LANE, MENDOTA HEIGHTS, MN 55118

BASIS OF BEARINGS: ASSUMED

NOTES

- ○ Denotes 12 Inch Common Spike set with washer stamped RLS 60424 or as noted.
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- Denotes Concrete Surface
- Denotes Bituminous Surface

LAKE & LAND SURVEYING JOB NO. 2024.060 JK

Proposed Trail Easement

A permanent easement for trail purposes over, under, and across, those parts of Lots 10 and 12, Block 1, IVY FALLS SOUTH, according to the recorded plat thereof, Dakota County, Minnesota, lying southerly a line described as follows (also known as Line A):

Commencing at the southeast corner of said Lot 10; thence North 08 degrees 43 minutes 31 seconds West, assumed bearing, along the East line of said Lot 10, a distance of 15.00 feet to the point of beginning of the line to be described; thence North 87 degrees 13 minutes 22 seconds West a distance of 174.80 feet; thence South 85 degrees 41 minutes 09 seconds West a distance of 55.00; thence North 84 degrees 54 minutes 56 seconds West a distance of 20.00 feet; thence North 78 degrees 05 minutes 21 seconds West a distance of 13.00 feet; thence North 66 degrees 46 minutes 30 seconds West a distance of 20.00 feet; thence North 57 degrees 06 minutes 51 seconds West a distance of 10.00 feet to the West line of said Lot 12 and said line there terminating.

And lying northerly of a line described as follows (also known as Line B):

Commencing at the southeast corner of said Lot 10; thence North 08 degrees 43 minutes 31 seconds West, assumed bearing, along the East line of said Lot 10, a distance of 4.17 feet to the point of beginning of the line to be described; thence North 87 degrees 38 minutes 45 seconds West a distance of 181.07 feet; thence South 85 degrees 30 minutes 55 seconds West a distance of 48.39 feet; thence North 84 degrees 30 minutes 40 seconds West a distance of 24.86 to a point on the southwest line of said Lot 12, said point being 15.23 feet northwesterly from the southwest corner of said Lot 12, and said line there terminating.

SCALE
1 inch = 30 ft.

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: October 1, 2024

AGENDA ITEM: Acknowledge the July Par 3 Financial Report

ITEM TYPE: Consent Item

DEPARTMENT: Parks and Recreation

CONTACT: Meredith Lawrence, Parks and Recreation/Assistant Public Works Director

ACTION REQUEST:
Acknowledge the July Par 3 Financial Report.

BACKGROUND:
In the month of July, the course had a total of 3,093 rounds of golf played and a total of $50,635 in monthly revenue. The 2024 year-to-date revenue total including July is $213,919.

The course's July expenditures totaled $28,257. The year-to-date expenditure total is $171,099. As of now, the course is showing a $42,820 operating surplus.

FISCAL AND RESOURCE IMPACT:
Monthly Expenditure Report-July 2024 is attached.

ATTACHMENTS:
1. 2024 Par 3 Financial Report PDF

CITY COUNCIL PRIORITY:
Economic Vitality & Community Vibrancy, Premier Public Services & Infrastructure, Inclusive and Responsive Government

MONTHLY EXPENDITURE REPORT
JULY 2024

MENDOTA HEIGHTS PAR 3					
BUDGET TO ACTUAL REPORT					
July 2024 (58% OF YEAR)					
					July
REVENUES		**July**	**YTD**	**YTD**	**YTD**
	BUDGET	**2024**	**2024**	**%**	**2023**
GREENS, LEAGUE & TOURN FEES	$177,000	$41,087	$147,036	83.07%	$137,283
RECREATION PROGRAMS	$54,000	$285	$39,524	73.19%	$46,696
CONCESSIONS	$34,000	$9,267	$27,153	79.86%	$22,358
SUNDRY REVENUE	$0	-$5	$206	100.00%	$120
INTEREST	$450	$0	$0	0.00%	$0
INSURANCE CLAIM	$0	$0	$0	0.00%	$0
PAR 3 FUND REVENUE TOTAL	**$265,450**	**$50,635**	**$213,919**	**80.59%**	**$206,457**
EXPENDITURES		**July**	**YTD**	**YTD**	**YTD**
	BUDGET	**2024**	**2024**	**%**	**2023**
CLUBHOUSE SALARIES	$47,600	$8,068	$26,664	56.02%	$22,638
ADMINISTRATIVE SALARIES	$34,358	$2,728	$20,173	58.71%	$17,314
FICA/PERA	$14,362	$1,622	$6,562	45.69%	$5,178
MEDICAL INSURANCE	$7,544	$629	$4,401	58.33%	$4,193
U/E & W/C INSURANCE	$3,420	$0	$4,928	144.08%	$5,364
RENTALS	$8,000	$1,350	$4,282	53.53%	$2,957
UTILITIES	$16,013	$906	$6,609	41.27%	$6,924
PROFESSIONAL FEES - AUDIT	$3,080	$1,536	$1,536	49.86%	$3,304
PROF FEES - CONSULTING FEES	$1,100	$32	$696	0.00%	$61
PROF FEES - GROUNDS MGMT	$7,250	$0	$0	0.00%	$0
PROF FEES - GROUNDS WAGES	$27,000	$3,075	$11,373	42.12%	$11,201
PROF FEES - TREE MAINTENANCE	$5,000	$0	$0	0.00%	$2,779
LIABILITY/AUTO INSURANCE	$4,800	$0	$4,100	85.41%	$3,365
OPERATING COSTS/SUPPLIES	$11,300	$939	$6,787	60.06%	$7,975
FUEL	$3,000	$423	$1,262	42.08%	$1,066
REPAIRS & MAINTENANCE	$58,750	$5,131	$45,798	77.95%	$40,414
SUNDRY/DUES/MILEAGE/CLOTHING	$12,750	$1	$3,084	24.19%	$6,974
ONLINE REG & CREDIT CARD FEES	$10,000	$1,819	$6,653	66.53%	$6,152
GREENS ROLLER	$0	$0	$16,191		$0
PAR 3 EXPENDITURES TOTAL	**$275,327**	**$28,257**	**$171,099**	**62.14%**	**$147,859**

CITY OF MENDOTA HEIGHTS
TREASURER'S REPORT AUGUST 2024

	BALANCE	COLLATERAL
Deerwood Bank		
Checking Account .03%	$189,114.07	
Collateral - Bonds		$3,240,000.00
Gov't. Guar.		$200,000.00

Investments	**Cost**	**PV**
Saving Cert 7/27/2020 @ 1.50% Cherokee	$14,540.30	$14,540.30
FHLB 1.35% 2/11/25	$490,000.00	$481,371.10
FHLB 0.75% 10/14/25	$500,000.00	$484,885.00
FHLB 0.80% 2/25/26	$340,000.00	$323,316.20
FHLB 1.00% 3/16/26	$505,000.00	$481,416.50
FHLB 1.00% 6/30/26	$300,000.00	$285,816.00
FHLB 1.25% 8/26/26	$250,000.00	$237,032.50
FHLMC 5.25% 12/4/28	$500,000.00	$500,245.00
FHLMC 4.125% 8/13/29	$497,500.00	$497,580.00
Webbank 1.00% 12/30/24	$135,000.00	$133,270.65
JP Morgan 1.10% 1/31/25	$245,000.00	$241,234.35
Morgan Stanley Private Bank 0.70% 3/20/25	$245,000.00	$240,303.35
Ally Bank 2.60% 4/14/26	$245,000.00	$239,031.80
Sallie Mae Bank 1.00% 7/8/26	$144,000.00	$136,147.68
Goldman Sachs Bank 1.05% 9/22/26	$160,000.00	$150,724.80
State Bank of India 1.10% 9/28/26	$245,000.00	$230,937.00
Popular Bank 4.60% 4/19/27	$245,000.00	$248,978.80
Discover Bank 3.35% 7/12/27	$235,000.00	$231,334.00
Capital One 3.40% 8/17/27	$245,000.00	$241,469.55
Capital One USA 3.40% 8/17/27	$245,000.00	$241,469.55
BMW Bank America 4.85% 9/29/27	$245,000.00	$251,588.05
Morgan Stanley Bank 4.45% 5/3/28	$245,000.00	$249,728.50
Toyoata Financial Savings Bank 4.20% 8/8/28	$245,000.00	$247,969.40
Central State Bank 4.50% 5/22/29	$245,000.00	$252,283.85
Customers Bank 4.55% 6/27/29	$245,000.00	$252,893.90
Fidelity Institutional Government Portfolio (Piper)	$14,689,208.51	$14,689,208.51
Gov't. Securities Fund 28% Sold 6/4	$433,187.00	
MMkt Fd (WF)	$305,965.51	

TOTAL FUNDS AVAILABLE 8/31/2024	$22,628,515.39
Funds Available 1/1/2024	$25,004,259.44

	Rates	Money Market
Aug	Bank	0.03%
	5 Yr. Tr.	3.71%
	10 Yr. Tr.	3.91%

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1101 Victoria Curve | Mendota Heights, MN 55118
651.452.1850 phone | 651.452.8940 fax
www.mendotaheightsmn.gov

CITY OF MENDOTA HEIGHTS

Request for City Council Action

MEETING DATE: October 1, 2024
TO: Mayor, City Council and City Administrator
FROM: Kristen Schabacker, Finance Director
SUBJECT: Claims List Summary

BACKGROUND

Significant Claims

Fleet and Surplus Services – Insurance Claim - Squad	$ 37,860.42
Bergan KDV – Fire Relief Association Audit Billing	$ 8,600.00
Bituminous Roadways – Bridgeview Shores Street Project	$ 313,327.65
Inspectron – August Building Inspection Services	$ 28,910.46
Kimley Horn and Associates – Friendly Hills Street Project Work	$ 49,826.09
Kirchner Contracting – Emerson Rain Gardens	$ 5,500.00
Midwest Machinery – Parks Maintenance	$ 6,583.00
Nystrom Publishing – Recreation Marketing/Newsletter	$ 6,976.19
Savatree – Tree Services	$ 6,910.00
Summit Companies - Inspections/Fire Suppression Valve Replacement	$ 23,316.00
Surefitters – Natural Resources Truck	$ 8,035.52
US Bank – Monthly Purchases	$ 10,753.26
WSB & Associates – Bridgeview Shores Street Project Work	$ 23,608.00

Manual Checks Total	$ 95,642.22
System Checks Total	$ 552,765.15

Total for the list of claims for the October 1, 2024 City Council meeting **$ 648,407.37**

RECOMMENDATION

Staff recommends that the Mendota Heights City Council approve the list of claims for October 1, 2024.

CITY OF MENDOTA HEIGHTS

Claims List

MANUAL CHECKS

09/24/24 MAN

Account	Comments	DEPT Descr	Amount
CARRIE YOUR YOGI			
E 01-4435-200-70	YOGA - PARKS CELEBRATION	Parks & Recreation	$85.00
CARRIE YOUR YOGI			$85.00
FLEET AND SURPLUS SERVICES			
E 01-4480-110-10	PAYOFF DAMAGED SQUAD	Administration	$37,860.42
FLEET AND SURPLUS SERVICES			$37,860.42
MISSION SQUARE (ICMA RETIREMENT)			
G 01-2073	9/13/24 PAYROLL		$150.00
G 01-2072	9/13/24 PAYROLL		$4,150.00
MISSION SQUARE (ICMA RETIREMENT)			$4,300.00
PITNEY BOWES - PURCHASE POWER			
E 01-4490-110-10	POSTAGE FEE	Administration	$24.75
G 01-1210	POSTAGE		$2,000.00
PITNEY BOWES - PURCHASE POWER			$2,024.75
PUBLIC EMPL INS PROGRAM			
E 01-4131-050-50	OCT HEALTH INSURANCE PRE	Road & Bridges	$615.04
E 01-4131-110-10	OCT HEALTH INSURANCE PRE	Administration	$8,984.90
E 01-4131-030-30	OCT HEALTH INSURANCE PRE	Fire	$891.02
E 01-4131-070-70	OCT HEALTH INSURANCE PRE	Parks & Recreation	$1,230.08
E 01-4131-105-15	OCT HEALTH INSURANCE PRE	Engineering Enterprise	$5,350.50
G 01-2071	OCT HEALTH INSURANCE PRE		$1,732.46
E 01-4131-020-20	OCT HEALTH INSURANCE PRE	Police	$13,675.48
G 01-2074	OCT HEALTH INSURANCE PRE		$1,491.60
G 01-1145	OCT HEALTH INSURANCE PRE		-$985.34
E 01-4131-020-20	OCT HEALTH INSURANCE PRE	Police	-$4,055.92
G 01-2074	OCT HEALTH INSURANCE PRE		-$1,728.80
E 08-4131-000-00	OCT HEALTH INSURANCE PRE	Spec Fds	$615.04
E 01-4131-020-20	OCT HEALTH INSURANCE PRE	Police	$18,392.90
PUBLIC EMPL INS PROGRAM			$46,208.96
SAM S CLUB			
E 01-4435-200-70	TRICK OR TEEING EVENT	Parks & Recreation	$1,463.96
E 45-4310-210-45	CONCESSIONS - PAR 3	Golf Course	$123.89
E 45-4310-210-45	CONCESSIONS - PAR 3	Golf Course	$99.02
E 45-4310-210-45	CONCESSIONS - PAR 3	Golf Course	$302.05
SAM S CLUB			$1,988.92
US POSTAL SERVICE			
G 01-1210	REFILL POSTAGE		$3,000.00
US POSTAL SERVICE			$3,000.00
XCEL ENERGY			
E 01-4211-320-70	UTILITIES	Parks & Recreation	$33.07
E 01-4211-320-70	UTILITIES	Parks & Recreation	$68.53
E 01-4211-320-70	UTILITIES	Parks & Recreation	$30.64
E 01-4211-320-70	UTILITIES	Parks & Recreation	$30.47
E 01-4211-320-70	UTILITIES	Parks & Recreation	$11.46
XCEL ENERGY			$174.17
			$95,642.22

CITY OF MENDOTA HEIGHTS

Claims List

SYSTEM CHECKS

10/01/24 PAY

Account	Comments	DEPT Descr	Amount
ALLEGRA PRINT & IMAGING			
E 01-4300-020-20	BUSINESS CARDS - PD	Police	$74.44
ALLEGRA PRINT & IMAGING			$74.44
ALLSTREAM			
E 01-4210-020-20	TELEPHONE SERVICES	Police	$477.75
ALLSTREAM			$477.75
APOLLO MEDICAL TRAINING			
E 01-4306-020-20	CPR/FIRDT AID/AED TRAINING	Police	$501.00
APOLLO MEDICAL TRAINING			$501.00
ASPEN MILLS			
E 01-4410-030-30	UNIFORM - FIRE	Fire	$14.85
E 01-4410-030-30	UNIFORM - FIRE	Fire	$164.45
E 01-4410-030-30	UNIFORM - FIRE	Fire	$12.00
E 01-4410-030-30	UNIFORM - FIRE	Fire	$14.85
ASPEN MILLS			$206.15
AUTOZONE			
E 15-4330-490-60	EQUIP REPAIR - UTILITY	Utility Enterprise	$4.19
AUTOZONE			$4.19
BERGAN K D V			
E 01-4220-130-30	FIRE RELIEF ASSOCIATION AU	Fire	$8,600.00
BERGAN K D V			$8,600.00
BGMN, INC.			
E 15-4320-060-60	FUEL ADDITIVE	Utility Enterprise	$70.54
E 01-4320-070-70	FUEL ADDITIVE	Parks & Recreation	$70.54
E 01-4320-050-50	FUEL ADDITIVE	Road & Bridges	$70.54
E 01-4320-030-30	FUEL ADDITIVE	Fire	$70.54
E 01-4320-020-20	FUEL ADDITIVE	Police	$70.53
E 01-4320-110-10	FUEL ADDITIVE	Administration	$70.53
E 01-4320-105-15	FUEL ADDITIVE	Engineering Enterprise	$70.54
BGMN, INC.			$493.76
BITUMINOUS ROADWAYS			
E 27-4220-806-00	BRIDGEVIEW SHORES ST IMPR	Spec Fds	$313,327.65
BITUMINOUS ROADWAYS			$313,327.65
BOLTON & MENK INC			
E 19-4220-000-00	MARIE AVE BRIDGE	Spec Fds	$435.00
BOLTON & MENK INC			$435.00
BOSTIC, JEFF			
E 01-4305-156-30	FLASHLIGHT REIMBUSEMENT -	Fire	$157.45
BOSTIC, JEFF			$157.45
CAPITAL ONE (BLUE TARP FINANCIAL)			
G 45-2035	EQUIP REPAIR - PAR 3		-$3.71
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	-$67.99
E 45-4330-490-45	EQUIP REPAIR - PAR 3	Golf Course	$57.66
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$130.98

CITY OF MENDOTA HEIGHTS

Claims List

SYSTEM CHECKS

10/01/24 PAY

Account	Comments	DEPT Descr	Amount
CAPITAL ONE (BLUE TARP FINANCIAL)			$116.94
CENTRAL IRRIGATION SUPPLY			
E 01-4330-215-70	PARK MAINTENANCE	Parks & Recreation	$492.50
E 15-4330-490-60	EQUIP REPAIR - UTILITY	Utility Enterprise	$2.00
CENTRAL IRRIGATION SUPPLY			$494.50
CJ SPRAY, INC.			
E 01-4335-310-50	BLDG MAINT - PW	Road & Bridges	$45.00
E 01-4335-310-70	BLDG MAINT - PW	Parks & Recreation	$45.00
E 15-4335-310-60	BLDG MAINT - PW	Utility Enterprise	$45.00
CJ SPRAY, INC.			$135.00
DAKOTA COUNTY FINANCIAL SERVIC			
E 01-4275-030-30	AUGUST RADIO SUBSCRIBER F	Fire	$839.88
E 01-4200-610-70	AUGUST RADIO SUBSCRIBER F	Parks & Recreation	$139.98
E 01-4200-610-50	AUGUST RADIO SUBSCRIBER F	Road & Bridges	$186.64
E 01-4275-020-20	AUGUST RADIO SUBSCRIBER F	Police	$1,003.19
E 15-4200-610-60	AUGUST RADIO SUBSCRIBER F	Utility Enterprise	$23.33
E 01-4200-610-15	AUGUST RADIO SUBSCRIBER F	Engineering Enterprise	$69.99
DAKOTA COUNTY FINANCIAL SERVIC			$2,263.01
DELTA DENTAL			
E 15-4131-060-60	OCT 2024 DENTAL PREMIUM	Utility Enterprise	$248.59
E 01-4131-110-10	OCT 2024 DENTAL PREMIUM	Administration	$592.62
G 01-2071	OCT 2024 DENTAL PREMIUM		$688.09
G 01-2074	OCT 2024 DENTAL PREMIUM		$913.18
E 01-4131-020-20	OCT 2024 DENTAL PREMIUM	Police	$153.12
E 01-4131-105-15	OCT 2024 DENTAL PREMIUM	Engineering Enterprise	$299.62
E 01-4131-020-20	OCT 2024 DENTAL PREMIUM	Police	$1,423.60
E 08-4131-000-00	OCT 2024 DENTAL PREMIUM	Spec Fds	$51.04
E 01-4131-030-30	OCT 2024 DENTAL PREMIUM	Fire	$51.04
E 01-4131-050-50	OCT 2024 DENTAL PREMIUM	Road & Bridges	$446.13
E 01-4131-070-70	OCT 2024 DENTAL PREMIUM	Parks & Recreation	$306.24
DELTA DENTAL			$5,173.27
DTN, LLC			
E 01-4421-050-50	CLEARPATH & FORECAST SUBS	Road & Bridges	$433.76
DTN, LLC			$433.76
ECO WORKS SUPPLY			
E 01-4330-215-70	PARK MAINTENANCE	Parks & Recreation	$439.00
ECO WORKS SUPPLY			$439.00
EMERGENCY TECHNICAL DECON			
E 01-4305-155-30	OPERATING SUPPLIES - FIRE	Fire	$390.00
EMERGENCY TECHNICAL DECON			$390.00
EXCEL TURF & ORNAMENTAL			
E 45-4334-045-45	COURSE MAINTENANCE CHEMI	Golf Course	$1,982.53
EXCEL TURF & ORNAMENTAL			$1,982.53
FIRE EQUIPMENT SPECIALTIES			
E 01-4305-155-30	OPERATING SUPPLIES - FIRE	Fire	$220.00
E 01-4305-155-30	OPERATING SUPPLIES - FIRE	Fire	$354.99

CITY OF MENDOTA HEIGHTS

Claims List

SYSTEM CHECKS

10/01/24 PAY

Account	Comments	DEPT Descr	Amount
FIRE EQUIPMENT SPECIALTIES			$574.99
FLAGSHIP RECREATION			
E 01-4330-215-70	PARK MAINTENANCE	Parks & Recreation	$713.24
E 01-4330-215-70	PARK MAINTENANCE	Parks & Recreation	$1,237.60
FLAGSHIP RECREATION			$1,950.84
FLEET SERVICES			
E 01-4200-610-20	AUG 2024 SQUAD LEASES - PD	Police	$10,127.43
FLEET SERVICES			$10,127.43
FLEETPRIDE			
E 01-4330-490-10	EQUIP REPAIR - ADMIN	Administration	$3.29
G 45-2035	EQUIP REPAIR - PAR 3		-$2.27
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$56.14
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$175.94
E 45-4330-490-45	EQUIP REPAIR - PAR 3	Golf Course	$3.57
E 01-4305-050-50	OPERATING SUPPLIES - PW	Road & Bridges	$14.52
E 15-4305-060-60	OPERATING SUPPLIES - PW	Utility Enterprise	$14.53
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$83.64
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$4.20
E 01-4330-490-30	EQUIP REPAIR - FIRE	Fire	$145.88
E 01-4330-490-30	EQUIP REPAIR - FIRE	Fire	$47.16
G 45-2035	EQUIP REPAIR - PAR 3		-$0.23
E 45-4330-490-45	EQUIP REPAIR - PAR 3	Golf Course	$35.27
E 01-4305-070-70	OPERATING SUPPLIES - PW	Parks & Recreation	$14.52
FLEETPRIDE			$596.16
FURTHER (SELECT ACCOUNT)			
E 01-4131-070-70	SEPT PARTICIPANT FEE	Parks & Recreation	$11.25
E 01-4131-050-50	SEPT PARTICIPANT FEE	Road & Bridges	$10.85
E 01-4131-110-10	SEPT PARTICIPANT FEE	Administration	$21.30
E 01-4131-020-20	SEPT PARTICIPANT FEE	Police	$41.95
E 08-4131-000-00	SEPT PARTICIPANT FEE	Spec Fds	$2.25
E 01-4131-105-15	SEPT PARTICIPANT FEE	Engineering Enterprise	$10.85
FURTHER (SELECT ACCOUNT)			$98.45
GERTENS GREENHOUSE			
E 01-4305-050-50	OPERATING SUPPLIES - STREE	Road & Bridges	$59.90
GERTENS GREENHOUSE			$59.90
GLACIAL RIDGE GROWERS			
E 01-4333-075-75	CPL GRANT - NATURAL RESOU	Natural Resources	$975.00
GLACIAL RIDGE GROWERS			$975.00
GOLDCOM			
E 01-4305-030-30	OPERATING SUPPLIES - FIRE	Fire	$37.44
GOLDCOM			$37.44
GOLDENSTEIN, SCOTT			
E 01-4305-030-30	REIMBURSE FAN BATTERY PAC	Fire	$417.34
GOLDENSTEIN, SCOTT			$417.34
GRAINGER			
E 08-4335-000-00	BLDG MAINT - CITY HALL	Spec Fds	$21.02

CITY OF MENDOTA HEIGHTS

Claims List

SYSTEM CHECKS

10/01/24 PAY

Account	Comments	DEPT Descr	Amount
E 01-4305-050-50	OPERATING SUPPLIES - PW	Road & Bridges	$39.92
E 15-4305-060-60	OPERATING SUPPLIES - PW	Utility Enterprise	$39.93
E 08-4335-000-00	BLDG MAINT - CITY HALL	Spec Fds	$14.80
E 08-4335-000-00	BLDG MAINT - CITY HALL	Spec Fds	$83.52
E 01-4305-070-70	OPERATING SUPPLIES - PW	Parks & Recreation	$39.92
GRAINGER			$239.11
GREGOIRE, DAVID			
E 01-4435-200-70	PUBLICATION IMAGES - REC	Parks & Recreation	$125.00
E 01-4490-110-10	PUBLICATION IMAGES - ADMIN	Administration	$551.84
GREGOIRE, DAVID			$676.84
HANCO CORPORATION			
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$1,002.53
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$551.40
HANCO CORPORATION			$1,553.93
HONSA LIGHTING SOLUTIONS INC			
E 01-4335-315-30	BLDG MAINT - FIRE	Fire	$98.80
HONSA LIGHTING SOLUTIONS INC			$98.80
INNOVATIVE OFFICE SOLUTIONS			
E 01-4300-020-20	OFFICE SUPPLIES - PD	Police	$52.30
E 01-4300-110-10	OFFICE SUPPLIES - ADMIN	Administration	$7.13
E 01-4300-105-15	OFFICE SUPPLIES - ENGINEERI	Engineering Enterprise	$48.24
E 01-4300-020-20	OFFICE SUPPLIES - PD	Police	$47.83
E 01-4300-020-20	OFFICE SUPPLIES - PD	Police	$19.48
E 01-4300-020-20	OFFICE SUPPLIES - PD	Police	$16.76
E 01-4300-020-20	OFFICE SUPPLIES - PD	Police	$21.43
INNOVATIVE OFFICE SOLUTIONS			$213.17
INSPECTRON INC			
E 01-4231-040-40	AUG 2024 PLAN REVIEWS & IN	Code Enforcement/Inspe	$28,910.46
INSPECTRON INC			$28,910.46
INTERSTATE BATTERY SYSTEM			
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$109.95
INTERSTATE BATTERY SYSTEM			$109.95
JANECKY PLUMBING SERVICE, INC			
E 01-4335-315-30	BLDG MAINT - FIRE	Fire	$778.75
JANECKY PLUMBING SERVICE, INC			$778.75
K&S ENGRAVING, LLC			
E 01-4330-460-30	SCBA TAGS - FIRE	Fire	$20.00
K&S ENGRAVING, LLC			$20.00
KIMLEY-HORN AND ASSOCIATES, INC.			
E 27-4220-807-00	FRIENDLY HILLS ST. PROJ.	Spec Fds	$49,826.09
KIMLEY-HORN AND ASSOCIATES, INC.			$49,826.09
KIRCHNER CONTRACTING			
E 27-4220-805-00	RAIN GARDEN - EMERSON AVE	Spec Fds	$5,500.00
KIRCHNER CONTRACTING			$5,500.00

CITY OF MENDOTA HEIGHTS

Claims List

SYSTEM CHECKS

10/01/24 PAY

Account	Comments	DEPT Descr	Amount
L E L S			
G 01-2075	OCTOBER 2024 UNION DUES		$916.50
L E L S			$916.50
LAWSON PRODUCTS, INC			
E 01-4305-050-50	OPERATING SUPPLIES - PW	Road & Bridges	$79.27
E 01-4305-070-70	OPERATING SUPPLIES - PW	Parks & Recreation	$79.27
E 01-4305-070-70	OPERATING SUPPLIES - PW	Parks & Recreation	$9.98
E 01-4305-050-50	OPERATING SUPPLIES - PW	Road & Bridges	$9.98
E 15-4305-060-60	OPERATING SUPPLIES - PW	Utility Enterprise	$79.26
E 15-4305-060-60	OPERATING SUPPLIES - PW	Utility Enterprise	$9.99
LAWSON PRODUCTS, INC			$267.75
LOCAL UNION NO. 70			
G 01-2075	OCTOBER 2024 UNION DUES		$90.50
LOCAL UNION NO. 70			$90.50
M R P A			
E 01-4400-200-70	10/16/24 WORKSHOP - REC	Parks & Recreation	$99.00
M R P A			$99.00
M T I DISTRIBUTING COMPANY			
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$326.93
E 45-4330-490-45	EQUIP REPAIR - PAR 3	Golf Course	-$310.04
G 45-2035	EQUIP REPAIR - PAR 3		$19.94
E 45-4330-490-45	EQUIP REPAIR - PAR 3	Golf Course	$262.56
G 45-2035	EQUIP REPAIR - PAR 3		-$16.89
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$3,146.80
E 45-4334-045-45	COURSE MAINT - PAR 3	Golf Course	$211.38
G 45-2035	COURSE MAINT - PAR 3		-$13.60
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$219.78
M T I DISTRIBUTING COMPANY			$3,846.86
MCCARTHY, KELLY			
E 01-4400-020-20	REIMBURSEMENT FBINA CONF	Police	$592.46
MCCARTHY, KELLY			$592.46
MENARDS			
E 08-4335-000-00	BLDG MAINT - CITY HALL	Spec Fds	$22.31
E 01-4305-070-70	OPERATING SUPPLIES - PARKS	Parks & Recreation	$29.94
E 29-4330-000-00	EQUIP REPAIR - STORM WATE	Spec Fds	$116.50
E 29-4330-000-00	EQUIP REPAIR - STORM WATE	Spec Fds	$146.18
E 01-4305-030-30	OPERATING SUPPLIES - FIRE	Fire	$32.50
E 15-4305-060-60	OPERATING SUPPLIES - UTILIT	Utility Enterprise	$42.49
MENARDS			$389.92
MENDOTA MEADOWS			
E 27-4220-806-00	IRRIGATION REPAIRS REIMBU	Spec Fds	$900.00
E 27-4220-806-00	IRRIGATION REPAIRS REIMBU	Spec Fds	$800.00
E 27-4220-806-00	IRRIGATION REPAIRS REIMBU	Spec Fds	$950.00
E 27-4220-806-00	IRRIGATION REPAIRS REIMBU	Spec Fds	$720.00
MENDOTA MEADOWS			$3,370.00
METRO SALES			

CITY OF MENDOTA HEIGHTS

Claims List

SYSTEM CHECKS

10/01/24 PAY

Account	Comments	DEPT Descr	Amount
E 01-4220-110-10	AUG COPIER/PRINTER LEASE	Administration	$575.99
E 01-4330-490-70	AUG COPIER/PRINTER LEASE	Parks & Recreation	$12.98
E 01-4330-490-50	AUG COPIER/PRINTER LEASE	Road & Bridges	$12.98
E 01-4300-030-30	AUG COPIER/PRINTER LEASE	Fire	$165.90
E 01-4200-610-20	AUG COPIER/PRINTER LEASE	Police	$221.10
E 15-4330-490-60	AUG COPIER/PRINTER LEASE	Utility Enterprise	$12.98
METRO SALES			$1,001.93
MIDWAY SEWER SERVICE CO.			
E 01-4335-315-30	BLDG MAINT - FIRE	Fire	$225.00
MIDWAY SEWER SERVICE CO.			$225.00
MIDWEST MACHINERY CO (FRONTIER AG)			
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$182.89
E 01-4330-215-70	PARK MAINTENANCE	Parks & Recreation	$6,500.00
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	-$99.89
MIDWEST MACHINERY CO (FRONTIER AG)			$6,583.00
MN DEPT OF TRSPT			
E 27-4220-806-00	BRIDGEVIEW SHORES ST IMPR	Spec Fds	$46.90
MN DEPT OF TRSPT			$46.90
MN FIRE SERVICE CERTIFICATION			
E 01-4400-030-30	RECERTIFICATIONS - FIRE	Fire	$367.50
MN FIRE SERVICE CERTIFICATION			$367.50
MN ST ADMIN ITG TELECOM SRVCE			
E 01-4223-020-20	AUGUST WAN SERVICE	Police	$124.00
E 01-4220-114-14	AUGUST WAN SERVICE	Info Tech	$111.00
MN ST ADMIN ITG TELECOM SRVCE			$235.00
MN STATE FIRE CHIEFS ASSN			
E 01-4400-030-30	2024 ANNUAL CONFERENCE -	Fire	$325.00
MN STATE FIRE CHIEFS ASSN			$325.00
MNL (MINNESOTA NATIVE LANDSCAPE)			
E 01-4333-075-75	FORESTRY/TREE PLANTING - N	Natural Resources	$500.00
E 01-4333-075-75	RESTORATION - NATURAL RES	Natural Resources	$525.00
MNL (MINNESOTA NATIVE LANDSCAPE)			$1,025.00
MNPEA			
G 01-2075	OCTOBER 2024 UNION DUES		$144.00
MNPEA			$144.00
NYSTROM PUBLISHING CO., INC.			
E 01-4435-200-70	MARKETING - REC	Parks & Recreation	$2,992.96
E 01-4268-650-10	SEPT/OCT 2024 HEIGHTS HIGH	Administration	$3,983.23
NYSTROM PUBLISHING CO., INC.			$6,976.19
PERRAULT, TOM			
E 27-4220-806-00	IRRIGATION REIMBURSEMENT	Spec Fds	$162.00
PERRAULT, TOM			$162.00
PINE BEND PAVING			
E 01-4422-050-50	STREET MAINT MATERIALS - S	Road & Bridges	$15.00

CITY OF MENDOTA HEIGHTS

Claims List

SYSTEM CHECKS

10/01/24 PAY

Account	Comments	DEPT Descr	Amount
PINE BEND PAVING			$15.00
PRECISE MRM LLC			
E 01-4305-050-50	SUBSCRIPTION SERVICES - ST	Road & Bridges	$20.00
PRECISE MRM LLC			$20.00
ROSENBAUER MINNESOTA LLC			
E 01-4330-460-30	EQUIP REPAIR - FIRE	Fire	$89.62
ROSENBAUER MINNESOTA LLC			$89.62
SAVATREE			
E 29-4339-000-00	POND MAINT - STORM WATER	Spec Fds	$6,366.00
E 01-4500-075-75	TREE SERVICES - NATURAL RE	Natural Resources	$544.00
SAVATREE			$6,910.00
SCHLOMKA SERVICES, LLC			
E 15-4330-490-60	EQUIP REPAIR - UTILITY	Utility Enterprise	$1,950.00
E 15-4330-490-60	EQUIP REPAIR - UTILITY	Utility Enterprise	$1,080.12
SCHLOMKA SERVICES, LLC			$3,030.12
SOUTH ST PAUL, CITY OF			
E 01-4435-200-70	FIELD TRIPS - REC	Parks & Recreation	$367.50
SOUTH ST PAUL, CITY OF			$367.50
STANDARD INSURANCE			
G 01-2071	OCT PREMIUM - LIFE/DISABILI		$1,691.96
E 01-4131-030-30	OCT PREMIUM - LIFE/DISABILI	Fire	$1.40
E 01-4131-020-20	OCT PREMIUM - LIFE/DISABILI	Police	$767.19
E 01-4131-110-10	OCT PREMIUM - LIFE/DISABILI	Administration	$283.23
E 01-4131-070-70	OCT PREMIUM - LIFE/DISABILI	Parks & Recreation	$269.94
E 15-4131-060-60	OCT PREMIUM - LIFE/DISABILI	Utility Enterprise	$192.62
G 01-2074	OCT PREMIUM - LIFE/DISABILI		$1.10
E 08-4131-000-00	OCT PREMIUM - LIFE/DISABILI	Spec Fds	$138.41
E 01-4131-105-15	OCT PREMIUM - LIFE/DISABILI	Engineering Enterprise	$186.15
E 01-4131-050-50	OCT PREMIUM - LIFE/DISABILI	Road & Bridges	$273.10
STANDARD INSURANCE			$3,805.10
STREICHERS			
E 01-4306-020-20	UNIFORM - PD	Police	$229.96
E 01-4306-020-20	UNIFORM - PD	Police	$250.00
STREICHERS			$479.96
SUMMIT COMPANIES			
E 08-4335-000-00	BLDG MAINT - CITY HALL	Spec Fds	$12,711.00
E 45-4335-046-45	BLDG MAINT - PAR 3	Golf Course	$1,870.00
E 08-4335-000-00	BLDG MAINT - CITY HALL	Spec Fds	$3,135.00
E 15-4335-310-60	BLDG MAINT - PW	Utility Enterprise	$600.00
E 01-4335-310-50	BLDG MAINT - PW	Road & Bridges	$600.00
E 01-4335-310-70	BLDG MAINT - PW	Parks & Recreation	$600.00
E 08-4335-000-00	BLDG MAINT - CITY HALL	Spec Fds	$1,900.00
E 45-4335-046-45	BLDG MAINT - PAR 3	Golf Course	$1,900.00
SUMMIT COMPANIES			$23,316.00
SUN LIFE (ASSURANT BENEFITS)			
E 01-4132-031-30	OCT PREMIUM	Fire	$174.90

CITY OF MENDOTA HEIGHTS

Claims List

SYSTEM CHECKS

10/01/24 PAY

Account	Comments	DEPT Descr	Amount
SUN LIFE (ASSURANT BENEFITS)			$174.90
SUREFITTERS (STONEBROOKE EQUIPMENT)			
E 04-4620-000-00	TRUCK - NATURAL RESOURCES	Spec Fds	$8,035.52
SUREFITTERS (STONEBROOKE EQUIPMENT)			$8,035.52
TARGET SOLUTIONS LEARNING			
G 01-1215	SOFTWARE 1/1/25-9/30/25 - FI		$3,361.80
E 01-4301-030-30	SOFTWARE 10/1/24-12/31/24 -	Fire	$1,120.60
TARGET SOLUTIONS LEARNING			$4,482.40
TIME SAVER OFF SITE SEC. SVC.			
E 01-4220-110-10	9/3/24 CITY COUNCIL MINUTE	Administration	$167.00
TIME SAVER OFF SITE SEC. SVC.			$167.00
TRI STATE BOBCAT			
E 01-4330-490-70	EQUIP REPAIR - PW	Parks & Recreation	$69.02
E 01-4330-490-50	EQUIP REPAIR - STREET	Road & Bridges	$146.93
E 15-4330-490-60	EQUIP REPAIR - PW	Utility Enterprise	$69.02
E 01-4330-490-50	EQUIP REPAIR - PW	Road & Bridges	$69.02
TRI STATE BOBCAT			$353.99
TRUCK REPAIR & EQUIPMENT			
E 01-4330-490-50	EQUIP REPAIR - STREET	Road & Bridges	$494.61
TRUCK REPAIR & EQUIPMENT			$494.61
U. S. BANK			
E 01-4435-200-70	TRICK OR TEEING - REC	Parks & Recreation	$453.77
E 01-4435-200-70	TRICK OR TEEING - REC	Parks & Recreation	$122.81
E 01-4435-200-70	TRICK OR TEEING - REC	Parks & Recreation	$75.32
E 01-4400-200-70	TRAINING - REC	Parks & Recreation	$25.00
E 01-4400-200-70	TRAINING - REC	Parks & Recreation	$25.00
E 01-4435-200-70	GLOW GOLF	Parks & Recreation	$71.84
E 01-4333-075-75	CPL GRANT - NATURAL RESOU	Natural Resources	$1,591.60
E 01-4400-200-70	TRAINING - REC	Parks & Recreation	$25.00
E 01-4400-200-70	AEE CONFERENCE - REC	Parks & Recreation	$156.95
E 01-4400-200-70	AEE CONFERENCE - REC	Parks & Recreation	$475.00
E 01-4435-200-70	TRICK OR TEEING - REC	Parks & Recreation	$27.29
E 01-4435-200-70	TRICK OR TEEING - REC	Parks & Recreation	$116.70
E 01-4435-200-70	TOUR DE REC SUPPLIES	Parks & Recreation	$41.88
E 01-4333-075-75	CPL GRANT - NATURAL RESOU	Natural Resources	$311.78
E 01-4300-110-10	OFFICE SUPPLIES - ADMIN	Administration	$12.39
E 01-4490-110-10	NOTARY STAMP - S. HINZE	Administration	-$4.06
E 01-4300-110-10	OFFICE SUPPLIES - ADMIN	Administration	$12.58
E 01-4490-109-09	WORKSHOP - CITY COUNCIL	City Council	$126.15
E 01-4301-030-30	ACTIVE911 SUBSCRIPTION - FI	Fire	$26.14
E 01-4435-200-70	SUPPLIES - REC	Parks & Recreation	-$10.37
E 01-4400-200-70	TRAINING - REC	Parks & Recreation	$25.00
E 01-4300-640-12	SUPPLIES - ELECTIONS	Elections	$77.88
E 01-4435-200-70	GLOW GOLF	Parks & Recreation	$21.08
E 01-4300-030-30	SUPPLIES - FIRE	Fire	$31.94
E 01-4305-030-30	OPERATING SUPPLIES - FIRE	Fire	$21.61
E 01-4400-200-70	TRAINING - REC	Parks & Recreation	$25.00
E 01-4318-020-20	POSTAGE - PD	Police	$19.70

CITY OF MENDOTA HEIGHTS

Claims List

SYSTEM CHECKS

10/01/24 PAY

Account	Comments	DEPT Descr	Amount
E 01-4490-110-10	NOTARY STAMP - S. HINZE	Administration	$54.00
E 01-4400-110-10	MAGC CONFERENCE - K. BENG	Administration	$150.00
E 01-4305-040-40	MARKING FLAGS - CODE	Code Enforcement/Inspe	$19.90
E 01-4305-030-30	OPERATING SUPPLIES - FIRE	Fire	$195.31
E 01-4435-200-70	TRICK OR TEEING - REC	Parks & Recreation	$168.19
E 01-4402-020-20	BOOKS - PD	Police	$51.97
E 01-4402-020-20	BOOKS - PD	Police	$8.20
E 01-4330-440-20	EQUIP REPAIR - PD	Police	$16.78
E 01-4400-020-20	BCA TRAINING - PD	Police	$375.00
E 01-4305-020-20	OPERATING SUPPLIES - PD	Police	$234.32
E 01-4223-020-20	AUG TRANSUNION - PD	Police	$75.00
E 01-4330-440-20	EQUIP REPAIR - PD	Police	$61.62
E 01-4400-020-20	BCA TRAINING - PD	Police	$75.00
E 01-4490-640-12	SUPPLIES - ELECTION	Elections	$325.81
E 01-4490-110-10	NOTARY RENEWAL - S. HINZE	Administration	$20.50
E 29-4490-000-00	LMR WMO MEETING SUPPLIES	Spec Fds	$30.96
E 01-4490-640-12	SUPPLIES - ELECTION	Elections	$89.94
E 01-4490-640-12	SUPPLIES - ELECTION	Elections	$162.70
E 01-4490-640-12	SUPPLIES - ELECTION	Elections	$544.59
E 01-4318-020-20	POSTAGE - PD	Police	$111.01
E 01-4330-490-50	EQUIP REPAIR - STREET	Road & Bridges	$97.99
E 01-4490-110-10	NOTARY APPLICATION - S. HIN	Administration	$120.00
E 01-4400-200-70	NRPA CONFERENCE - REC	Parks & Recreation	$305.00
G 45-2035	PENCILS - PAR 3		-$6.52
E 45-4300-045-45	PENCILS - PAR 3	Golf Course	$101.32
E 01-4490-640-12	SUPPLIES - ELECTIONS	Elections	$97.30
E 01-4490-109-09	WORK SESSION - CITY COUNCI	City Council	$113.57
E 01-4410-020-20	UNIFORM - PD	Police	$28.22
E 01-4330-215-70	PARK MAINTENANCE	Parks & Recreation	$927.97
E 01-4435-200-70	MARKETING - REC	Parks & Recreation	$29.08
E 01-4330-215-70	PARK MAINTENANCE	Parks & Recreation	$408.00
E 01-4300-070-70	OFFICE SUPPLIES - PW	Parks & Recreation	$13.01
E 01-4300-050-50	OFFICE SUPPLIES - PW	Road & Bridges	$13.01
E 15-4300-060-60	OFFICE SUPPLIES - PW	Utility Enterprise	$13.01
E 01-4330-490-70	EQUIP REPAIR - PARKS	Parks & Recreation	$600.69
E 01-4330-490-50	EQUIP REPAIR - STREET	Road & Bridges	$600.69
E 15-4330-490-60	EQUIP REPAIR - UTILITY	Utility Enterprise	$600.70
E 01-4490-109-09	WORK SESSION - CITY COUNCI	City Council	$14.44
U. S. BANK			$10,753.26
VESTIS (ARAMARK)			
E 01-4200-610-50	MAT SERVICE - PW	Road & Bridges	$17.47
E 15-4200-610-60	MAT SERVICE - PW	Utility Enterprise	$17.47
E 01-4200-610-70	MAT SERVICE - PW	Parks & Recreation	$17.47
E 08-4335-000-00	MAT SERVICE - CITY HALL	Spec Fds	$115.50
E 01-4410-050-50	UNIFORM - PW	Road & Bridges	$10.70
VESTIS (ARAMARK)			$178.61
WALDVOGEL, MARY			
E 27-4220-806-00	REIMBURSE - BRIDGEVIEW SH	Spec Fds	$150.00
WALDVOGEL, MARY			$150.00
WALLRAFF ELECTRIC CO.			

CITY OF MENDOTA HEIGHTS

Claims List

SYSTEM CHECKS

10/01/24 PAY

Account	Comments	DEPT Descr	Amount
E 08-4335-000-00	BLDG MAINT - CITY HALL	Spec Fds	$619.00
WALLRAFF ELECTRIC CO.			$619.00
WICKELGREN, STEVE			
E 01-4400-020-20	TRAINING - PD	Police	$580.00
WICKELGREN, STEVE			$580.00
WSB & ASSOCIATES			
E 27-4220-806-00	BRIDGEVIEW SHORES ST IMPR	Spec Fds	$23,608.00
WSB & ASSOCIATES			$23,608.00
			$552,765.15

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: October 1, 2024

AGENDA ITEM: Memorandum of Understanding with NDC4 Modifying the Allocation of Cable Franchise Fee Revenues

ITEM TYPE: New and Unfinished Business

DEPARTMENT: Administration **CONTACT:** Cheryl Jacobson, City Administrator

ACTION REQUEST:
Approve a Memorandum of Understanding with the Northern Dakota County Cable Communications Commission (NDC4) to modify the established allocation of cable franchise fee revenue.

BACKGROUND:
The city of Mendota Heights is one of seven member cities that formed the Northern Dakota County Cable Communications Commission in 1982 via a joint powers agreement. Other member cities include South St. Paul, West St. Paul, Inver Grove Heights, Sunfish Lake, Lilydale and Mendota. On behalf of its member cities, NDC4 administers and enforces the cable franchise, manages institutional programming - like the broadcast and streaming of city council and commission meetings, and oversees local community programming.

The city currently has a cable franchise agreement whereby, in exchange for the use of public right-of-way, the cable franchisee (Comcast) pays a franchise fee and PEG (Public, Educational, and Governmental) fee to NDC4. In turn, NDC4 retains 75% of the fee revenue and the remaining 25% is disbursed to the member cities. The city receives its share of franchise fees in the spring for the year prior (i.e. fiscal year 2023 fees are paid in the spring of 2024). This year the city received $49,584.

Cities across the country are experiencing decreasing franchise fees and PEG fee revenues from cable operators due to “cord cutting” and changes in the television/video marketplace. Cord-cutting refers to subscribers canceling cable TV service and switching to a cheaper alternative, like streaming. At this same time, NDC4 is experiencing increasing operating costs. NDC4 (and Town Square Television) have been working on budget plans to reduce costs and

diversify revenue streams and have also helped lead a legislative effort seeking a legislative solution to modernizing the funding structure for local rights-of-way and PEG programming. To aid in these efforts, NDC4 is requesting that:

1. Member cities waive their portion of one-time audit settlement payments which are a result of a recent audit of Comcast's franchise fee payments; and
2. Agree to a reduction in franchise fees for FY2024 (paid in 2025) to 12.5%, and a reduction in the city's share of 2025 franchise fees (paid in 2026) to 6.25%.

NDC4 has prepared the attached Memorandum of Understanding and will present information at the October 1 city council meeting.

FISCAL AND RESOURCE IMPACT:

The anticipated payment amount in 2025 would be $23,404, which is approximately $26,000 less than that received in 2024 (for fiscal year 2023).

ATTACHMENTS:

1. Memorandum of Understanding (franchise fees) - NDC4

CITY COUNCIL PRIORITY:

Premier Public Services & Infrastructure

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is by and between Northern Dakota County Cable Communications Commission ("Commission") and the cities of Inver Grove Heights, Lilydale, Mendota, Mendota Heights, South St. Paul, Sunfish Lake, and West St. Paul, Minnesota ("Member Municipalities") (each individually a "Party" and collectively referred to as the "Parties").

RECITALS:

1. The Commission is governed by the Amended Joint and Cooperative Agreement adopted by the Member Municipalities ("JPA"); and

2. In the fall of 2020, the Member Municipalities each adopted an ordinance granting a cable franchise to Comcast of St. Paul, Inc. ("Comcast") for a ten (10) year term that obligates Comcast to submit a franchise fee of five percent (5%) of its quarterly gross cable service revenues.

3. Article X, Section 5 of the JPA provides that the Commission shall collect all franchise fees paid by Comcast and shall annually pay (payment remitted in April of the following year) the Member Municipalities twenty-five percent (25%) of the franchise fees received by the Commission ("Annual Contribution"); and

4. The number of Comcast cable subscribers in the Member Municipalities has decreased over the past decade and has resulted in lower franchise fee payments received by the Commission; and

5. The Commission contracted with Ashpaugh and Sculco ("A&S") to conduct a review of the franchise fees submitted by Comcast for the years January 1, 2015 through December 31, 2019 ("Review Period"); and

6. A&S submitted its findings to the Commission in a report dated, July 23,2021 ("Report"); and

7. The Commission and Comcast settled the findings contained in the Report resulting in the Commission receiving payments from Comcast for past due franchise fees and late penalties totaling Two Hundred Eighty Thousand Ninety-four Dollars and 72/100 ($280,094.72) ("Settlement Amount"); and

8. The Member Municipalities recognize that the Commission expended significant resources to achieve the Settlement Amount, the Settlement Amount was not budgeted for by the Parties and this one-time settlement would be beneficial to the Commission to address current financial needs resulting from the reduced franchise fee payments received from Comcast; and

9. The Parties further desire to reduce the Annual Contribution to further assist the Commission; and

10. This MOU has been negotiated in good faith by the Parties.

NOW THEREFORE, the Commission and the Member Municipalities agree as follows:

1. This MOU shall become effective on October 1, 2024.

2. The Settlement Amount shall not be subject to any Annual Contribution set forth in Article X. Section 5 of the JPA.

3. The Annual Contribution set forth in Article X. Section 5 of the JPA shall be reduced as follows:

a. 12.5% for 2024 (received by the Member Municipalities in April 2025),

b. 6.25% for 2025 (received by the Member Municipalities in April 2026),

4. The Annual Contribution amount for any years other than 2024 (received in 2025) and 2025 (received in 2026) shall not be reduced or otherwise modified except as may be approved in writing by the parties at a future date.

5. This MOU will be governed by and interpreted and construed in accordance with the laws of the State of Minnesota.

6. This MOU may be amended at any time by written agreement between the Parties.

7. This MOU may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. A signed copy of this MOU delivered by e-mail or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this MOU.

IN WITNESS WHEREOF, this MOU has been executed by the duly authorized representatives of the Parties as set forth below.

Signature page to follow

NORTHERN DAKOTA COUNTY
CABLE COMMUNICATION COMMISSION

By: _____
Mickey Kieffer, Chair

Dated: _____ _____, 2024

CITY OF INVER GROVE HEIGHTS

By: _____

Printed Name: _____

Title: _____

Dated: _____ _____, 2024

CITY OF LILYDALE

By: _____

Printed Name: _____

Title: _____

Dated: _____ _____, 2024

CITY OF MENDOTA

By: _____

Printed Name: _____

Title: _____

Dated: _____ _____, 2024

CITY OF MENDOTA HEIGHTS

By: _____

Printed Name: _____

Title: _____

Dated: _____ _____, 2024

CITY OF SOUTH ST. PAUL

By: _____

Printed Name: _____

Title: _____

Dated: _____ _____, 2024

CITY OF SUNFISH LAKE

By: _____

Printed Name: _____

Title: _____

Dated: _____ _____, 2024

CITY OF WEST ST. PAUL

By: _____

Printed Name: _____

Title: _____

Dated: _____ _____, 2024

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: October 1, 2024

AGENDA ITEM: Mendota Heights Police Department 2020 Project

ITEM TYPE: New and Unfinished Business

DEPARTMENT: Police **CONTACT:** Kelly McCarthy, Police Chief

ACTION REQUEST:
Approve reimbursement for the purchase of a home gun safe for each Mendota Heights Police Officer.

BACKGROUND:
In 2020, firearms became the leading cause of death among children in the United States. These deaths are entirely preventable. Thirty million children live in homes with firearms and 80% of children who die by firearm suicide use a gun that belonged to a family member. We issue firearms to all of our officers. Mendota Heights Police policy 305.5.2 states, "Members shall ensure that all firearms and ammunition are locked and secured while in their homes, vehicles or any other area under their control, and in a manner that will keep them inaccessible to children and others who should not have access."

As part of our ongoing commitment to community safety and officer wellness, we want to make it as easy as possible for officers to follow policy and to ensure the safety of their family. To that end, I am asking that the City authorize reimbursements for the purchase of a home gun safe for each officer (not to exceed $200 per officer).

To raise awareness of the issue and the program, officers will be issued custom patches that can be worn on uniforms in June and October (if they so choose). The patches can also be sold to the public to cover the costs of the reimbursements.

FISCAL AND RESOURCE IMPACT:
The maximum cost to the city to start the program is $4,595. The purchase price of the patches is $595.00 and $4,000 for safe reimbursements. The program could add $200 to the outfitting of new hires in the future. The $4,595 will come from the department's clothing and equipment budget.

ATTACHMENTS:

1. 2020 Project

CITY COUNCIL PRIORITY:

Inclusive and Responsive Government



2020 Project

Mendota Heights Police Department

- In 2020, firearms became the leading cause of death among children in the United States (Center for Disease Control).
- Youth firearm suicide has reached its highest rate in more than 20 years.
- 30 Million American children now live in homes with firearms
- 80% of firearm suicides by people 18 or younger involve a gun that belonged to a family member.

- The Journal Injury Prevention published that many law enforcement officers who own firearms fail to store them safely.
- The study found 71% of Officers had a gun at home and only 40% were stored in a safe.
- “Historically, law enforcement officers have had higher rates of suicidal thoughts and behaviors,” said study first author Allison Bond, of the New Jersey Gun Violence Research Center at Rutgers.

2020 Project – An overview

- As part of our on-going commitment to officer safety and wellness, the City of Mendota Heights will reimburse each officer up to $200 for the purchase of a home gun safe.
- The MHPD will create a safe storage fact sheet to distribute at events and with the issuance of a permit to purchase.

2020 Project

- To further raise awareness, a special edition police patch will be issued to officers and can be worn on their uniform during the month of June and sold to the public to cover the cost of the program.



We know that hindsight is 2020.

No parent would ever purchase or allow access to a gun if they knew it would be used in a suicide.

Help the Mendota Heights Police Department raise awareness and create safer homes for our officers and their families by voting to approve the MHPD 2020 Project.

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: October 1, 2024

AGENDA ITEM: Planning Case 2024-17 - Consider Resolution 2024-56 Approving a MRCCA Permit and Amended CUP for Xcel Energy at 800 Sibley Memorial Highway

ITEM TYPE: New and Unfinished Business

DEPARTMENT: Community Development **CONTACT:** Sarah Madden, Community Development Manager

ACTION REQUEST:
Adopt Resolution 2024-56, Approving a Mississippi River Corridor Critical Area Permit and amended Conditional Use Permit for Xcel Energy at the Sibley Propane Tank Facility located at 800 Sibley Memorial Highway

BACKGROUND:
The subject property is generally known as the Sibley Propane Gas Plant facility and is located south and east of State Trunk Highway 13/Sibley Memorial Highway, and abuts Valley Park to the south, commercial/office developments to the north, and residential neighborhoods to the east. The plant property contains two parcels comprised of approximately 25 total acres, which are all owned and operated by Xcel Energy (formerly Northern States Power Company). According to Xcel representatives, the plant use has existed in its current location since the mid-1950s. Xcel Energy is seeking approval of a Mississippi River Corridor Critical Area (MRCCA) Permit and an amended Conditional Use Permit, in order to implement a number of improvements to the Sibley Propane Plant facility.

The site has previous MRCCA approvals (and prior Critical Area Permit (CAP) approvals) for site functional and safety improvements. A recent 2022 approval authorized a replacement of the propane loading facilities, significant upgrades to stormwater management, and installation of a new watermain for fire suppression infrastructure. In 2016, the City approved a Conditional Use Permit (CUP) and CAP related to improvements to a structure on the Sibley Plant property. 'Essential Services' is a listed Conditional Use in the B-1A zoning district, and prior to that application, the site did not have a record of Conditional Use Permit approval for the use, due to the age and historical use of the property. That approval included a condition that future site alterations would be subject to an amendment to the CUP approval.

Xcel is now completing other elements and improvements needed for this tank facility, and are requesting official consideration of this work under a new MRCCA Permit, and which work includes the following:

1. Mound soil around the existing propane tanks, as part of the fire suppression system for the facility;
2. Install a six-ft tall retaining wall at the south side of the existing pump manifold station;
3. Install a storm shelter on a 12-ft x 24-ft concrete pad foundation within the fenced compound; and
4. Expand the compound on the east side to allow for fire truck access along the east perimeter of the fenced compound, by adding additional fencing.

According to the Xcel's narrative, the proposed work will bring the site into compliance with National Fire Prevention Association (NFPA) codes and design standards. The maintenance and refurbishment of the facility is ongoing, with work taking place in 2024 that was reviewed as part of the prior MRCCA Permit, such as the installation of the water-main and ongoing permitting for the pipe bridge and pump house.

Pursuant to City Code Section 12-3-12, no building permit, zoning approval, or subdivision approval shall be issued for any action or development located in an area covered by this chapter until a site plan has been prepared and approved in accordance with the provisions of this chapter. The ordinance also provides for rules and standards for new developments, which may include land alteration activities and vegetation management (removals and replanting).

The entirety of the work will take place within the fenced compound of the Sibley Plant which has been maintained as an asphalt and gravel surface and contains no vegetated areas. No work is proposed in any Primary Conservation Areas (PCA's) on the property and all existing vegetation outside the site compound will remain. The only expansion of the site compound is the additional fencing which is proposed on the southeast side of the tank farm to widen the area and provide fire truck access. Site work will consist of bringing in the soil to bury the above-ground storage tanks within the mounding system. There are no major building improvements proposed under this project, except for a small- storm shelter, which will be a prefabricated building placed on a 12-ft x 24-ft foundation. The building will be a shell for the purposes of providing employees and contractors working on the site with an Emergency Preparedness shelter for severe weather events. This is proposed to be located north of the tank farm and existing structures on the site, and west of the pipe bridge.

The primary focus of the project is dedicated to mounding soil around the propane tanks as part of the fire suppression system for the Sibley Plant. This mounding of soil will be used instead of an overhead sprinkler system, which was discussed as part of the former 2022 permit approval. The 6-ft tall retaining wall is proposed to limit the amount of grading on the site and maintain the footprint of the existing plant, keeping the area of disturbance contained. The grading and mounding of the tank farm modifies the former stormwater management plan. A detention pond is still located southeast of the tank farm, however, the

exact location has shifted closer to the boundary of the tanks, and the drainage path now circulates south around the tanks to connect to the culvert system and riprap located west of the tank farm. The basin is meant to pre-treat stormwater runoff, but also help reduce runoff from reaching the bluff and BIZ on the west; which will help with slope stability that has been needed in the westerly slope area. There are no changes to the riprap drainage channel within the Bluff Impact Zone that was illustrated and included in the 2022 approval.

At the September 24, 2024 Planning Commission meeting, a planning report was presented. A duly noticed public hearing was held, and two members of the public spoke at the meeting to provide comments about the site improvements. The applicant was present to speak to the application and answer questions from the Commissioners and clarify technical details about the project proposal.

The Planning Commission discussed the site plan and the modification of fencing. A comment was shared at the public hearing that questioned the full extent of the fencing change and wanted to clarify that the existing access to Farmdale Road would not be modified. Members of the applicant team addressed the Commission and attendees to confirm that the only area of fencing to be modified was the corner immediately southeast of the southernmost row of tanks and that the secondary safety access path to Farmdale Road was not planned to be modified or improved, and would continue to function only as a secondary emergency access path to the tanks, and is not part of the unloading pathway at all.

A copy of the 9/24/24 planning report with attachments and an excerpt from the unapproved minutes are attached to this report. As noted in the attachments, staff recommended approval of the MRCCA Permit and amended CUP. Following their discussion, the Planning Commission determined that the applicant met the conditions set forth in City Code Section 12-3-1 and voted unanimously (6-0) in support of Xcel Energy's request with findings-of-fact and certain conditions, as outlined in the attached [draft] Resolution.

FISCAL AND RESOURCE IMPACT:
Not Applicable

ATTACHMENTS:
1. Resolution 2024-56
2. 9/24/2024 Planning Commission Report, with attachments
3. Excerpt from the Draft/Unapproved Planning Commission Minutes 9/24/24

CITY COUNCIL PRIORITY:
Economic Vitality & Community Vibrancy, Environmental Sustainability & Stewardship

CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION 2024-56

RESOLUTION APPROVING A MISSISSIPPI RIVER CORRIDOR CRITICAL AREA (MRCCA) PERMIT AND AMENDED CONDITIONAL USE PERMIT (CUP) TO XCEL ENERGY AND FOR THE PROPERTY LOCATED AT 800 SIBLEY MEMORIAL HIGHWAY PLANNING CASE 2024-17

WHEREAS, Xcel Energy, (the "Applicant") made an Application for a Mississippi River Corridor Critical Area (MRCCA) Permit and amended Conditional Use Permit (CUP) to make necessary site improvements and safety upgrades to their existing Sibley Propane Gas Plant facility, located at 800 Sibley Memorial Highway (State Trunk Highway 13), and legally described in Exhibit A (the "Subject Property"); and

WHEREAS, the site improvements and upgrades by the Applicant include the following: (i.) mounding soil around the existing propane tanks as part of the fire suppression system for the facility; (ii.) install a new 6-ft retaining wall south of the existing pump manifold station; (iii.) install a storm shelter on a 12' x 24' concreate pad within the fenced compound; and (iv.) expand the compound on the south-east corner of the tank farm by approximately 25-ft to allow for fire truck access; and

WHEREAS, the Subject Property is guided LB-Limited Business in the *2040 Comprehensive Plan*, zoned B-1A Business Park, and is situated in the Mississippi River Corridor Critical Area Overlay District; and

WHEREAS, pursuant to City Code Title 12-3-1: Mississippi River Corridor Critical Area Overlay District, a permit is required to approve any new development activities involving a building permit, land disturbance, vegetation removal, or special zoning approval, and the Applicant is seeking permission to make new safety upgrades and site improvements under the rules and standards established by the B-1A District and the related Mississippi River Corridor Critical Overlay District ordinance and standards; and

WHEREAS, on September 24, 2024, the Mendota Heights Planning Commission conducted a public hearing on the proposed MRCCA Permit and amended CUP application, and whereupon closing the hearing, recommended 6-0 to approve the MRCCA Permit and amended CUP, which would allow the necessary site improvements and safety upgrades on the subject property, with certain conditions and findings-of-fact to support said approval.

NOW, THEREFORE, BE IT RESOLVED by the Mendota Heights City Council that the recommendation from the Planning Commission on Planning Case No. 2024-17 is hereby affirmed, and may be approved based on the following findings-of-fact:

1. The proposed soil mounding around the existing propane tanks, drainage modifications and improvements, retaining wall, fence realignment, storm shelter, and site fire suppression and safety improvements planned for by Xcel Energy on the subject property, meets the general purpose and intent of the Mississippi River Corridor Critical Area (MRCCA) District ordinances and standards.

2. The proposed work to construct these new drainage and grading alterations and fire suppression safety improvements on the subject site are deemed minimally invasive; necessary to help correct further damage or impacts to the adjacent natural environment; provide better water quality with any stormwater runoff; provides for increased measures to ensuring the health and safety of the general public, and are all reasonable and within the spirit and intent established under the MRCCA Overlay District regulations.

3. The proposed work will not be detrimental to the health, safety or general welfare of the community; should not cause any serious traffic congestion nor hazards; will not seriously depreciate surrounding property value; and also is in harmony with the general purpose and intent of the City Code and the Comprehensive Plan.

4. The overall construction of these site improvements will comply with all standards and regulations of the MRCCA Ordinance and any related Zoning Ordinance, State Building and Fire Codes, and other applicable ordinances; and represents a considerable investment by the Applicants (Xcel Energy) to an important utility service feature in the community.

BE IT FURTHER RESOLVED, by the Mendota Heights City Council that the MRCCA Permit and amended CUP requested for the property located at 800 Sibley Memorial Highway is hereby approved, with the following conditions:

1. The new improvements and work described, illustrated and detailed on the "Sibley Propane Plant" plans, dated 05/24/2024, and any other plans related to this project, shall be the only work or improvements allowed and approved under this new MRCCA Permit.

2. The entire water/fire suppression system, both above and below ground must be submitted to the State Fire Marshall for a Fire Suppression Permit, and copies provided to the Mendota Heights Fire Department for review and record keeping.

3. Full erosion and sedimentation measures will be put in place prior to and during grading and construction work activities.

4. All grading and construction activity will be in compliance with applicable federal, state, and local regulations and codes, as well as in compliance with the City's Land Disturbance Guidance Document. The Applicants must submit and receive a SWPPP Permit and NPDES Permit (if necessary) prior to start of any new construction work.

5. All work on site will only be performed between the hours of 7:00 AM and 8:00 PM Monday through Friday; 9:00 AM to 5:00 PM weekends.

6. Best efforts will be made by the contractor(s) to "come clean, leave clean" during the course of construction on the Subject Property, and ensure new ground mulch or plant materials are free of any invasive species.

Adopted by the City Council of the City of Mendota Heights this 1st day of October 2024.

CITY COUNCIL
CITY OF MENDOTA HEIGHTS

_____
Stephanie B. Levine, Mayor

ATTEST:

_____
Nancy Bauer, City Clerk

EXHIBIT A

Address: 800 Sibley Memorial Highway

PIN: 27-02300-02-013, 27-01400-75-011

Legal Description:

Real property in the County of Dakota, State of Minnesota, described as follows:

ABSTRACT PARCELS:

1. LOTS FIVE (5) THROUGH NINE (9),BLOCK TWO (2),CHERRY HILL SECOND ADDITION, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER AND FOR DAKOTA COUNTY, MINNESOTA.

2. THE EAST FORTY (40} RODS OF THE SOUTH FORTY (40) RODS OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23}, TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

EXCEPT,

THAT PART OF THE EAST FORTY (40) RODS OF THE SOUTH (40) RODS OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW 1 /4} OF THE NORTHEAST QUARTER (NE 1 /4) OF SECTION TWENTY -THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST FORTY (40) RODS OF THE SOUTH FORTY (40) RODS OF SAID GOVERNMENT LOT TWO (2}; THENCE SOUTH ALONG THE WEST LINE THEREOF FOR 409.87 FEETTO AN INTERSECTION WITH LINE "A" WHICH LIES SOUTHEASTERLY AND NORTHWESTERLY AT AN ANGLE OF 54° 30' TO SAID WEST LINE; THENCE SOUTH ALONG SAID WEST LINE TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 75 FEET SOUTHWESTERLY OF SAID LINE "A"; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINETOANINTERSECTION WITH A CURVED LINE WHICH IS PARALLEL WITH AND DISTANT 150 FEET SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY OF LINE "B" DESCRIBED AS FOLLOWS:

FROM A POINT ON THE WEST LINE OF THE EAST FORTY (40) RODS OF THE SOUTH FORTY (40) RODS OF SAID GOVERNMENT LOT TWO (2), DISTANT 409.87 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTHWESTERLY FROM SAID POINT AT AN ANGLE OF 54° 30' TO SAID WEST LINE FOR 173.25 FEET TO THE POINT OF BEGI NN1NG OF LINE "811 TO BE DESCRIBED; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE FOR 100 FEET; THENCE DEFLECT TO THE LEFT ON A CURVE HAVING A RADIUS OF 150 FEET, (DELTA ANGLE 140°13'44") FOR 367.12 FEET;THENCE DEFLECT TOTHE LEFTON A 7°30'CURVE (DELTA ANGLE 34°00') FOR 453.33 FEET AND THERE TERMINATING;

THENCE ALONG SAID CURVED PARALLEL LINE CURVING TO THE LEFTTO ITS INTERSECTION WITH A LINE WHICH LIES NORTHEASTERLY AT RIGHT ANGLES TO THE TANGENT OF THE 7°30' CURVE DESCRIBED ABOVE TO A POINT ON SAID TANGENT DISTANT 413.57 FEET SOUTHEASTERLY OF THE POINT OF TERMINATION OF SAID LINE "B"; THENCE

SOUTHWESTERLY ALONG SAID RIGHT ANGLED LINE FOR 70 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICHS PARALLEL WITH AND DISTANT 80 FEET NORTHEASTERLY OF SAID LINE "B"TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTH LINE OF THE EAST FORTY(40)RODSOFTHE SOUTH FORTY(40}RODSOF SAIDGOVERNMENT LOTTW0(2); THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

3. THE WEST 375 FEET OF THE SOUTH 30 ACRES OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 23WEST, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.
4. THE NORTH TWO HUNDRED EIGHTY AND SIX-TENTHS (280.6) FEET OF THE WEST THREE HUNDRED SEVENTY FIVE (375) FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY THREE (23), TOWNSHIP TWENTY EIGHT (28) NORTH, RANGE TWENTY THREE (23} WEST.

5. A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF NORTHEAST QUARTER (NE 1/4}, SECTION TWENTY-THREE (23), TOWNS HI PTWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, DESCRIBED AS FOLLOWS:

BEGINNINGATTHE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1 /4 OF SAID SECTION TWENTY-THREE (23),THENCE SOUTH ALONG THE EAST QUARTER-QUARTER (1/4-1/4) LINE OF SAID SECTION TWENTY-THREE (23), A DISTANCE OF TWO HUNDRED EIGHTY AND SIX TENTHS (280.6) FEET; THENCE WESTERLY AT A DEFLECTION ANGLE OF NINETY-THREE DEGREES, THIRTY-FIVE MINUTES (93°35') TO THE RIGHT A DISTANCE OF THIRTY-NINE AND SEVEN-TENTHS (39.7) FEET; THENCE NORTHWESTERLY AT A DEFLECTION ANGLE OF TWENTY-SIX DEGREES, TEN MINUTES (26"10') TO THE RIGHT A DISTANCE OF TWO HUNDRED SIXTY-SIX AND FIVE-TENTHS (266.5) FEET; THENCE NORTHWESTERLY AT A DEFLECTION ANGLE OF THIRTEEN DEGREES, TWENTY-NI NE MINUTES (13"29') TO THE RIGHT A DISTANCE OF ONE HUNDRED FORTY-NINE AND SEVEN-TENTHS (149.7) FEET; THENCE NORTHERLY AT A DEFLECTION ANGLE OF FORTY-SIX DEGREES, TWELVE MINUTES (46°12') TO THE RIGHT A DISTANCE OF FORTY-FOUR AND SEVEN-TENTHS (44.7) FEET TO THE NORTH QUARTER-QUARTER (1/4-1/4) LINE OF SAID SECTION TWENTY-THREE (23); THENCE EAST ALONG SAID NORTH QUARTER-QUARTER (1/4-1/4) LINE A DISTANCE OF THREE HUNDRED EIGHTY AND EIGHT-TENTHS (380.8) FEET TO POINT OF BEGINNING.

6. ALL THAT PART OF GOVERNMENT LOT SIX (6), SECTION FOURTEEN (14), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), WHICH LIES SOUTHERLY OF THE CENTER LINE OF SIBLEY MEMORIAL HIGHWAY (SUBJECT TO SAID HIGHWAY) AND ALSO THE NORTH QUARTER (N-1/4} OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), SUBJECT TO EASEMENT FOR PUBLIC UTILITY.

EXCEPT,

THE EASTERLY NINE HUNDRED FORTY FIVE (945) FEET OF ALL THAT PART OF GOVERNMENT LOT SIX (6), SECTION FOURTEEN (14), TOWNSHI P TWENTY EIGHT (28}, RANGE TWENTY THREE (23), WHICH LIES SOUTHERLY OF THE CENTER LINE OF SIBLEY MEMORIAL HIGHWAY (SUBJECT TO SAID HIGHWAY}; AND ALSO THE EASTERLY NINE HUNDRED FORTY FIVE (945) FEET OF THE NORTH QUARTER (N 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY THREE (23). TOWNSHIP TWENTY EIGHT (28), RANGE TWENTY THREE (23), SUBJECT TO EASEMENTS OF RECORD.

ALSO EXCEPT,

THAT PART OFTRACT A DESCRIBED BELOW:

TRACT A. THAT PART OF GOVERNMENT LOT 6 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 23 WEST, DAKOTA COUNTY, MINNESOTA, LYING SOUTHERLY OFTHE SOUTHERLY RIGHT OF WAY LINE OFTRUNK HIGHWAY NO. t3AS NOW LOCATED AND ESTABLISHED; EXCEPT THE EAST 945 FEET THEREOF; WHICH LIES NORTHWESTERLY OF A LINE PARALLEL WITH AND DISTANT 60 FEET SOUTHEASTERLY OF LINE DESCRIBED BELOW:

LINE 1. BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 14, DISTANT 1323.6 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUN SOUTHWESTERLY AT AN ANGLE OF 48 DEGREES 53 MINUTES 50 SECONDS FROM SAID EAST SECTION LINE (MEASURED FROM SOUTH TO WEST) FOR 1174.61 FEET; THENCE DEFLECT TO THE LEFT ON A TANGENTIAL CURVE HAVING A RADIUS OF 5729.58 FEET AND A DELTA ANGLE OF 8 DEGREES 30 MINUTES 22 SECONDS FOR 850.61 FEET AND THERE TERMINATING.

EXCEPT

THAT PART OF GOVERNMENT LOT SIX, SECTION FOURTEEN, TOWNSHIP TWENTY EIGHT NORTH, RANGE TWENTY THREE WEST LYING ADJACENT TO AND WITHIN SIXTY FEET SOUTHEASTERLY OF THE CENTERLINE AS MEASURED AT RIGHT ANGLES OF SIBLEY MEMORIAL HIGHWAY, ALSO KNOWN AS TRUNK HIGHWAY 13, AS TRAVELED ON JULY 17, 1960.

TORRENS PARCEL

1. LOTS 7 AND 8, BLOCK 2, PARK PLACE, DAKOTA COUNTY, MN, ACCORDING TO THE PLAT THEREOF.

CERTIFICATE OF TITLE NO. 119905

1101 Victoria Curve | Mendota Heights, MN 55118
651.452.1850 phone | 651.452.8940 fax
www.mendotaheightsmn.gov

CITY OF MENDOTA HEIGHTS

PLANNING STAFF REPORT

DATE:	September 24, 2024
TO:	Planning Commission
FROM:	Sarah Madden, Community Development Manager
SUBJECT:	Planning Case No. 2024-17 - **MRCCA PERMIT/AMENDED CUP**
APPLICANT:	Xcel Energy
PROPERTY ADDRESS:	800 Sibley Memorial Highway
ZONING/GUIDED:	B-1A Business Park / LB- Limited Business
ACTION DEADLINE:	November 11, 2024

INTRODUCTION

Xcel Energy (Northern States Power Company) is seeking approval of a Miss. River Corridor Critical Area (MRCCA) Permit and Conditional Use Permit, in order to implement a number of improvements to the Sibley Propane Plant facility, located at 800 Sibley Memorial Highway.

This item is being presented under a duly noticed public hearing process. A notice of hearing was published in the Pioneer Press; and notice letters were mailed to all owners within 350-feet of the subject property, including the cities of St. Paul and Lilydale. The city has not received any objection or comments related to this application as of the submission of this report.

BACKGROUND

The subject property is generally known or identified as the Sibley Propane Gas Plant facility, which is located south and east of State Trunk Highway 13, and abuts Valley Park to the south, commercial/office developments to the north, and Park Place and Summit residential neighborhoods to the east (*refer to GIS image – right*). The plant property contains two parcels comprising of approximately 25 total acres, which are all owned and operated by Xcel Energy (formerly Northern States Power Company). According to Xcel representatives, the plant use has existed in its current location since the mid-1950's.



The site is fairly open with security style fencing around its perimeter, and contains a number of support structures and buildings that house

office/work spaces, maintenance areas, valve/mixing rooms, and includes 37 horizontal laying propane tanks on the back side of the plant site (referred to as the "Tank Farm")

The plant is used primarily to feed propane into the local natural gas line systems during periodic "spikes" or peak demand events, typically experienced in winter heating season months and only as needed.

In 2016, the City approved a Conditional Use Permit and Critical Area Permit related to improvements to a structure on the Sibley Plant property. 'Essential Services' is a listed Conditional Use in the B-1A zoning district, and prior to that application the site did not have a record of Conditional Use Permit approval for the use, due to the age and historical use of the property.

In August 2021, Xcel received an Administrative Critical Area Permit, in order to complete some immediate and mandatory infrastructure improvements to this plant. These upgrades included replacing some outdated and worn out valves, pipes and equipment with new modern materials, equipment, pipes, valves and miscellaneous safety measures. Due to the importance of providing continued natural gas service to the community and region, and ensuring that gas is available to local customers when the cold/winter season comes, these equipment upgrades and the work proposed by Xcel were deemed essential to the general public, and the council elected to expedite this work under an Administrative Critical Area Permit approval.

In May 2022, the City reviewed a full MRCCA Permit application for additional improvements to the tank facility, including replacing the propane loading facilities, improvements to the stormwater management on site, and a new fire suppression system. The fire suppression system included a new 12-inch watermain extension coming from the water main line underneath Farmdale Road to the east. At that time, drainage issues on site were also proposed to be addressed through a re-grading of the site, a new detention basin, and a network of concrete stormwater trenches within the tank field.

Xcel is now completing other elements and improvements needed for this tank facility, and are requesting official consideration of this work under a new MRCCA Permit, and which work includes the following:

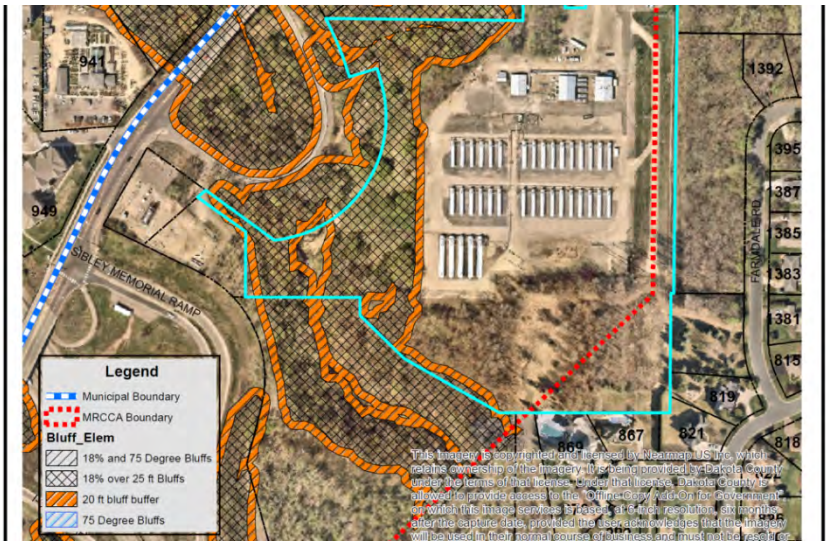
1. Mound soil around the existing propane tanks, as part of the fire suppression system for the facility;
2. Install a six-ft tall retaining wall at the south side of the existing pump manifold station;
3. Install a storm shelter on a 12-ft x 24-ft concrete pad foundation within the fenced compound; and
4. Expand the compound on the east side to allow for fire truck access along the east perimeter of the fenced compound, by adding additional fencing.

According to the Xcel's narrative, the proposed work will bring the site into compliance with National Fire Prevention Association (NFPA) codes and design standards.- The maintenance and refurbishment of the facility is ongoing, with work taking place in 2024 that was reviewed as part of the prior MRCCA Permit, such as the installation of the water-main and ongoing permitting for the pipe bridge and pump house.

The review and approval also includes an update to their existing Conditional Use Permit (CUP), approved in 2016, which noted that future site alterations would need to be processed as an amendment to the CUP as well as any critical area permits needed.

ANALYSIS – MRCCA PERMIT

A majority of the plant site is situated in the MRCCA Overlay boundary, and is located within the **SR-Separated by River District**.



Along the westerly boundary of the site is where the mapped bluffs are located, identified as the cross-hatched areas – and the related 20-foot buffer or bluff impact zone (BIZ), as noted by orange-hatched areas (*see MRCCA map image- above*).

Properties located in the **SR District** are characterized or governed by the following principles:

> Description. The SR district is characterized by its physical and visual distance from the Mississippi River. The district includes land separated from the river by distance, topography, development, or a transportation corridor. The land in this district is not readily visible from the Mississippi River.
> Management Purpose. The SR district provides flexibility in managing development without negatively affecting the key resources and features of the river corridor. Minimizing negative impacts to primary conservation areas and minimizing erosion and the flow of untreated storm water into the river are priorities in the district. In addition, providing public access to and public views of the river, and restoring natural vegetation in riparian areas and tree canopy are also priorities in the district.

Per **Section 12-3-8. E., Public utilities** must comply with the following standards:

1. High-voltage transmission lines, wind energy conversion systems greater than five (5) megawatts, and pipelines are regulated according to Minnesota Statutes, chapter 216E, 216F, and 216G respectively; and
2. If overhead placement is necessary, utility facility crossings must minimize the visibility of the facility from the river and follow other existing right of ways as much as practicable.

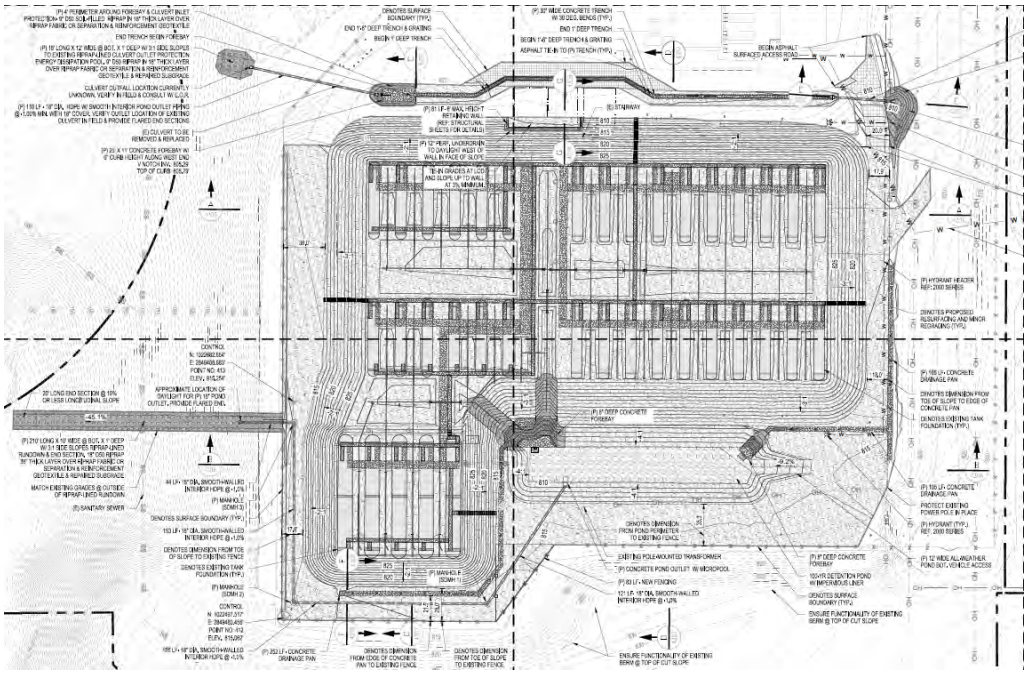
3. The appearance of structures must be as compatible as practicable with the surrounding area in a natural state with regard to height and width, materials used, and color.
4. Wireless communication facilities must comply with Section 12-3-5.B.6.

There are no new high-voltage line, wind energy systems, pipelines or wireless communication systems proposed under this project.

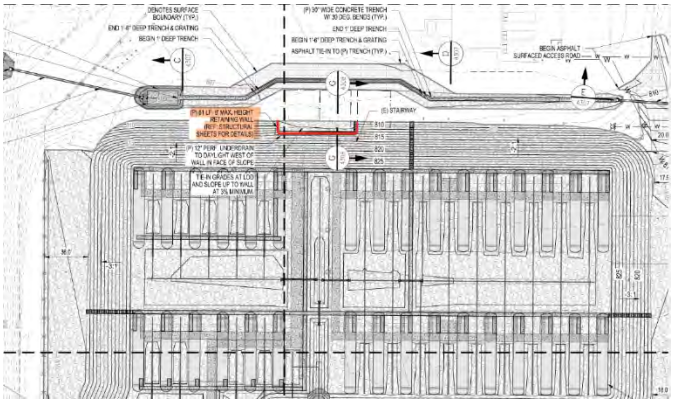
Pursuant to new **City Code Section 12-3-12**, no building permit, zoning approval, or subdivision approval shall be issued for any action or development located in an area covered by this chapter until a site plan has been prepared and approved in accordance with the provisions of this chapter. The new ordinance also provides for new rules and standards for new developments, which may include Land Alteration activities and Vegetation Management (removals and replanting).

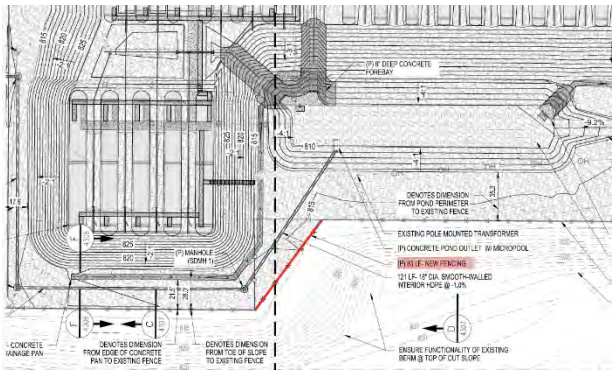
The entirety of the work will take place within the fenced compound of the Sibley Plant which has been maintained as an asphalt and gravel surface, and contains no vegetated areas. No work is proposed in any Primary Conservation Areas (PCA's) on the property and all existing vegetation outside the site compound will remain. The only expansion of the site compound is the additional fencing which is proposed on the east side of the compound to widen the area and provide fire truck access. Site work will consist of bringing in the soil to bury the above-ground storage tanks within the mounding system. There are no major building improvements proposed under this project, except for a small- storm shelter, which will be a prefabricated building placed on a 12-ft x 24-ft foundation. The building will be a shell for the purposes of providing employees and contractors working on the site with an Emergency Preparedness shelter for severe weather events. This is proposed to be located north of the tank farm and existing structures on the site, and west of the pipe bridge.

The primary focus of the project is dedicated to mounding soil around the propane tanks as part of the fire suppression system for the Sibley Plant (*see grading plan image below*). This mounding of soil will be used instead of an overhead sprinkler system. The 6-ft tall retaining wall is proposed to limit the amount of grading on the site and maintain the footprint of the existing plant, keeping area of disturbance contained.



The proposed 6-ft retaining wall is just located just north of the tank farm and centered roughly between the two tank zones, as highlighted in the image below (bottom left). The change in fencing is located south east of the southernmost tank area, and adds 83-ft of new fencing at a diagonal angle, allowing an approximately 25-ft in width to facilitate fire truck access. The new line of fencing is illustrated in the image below (bottom right)





Land Alteration Standards and Stormwater Management

MRCCA Ordinance **Section 12-3-10** provides for specific allowances and standards related to Land Alteration and Stormwater Management. The purpose of this section is to establish standards that protect water quality from pollutant loadings of sediment, nutrients, bacteria, and other contaminants, and maintain the stability of bluffs, shorelines, and other areas prone to erosion.

Land Alteration:

Within the bluff impact zone (BIZ), land alteration is prohibited, except for the following, which are allowed only by permit.

a) Erosion control consistent with a plan approved by the City and consistent with Section 12-3-10.F.

b) The minimum necessary for development that is allowed as an exception under Section 12-3-15; and

c) Repair and maintenance of existing buildings and facilities.

Grading around the tank farm will be significant, due to the mounding proposed as fire suppression within the tank farm. The 2022 MRCCA approval evaluated changes in containment of stormwater runoff, and the applicant prepared a Storm Water Pollution Prevention (SWPP) plan, which is included as an attachment to this report. Due to the level of land disturbance, a SWPP review is necessary, and the applicants will likely need a National Pollutant Discharge Elimination System (NPDES) permit from the Minnesota Pollution Control Agency as well.

Stormwater Management:

In the bluff impact zone, stormwater management facilities are prohibited, except by permit if:

a. There are no alternatives for storm water treatment outside the bluff impact zone on the subject site;

b. The site generating runoff is designed so that the amount of runoff reaching the bluff impact zone is reduced to the greatest extent practicable;

c. The construction and operation of the facility does not affect slope stability on the subject property or adjacent properties; and

d. Mitigation based on the best available engineering and geological practices is required and applied to eliminate or minimize the risk of slope failure.

In all other areas, storm water runoff must be directed away from the bluff impact zones or unstable areas.

As part of the previous 2022 MRCCA Permit approval, Xcel intended to construct a new stormwater detention basin to provide treatment of runoff coming off the tank farm area. The basin was to be placed in the southeast corner of the tank farm and not be within any BIZ or bluff setback. The grading and mounding of the tank farm modifies this plan. A detention pond is still located southeast of the tank farm, however the exact location has shifted closer to the boundary of the tanks, and the drainage path now circulates south around the tanks to connect to the culvert system and riprap located west of the tank farm. The basin is meant to pre-treat stormwater runoff, but also help reduce runoff from reaching the bluff and BIZ on the west; which will help with slope stability that has been needed in the westerly slope area. There are no changes to the riprap drainage channel within the Bluff Impact Zone that was illustrated and included in the 2022 approval.

Conditions of Land Alteration Permit Approval

No permit for land alteration shall be approved unless:

1. *Temporary and permanent erosion and sediment control measures to retain sediment onsite are consistent with the best management practices in the Minnesota Stormwater Manual, as it may be amended or revised from time to time;*
2. *Natural site topography, and soil and vegetation conditions are used to control runoff and reduce erosion and sedimentation;*
3. *Construction activity is phased when possible;*
4. *All erosion and sediment controls are installed before starting any land disturbance activity;*
5. *Erosion and sediment controls are maintained to ensure effective operation;*
6. *The proposed work is consistent with the vegetation standards in Section 12-3-9; and*
7. *Best management practices are used for protecting and enhancing ecological and water resources as identified in Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001, as it may be amended or revised from time to time.*

ANALYSIS – CUP

The 2016 Conditional Use Permit approval established the 'Essential Services' use as the zoning use existing on the property, encompassing the service and delivery of the propane at the facility. This current proposal does not modify the primary structures or essential services of the site, but does encompass the addition of a small structure for a storm shelter for employees, and does modify the grading and fire suppression associated with the essential service utility. The existing approval included a condition that 'future improvements on the subject property that expand, alter, or otherwise change the existing use or site conditions in any manner shall require an amendment to the conditional use permit, including a critical area permit if applicable.' The proposed improvements do constitute a change in the site conditions through the grading improvements and mounding of the tank farm. No additional performance standards are noted

with the essential services use in City Code, apart from the applicable provisions for all Conditional Use Permits within the City.

The City may grant a conditional use provided the proposed use demonstrates the following:

a) Use will not be detrimental to the health, safety or general welfare of the community,
b) Use will not cause serious traffic congestion nor hazards,
c) Use will not seriously depreciate surrounding property value, and
d) Use is in harmony with the general purpose and intent of this chapter and the comprehensive plan.

The site is enclosed by a 10-foot-high, barbed-wire-topped, chain link security fence. As part of Planning Case 1980-08, Northern States Power (NSP) was granted a conditional use permit to relocate and extend portions of the fence. The existing use was also established on the subject property prior to development of both abutting residential subdivisions to the site. Staff finds the existing 'essential services' use to demonstrate the above requirements for Conditional Use Permits. In addition, the existing use is compliant with the conditions required for approval of a conditional use permit within the MRCCA.

As part of the review of a Conditional Use Permit within the MRCCA, the City must note in the Findings of Fact that the use is consistent with the purpose of the MRCCA ordinance as outlined below:
a. The extent, location, and intensity of the conditional or interim use will be in substantial compliance with the MRCCA plan;
b. The conditional or interim use is consistent with the character and management purpose of the MRCCA district in which it is located;
c. The conditional or interim use will not be detrimental to PCAs and PRCVs nor will it contribute to negative incremental impacts to PCAs and PRCVs when considered in the context of past, present, and reasonable future actions; and
d. The conditional or interim use will not negatively affect other resources identified in the City's MRCCA plan, such as wetlands, river overlooks, and parks and open space.

The proposal does not impact any PCA's on the property, and the proposed improvements are consistent with the purpose of the MRCCA district in which it is located, and the provisions related to public facilities and utilities as outlined in 12-3-8-E. The site is not visible from the river, and the river is not visible from the site, and the tank area maintains its security and separation from neighboring uses through the utilization of fencing and buffered by natural vegetation.

INTERAGENCY REVIEW

The city is required to give Minnesota Dept. of Natural Resources and National Park Service at least 20-day notice of any new MRCCA Permit application request. These notices were emailed directly to the appropriate staff; and a response from DNR was received indicating no comment or issues with the proposed improvement work and project by Xcel; and received no response or comment from NPS.

ALTERNATIVES

1. Approve the MRCCA Permit and amended Conditional Use Permit request to Xcel Energy and for 800 Sibley Memorial Highway, which would allow site improvements including grading, mounding of the tank farm for fire suppression, a new retaining wall, a realignment of the perimeter fencing, a storm shelter foundation and structure, and updated stormwater detention basin and stormwater routing; all based on the findings-of-fact that the proposed project is compliant with the policies and standards of the MRCCA Ordinance and City Code, and subject to certain conditions; or

2. Deny the MRCCA Permit request to Xcel Energy and for 800 Sibley Memorial Highway, based on the recommendation the application and project does not meet certain policies and standards of the MRCCA Ordinance and City Code, based on revised findings-of-facts determined by the Planning Commission; or

3. Table the request; direct staff to work with the Applicants and allow more time to revise or refine the plans submitted for review, and/or provide additional information for the Planning Commission to further consider; staff will extend the application review period an additional 60 days, in compliance with MN STAT. 15.99.

STAFF RECOMMENDATION

Staff recommends approval of the proposed MRCCA Permit and amended Conditional Use Permit request from Xcel Energy and for the property located at 800 Sibley Memorial Highway, with the following conditions:

1. The new improvements and work described, illustrated and detailed on the "Sibley Propane Plant" plans, dated 05/24/2024, and any other plans related to this project, shall be the only work or improvements allowed and approved under this new MRCCA Permit.

2. The entire water/fire suppression system, both above and below ground must be submitted to the State Fire Marshall for a Fire Suppression Permit, and copies provided to the Mendota Heights Fire Department for review and record keeping.

3. Full erosion and sedimentation measures will be put in place prior to and during grading and construction work activities.

4. All grading and construction activity will be in compliance with applicable federal, state, and local regulations and codes, as well as in compliance with the City's Land Disturbance Guidance Document. The Applicants must submit and receive a SWPPP Permit and NPDES Permit (if necessary) prior to start of any new construction work.

5. All work on site will only be performed between the hours of 7:00 AM and 8:00 PM Monday through Friday; 9:00 AM to 5:00 PM weekends.

Attachments

1. Applicant Narrative Letter
2. Location Map – 800 Sibley Memorial Hwy
3. MRCCA Map
4. City Base Map w/ Utilities Shown
5. ESP Safety Shelter details
6. Sibley Propane Plant – Foundation Key Plan, dated 8/22/24
7. Sibley Propane Plant – Retaining Wall and Structural Details, dated 5/31/24
8. Sibley Propane Plant – Civil Grading Plan Set, dated 5/24/24
9. Sibley Phase II Fire Suppression, Stormwater Pollution Prevention Plan (SWPPP), dated 3/13/23

FINDINGS-OF-FACT FOR APPROVAL

Miss. River Corridor Critical Area Permit and amended Conditional Use Permit
for the
Xcel Energy Sibley Gas Plant Facility
800 Sibley Memorial Highway

The following Findings-of-Fact are made in support of approval of the proposed MRCCA Permit request:

1. The proposed soil mounding around the existing propane tanks, drainage modifications and improvements, retaining wall, fence realignment, storm shelter, and site sfire suppression and safety improvements planned for by Xcel Energy on the subject property, meets the general purpose and intent of the Mississippi River Corridor Critical Area (MRCCA) District ordinances and standards.

2. The proposed work to construct these new drainage and grading alterations and fire suppression safety improvements on the subject site are deemed minimally invasive; necessary to help correct further damage or impacts to the adjacent natural environment; provide better water quality with any stormwater runoff; provides for increased measures to ensuring the health and safety of the general public, and are all reasonable and within the spirit and intent established under the MRCCA Overlay District regulations.

3. The proposed work will not be detrimental to the health, safety or general welfare of the community; should not cause any serious traffic congestion nor hazards; will not seriously depreciate surrounding property value; and also is in harmony with the general purpose and intent of the City Code and the Comprehensive Plan.

4. The overall construction of these site improvements will comply with all standards and regulations of the MRCCA Ordinance and any related Zoning Ordinance, State Building and Fire Codes, and other applicable ordinances; and represents a considerable investment by the Applicants (Xcel Energy) to an important utility service feature in the community.

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August 26, 2024

Sarah Madden
Community Development Director
City of Mendota Heights
1101 Victoria Circle
Mendota Heights, MN 55118
Email:

RE: Sibley Plant Safety Improvements
Conditional Use Permit Amendment & MRCCA Permit

Dear Sarah Madden,

Please find this letter of intent and application materials for the MRCCA Permits and the Conditional Use Permit Amendment for the NSP (Xcel Energy) Sibley Gas Plant located at 800 Sibley Memorial Hwy with Parcel ID numbers of 270140075011, 270230002013, 270230002012, 271715102091, and 275660002081. The plant stores propane which can be inserted into the natural gas system during periods of peak demand in the winter. The plant has been in service since the 1950's prior to the incorporation of the City of Mendota Heights. NSP is investing to enhance safety upgrades and improve plant operations. The primary improvements that we seek are:

- Amend the existing CUP to mound soil around the existing propane tanks. The mounded soil will be part of the fire suppression system for the facility. The remaining components of the site plan will not change. Steps, walkways and retaining walls will be installed to allow for access to the tanks.
- Install a six feet tall retaining wall at the south side of the existing pump manifold station within the facility in order to hold the mounded soil from the manifold station.
- Install a storm shelter on a 12' x 24' concrete pad foundation within the fenced compound.
- Expand the compound on the east side to allow for fire truck access along the east perimeter of the fenced compound by adding approximately 25 linear feet of fencing.

The proposed work will bring the site into compliance with the National Fire Prevention Association (NFPA) codes and design standards. The entirety of the work will take place within the fenced compound of the Sibley Plant which has been maintained as an asphalt and gravel surface. Work will consist of hauling in soil to bury the above-ground storage tanks. This in combination with other devises and practices is part of the fire suppression system for the facility.

The property is in the southeast quadrant of and adjacent to I-35E and US Hwy 13. The site is irregularly shaped and additionally abuts Lilydale Road and Farmdale Road. The property is in the Critical Area Overlay Zone and includes steep slopes to the south and west and forested land surrounding the facility. NSP purchased additional buffer land to the east to help screen the facility from adjacent development to the east. City parkland to the south and east provide additional screening and buffering. The site cannot be seen from the river, nor can the river be seen from the site.

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Mounding System:

The mounding of soil around the propane tanks will be used as part of the fire suppression system for the Sibley Plant. The mounding of soil will be used instead of an overhead sprinkler system, which due to its complexity requires more rigorous maintenance program. No work will be done in the Primary Conservation Areas (PCA's) located on the property. With the exception of increasing the fenced compound slightly on the east side, all work will be done within the fenced portion of the facility, all of which exists outside of any PCA.

Retaining Wall:

The proposed retaining wall will be constructed to limit the amount of grading on site. Without the retaining wall existing structures would require relocation and the area of disturbance would be increased, significantly increasing the footprint of the plant. The wall is six feet tall, one foot over the city's five feet limit for retaining walls. Without a 6' tall wall, the mounding system would not provide the fire suppression needed to meet the NFPA code.

Storm Shelter Foundation:

The storm shelter will consist of a prefabricated building that will be placed on a foundation. The storm shelter will consist of a shell building within which will be an Emergency Security Preparedness (ESP) Safety Shelter. This storm shelter will be essential in protecting Xcel Energy employees and contractors working on the site from severe weather events.

MRCCA Permit:

The mounding of soil over the above ground storage tanks, mitigates the fire risk on the site, keeping employees and contractors safe. Xcel Energy's team of designers and engineers worked hard to limit the footprint of the proposed improvements to lessen any impacts on the risk of impacts to the river and its ecosystems will be minimal in completing these projects, as all vegetation will remain, no work will be performed in any PCA's, and the site is staying fundamentally the same.

Construction Timing: The maintenance and refurbishment of the facility is ongoing. Soil mounding will occur in spring of 2025.

The proposed improvements are an essential component for the safe operation of the Sibley Plant and are a part of our commitment to provide safe and reliable natural gas to our customers and help ensure the safety of Xcel Energy employees, contractors, and the neighboring communities. Thank you for your consideration of our request to bring the Sibley Plant into compliance with the latest NFPA safety standards. The proposed improvements will minimally impact the natural environment and enhance the reliability and safety of the natural gas system in Mendota Heights and surrounding communities.

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Regards,



Brian Sullivan
Siting and Land Rights
P: 612.330.5925 **I** C:612.366.0234 **I** F: 612.329.3096
Email: brian.e.sullivan@xcelenergy.com

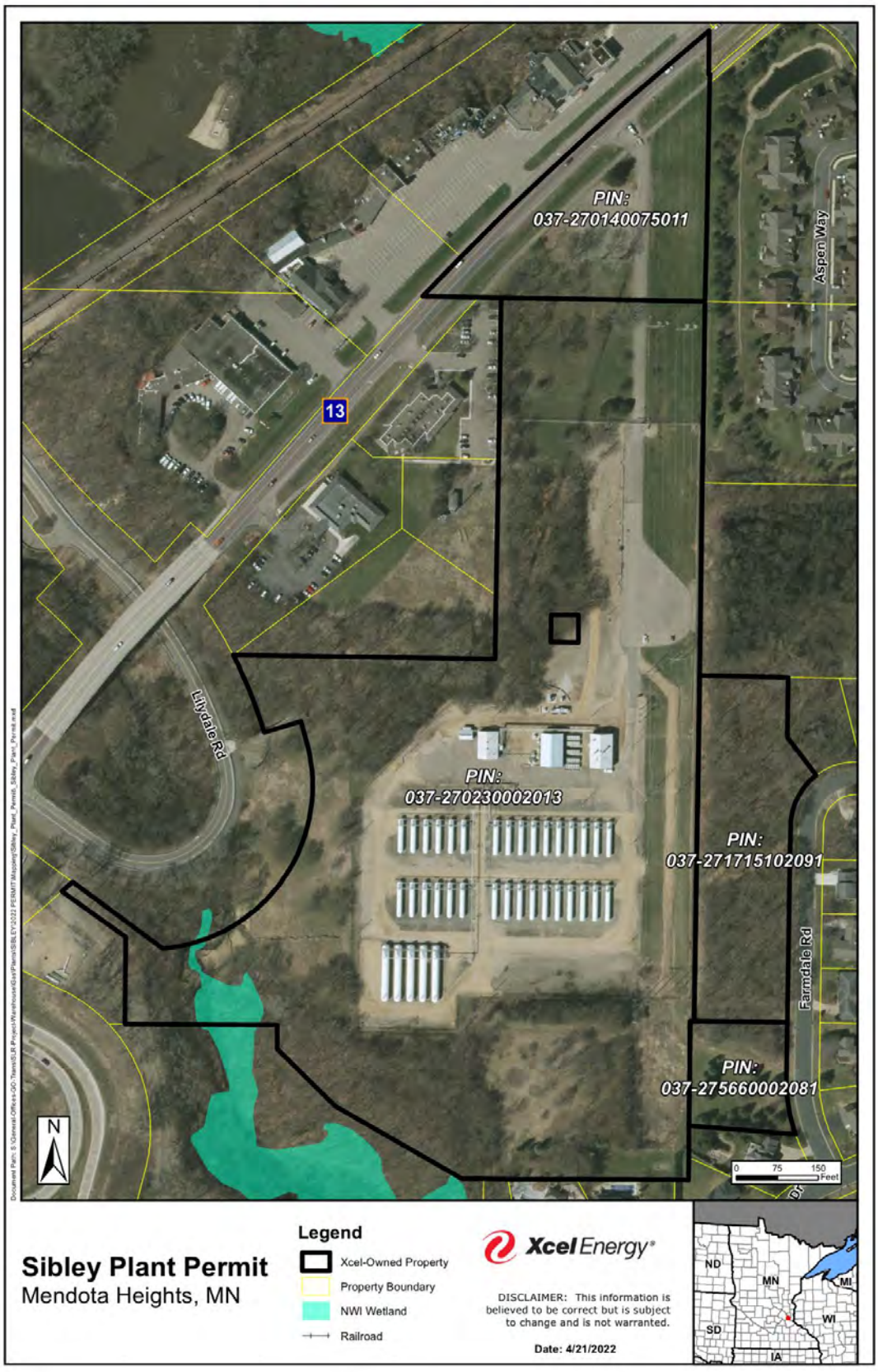
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SIBLEY PLANT

LEGAL DESCRIPTION

1. Name of Insured:

   Northern States Power Company, a Minnesota corporation

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Northern States Power Company, a Minnesota corporation

   Note: Vesting Instruments into Original NSP Entity: Warranty Deed County Recorder Document No. 226074, in Book 245 of Deeds, Page 510, dated June 29, 1953, recorded August 14, 1953; Warranty Deed County Recorder Document No. 220874 in Book 245 of Deeds, Page 146, dated June 30, 1952, recorded September 5, 1952; Warranty Deed County Recorder Document No. 510789, dated April 13, 1978, recorded April 21, 1978; Quit Claim Deed County Recorder Document No. 356587, dated June 4, 1968, recorded December 30, 1968; Warranty Deed County Recorder Document No. 220875 in Book 245 of Deeds, Page 147, dated July 15, 1952, recorded September 5, 1952; Warranty Deed County Recorder Document No. 285810 in Book 276 of Deeds, Page 635, dated January 12, 1961, recorded November 1, 1961; Warranty Deed County Recorder Document No. 220873 in Book 245 of Deeds, Page 145, dated June 30, 1952, recorded September 5, 1952; and Certificate of Title No. 119905.

4. The Land referred to in this policy is described as follows:

   Real property in the County of Dakota, State of Minnesota, described as follows:

   ABSTRACT PARCELS:

   1. LOTS FIVE (5) THROUGH NINE (9), BLOCK TWO (2), CHERRY HILL SECOND ADDITION, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR DAKOTA COUNTY, MINNESOTA.

   2. THE EAST FORTY (40) RODS OF THE SOUTH FORTY (40) RODS OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

   EXCEPT,

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THAT PART OF THE EAST FORTY (40) RODS OF THE SOUTH (40) RODS OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), ACCORDING TO THE GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST FORTY (40) RODS OF THE SOUTH FORTY (40) RODS OF SAID GOVERNMENT LOT TWO (2); THENCE SOUTH ALONG THE WEST LINE THEREOF FOR 409.87 FEET TO AN INTERSECTION WITH LINE "A" WHICH LIES SOUTHEASTERLY AND NORTHWESTERLY AT AN ANGLE OF 54°30' TO SAID WEST LINE; THENCE SOUTH ALONG SAID WEST LINE TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 75 FEET SOUTHWESTERLY OF SAID LINE "A"; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH A CURVED LINE WHICH IS PARALLEL WITH AND DISTANT 150 FEET SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY OF LINE "B" DESCRIBED AS FOLLOWS:

FROM A POINT ON THE WEST LINE OF THE EAST FORTY (40) RODS OF THE SOUTH FORTY (40) RODS OF SAID GOVERNMENT LOT TWO (2), DISTANT 409.87 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTHWESTERLY FROM SAID POINT AT AN ANGLE OF 54°30' TO SAID WEST LINE FOR 173.25 FEET TO THE POINT OF BEGINNING OF LINE "B" TO BE DESCRIBED; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE FOR 100 FEET; THENCE DEFLECT TO THE LEFT ON A CURVE HAVING A RADIUS OF 150 FEET, (DELTA ANGLE 140°13'44") FOR 367.12 FEET; THENCE DEFLECT TO THE LEFT ON A 7°30' CURVE (DELTA ANGLE 34°00') FOR 453.33 FEET AND THERE TERMINATING;

THENCE ALONG SAID CURVED PARALLEL LINE CURVING TO THE LEFT TO ITS INTERSECTION WITH A LINE WHICH LIES NORTHEASTERLY AT RIGHT ANGLES TO THE TANGENT OF THE 7°30' CURVE DESCRIBED ABOVE TO A POINT ON SAID TANGENT DISTANT 413.57 FEET SOUTHEASTERLY OF THE POINT OF TERMINATION OF SAID LINE "B"; THENCE SOUTHWESTERLY ALONG SAID RIGHT ANGLED LINE FOR 70 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH IS PARALLEL WITH AND DISTANT 80 FEET NORTHEASTERLY OF SAID LINE "B" TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTH LINE OF THE EAST FORTY (40) RODS OF THE SOUTH FORTY (40) RODS OF SAID GOVERNMENT LOT TWO (2); THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

3. THE WEST 375 FEET OF THE SOUTH 30 ACRES OF THE NE¼ OF THE NE¼ OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 23 WEST, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

4. THE NORTH TWO HUNDRED EIGHTY AND SIX-TENTHS (280.6) FEET OF THE WEST THREE HUNDRED SEVENTY FIVE (375) FEET OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY THREE (23), TOWNSHIP TWENTY EIGHT (28) NORTH, RANGE TWENTY THREE (23) WEST.

5. A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW¼) OF NORTHEAST QUARTER (NE¼), SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION TWENTY-THREE (23),THENCE SOUTH ALONG THE EAST QUARTER-QUARTER (¼¼) LINE OF SAID SECTION TWENTY-THREE (23), A DISTANCE OF TWO HUNDRED EIGHTY AND SIX TENTHS (280.6) FEET; THENCE WESTERLY AT A DEFLECTION ANGLE OF NINETY-THREE DEGREES, THIRTY-FIVE MINUTES (93°35') TO THE RIGHT A DISTANCE OF THIRTY-NINE AND SEVEN-TENTHS (39.7) FEET; THENCE NORTHWESTERLY AT A DEFLECTION ANGLE OF TWENTY-SIX DEGREES, TEN MINUTES (26°10') TO THE RIGHT A DISTANCE OF TWO HUNDRED SIXTY-SIX AND FIVE-TENTHS (266.5) FEET; THENCE NORTHWESTERLY AT A DEFLECTION ANGLE OF THIRTEEN DEGREES, TWENTY-NINE MINUTES (13°29') TO THE RIGHT A DISTANCE OF ONE HUNDRED FORTY-NINE AND SEVEN-TENTHS (149.7) FEET; THENCE NORTHERLY AT A DEFLECTION ANGLE OF FORTY-SIX DEGREES, TWELVE MINUTES (46°12') TO THE RIGHT A DISTANCE OF FORTY-FOUR AND

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SEVEN-TENTHS (44.7) FEET TO THE NORTH QUARTER-QUARTER (¼-¼) LINE OF SAID SECTION TWENTY-THREE (23); THENCE EAST ALONG SAID NORTH QUARTER-QUARTER (¼-¼) LINE A DISTANCE OF THREE HUNDRED EIGHTY AND EIGHT-TENTHS (380.8) FEET TO POINT OF BEGINNING.

6. ALL THAT PART OF GOVERNMENT LOT SIX (6), SECTION FOURTEEN (14), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), WHICH LIES SOUTHERLY OF THE CENTER LINE OF SIBLEY MEMORIAL HIGHWAY (SUBJECT TO SAID HIGHWAY) AND ALSO THE NORTH QUARTER (N¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), SUBJECT TO EASEMENT FOR PUBLIC UTILITY.

EXCEPT,

THE EASTERLY NINE HUNDRED FORTY FIVE (945) FEET OF ALL THAT PART OF GOVERNMENT LOT SIX (6), SECTION FOURTEEN (14), TOWNSHIP TWENTY EIGHT (28), RANGE TWENTY THREE (23), WHICH LIES SOUTHERLY OF THE CENTER LINE OF SIBLEY MEMORIAL HIGHWAY (SUBJECT TO SAID HIGHWAY); AND ALSO THE EASTERLY NINE HUNDRED FORTY FIVE (945) FEET OF THE NORTH QUARTER (N¼) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY THREE (23), TOWNSHIP TWENTY EIGHT (28), RANGE TWENTY THREE (23), SUBJECT TO EASEMENTS OF RECORD.

ALSO EXCEPT,

THAT PART OF TRACT A DESCRIBED BELOW:

TRACT A. THAT PART OF GOVERNMENT LOT 6 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 23 WEST, DAKOTA COUNTY, MINNESOTA, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF TRUNK HIGHWAY NO. 13 AS NOW LOCATED AND ESTABLISHED, EXCEPT THE EAST 945 FEET THEREOF;

WHICH LIES NORTHWESTERLY OF A LINE PARALLEL WITH AND DISTANT 60 FEET SOUTHEASTERLY OF LINE 1 DESCRIBED BELOW:

LINE 1. BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 14, DISTANT 1323.6 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUN SOUTHWESTERLY AT AN ANGLE OF 48 DEGREES 53 MINUTES 50 SECONDS FROM SAID EAST SECTION LINE (MEASURED FROM SOUTH TO WEST) FOR 1174.61 FEET; THENCE DEFLECT TO THE LEFT ON A TANGENTIAL CURVE HAVING A RADIUS OF 5729.58 FEET AND A DELTA ANGLE OF 8 DEGREES 30 MINUTES 22 SECONDS FOR 850.61 FEET AND THERE TERMINATING.

EXCEPT

THAT PART OF GOVERNMENT LOT SIX, SECTION FOURTEEN, TOWNSHIP TWENTY EIGHT NORTH, RANGE TWENTY THREE WEST LYING ADJACENT TO AND WITHIN SIXTY FEET SOUTHEASTERLY OF THE CENTERLINE AS MEASURED AT RIGHT ANGLES OF SIBLEY MEMORIAL HIGHWAY, ALSO KNOWN AS TRUNK HIGHWAY 13, AS TRAVELED ON JULY 17, 1960.

TORRENS PARCEL

1. LOTS 7 AND 8, BLOCK 2, PARK PLACE, DAKOTA COUNTY, MN, ACCORDING TO THE PLAT THEREOF.

CERTIFICATE OF TITLE NO. 119905

Attachment 2

Xcel - Gas Plant - 800 Sibley Mem. Hwy.



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search,appraisal, survey, or for zoning verification.

Map Scale
1 inch = 300 feet
4/26/2022

800 SIBLEY MEMORIAL HWY.
NSP / Xcel Energy Gas Plant
MRCCA MAP

Date: 4/26/2022

0 250
SCALE IN FEET

City of Mendota Heights



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City Base Map

Date: 4/26/2022

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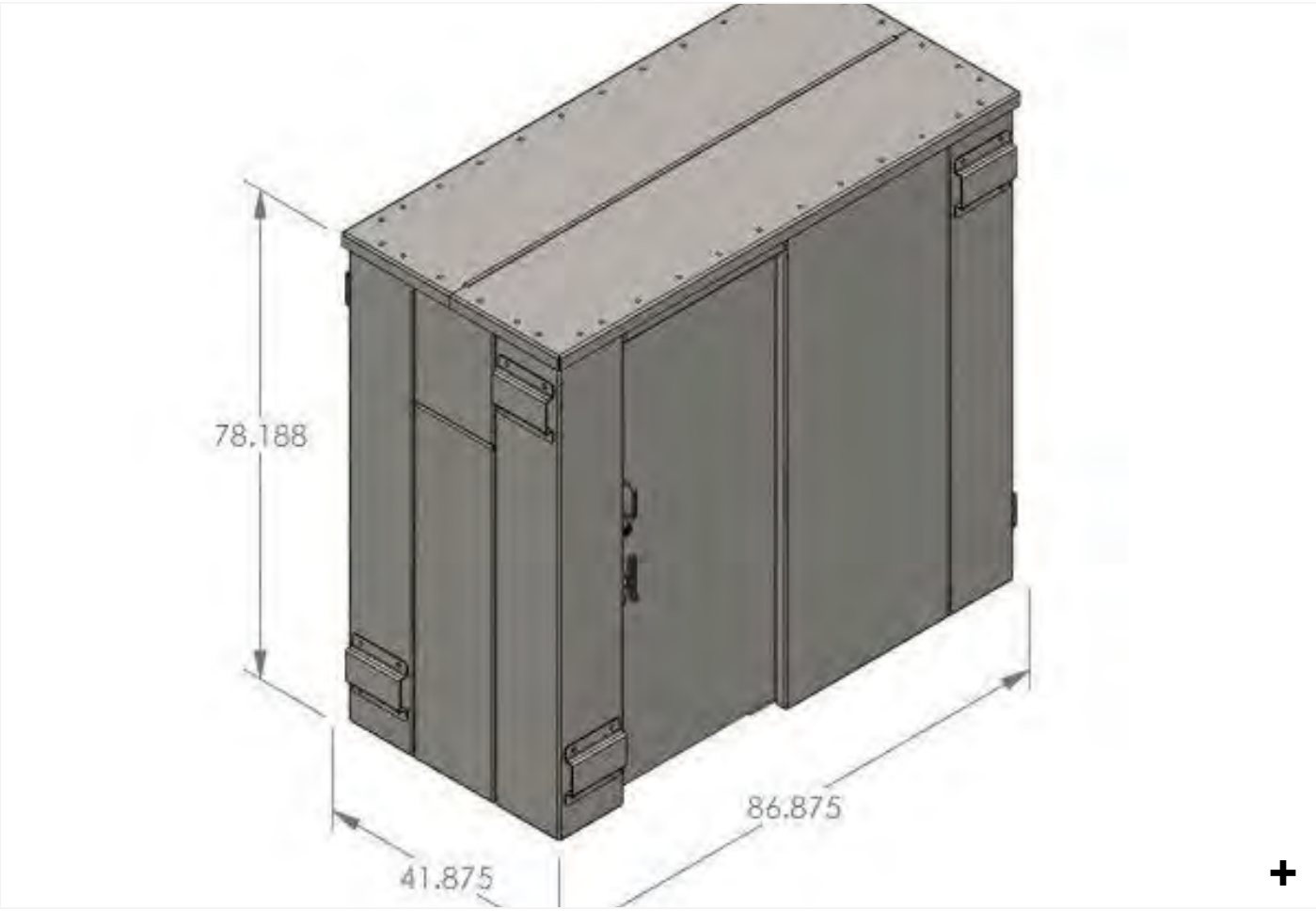
SCALE IN FEET

City of Mendota Heights



GIS Map Disclaimer:
This data is for informational purposes only and should not be substituted for a true title search, property appraisal, plat, survey, or for zoning verification. The City of Mendota Heights assumes no legal responsibility for the information contained in this data. The City of Mendota Heights, or any other entity from which data was obtained, assumes no liability for any errors or omissions herein. If discrepancies are found, please contact the City of Mendota Heights.

Contact "Gopher State One Call" at 651-454-0002 for utility locations, 48 hours prior to any excavation.











ESP Safety Shelter - SR84X039G - FREE SHIPPING

~~$8,809.95~~ **$7,499.95**

Use coupon code ESPSAVE for an additional 10% off

View Current Manual | **FAQs** | **Anchoring Requirements**

- Internal 80"L x 35"W x 76"H
  External 87"L x 42"W x 78"H
  Up to 6 Person Capacity
- Provides near absolute protection from EF5 tornado strikes.
- Provides a high level of protection for you and your family against intruders.
- Acts as vault that provides protection for your valuables and other personal belongings. (Not fire rated due to the design requirements to withstand severe storms.)
- The entire shelter is made from 3/16" (0.188") thick carbon steel, all hardware is Grade 5, and the majority of all surfaces are powder coated for ultimate protection and appearance.
- The door design and the materials used are critical aspects of any storm shelter. The Swisher ESP Safety Shelter has a unique sliding reinforced steel door that eliminates problems commonly associated with inward and outward swinging doors.
- When opened, the sliding door takes up no additional space inside or outside the shelter. Also, because the door does not open outward, the likelihood of being trapped by debris after an event is greatly reduced or eliminated.
- A Security Grade Deadbolt holds the latch bar into the locked position and keeps the door from being opened from the outside.
- Three steel pins securely lock the door closed within a 3" deep steel jamb pocket. The ESP Safety Shelter's design does not rely solely on deadbolts as the primary locking mechanism.
- The door on the Swisher ESP Safety Shelter has a 4th locking pin that can only be installed and removed from the inside. Even if the security deadbolt is damaged from the outside, with this pin properly installed, the door will never open (unless the inhabitants remove this pin).
- A single handle operation locks all three pins into place in a single motion. There is never any need to waste precious time trying to lock three or four deadbolts to secure your door.
- The ESP Safety Shelter does not rely solely on hinges to support and secure the door to the hinge jamb. When our door is in the closed position, the entire hinge side (top to bottom) is locked into the adjacent front wall. No screws to pull out or pins that may break.

- Shielded air vents allow uninterrupted air flow.
- Quick release sliding door design allows opening when blocked by debris and reduces space required for operation.
- Quick manipulating locking mechanism works in conjunction with a security grade latch/key lock.
- Emergency panels for rapid shelter exit with an emergency wrench included.
- Bolt together modular design for ease of construction and relocation.
- Benches, shelving, and built-in gun racks are also available.
- 5 year limited warranty

SKU: **SR84X039G**

1 ADD TO CART

As low as $234.99/mo*

DETAILS

ESP Safety Shelter - SR84X039G

ESP (Emergency – Security – Preparedness) Safety Shelters (above-ground only) offer the ultimate in multi-purpose protection and security for you and loved ones against violent acts of nature and multiple threats posed by man. Made in the USA, ESP Safety Shelters will withstand the most extreme tornado activity and offer a safe zone against home invasion.

It is preferable for the shelter to be installed within the interior of a residence. If you choose to install it outdoors, it must be within 150 feet of the residence it is intended to serve and must be protected from all external weather conditions. THIS SHELTER IS NOT WATERPROOF.

This Swisher ESP Safety Shelter has undergone and passed testing at the National Wind Institute at Texas Tech University. It has also been tested and withstood a total of nine impacts from 15-pound 2x4s traveling at 100 mph. These impacts are equivalent to the force produced by an EF5 tornado with 250-mph winds.

This ESP Safety Shelter model has been verified by the National Storm Shelter Association (NSSA) to be in compliance with FEMA 320, FEMA 361 and the ICC-500-2014 Code requirements when installed per the manufacturer's guidelines and inspected by a qualified inspector. Step-by-step Installation checklists and Inspection checklists are provided with each unit.

This Shelter has been designed by Registered Structural Engineers and has undergone a rigorous third-party review process. Statement from FEMA P-320: "Having a safe room built for your home or small business can help provide 'near-absolute protection' for you and your family or employees from injury or death caused by the dangerous forces of extreme winds." Near Absolute Protection definition from FEMA P-361: Level of protection afforded to the occupants of a safe room built according to the guidance in the most current edition of FEMA P-361. Our current knowledge of tornadoes and hurricanes indicates that safe room occupants will have a very high probability of being protected from injury or death.

These shelters are designed to be a DIY project, but once the shelter installation is completed, it must be inspected by a qualified inspector. Contact your local building inspector or find an engineer or architect in your area. Visit www.nssa.cc to find a pre-approved list of installation companies. The NSSA type 4 seal will provide a warranty after the installation check list and final inspection checklist are complete and sent to the manufacturer. The NSSA type 4 seal and a Certificate of Installation will be sent to customers after the manufacturer has received the installation checklist and final inspection checklist. The Limited Lifetime Storm Damage Replacement Benefit does require that all installation procedures be followed and documented proof must be submitted to the manufacturer.

5 year limited warranty

[1]*Taking Shelter from the Storm: Building a Safe Room for Your Home or Small Business*, FEMA P-320-2014 Fourth Edition

[2]*ICC/NSSA Standard for the Design and Construction of Storm Shelters*, ICC 500-2014

[3]*Safe Rooms for Tornadoes and Hurricanes: Guidance for Community and Residential Safe Rooms*, FEMA P-361-2015 Third Edition

CONTACT INFO

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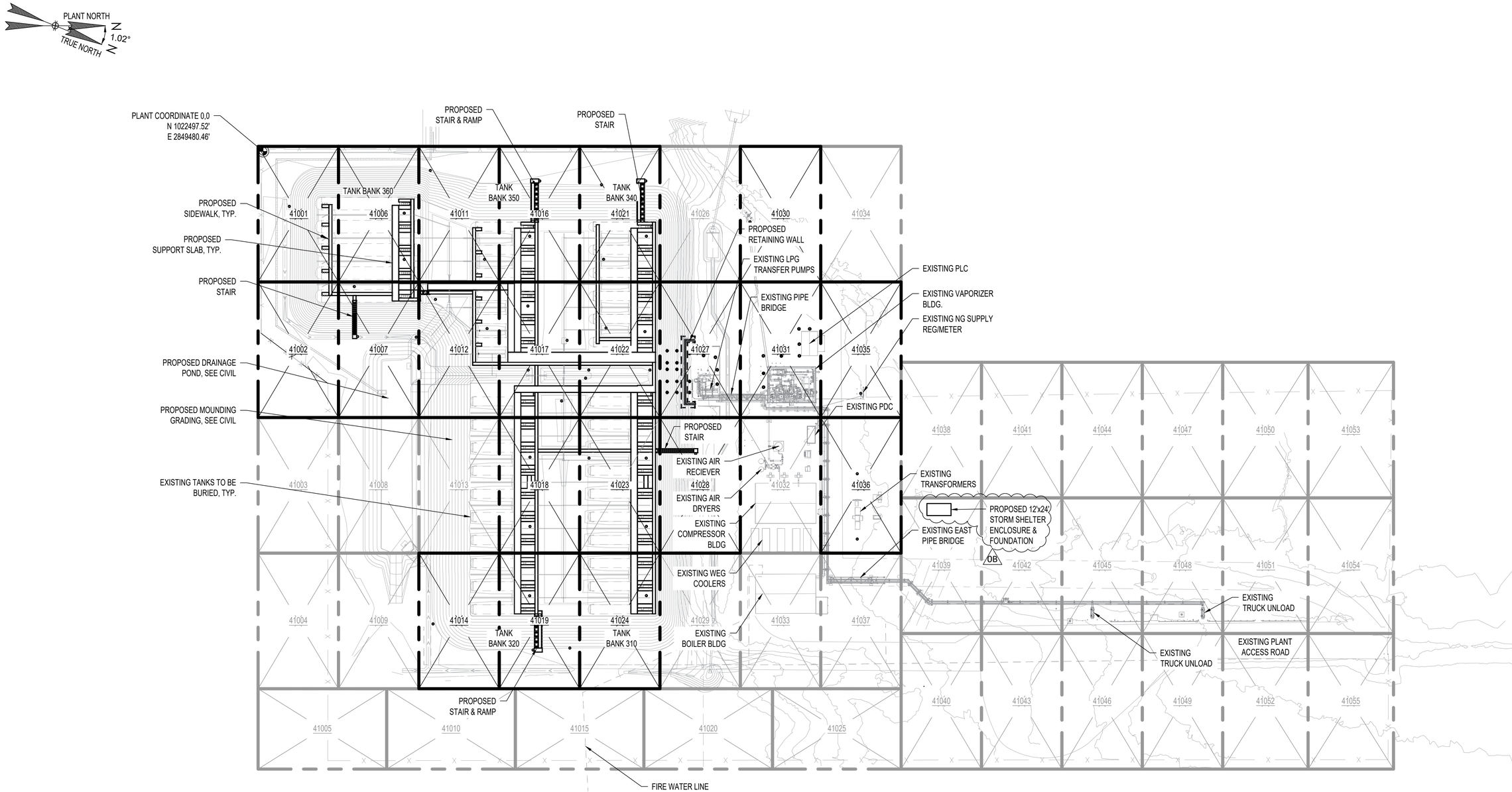
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Mon - Fri / 8:00 AM - 5:00 PM

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FOUNDATION KEY PLAN

SCALE 1" = 50'

NOTES:

1. ALL COORDINATES BASED ON NAD83 MINNESOTA STATE PLANS, SOUTH ZONE.
2. SEE THE FOLLOWING FOR OTHER DISCIPLINE KEY PLANS: 4300 FOR CIVIL, 6100 FOR MECHANICAL & PIPING, 7200 FOR CONDUIT, 7300 FOR ELECTRICAL, & 8000 FOR CONTROLS.

LEGEND:

- PROPOSED CONCRETE
- EXISTING FENCE
- EXISTING STEEL/CONCRETE
- EXISTING ABOVE GROUND PIPING & EQUIPMENT
- EXISTING UNDER GROUND PIPING & EQUIPMENT

CAD FILE NAME: *D1_41000_Sibley Mounding.dwg*

Xcel Energy®

FLOC: *GU-SPG*

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *JMC*	*04/04/24*
DESIGNED BY: *RSP*	*04/04/24*
CHECKED BY: *JG*	*05/24/24*
APPROVED BY: *RSP*	*05/31/24*
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION - RET. WALL*	*JMC*	*05/31/24*
0A	*ISSUED FOR BID*	*JMC*	*07/22/24*
0B	*ISSUED FOR PERMIT - STORM SHELTER*	*MO*	*08/22/24*

SIBLEY PROPANE PLANT
FOUNDATION KEY PLAN

DRAWING *41000*

SERVICE CENTER: *NORTHERN STATES POWER COMPANY*

LOCATION: *UNIT 00*

DIVISION: *NORTHERN*

CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA*

TYPE: *FACILITY*

OB

STRUCTURAL COVER SHEET

DRAWING NUMBER	REV	TITLE	DRAWING NUMBER	REV	TITLE
40000	0	STRUCTURAL COVER / INDEX	4700	0	STEEL DETAIL DIAGRAMS - PIPE BRIDGE ELEVATION
40010	0	STRUCTURAL NOTES	4701	0	STEEL DETAIL DIAGRAMS - PIPE BRIDGE TRUSS PLANS
40011	0	STRUCTURAL NOTES	4702	0	STEEL DETAIL DIAGRAMS - PIPE BRIDGE SECTIONS & DETAILS
41000	0	FOUNDATION KEY PLAN	4703	0	STEEL DETAIL DIAGRAMS - PIPE BRIDGE SECTIONS & DETAILS
41027	0	FOUNDATION PLAN	4704	1	STEEL DETAIL DIAGRAMS
4121	1	FOUNDATION PLAN - PIPE BRIDGE	4705	1	STEEL DETAIL DIAGRAMS
4122	1	FOUNDATION PLAN - VAPORIZER BUILDING	4706	1	STEEL DETAIL DIAGRAMS
4123	2	FOUNDATION PLAN - CABLE TRAY AND PIPE RACK	4707	1	STEEL DETAIL DIAGRAMS
4124	1	FOUNDATION PLAN - COMPRESSOR BUILDING AND PIPE RACK	4708	1	STEEL DETAIL DIAGRAMS - CABLE TRAY SUPPORT SECTIONS & DETAILS
4125	1	FOUNDATION PLAN - BOILER BUILDING AND PIPE RACK	4709	0	STEEL DETAIL DIAGRAMS - CABLE TRAY SUPPORT SECTIONS & DETAILS
4126	1	FOUNDATION PLAN - EAST PIPE BRIDGE	4710	0	STEEL DETAIL DIAGRAMS - CABLE TRAY SUPPORT SECTIONS & DETAILS
4127	1	FOUNDATION PLAN - SLEEPER RACK	4711	1	STEEL DETAIL DIAGRAMS - PIPE SUPPORT SECTIONS & DETAILS
4128	1	FOUNDATION PLAN - SLEEPER RACK AND TRUCK UNLOADING	4712	1	STEEL DETAIL DIAGRAMS - PIPE SUPPORT SECTIONS & DETAILS
4129	1	FOUNDATION PLAN - TRANSFER PUMP AREA	4713	1	STEEL DETAIL DIAGRAMS - EAST PIPE BRIDGE ELEVATION
42000	0	STRUCTURAL KEY PLAN	4714	1	STEEL DETAIL DIAGRAMS - EAST PIPE BRIDGE TRUSS PLANS
4101	0	STRUCTURAL PLAN - PIPE BRIDGE	4715	1	STEEL DETAIL DIAGRAMS - SECTIONS & DETAILS
4102	2	STRUCTURAL PLAN - VAPORIZER BUILDING	4716	1	STEEL DETAIL DIAGRAMS - SECTIONS & DETAILS
4103	2	STRUCTURAL PLAN - CABLE TRAY AND PIPE RACK	4717	1	STEEL DETAIL DIAGRAMS - SECTIONS & DETAILS
4104	1	STRUCTURAL PLAN - COMPRESSOR BUILDING AND PIPE RACK	4718	1	STEEL DETAIL DIAGRAMS - TRUCK UNLOADING SKID SECTIONS & DETAILS
4104	1	STRUCTURAL PLAN - COMPRESSOR BUILDING AND PIPE RACK	4719	1	STEEL DETAIL DIAGRAMS - PIPE SUPPORT SECTIONS & DETAILS
4105	1	STRUCTURAL PLAN - BOILER BUILDING AND PIPE RACK	4720	3	FOUNDATION DETAIL DIAGRAMS - PIPE BRIDGE SECTIONS & DETAILS
4106	1	STRUCTURAL PLAN - EAST PIPE BRIDGE	4721	0	FOUNDATION DETAIL DIAGRAMS - CONCRETE SECTIONS & DETAILS
4107	1	STRUCTURAL PLAN - SLEEPER RACK	4722	3	FOUNDATION DETAIL DIAGRAMS - CONCRETE SECTIONS & DETAILS
4108	1	STRUCTURAL PLAN - SLEEPER RACK AND TRUCK UNLOADING	4723	0	FOUNDATION DETAIL DIAGRAMS - CABLE TRAY SECTIONS & DETAILS
4109	1	STRUCTURAL PLAN - TRANSFER PUMP AREA	4724	0	FOUNDATION DETAIL DIAGRAMS - CONCRETE SECTIONS & DETAILS
44001	0	FOUNDATION DETAILS - SLAB & SIDEWALK DETAILS	4725	0	FOUNDATION DETAIL DIAGRAMS - CONCRETE SECTIONS & DETAILS
44003	0	TYPICAL THRUST BLOCK DETAILL	4726	1	FOUNDATION DETAIL DIAGRAMS - CONCRETE SECTIONS & DETAILS
			4727	0	PIPE SUPPORT SECTIONS & DETAILS
			4728	0	PIPE SUPPORT SECTIONS & DETAILS
			4729	0	PAD GAS COMPRESSOR PAD & PIPE SUPPORTS
			48000	0	RETAINING WALL PLAN & ELEVATION
			48001	0	RETAINING WALL SECTION
			48002	0	RETAINING WALL SECTIONS & DETAILS

DRAWING REVISION FOR STRUCTURAL RETAINING WALL & WATER LINE SUPPORTS ONLY. REMAINING STRUCTURAL MOUNDING SCOPE TO BE ISSUED AT A LATER DATE.

CAD FILE NAME: *D1_40000_Sibley Mounding.dwg*

Xcel Energy®

FLOC: *GU-SPG*

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

Signature: Randy Paul
Typed or Printed Name: Randy S. Paul
Date: 05/28/2024 License Number: 56637

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *JMC*	*04/04/24*
DESIGNED BY: *RSP*	*04/04/24*
CHECKED BY: *JG*	*05/24/24*
APPROVED BY: *RSP*	*05/31/24*
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION - RET. WALL*	*JMC*	*05/31/24*

SIBLEY PROPANE PLANT
STRUCTURAL COVER / INDEX

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*

DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

DRAWING
40000

△0

STRUCTURAL NOTES

A. DESIGN AND CONSTRUCTION

1. GENERAL SITE INFORMATION: DAKOTA COUNTY, MN (44.90244167, -93.1311555)
2. DESIGN IN ACCORDANCE WITH THE FOLLOWING CODES:
   a. MINNESOTA BUILDING CODE 2020, INCORPORATING 2018 IBC
   b. ASCE 7-16
   c. A.C.I. 318-14
   d. A.I.S.C. 360-16
3. RISK CATEGORY = IV
4. DESIGN LOADS:
   a. LIVE LOADS:
      I. PIPE RACK: PIPING LOADS PER PIPE STRESS
      II. CABLE TRAY: 75 PLF
   b. WIND LOADS:
      I. BASIC WIND SPEED (3-SECOND GUST) = 121 MPH
      II. EXPOSURE = C
   c. SEISMIC DESIGN CRITERIA
      I. SEISMIC IMPORTANCE FACTOR, I_E = 1.5
      II. SITE CLASS = D
      III. MAPPED SPECTRAL RESPONSE ACCELERATIONS, S_S=0.05, S_1=0.03
      IV. MAPPED SPECTRAL RESPONSE COEFFICIENTS, S_{DS}=0.05, S_{D1}=0.05
      V. SEISMIC DESIGN CATEGORY (SDC) = A
   d. LATERAL SOIL LOAD = 35 PCF EQUIV. FLUID PRESSURE

A. EARTHWORK AND FOUNDATION CONSTRUCTION

1. FOUNDATIONS SHALL BEAR ON UNDISTURBED, UNFROZEN SUBGRADE, AND ON COMPACTED ENGINEERED-FILL WHERE SPECIFIED ON PLANS.
2. SOIL ENGINEERING DESIGN PARAMETERS: PER SITE SPECIFIC SOIL REPORT NO. 00044.0011.0030 CONDUCTED BY CAMPOS EPC DATED SEPTEMBER 9, 2021
   a. FROST DEPTH: 42 IN.
   b. ALLOWABLE BEARING CAPACITY: 3,000 PSF (SHALLOW SPREAD FOOTINGS)
   c. FOUNDATION SYSTEM: SHALLOW SPREAD FOOTINGS, DEEP FOUNDATIONS.
3. EXCAVATION AND BACKFILL:
   a. ALL EXCAVATION AND GRADING WORK FOR FOUNDATIONS SHALL CONFORM TO THE SPECIFICATIONS HEREIN AND ALL LOCAL, COUNTY, STATE, AND FEDERAL LAWS AND REGULATIONS. ENTIRE AREA AROUND EACH FOUNDATION MUST BE THOROUGHLY PROBED FOR UNDERGROUND PIPE, CONDUIT, HIGH PRESSURE LINES, ETC. BEFORE ANY EXCAVATION BEGINS.
   b. WHENEVER POSSIBLE, EXCAVATION FOR CONCRETE FOUNDATION SHALL BE NEATLY CUT TO THE EXACT SIZE SPECIFIED.
   c. IF THE GROUND WATER LEVEL IS FOUND TO BE ABOVE THE BOTTOM OF THE FOUNDATION EXCAVATION, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
      I. EXCAVATE THE FOUNDATION 1' BELOW THE BOTTOM OF THE CONCRETE FOUNDATION AND 1' BEYOND THE FOUNDATION BASE ON EACH SIDE.
      II. THE WATER SHALL BE REMOVED FROM THE EXCAVATED FOUNDATION. CONTRACTOR SHALL KEEP EXCAVATED FOUNDATION FREE OF WATER AT ALL TIMES UNTIL THE BASE HAS BEEN PREPARED TO THE FINISHED ELEVATION OF THE FOUNDATION BASE.
      III. PLACE WOVEN GEOTEXTILE FABRIC MIRAFI 600X OR EQUAL 1' BEYOND THE FOUNDATION BASE ON EACH SIDE.
      IV. PLACE 12" OF CLASS II AGGREGATE BASE IN TWO SEPARATE 6" LIFTS, COMPACT TO 95% OF THE MAX DRY DENSITY PER ASTM D1557.
      V. BEFORE PLACING THE FORMS, REBAR AND CONCRETE POUR, THE CONTRACTOR SHALL KEEP THE EXCAVATED FOUNDATION FREE OF WATER.
   d. DURING AND UPON COMPLETION OF THE INSTALLATION OF ANY FOUNDATION, THE WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR THEIR REPRESENTATIVE BEFORE THE EXCAVATION IS BACKFILLED. AFTER SUCH APPROVAL, THE EXCAVATION, UNLESS REQUIRED TO BE LEFT OPEN FOR GOOD CAUSE, SHALL BE PROMPTLY BACKFILLED IN A SATISFACTORY MANNER PROVIDED THE FOUNDATION HAS ATTAINED SUFFICIENT STRENGTH.
   e. FORMS SHALL NOT BE STRIPPED UNTIL 3 DAYS AFTER THE POUR OR CONCRETE STRENGTH REACHES 75% F'C, WHICHEVER OCCURS LATER.
   f. STRUCTURAL BACKFILL SHALL CONSIST OF GRANULAR NON-EXPANSIVE SAND, GRAVEL AND SAND-GRAVEL MIXTURES, WITH PLASTICITY INDEX BELOW 15, WITH 100% LESS THAN 3/4" SIZE ROCK AND MAX. 10% PASSING NO. 200 SIEVE PER MN DOT CLASS 5 BASE MATERIAL REQUIREMENTS. IT SHALL BE PLACED IN 8" MAX. LIFTS. BACKFILL SHALL BE COMPACTED TO 95% M.D.D. PER ASTM D1557.
   g. EXCAVATED SUBGRADE SHALL BE COMPACTED TO MINIMUM 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557, PRIOR TO STRUCTURAL OR COMMON BACKFILL. MINIMUM 1 (ONE) IN-SITU DENSITY TEST SHALL BE CONDUCTED PER CONCRETE STRUCTURE, UNLESS DEEMED OTHERWISE BY THE FIELD GEOTECHNICAL PROFESSIONAL.
   h. SUBGRADE CONDITIONS SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER PROR TO PLACEMENT OF ANY CONCRETE. STRUCTURAL FILL SHALL BE INSPECTED AND TESTED.

B. DEMOLITION

1. CONTRACTOR SHALL FIELD-VERIFY ALL CONDITIONS AND DIMENSIONS (INCLUDING UTILITIES AND POSSIBLE PRESENCE OF HAZARDOUS MATERIALS) PRIOR TO STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ADDITIONAL WORK THAT MAY BE REQUIRED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, SHIELDING, TEMPORARY WALLS, WATER SPRAY, ETC., AS NECESSARY TO PROTECT EXISTING WORK TO REMAIN, AND TO PREVENT THE SPREAD OF DUST AND DEBRIS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO SURROUNDING STRUCTURES AND EQUIPMENT DUE TO DEMOLITION WORK. THIS INCLUDES REQUIRED CLEANUP DUE TO SPREAD OF DUST AND DEBRIS. CONTRACTOR MAY WISH TO DOCUMENT CONDITION OF NEARBY STRUCTURES PRIOR TO BEGINNING DEMOLITION AS A DEFENSE AGAINST DAMAGE CLAIMS.
4. MATERIAL NOTED TO BE SALVAGED SHALL BE REMOVED AND HANDLED SO AS TO PREVENT DAMAGE. ALL MATERIALS FROM DEMOLITION NOT NOTED TO BE SALVAGED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS, TENANTS, AND THE PUBLIC DURING HIS WORK. BARRICADES, WARNING SIGNS, TRAFFIC CONTROL, ETC. SHALL BE PROVIDED AND MAINTAINED AS REQUIRED.

D. CONCRETE AND GROUT (CAST-IN-PLACE)

1. CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMETS:
   a. CONCRETE F'C = 3,000 PSI AFTER 7 DAYS, 4,500 PSI MIN. AFTER 28 DAYS. CEMENT TYPE II.
   b. MAXIMUM SLUMP SHALL BE 4" (PLUS OR MINUS 1 INCH) BEFORE ADDITION OF SUPERPLASTICIZERS, OR ALL CONCRETE EXCEPT 6" TO 9" FOR DRILLED PIERS.
   c. ALL CONCRETE EXCEPT USED FOR INTERIOR SLABS, SHALL BE AIR ENTRAINED TO 6% PLUS OR MINUS 1.5%. INTERIOR FLOOR CONCRETE SHALL NOT BE AIR ENTRAINED.
   d. WATER/CEMENT RATIO SHALL NOT EXCEED 0.45
   e. WATER USED IN MIXING CONCRETE SHALL CONFORM TO ASTM C1602
   f. ADMIXTURES SHALL NOT BE USED WITHOUT PRE-APPROVAL BY ENGINEER. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.
   g. MAXIMUM RATIO OF FLY-ASH TO TOTAL CEMENTITIOUS MATERIALS SHALL BE 0.15
   h. AGGREGATES SHALL BE CRUSHED STONE CONFORMING TO ASTM C33
   i. CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. CONTRACTOR SHALL NOT BEGIN CONCRETE INSTALLATION UNTIL CONCRETE MIX DESIGNS HAVE BEEN APPROVED BY THE ENGINEER.
2. CONCRETE PROTECTION FOR REINFORCEMENT: CLEAR DISTANCE FROM FACE OF CONCRETE TO BAR SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE.
   a. CONCRETE DEPOSITED AGAINST GROUND OR VOID FORM: 3"
   b. CONCRETE SURFACES EXPOSED TO WEATHER OR IN CONTACT WITH GROUND AFTER REMOVAL OF FORMS: 1 1/2" FOR #5 BARS AND SMALLER, 2" FOR #6 THROUGH #18.
3. REINFORCING SHALL BE DEFORMED, INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60 FY = 60,000 PSI (EXCEPT REINFORCEMENT TO BE WELDED SHALL BE ASTM A706). ALL WELDING OF REINFORCEMENT SHALL CONFORM TO THE STRUCTURAL WELDING CODES, REINFORCING STEEL AWS D1.4, CURRENT EDITION.
4. REINFORCEMENT DETAILING REQUIREMENTS
   a. ALL REINFORCING STEEL IN CONCRETE SHALL BE LAPPED IN ACCORDANCE WITH ACI STANDARD 318. WHERE BARS OF DIFFERENT SIZES ARE LAPPED, THE LAP LENGTH SHALL BE BASED ON THE SMALLER BAR. WHERE BARS ARE SHOWN SPLICED, THEY MAY RUN CONTINUOUS AT CONTRACTOR'S OPTION.
   b. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
   c. PROVIDE BENT CORNER REBAR TO MATCH AND LAP WITH HORIZONTAL REBAR AT CORNERS AND INTERSECTIONS OF WALLS AND GRADE BEAMS.
   d. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. REBAR FABRICATION SHALL NOT BEGIN UNTIL SHOP DRAWINGS HAVE BEEN APPROVED BY THE ENGINEER. ALL SPLICE LOCATIONS ARE SUBJECT TO ENGINEER'S APPROVAL. PLACE REBAR PER CRSI STANDARDS
   e. ALL BARS AND DOWELS SHALL BE SUPPORTED AND WIRED IN PLACE. DOWELS SHALL BE WIRED IN PLACE, NOT PUSHED INTO FRESH CONCRETE. WELDED WIRE REINFORCEMENT SHALL BE POSITIVELY SUPPORTED, NOT PULLED UP AFTER CONCRETE PLACEMENT. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL HAVE PLASTIC TIPS.
   f. IF REINFORCING OR MESH IS FIELD CUT FOR SMALL OPENINGS, CONDUIT, ELECTRICAL BOXES, ETC. CUT REINFORCING SHALL BE REPLACED WITH AN EQUIVALENT AREA OF STEEL. ALL SUCH BARS SHALL EXTEND 24" MINIMUM (OR MESH LAP 2") BEYOND CORNER OR EDGE OF OPENING IF NECESSARY. REINFORCING SHALL BE BENT TO PROVIDE THIS MINIMUM EMBEDMENT. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
5. REBAR NOTED TO BE DRILLED INTO CONCRETE AND SET WITH ADHESIVE TO USE HILTI ADHESIVE HIT-HY 200 V3 ADHESIVE "SAFE SET SYSTEM" AS DOCUMENTED BY CURRENT ICC-ES REPORT ESR-4868. CONTRACTOR MAY SUBMIT ALTERNATE FOR APPROVAL WITH ALLOWABLE LOAD VALUES EQUAL TO OR EXCEEDING THOSE FOR HILTI.
6. CONCRETE PLACEMENT REQUIREMENTS:
   a. CONCRETE SHALL NOT BE PLACED ON FROZEN GROUND.
   b. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED.
   c. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4" UNLESS NOTED OTHERWISE.
7. EXPANSION JOINT MATERIAL FOR EXPANSION OR ISOLATION JOINTS SHALL BE PREMOLDED, BITUMINOUS IMPREGNATED FIBERBOARD.CONFORMING TO ASTM D994. JOINT THICKNESS SHALL BE 1/2" UNLESS NOTED OTHERWISE ON DESIGN DRAWINGS.
8. JOINT SEALANT FOR ALL CONCRETE CONTROL, CONSTRUCTION AND ISOLATION JOINTS SHALL BE SIKAFLEX-1A BY SIKA CORP., OR APPROVED EQUAL.
9. WATERSTOPS SHALL BE TPER MATERIAL. WATER STOPS SHALL BE WIRED TO REINFORCEMENT TO PREVENT FOLDOVER DURING CONCRETE PLACEMENT. ALL JOINTS, EXCEPT STRAIGHT BUTT JOINTS, SHALL BE SHOP MADE BY THE MANUFACTURER. FIELD SPLICES SHALL BE HEAT-WELDED.
10. PER MANUFACTURER'S RECOMMENDATION.GROUT USED FOR VARIOUS APPLICATIONS SHALL BE AS FOLLOWS:
    a. GROUT USED FOR STRUCTURAL STEEL COLUMN BASE PLATES SHALL BE PREPACKED, HIGH-FLUIDITY NON-SHRINK, NATURAL AGGREGATE GROUT SUCH AS "MASTERFLOW 713 PLUS" BY BASF (FORMERLY MASTER BUILDERS) OR APPROVED EQUAL. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION. SPACE BETWEEN THE ANCHOR RODS AND OVERSIZED HOLES IN THE BASE PLATE SHALL BE FULLY GROUTED WITH NON-SHRINK GROUT TO ASSURE PROPER SHEAR TRANSFER. GROUTING SHALL BE PERFORMED ONE BOLT AT A TIME, WHILE OTHER BASE PLATE RODS ARE FULLY TIGHTENED.
    b. GROUT USED FOR GROUTING COMPRESSORS, TURBINES, LARGE PUMPS, AND OTHER RECIPROCATING OR ROTATING EQUIPMENT THAT REQUIRES EPOXY GROUTING AS SHOWN ON DESIGN DRAWINGS SHALL BE "FIVE STAR HP" EPOXY GROUT BY FIVE STAR PRODUCTS, INC. OR APPROVED EQUAL, FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
11. VOID FORM SHALL BE "SURE VOID" OR APPROVED EQUAL. KEEP VOID FORM MATERIAL DRY DURING PLACEMENT AND INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.VOID FORM SHALL BE BIODEGRADABLE AND CAPABLE OF SUPPORTING THE FLUID WEIGHT OF THE CONCRETE.
12. SIZES AND LOCATIONS OF EQUIPMENT BASES, SUMPS, AND EQUIPMENT ANCHOR BOLTS SHOWN ON DRAWINGS ARE APPROXIMATE; THE GENERAL CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS WITH MECHANICAL AND ELECTRICAL DIVISIONS.

E. HELICAL PILES

1. HELICAL PILES SHALL BE INSTALLED WITHIN 1" OF COORDINATE (PLAN) LOCATIONS, AND WITHIN -1/2", +1/8" IN ELEVATION. SHIM AS REQUIRED.
2. IF HELICAL PILES ARE NOT ZINC COATED, DESIGN WALL THICKNESS AND OUTSIDE DIAMETER SHALL ACCOUNT FOR CORROSION LOSS OF 0.018" OF OUTSIDE WALL THICKNESS, AS INDICATED IN SECTION 3.9 OF AC358 "ACCEPTANCE CRITERIA FOR HELICAL PILE SYSTEMS AND DEVICES". ZINC COATINGS, IF USED, SHALL COMPLY WITH ASTM A123, A153, B633, OR B695, AS APPLICABLE.
3. PILES SHALL BE DESIGNED TO LIMIT DEFLECTION UNDER SERVICE LOAD TO 1/2", AND PILE CAPACITY SHALL BE DESIGNED FOR 2X SERVICE LOAD.
4. PILE DESIGN CONTRACTOR SHALL PROVIDE CUT SHEETS ON MATERIALS USED, CONFIGURATION OF SCREW PILES, AND INSTALLATION CRITERIA (TORQUE, DEPTH, ETC.) FOR APPROVAL PRIOR TO FABRICATION.
5. ANY LOAD TESTING SHALL BE PERFORMED PER ASTM 1143 (COMPRESSION), ASTM 3689 (TENSION) AND ASTM 3966 (LATERAL), AS APPLICABLE.
6. CONTINUOUS INSPECTION BY QUALIFIED PERSONNEL IS REQUIRED FOR ALL PILE INSTALLATIONS.

F. STRUCTURAL STEEL

1. MATERIAL SPECIFICATIONS, UNLESS NOTED OTHERWISE ON PLAN:
   a. WIDE FLANGE ASTM A992 (FY = 50KSI)
   b. CHANNELS, ANGLES, PLATES, AND BARS ASTM A36 (FY = 36 KSI)
   c. SQUARE AND RECTANGULAR HSS SHAPES ASTM A500 (FY = 46 KSI)
   d. PIPES ASTM A53 (FY=35 KSI)
2. CONNECTIONS:
   a. ANCHOR RODS SHALL MEET THE REQUIREMENTS OF ASTM F1554, 36 KSI YIELD STRENGTH. COMMON ROD STOCK BARS SHALL NOT BE USED.
   b. BOLTED CONNECTIONS SHALL BE FASTENED WITH HIGH STRENGTH A-325 BOLTS DESIGNED FOR THREADS INCLUDED IN SHEAR PLANES (CONNECTION TYPE N) EXCEPT AS NOTED ON THE PLANS.
   c. WELDING SHALL CONFORM TO THE CURRENT AMERICAN WELDING SOCIETY CODE. WELDING ELECTRODES SHALL BE E70XX, UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE BY AWS CERTIFIED WELDERS. WELDS WHICH ARE FOUND TO BE FAULTY SHALL BE REWORKED BY THE CONTRACTOR AT NO COST.
   d. ADHESIVE ANCHORS FOR CONCRETE SHALL BE HAS-V-36 RODS (ASTM F1554 36 KSI) WITH HILTI HIT-HY 200 V3 ADHESIVE "SAFE SET SYSTEM" AS DOCUMENTED BY CURRENT ICC-ES REPORT ESR-4868. CONTRACTOR MAY SUBMIT ALTERNATE FOR APPROVAL WITH ALLOWABLE LOAD VALUES EQUAL TO OR EXCEEDING THOSE FOR HILTI. ANCHORS SHALL BE GALVANIZED.
3. FABRICATION:
   a. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. STEEL FABRICATION SHALL NOT BEGIN UNTIL SHOP DRAWINGS HAVE BEEN APPROVED BY THE ENGINEER.
   b. STEEL SHALL BE FABRICATED IN AN A.I.S.C.-CERTIFIED STEEL FABRICATION SHOP UNLESS APPROVED BY THE ENGINEER.
   c. MILL REPORTS SHALL BE PROVIDED FOR ALL STEEL.
4. COATINGS:
   a. STRUCTURAL STEEL SHALL BE SHOT BLASTED, PRIMED, AND GALVANIZED.
   b. ALL STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123 (3-MIL MIN.)
   c. IF FIELD MODIFICATIONS REQUIRE REMOVAL OF HDG, THEN UTILIZE ZRC COLD GALVANIZATION PRODUCT TO PERFORM GALVANIZATION TOUCH-UPS.
5. ERECTION
   a. FIELD CUTTING OF STEEL OR OTHER FIELD MODIFICATIONS ARE PROHIBITED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
   b. FABRICATOR SHALL FURNISH ALL FIELD BOLTS, BOLT SCHEDULE, CLIP ANGLES, AND TEMPORARY FASTENINGS REQUIRED FOR ERECTION.
   c. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT AND SAFE LIFTING SCHEMES FOR STEEL MEMBERS AS REQUIRED DURING ALL PHASES OF CONSTRUCTION.
   d. ALL DAMAGED MATERIAL SHALL BE REPAIRED OR REPLACED AT NO EXTRA COST TO THE OWNER AND SUBJECT TO THE APPROVAL OF THE OWNER OR AUTHORIZED REPRESENTATIVE.

G. GENERAL CONSTRUCTION

1. THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES; FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK; FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. ANY TEMPORARY FACILITIES PLACED BY THE CONTRACTOR FOR CONSTRUCTION OPERATIONS, SUCH AS CRANE BASES, TRAILERS, SHEET PILING, ETC., SHALL BE LOCATED SO AS NOT TO INTERFERE WITH PERMANENT BUILDING CONSTRUCTION. IF INTERFERENCE OCCURS, THE CONTRACTOR SHALL REMOVE OR RELOCATE HIS TEMPORARY FACILITIES AT HIS OWN EXPENSE.
3. DO NOT BACKFILL AGAINST BUILDING, TANK, OR TUNNEL WALLS BELOW GRADE UNTIL FLOOR (OR ROOF) SLAB HAS BEEN PLACED AND CURED FOR AT LEAST SEVEN DAYS AND WALLS HAVE ATTAINED A STRENGTH OF 3,000 PSI. PLACE BACKFILL EVENLY ON EACH SIDE OF WALLS TO PREVENT ECCENTRIC LOADING ON WALLS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY BRACING AND SHORING OF THE STRUCTURE DURING CONSTRUCTION, INCLUDING ALL CONSTRUCTION LOADS. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL FOUNDATION WORK WITH THE LOCATION OF ALL SUBGRADE MECHANICAL AND ELECTRICAL WORK. THE CONTRACTOR SHALL PROVIDE ADDITIONAL REINFORCEMENT AROUND ALL PENETRATIONS IN FOUNDATION WALLS. UNLESS SPECIFICALLY NOTED ON THE DRAWINGS, MECHANICAL AND ELECTRICAL WORK IS NOT PERMITTED TO BE EMBEDDED IN FOUNDATIONS OR PLACED BENEATH FOUNDATION BEARING.
5. THE CONTRACTOR SHALL BE AWARE OF OVERHEAD POWER LINES, SUBFLOOR ELECTRICAL CONDUIT, AND SUBGRADE UTILITIES OR TUNNELS AT THE SITE. VERIFY UTILITY LOCATIONS WITH OWNER, GOPHER STATE ONE-CALL (651-454-0002), AND UTILITY COMPANIES.
6. ANY ENGINEERING DESIGN PROVIDED BY OTHERS SHALL BE SUBMITTED FOR REVIEW AND SHALL BEAR THE SIGNATURE AND VALID REGISTRATION NUMBER OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MINNESOTA.
7. CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE BUILDING AND/OR SITE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK PERFORMED BY SUBCONTRACTORS.
9. THE CONTRACTOR SHALL DOCUMENT AS-BUILT INFORMATION AND PROVIDE AS-BUILT DRAWINGS TO THE ENGINEER FOR ALL WORK PERFORMED.
10. SCALES NOTED ON DRAWINGS ARE ACCURATE FOR FULL-SIZE (22x34) DRAWINGS ONLY.

H. SCHEDULE OF GENERAL AND SPECIAL INSPECTIONS (AS APPLICABLE)

1. SPECIAL INSPECTION: THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION (PER SECTION 1704 OF THE IBC, PROVIDE MINIMUM 24-HOUR NOTICE TO INSPECTOR:
   a. EARTHWORK
   b. FOUNDATION CAPACITY
   c. CONCRETE CYLINDER (7 AND 28 DAY AND SPARE) AND SLUMP
   d. CONCRETE REINFORCING
   e. STRUCTURAL STEEL WELDING AND HIGH STRENGTH BOLTING
   f. EXPANSION AND ADHESIVE ANCHORS
2. INSPECTION AND TESTING REPORTS SHALL BE COMPLETED AND DISTRIBUTED AT THE COMPLETION OF EACH TASK. IF A TASK IS TO TAKE LONGER THAN THREE (3) DAYS, PROVIDE REPORTS FOR EACH DAY. PROVIDE COPIES OF REPORTS TO: CONTRACTOR, OWNER, AND THE ENGINEER OF RECORD. INSPECTOR TO KEEP A NON-COMPLIANCE LIST DOCUMENTING ITEMS INSPECTED NOT MEETING APPROVED CONSTRUCTION DOCUMENTS AND WHEN/HOW RESOLVED.

DRAWING REVISION FOR STRUCTURAL RETAINING WALL & WATER LINE SUPPORTS ONLY. REMAINING STRUCTURAL MOUNDING SCOPE TO BE ISSUED AT A LATER DATE.

CAD FILE NAME: *D1_40010_Sibley Mounding.dwg*

Xcel Energy®

FLOC: *GU-SPG*

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the state of Minnesota.
Signature: Randy Paul
Typed or Printed Name: Randy S. Paul
Date: 05/28/2024 License Number: 56637

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *JMC*	*02/27/24*
DESIGNED BY: *RSP*	*02/27/24*
CHECKED BY: *JG*	*05/24/24*
APPROVED BY: *RSP*	*05/31/24*
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION - RET. WALL*	*JMC*	*05/31/24*

SIBLEY PROPANE PLANT
STRUCTURAL NOTES

DRAWING *40010*

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*

DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

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INSPECTION AND VERIFICATION OF CONCRETE CONSTRUCTION				
INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCED STANDARD
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	
Y	1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS AND PLACEMENT.	---	X	ACI 318: 3.5, 26.6
N	2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.2.2, ITEM 2b.	---	X	AWS D1.4 ACI 318: 26.6.4
Y	3. INSPECTION OF ANCHORS CAST IN CONCRETE .	---	X	ACI 318: 26.7
Y	4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.	---	X	ACI 318: 26.7
Y	5. VERIFICATION OF ANCHOR MATERIAL CERTIFICATIONS.	---	X	AISC 360
Y	6. VERIFYING USE OF REQUIRED DESIGN MIX.	---	X	ACI 318: 26.4
Y	7. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	---	ASTM C 172 ASTM C 31 ACI 318: 26.12,26.13
Y	8. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	---	ACI 318: 26.5
Y	9. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	---	X	ACI 318: 26.5.3
Y	10. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORING AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	---	X	ACI 318: 26.11
Y	11. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	---	X	ACI 318: 26.11

INSPECTION AND VERIFICATION OF SOILS			
INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION	
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
Y	1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE DESIRED BEARING CAPACITY.	---	X
Y	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	---	X
Y	3. PERFORM CLASSIFICATION AND TESTING OFCOMPACTED FILL MATERIALS.	---	X
Y	4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	---
Y	5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	---	X

INSPECTION AND VERIFICATION OF HELICAL PILE FOUNDATONS				
INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCED STANDARDS
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	
Y	1. CONTINOUS INSPECTION SHALL BE PERFORMED DURING INSTALLATION OF HELICAL PILE FOUNDATIONS. INFORMATION SHALL BE RECORDED INCLUDING INSTALLATION EQUIPMENT USED, PILE DIMENSIONS, TIP ELEVATIONS, FINAL DEPTH, FINAL INSTALLATION TORQUE, AND OTHER PERTINENT INSTALLATION AS REQUIRED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE IN CHARGE. THE APPROVED GEOTECHNICAL REPORT AND CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL SHALL BE USED TO DETERMINE COMPLIANCE.	X		IBC SECTION 1705.9

INSPECTION AND VERIFICATION OF STEEL CONSTRUCTION				
INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION TASK	FREQUENCY OF INSPECTION		REFERENCED STANDARD
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	
	1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS:			
Y	A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X	AISC 360 SECTION A3.3 AND APPLICABLE ASTM MATERIAL STANDARDS
Y	B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X	-
	2. INSPECTION OF HIGH-STRENGTH BOLTING:			
Y	A. SNUG TIGHT JOINTS.	-	X	AISC 360 SECTION M2.5
N	B. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT, OR DIRECT TENSION INDICATOR METHOD OF INSTALLATION.	-	X	
N	C. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING, OR CALIBRATED WRENCH METHODS OF INSTALLATION.	X	-	
	3. MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:			
Y	A. FOR STRUCTURAL STEEL, IDENTIFICATION MARINGS TO CONFORM TO AISC 360.	-	X	-
Y	B. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X	APPLICABLE ASTM MATERIAL STANDARDS
Y	C. MANUFACTURER'S CERTIFIED MILL TEST REPORTS.	-	X	-
	4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:			
Y	A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X	AISC 360 SECTION A3.5 AND APPLICABLE AWS A5 DOCUMENTS
Y	B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X	-
	5. INSPECTION OF WELDING:			
	A. STRUCTURAL STEEL AND COLD FORMED STEEL DECK:			
N	1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS.	X	-	AWS D1.1
N	2) MULTIPASS FILLET WELDS.	X	-	
N	3) SINGLE-PASS FILLET WELDS > 5/16".	X	-	
N	4) PLUG AND SLOT WELDS.	X	-	
Y	5) SINGLE-PASS FILLET WELDS ≤ 5/16".	-	X	
N	6) FLOOR AND ROOF DECK WELDS.	-	X	AWS D1.3
	B. REINFORCING STEEL:			
Y	1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706.	-	X	AWS D1.4 ACI 318 SECTION 3.5.2
N	2) REINFORCING STEEL: RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT.	X	-	
Y	3) SHEAR REINFORCEMENT.	X	-	
Y	4) OTHER REINFORCING STEEL.	-	X	
	6. INSPECTION OF STEEL FRAME JOINT DETAIL FOR COMPLIANCE:			
Y	A. DETAILS SUCH AS BRACING AND STIFFENING.	-	X	-
Y	B. MEMBER LOCATIONS.	-	X	
Y	C. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	-	X	
N	7. SFRS (SEISMIC FORCE RESISTING SYSTEM)	X	-	-

SUBMITTALS:

1. ALL SUBMITTALS SHALL BE SENT TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT, FABRICATION, OR CONSTRUCTION.
2. REQUIRED SUBMITTALS ARE PROVIDED.
   a. STRUCTURAL FILL (A.3.f)
   b. CONCRETE MIX DESIGN (4010 D.1.i)
   c. REBAR SHOP DRAWINGS (4010 D.4.d)
   d. HELICAL PILE DESIGN & SUBMITTAL (4010 E)
   e. STRUCTURAL STEEL SHOP DRAWINGS (4010 F.3.a)
   f. ENGINEERING COMPLETED BY OTHERS (4010 G. 6)
   g. ANY MATERIAL THAT DIFFERS FROM WHAT IS SPECIFIED ON 4010, 4011, OR THE FOLLOWING STRUCTURAL DRAWINGS.

ABBREVIATIONS:

A.B. = ANCHOR BOLT
B.O.C. = BOTTOM OF CONCRETE
C.J. = CONSTRUCTION JOINT
C.L. = CENTERLINE
C.T. = CONTROL JOINT
C.V. = COMPACTED VOLUME
CLR. = CLEAR
CONC. = CONCRETE
CONT. = CONTINUOUS
DET. = DETAIL
DWGS. = DRAWINGS
E.F.= EACH FACE
E.J.= EXPANSION JOINT
E.W.= EACH WAY
ELEV. = ELEVATION
EQUIP. = EQUIPMENT
FDN. = FOUNDATION
GALV. = GALVANIZE
GRTG. = GRATING
HORIZ. = HORIZONTAL
I.F. = INSIDE FACE
MAX. = MAXIMUM
MFR. = MANUFACTURER
MIN. = MINIMUM
N.F.S. = NON-FROST-SUSCEPTIBLE
O.C. = ON CENTER
O.D. = OUTSIDE DIAMETER
O.F. = OUTSIDE FACE
REINF. = REINFORCEMENT
REQ'D. = REQUIRED
S.J. = SEALED JOINT
S.S. = STAINLESS STEEL
SPS. = SPACES
T & B = TOP AND BOTTOM
T.O.A. = TOP OF CONCRETE
T.O.S. = TOP OF STEEL
T.O.W. = TOP OF WALL
TYP. = TYPICAL
U.N.O. = UNLESS NOTED OTHERWISE
VERT. = VERTICAL

DRAWING REVISION FOR STRUCTURAL RETAINING WALL & WATER LINE SUPPORTS ONLY. REMAINING STRUCTURAL MOUNDING SCOPE TO BE ISSUED AT A LATER DATE.

CAD FILE NAME: *D1_40011_Sibley Mounding.dwg*

Xcel Energy®

FLOC: *GU-SPG*

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the state of Minnesota.
Signature: Randy Paul
Typed or Printed Name: Randy S. Paul
Date: 05/28/2024 License Number: 56637

CAMPOS EPC

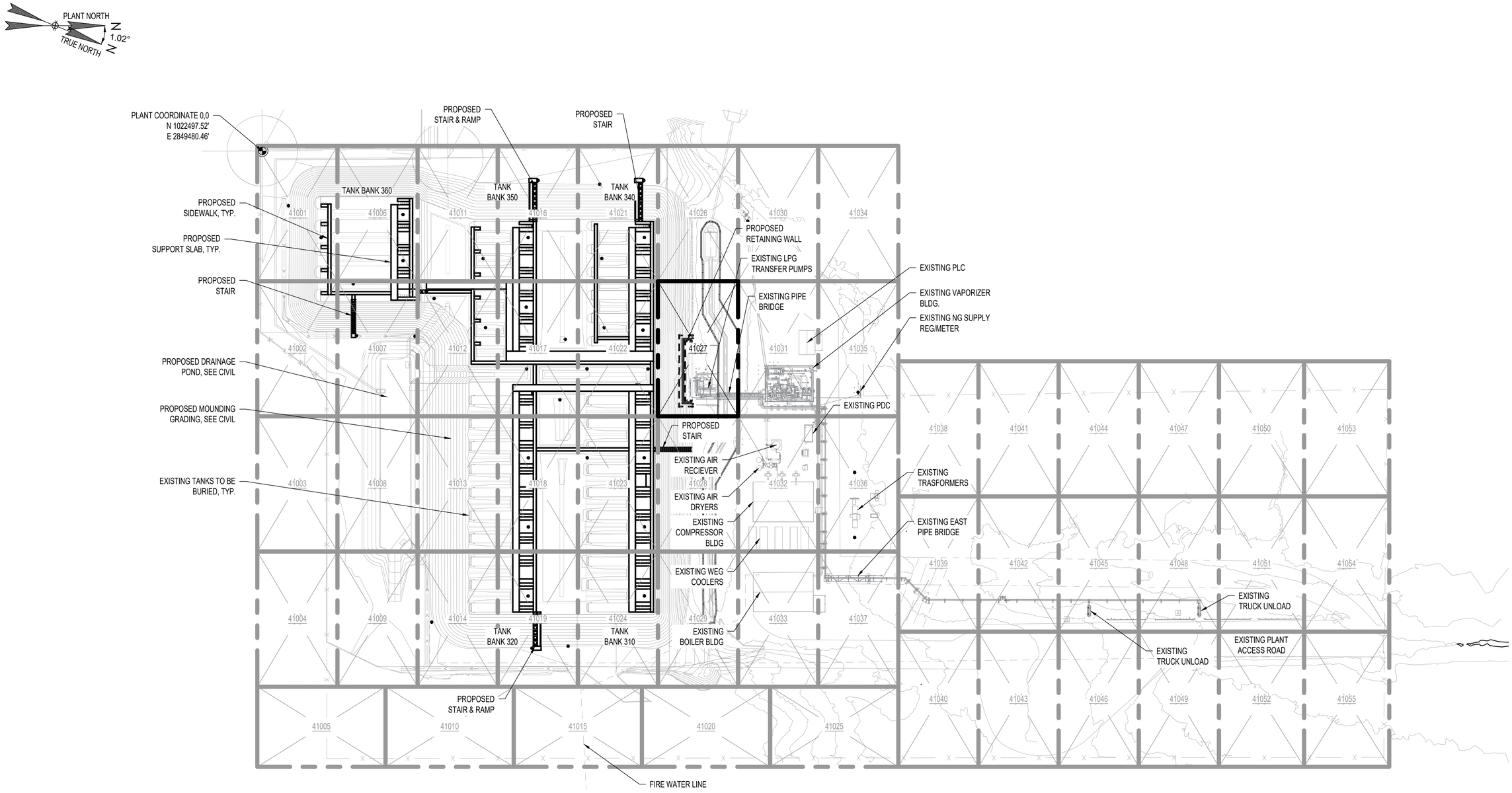
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DRAWN BY: *JMC*	*02/27/24*
DESIGNED BY: *RSP*	*02/27/24*
CHECKED BY: *JG*	*05/24/24*
APPROVED BY: *RSP*	*05/31/24*
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION - RET. WALL*	*JMC*	*05/31/24*

SIBLEY PROPANE PLANT STRUCTURAL NOTES

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

DRAWING
40011
0



FOUNDATION KEY PLAN

SCALE 1" = 50'

DRAWING REVISION FOR STRUCTURAL RETAINING WALL & WATER LINE SUPPORTS ONLY. REMAINING STRUCTURAL MOUNDING SCOPE TO BE ISSUED AT A LATER DATE.

LEGEND:

- PROPOSED CONCRETE
- EXISTING FENCE
- EXISTING STEEL/CONCRETE
- EXISTING ABOVE GROUND PIPING & EQUIPMENT
- EXISTING UNDER GROUND PIPING & EQUIPMENT

NOTES:

1. ALL COORDINATES BASED ON NAD83 MINNESOTA STATE PLANS, SOUTH ZONE.
2. SEE THE FOLLOWING FOR OTHER DISCIPLINE KEY PLANS: 4300 FOR CIVIL, 6100 FOR MECHANICAL & PIPING, 7200 FOR CONDUIT, 7300 FOR ELECTRICAL, & 8000 FOR CONTROLS.

CAD FILE NAME: *D1_41000_Sibley Mounding.dwg*

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

Signature: *Randy Paul*
Typed or Printed Name: Randy S. Paul
Date: 05/28/2024 License Number: 56637

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *JMC*	*04/04/24*
DESIGNED BY: *RSP*	*04/04/24*
CHECKED BY: *JG*	*05/24/24*
APPROVED BY: *RSP*	*05/31/24*
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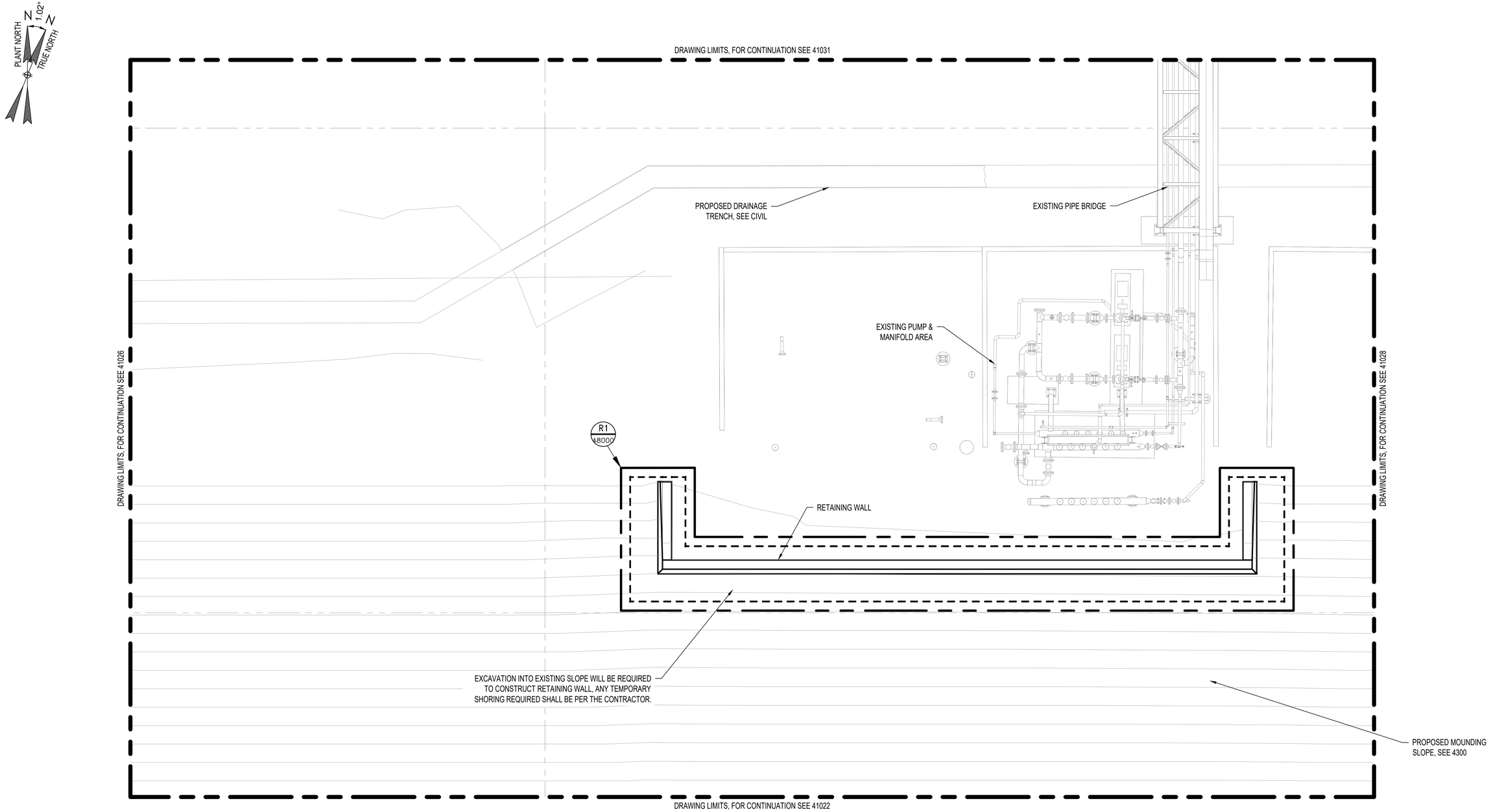
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NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION - RET. WALL*	*JMC*	*05/31/24*

SIBLEY PROPANE PLANT
FOUNDATION KEY PLAN

DRAWING *41000*

SERVICE CENTER: *NORTHERN STATES POWER COMPANY*
LOCATION: *UNIT 00*
DIVISION: *NORTHERN*
CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA*
TYPE: *FACILITY*

0



NOTES:

1. REFERENCE DRAWING 41000 FOR FOUNDATION KEY PLAN
2. REFERENCE DRAWINGS 40010 & 40011 FOR STRUCTURAL NOTES.
3. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED WITH EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
4. EXCAVATION FOR RETAINING WALL SHALL NOT DISTURB EXISTING FOUNDATIONS OR PIPE.

CAD FILE NAME: *D1_41027_Sibley Mounding.dwg*

FOUNDATION PLAN

SCALE 3/16" = 1'-0"

DRAWING REVISION FOR STRUCTURAL RETAINING WALL & WATER LINE SUPPORTS ONLY. REMAINING STRUCTURAL MOUNDING SCOPE TO BE ISSUED AT A LATER DATE.

LEGEND:

- PROPOSED CONCRETE
- EXISTING STEEL/CONCRETE
- EXISTING ABOVE GROUND PIPING & EQUIPMENT
- EXISTING UNDER GROUND PIPING & EQUIPMENT

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PROFESSIONAL ENGINEER
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Typed or Printed Name: Randy S. Paul
Date: 05/28/2024 License Number: 56637

CAMPOS EPC

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DESIGNED BY: *RSP*	*04/04/24*
CHECKED BY: *JG*	*05/24/24*
APPROVED BY: *RSP*	*05/31/24*
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION - RET. WALL*	*JMC*	*05/31/24*

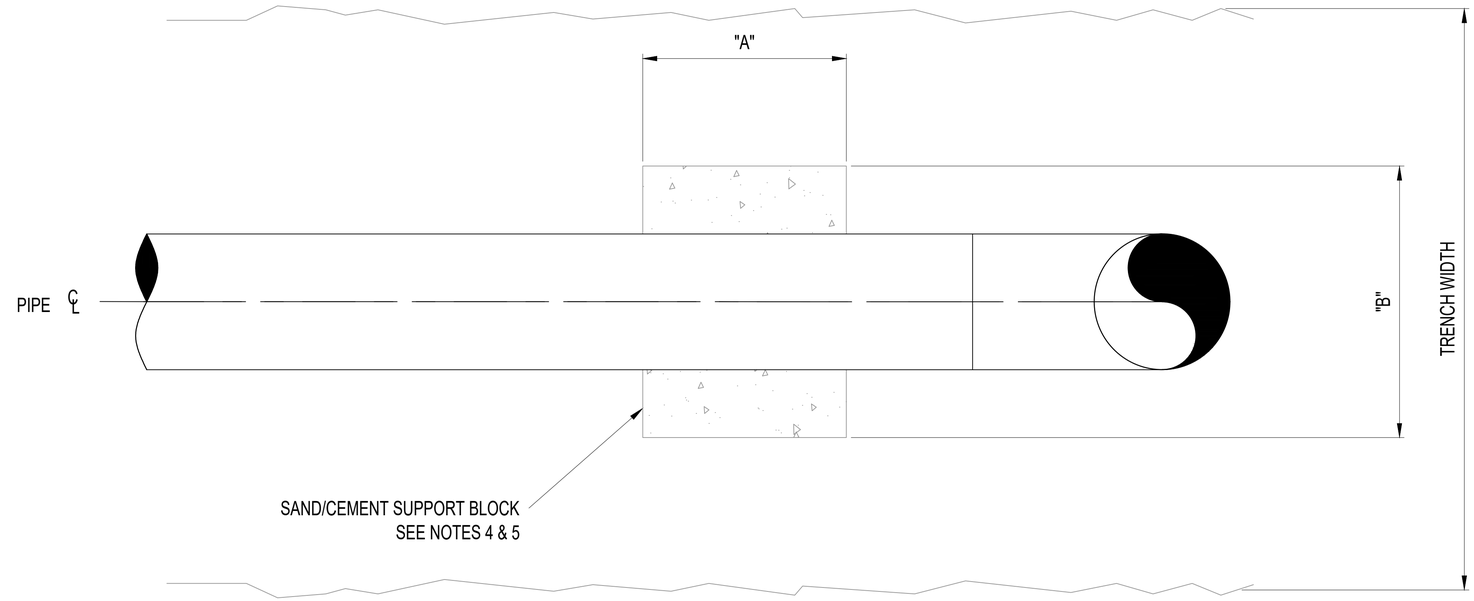
SIBLEY PROPANE PLANT
FOUNDATION PLAN

DRAWING *41027*

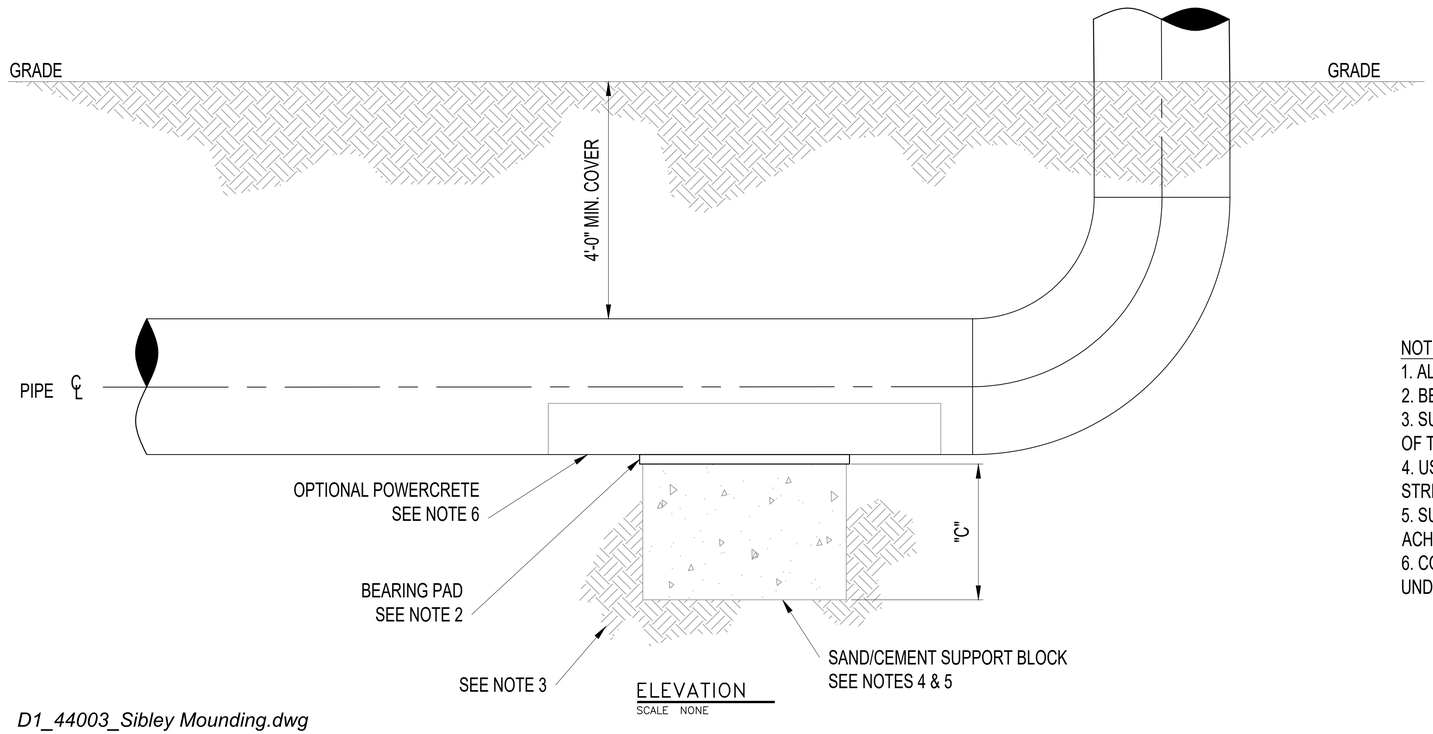
SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 10*

DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

△0



PLAN
SCALE NONE



ELEVATION
SCALE NONE

TYPE 1
BELOW GRADE

LINE PIPE	SUPPORT DIMENSIONS			BEARING PAD
NPS (in)	A	B	C	
2	12	12	8	A x 3
4	16	16	12	A x 3
6	20	20	12	A x 4
8	20	20	12	A x 5
10	26	26	12	A x 6
12	26	26	12	A x 6
14	26	26	12	A x 7
16	32	32	14	A x 7
18	32	32	14	A x 8
20	32	32	18	A x 8
22	42	42	18	A x 9
24	42	42	18	A x 9
26	42	42	18	A x 10
30	42	42	18	A x 11
34	48	48	18	A x 12
36	48	48	18	A x 12
42	54	54	18	A x 14

TYPE 2
BELOW GRADE
FOR USE ON MNLN BLOWDOWN

LINE PIPE	SUPPORT DIMENSIONS			BEARING PAD
NPS (in)	A	B	C	
2	18	12	12	A x 3
4	31	16	12	A x 3
6	39	20	12	A x 4
8	49	20	18	A x 5
10	48	26	18	A x 6
12	55	26	18	A x 6
14	61	26	18	A x 7
16	67	32	18	A x 7
18	74	32	18	A x 8
20	80	32	24	A x 8
22	88	42	24	A x 9
24	93	42	24	A x 9
26	88	42	24	A x 10
30	99	42	24	A x 11
34	111	48	30	A x 12
36	117	48	30	A x 12
42	127	54	30	A x 14

NOTES:
1. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.
2. BEARING PAD TO BE TEFLON (PTFE), FABREEKA OR "XCEL" APPROVED EQUAL. WITH THE PTFE TO FACE THE PIPE.
3. SUPPORT BLOCKS SHALL BEAR ON NATIVE, UNDISTURBED SOIL OR STRUCTURAL FILL COMPACTED TO A MINIMUM OF 95% OF THE RELATIVE DRY DENSITY PER ASTM D698 TO PROVIDE A MINIMUM ALLOWABLE SOIL BEARING VALUE OF 1500 PSF.
4. USE GROUT (SAND/CEMENT MIX) NO COARSE AGGREGATE. WITH A SLUMP OF 6" MAX. A MIN. 28 DAY COMPRESSIVE STRENGTH: OF 3000 PSI.
5. SUPPORTS MAY BE POURED "NEAT" AGAINST TRENCH BOTTOM AND SIDES PROVIDED AT LEAST SPECIFIED DIMENSIONS ARE ACHIEVED.
6. COAT ENTIRE PIPE WITH FBE AND OVER COAT WITH POWERCRETE-J OR AN APPROVED EQUAL (40 MILS MIN.) THE UNDERSIDE OF THE PIPE IN THE AREA OF THE SUPPORT.

CAD FILE NAME: *D1_44003_Sibley Mounding.dwg*

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PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the state of Minnesota.
Signature: Randy Paul
Typed or Printed Name: Randy S. Paul
Date: 05/28/2024 License Number: 56637

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *JMC*	*04/04/24*
DESIGNED BY: *RSP*	*04/04/24*
CHECKED BY: *JG*	*05/24/24*
APPROVED BY: *RSP*	*05/31/24*
IN SERVICE DATE:	

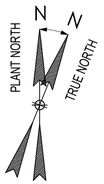
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NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION - RET. WALL*	*JMC*	*05/31/24*

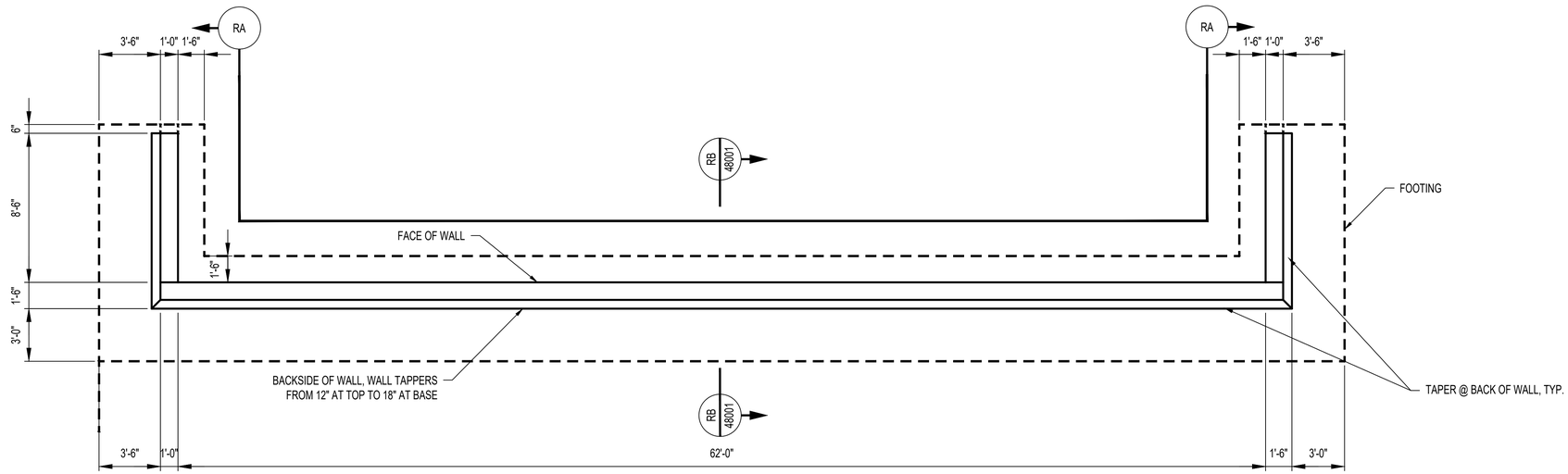
SIBLEY PROPANE PLANT
TYPICAL THRUST BLOCK DETAIL

DRAWING
44003

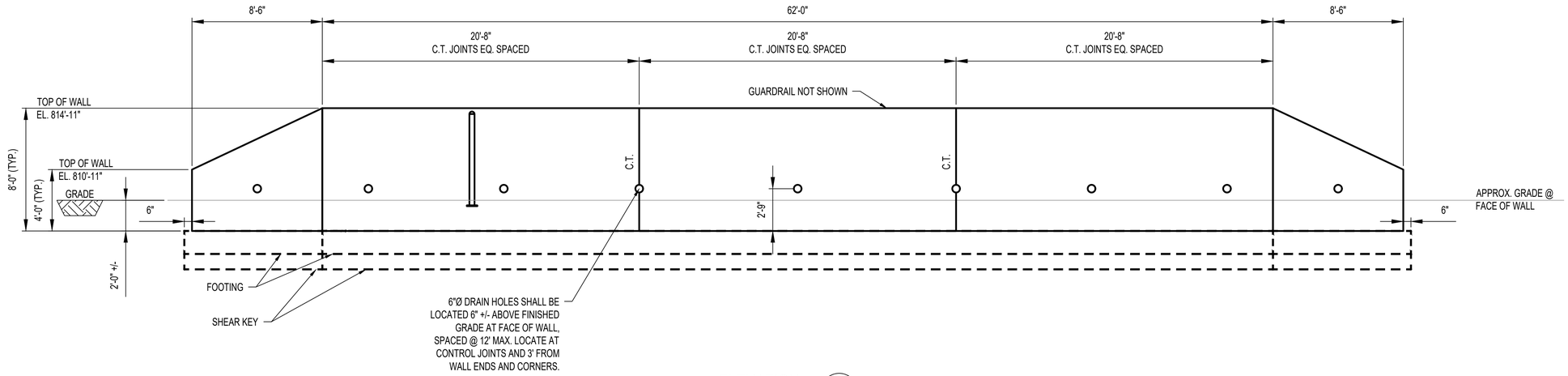
SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

0





DETAIL R1 RETAINING WALL
SCALE : 1/4"=1'-0" 41027



ELEVATION RA
SCALE : 1/4"=1'-0"

NOTES:

1. SEE 40010 & 40011 FOR GENERAL STRUCTURAL NOTES.
2. SEE 48001 FOR RETAINING WALL REINFORCEMENT.
3. SEE 48002 FOR RETAINING WALL DETAILS.

CAD FILE NAME: *D1_48000_Sibley Mounding.dwg*

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Signature: Randy Paul
Typed or Printed Name: Randy S. Paul
Date: 05/28/2024 License Number: 56637

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *JMC*	*03/01/24*
DESIGNED BY: *RSP*	*03/01/24*
CHECKED BY: *JG*	*05/24/24*
APPROVED BY: *RSP*	*05/31/24*
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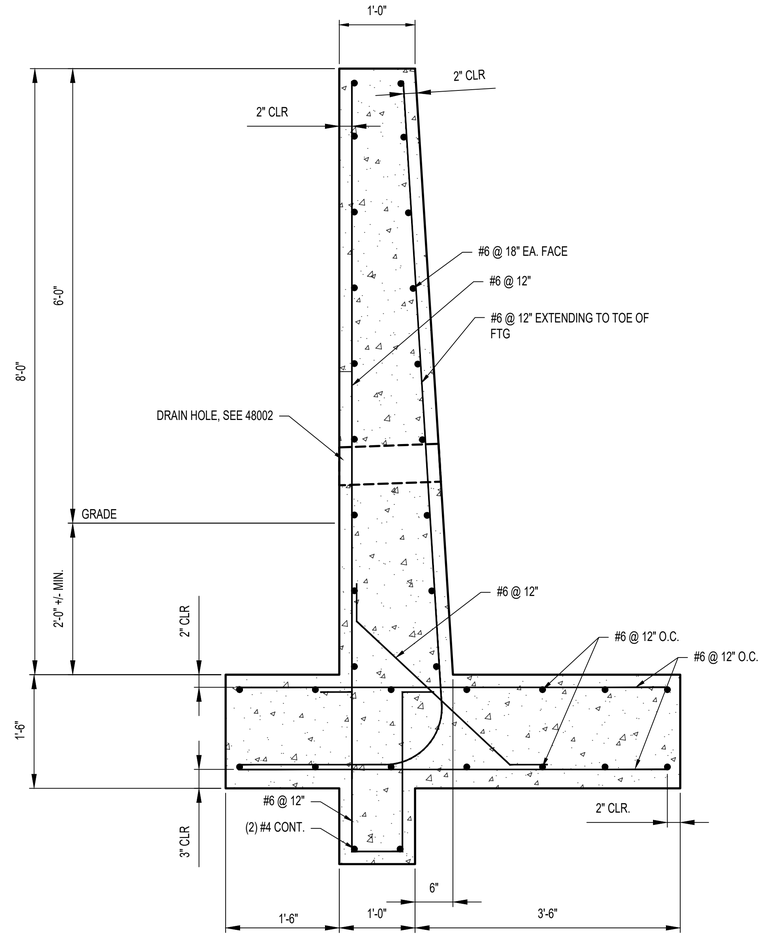
REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION - RET. WALL*	*JMC*	*05/31/24*

SIBLEY PROPANE PLANT
RETAINING WALL PLANS & ELEVATIONS

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTH* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

DRAWING
48000

0



SECTION
SCALE 1"=1'-0"

RB
48000

NOTES:

1. SEE 40010 & 40011 FOR GENERAL STRUCTURAL NOTES.
2. SEE 48000 FOR RETAINING WALL PLAN & ELEVATIONS.
3. SEE 48002 FOR RETAINING WALL DETAILS.

CAD FILE NAME: *D1_48001_Sibley Mounding.dwg*

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Signature: Randy Paul
Typed or Printed Name: Randy S. Paul
Date: 05/28/2024 License Number: 56637

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *JMC*	*03/01/2024*
DESIGNED BY: *RSP*	*03/01/2024*
CHECKED BY: *JG*	*05/24/24*
APPROVED BY: *RSP*	*05/31/24*
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
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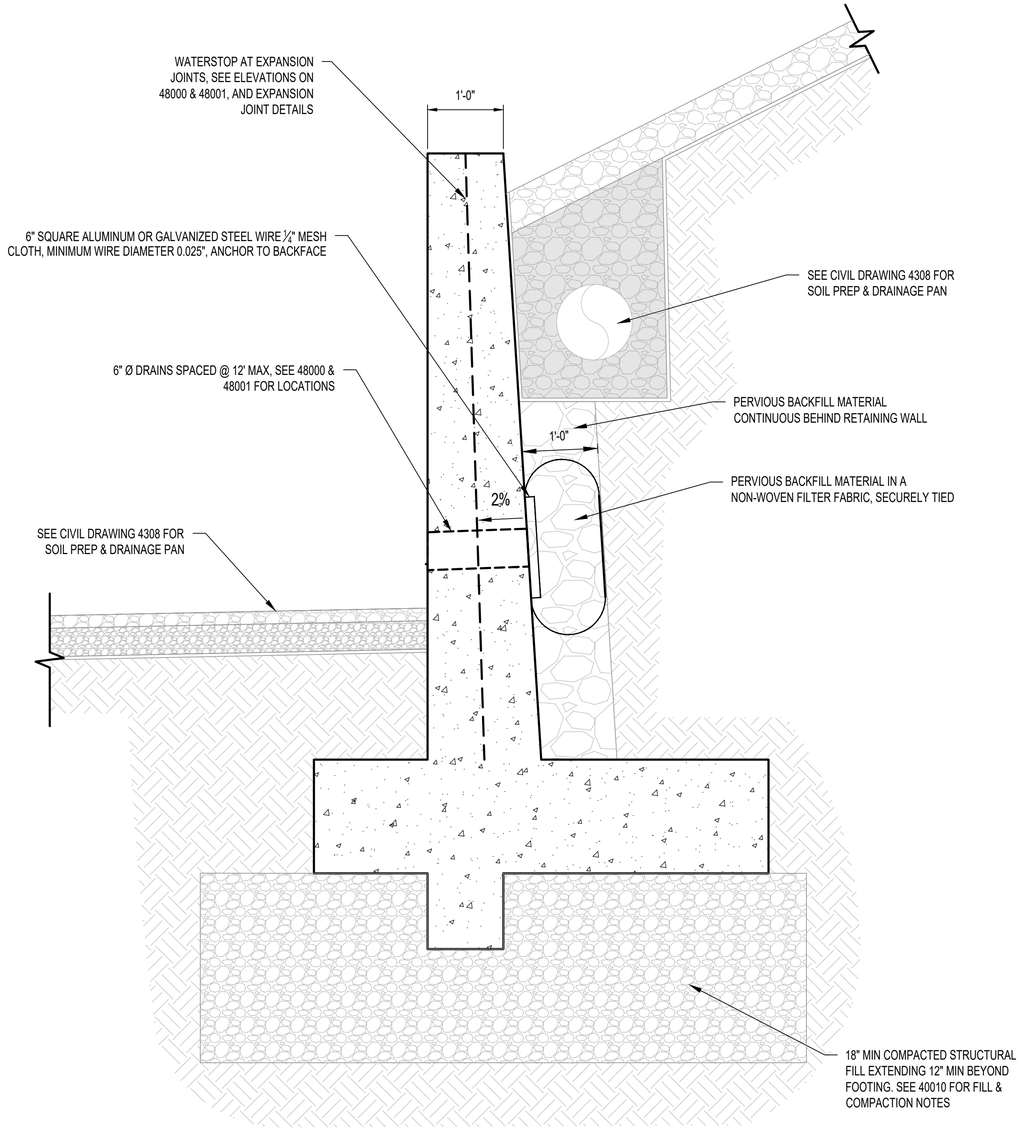
SIBLEY PROPANE PLANT
RETAINING WALL SECTION

DRAWING
48001

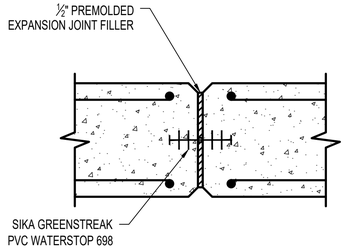
SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*

DIVISION: *NORTH* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

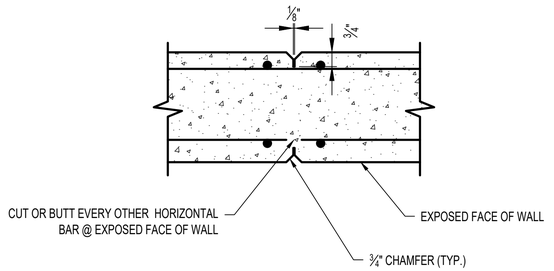
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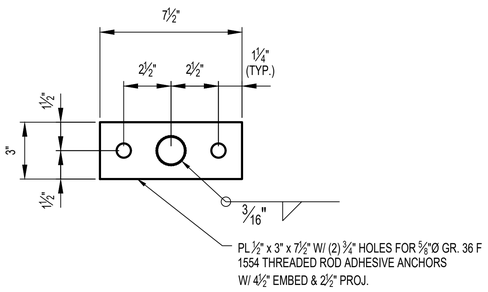
RETAINING WALL DRAINAGE DETAIL
SCALE 1" = 1'-0"



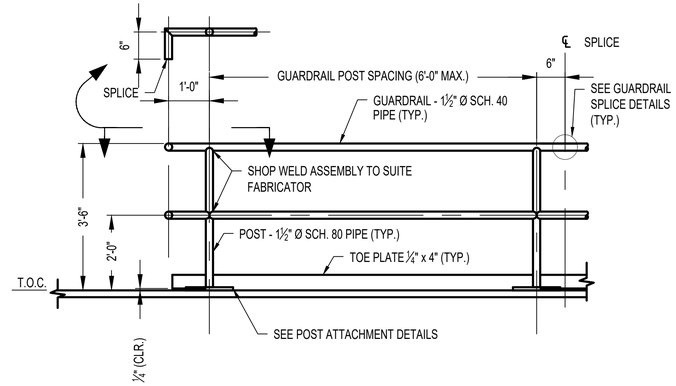
EXPANSION JOINT DETAIL
SCALE NOT TO SCALE



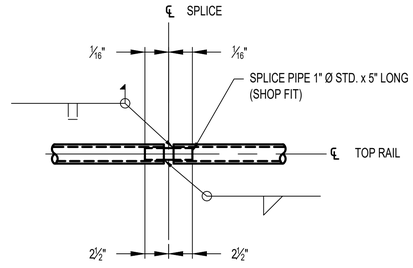
CONTROL JOINT DETAIL
SCALE NOT TO SCALE



GUARDRAIL POST ATTATCHMENT DETAIL
SCALE : 3"=1'-0"



GUARDRAIL ELEVATION
SCALE NOT TO SCALE



GUARDRAIL SPLICE
SCALE NOT TO SCALE

NOTES:

1. SEE 40010 & 40011 FOR GENERAL STRUCTURAL NOTES.
2. SEE 48000 FOR RETAINING WALL PLAN & ELEVATION.
3. SEE 48001 FOR RETAINING WALL DETAILS SECTIONS AND REINFORCEMENT.

CAD FILE NAME: *D1_48002_Sibley Mounding.dwg*

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FLOC: *GU-SPG*

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the state of Minnesota.
Signature: Randy Paul
Typed or Printed Name: Randy S. Paul
Date: 05/28/2024 License Number: 56637

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *JMC*	*03/01/24*
DESIGNED BY: *RSP*	*03/01/24*
CHECKED BY: *JG*	*05/24/24*
APPROVED BY: *RSP*	*05/31/24*
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION - RET. WALL*	*JMC*	*05/31/24*

SIBLEY PROPANE PLANT
RETAINING WALL SECTIONS & DETAILS

DRAWING *48002*

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*

DIVISION: *NORTH* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

△0

CIVIL GRADING COVER SHEET

DRAWING NUMBER	REV	DRAWING TITLE
4000	2	CIVIL GRADING COVER SHEET
4003	0	GENERAL CIVIL NOTES
4300	2	GRADING & DRAINAGE SITE PLAN
4301	2	GRADING & DRAINAGE KEY PLAN
4302	2	GRADING & DRAINAGE PLAN - NORTHWEST
4303	2	GRADING & DRAINAGE PLAN - NORTHEAST
4304	2	GRADING & DRAINAGE PLAN - SOUTHWEST
4305	2	GRADING & DRAINAGE PLAN - SOUTHEAST
4306	0	GRADING PROFILES
4307	0	GRADING PROFILES
4308	0	GRADING AND DRAINAGE DETAILS
4309	0	GRADING AND DRAINAGE DETAILS
4310	0	GRADING AND DRAINAGE DETAILS
4311	0	GRADING AND DRAINAGE DETAILS
4312	0	GRADING AND DRAINAGE DETAILS
4313	0	GRADING AND DRAINAGE DETAILS
4400	0	POND OUTLET PLAN & PROFILE
4401	0	MANHOLE DETAILS
4600	0	FENCING DETAILS
4601	0	FENCING DETAILS

CAD FILE NAME: *D1_4000_Sibley Mounding.dwg*

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FLOC: *GU-SPG*

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

Signature:
Typed or Printed Name: Isaac Francis Cohrs
Date: 05/24/2024 License Number: 59106

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*IFC*	*06/30/2022*
1	*ISSUED FOR CONSTRUCTION*	*AJL*	*05/12/2023*
2	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
CIVIL GRADING COVER SHEET

SERVICE CENTER: *NORTHERN STATES POWER COMPANY*
LOCATION: *UNIT 00*
DIVISION: *NORTHERN*
CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA*
TYPE: *FACILITY*

DRAWING
4000
2

CIVIL / GRADING NOTES

SUBSURFACE INVESTIGATION

1. CAMPOS EPC ISSUES THESE DRAWINGS FOR CONSTRUCTION UNDER THE ASSUMPTION THAT ALL REQUIRED FEDERAL, STATE, AND LOCAL PERMITS HAVE BEEN ACQUIRED BY THE OWNER/CONTRACTOR PRIOR ANY CONSTRUCTION ACTIVITIES UNLESS EXPLICITLY APPROVED OTHERWISE.
2. CONTRACTOR SHALL REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT GENERATED BY CAMPOS EPC - XCEL GAS PLANT SIBLEY FOUNDATION DESIGN TECHNICAL MEMORANDUM, DATED SEPTEMBER 9, 2021. IN THE EVENT THAT AN ADDITIONAL GEOTECHNICAL REPORT IS OBTAINED, THE OWNER WILL PROVIDE THE CONTRACTOR WITH A COPY OF THE GEOTECHNICAL ENGINEERING REPORT WHICH INCLUDES BORING AND SOILS DATA. THE OWNER DOES NOT REPRESENT THAT THE BORING LOGS AND OTHER TEST DATA INDICATE THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED THROUGHOUT THE SITES. THE BORING LOGS AND TEST DATA ONLY INDICATE THE CONDITIONS AT THE PARTICULAR LOCATIONS OF THE BORINGS OR TESTING LOCATIONS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY INTERPRETATION AND CONCLUSIONS, WHICH MAY BE MADE AS TO THE NATURE OF THE MATERIALS TO BE ENCOUNTERED AND THE DIFFICULTY OF PERFORMING THE WORK.
3. FIELD VERIFY DIMENSIONS PRIOR TO STARTING CONSTRUCTION. BRING ANY DISCREPANCIES TO THE OWNER'S THIRD PARTY INSPECTOR'S ATTENTION AND RECONCILE WITH THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

WEATHER

4. UNLESS APPROVED COMPENSATORY MEASURES ARE IN PLACE, NO EXCAVATION, GRADING OR OTHER WORK SHALL BE PERFORMED IN INCLEMENT WEATHER CONDITIONS WHICH PREVENT ATTAINING SATISFACTORY CONSTRUCTION AS SPECIFIED HEREIN.

ENVIRONMENTAL PROTECTION:

5. EROSION AND SEDIMENT CONTROL DRAWINGS ARE TO BE DESIGNED, INSTALLED, AND MAINTAINED BY OTHERS UNTIL PROJECT ACCEPTANCE AND FINAL COMPLETION OCCURS.
6. THE CONTROL OF ENVIRONMENTAL POLLUTION WHICH COULD RESULT FROM CONSTRUCTION OPERATIONS UNDER THIS CONTRACT REQUIRES CONSIDERATION OF LAND, WATER AND AIR QUALITY AT THE SITE.
7. THE CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS CONCERNING ENVIRONMENTAL POLLUTION CONTROL OR ABATEMENT. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND COMPLY WITH SUCH PERMITS CONCERNING ENVIRONMENTAL PROTECTION.
8. THE OWNER AND THE CONTRACTOR SHALL ESTABLISH THE CRITERIA FOR COMPLIANCE AND ADMINISTRATION OF THE ENVIRONMENTAL POLLUTION CONTROL PROGRAM PRIOR TO COMMENCEMENT OF WORK.
9. THE OWNER WILL NOTIFY THE CONTRACTOR IN WRITING OF ANY NONCOMPLIANCE WITH THIS SPECIFICATION AND THE ACTION TO BE TAKEN. THE CONTRACTOR SHALL IMMEDIATELY TAKE CORRECTIVE ACTION.

PROTECTION OF LAND RESOURCES

10. LAND RESOURCES ADJACENT TO THE PROJECT BOUNDARIES SHALL BE PRESERVED IN THEIR PRESENT CONDITION OR RESTORED TO A NATURAL APPEARANCE PRIOR TO FINAL ACCEPTANCE OF PROJECT.
11. THE CONTRACTOR SHALL NOT INJURE OR DESTROY TREES OR SHRUBS ADJACENT TO THE PROJECT SITE. CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE AREA SHOWN ON THE PLANS.
12. TEMPORARY ROADS, EMBANKMENTS OR EXCAVATIONS SHALL BE RESTORED TO NATURAL GRADE AND SEEDED PRIOR TO COMPLETION OF CONSTRUCTION. VEGETATION MUST BE ESTABLISHED ON ALL EXPOSED SOILS PRIOR TO FINAL ACCEPTANCE OF PROJECT.

PROTECTION OF WATER RESOURCES

13. THE CONTRACTOR SHALL NOT ADVERSELY AFFECT THE EXISTING WATER QUALITY WITHIN OR ADJACENT TO THE PROJECT SITE. NO CONSTRUCTION WASTES OR OTHER HARMFUL MATERIALS WILL BE PERMITTED TO ENTER THESE WATER RESOURCES.
14. SURFACE DRAINAGE FROM CUTS AND FILLS SHALL BE PROTECTED BY AN EFFECTIVE EROSION AND SEDIMENT CONTROL PLAN OR SHALL BE GRADED TO CONTROL EROSION WITHIN ACCEPTABLE LIMITS. THESE MEASURES SHALL BE DESIGNED AND MAINTAINED BY OTHERS AND SHALL BE MAINTAINED UNTIL PERMANENT DRAINAGE AND EROSION CONTROL FACILITIES ARE COMPLETED.

CONTROL OF AIR POLLUTANTS

15. NO FIRES SHALL BE ALLOWED TO DISPOSE OF DEBRIS.
16. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE AND ACCESS ROADS FREE FROM DUST WHICH WOULD CAUSE A HAZARD OR NUISANCE TO OTHERS. REFER TO JURISDICTIONAL REQUIREMENTS FOR DUST CONTROL MEASURES.
17. THE CONTRACTOR SHALL OBTAIN DUST PERMIT FROM AUTHORITY HAVING JURISDICTION AND PAY ALL ASSOCIATED FEES PRIOR TO STARTING WORK.

RESTORATION

18. ALL SURFACES NOT SCHEDULED FOR PERMANENT IMPROVEMENTS SUCH AS GRAVEL, PAVEMENT, RIPRAP LININGS, ETC. SHALL BE PERMANENTLY STABILIZED PER THE EROSION AND SEDIMENT CONTROL DRAWINGS BY OTHERS, PROJECT COMPLETION SHALL NOT BE ACHIEVED UNTIL ADEQUATE STABILIZATION HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER OF RECORD AND EROSION AND SEDIMENT CONTROL ENGINEER.

PRODUCTS:

FILL

19. ALL PRODUCTS/MATERIALS USED DURING THE CONSTRUCTION OF THESE PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO PURCHASING, DELIVERY, AND INSTALLATION.
20. ENGINEERED FILL FOR ALL LOCATIONS OUTSIDE OF THE MOUND IMPROVEMENTS SHALL CONFORM TO FILL REQUIREMENTS FOUND IN PROJECT GEOTECH REPORT OR GENERAL GUIDELINES SHOWN ON TABLE-1
21. ALL CRUSHED ROCK SPECIFIED (RIPRAP, SURFACING COURSE, ETC.) TO HAVE A MINIMUM SPECIFIC GRAVITY OF 2.6.
22. ENGINEERED FILL FOR ALL LOCATIONS WITHIN THE MOUND IMPROVEMENTS BENEATH THE SEPARATION GEOTEXTILE SHALL BE CLASSIFIED AS, OR A COMBINATION OF, SC, SM, SW, OR SP (AS DEFINED BY ASTM D2487) WITH A MAXIMUM PARTICLE SIZE OF ONE QUARTER INCH AND LESS THAN 10% PASSING A NO. 200 SIEVE.

TABLE-1

GRADATION OF FILL	
SIEVE	% PASSING
3 INCH	100
3/4 INCH	70-100
NO. 200	10
PLASTICITY	
LIQUID LIMIT (LL)	PLASTICITY INDEX (PI)
<35	<12
OTHER REQUIREMENTS	
ORGANIC CONTENT	NO ORGANICS
EXPANSIVE POTENTIAL (EI)	<20
SOLUBLE SULFATES	<2,000 PPM
SOLUBLE CHLORIDE	<300 PPM
RESISTIVITY	>2,000 *CM

GEOTEXTILE

23. STABILIZATION (SEPARATION/REINFORCEMENT) GEOSYNTHETIC SHALL BE TENCATE MIRAFI RS380i OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. EQUIVALENT GEOSYNTHETICS SHALL MEET STRENGTH AND FILTRATION CHARACTERISTICS OF SPECIFIED PRODUCTS. PROVIDE GEOSYNTHETIC ROLLS WITH SUITABLE WRAPPING FOR PROTECTION AGAINST MOISTURE, AND EXTENDED ULTRAVIOLET EXPOSURE PRIOR TO PLACEMENT. EACH ROLL SHALL BE LABELED TO PROVIDE PRODUCT IDENTIFICATION SUFFICIENT FOR INVENTORY AND QUALITY CONTROL PURPOSES. STORE ROLLS IN A MANNER, WHICH PROTECTS THEM FROM THE ELEMENTS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. ELEVATE GEOSYNTHETICS STORED OUTDOORS AND PROTECT WITH WATERPROOF COVER.
24. GEOSYNTHETICS SHALL BE INSTALLED AS INDICATED ON THE PLANS AND OUTLINED HEREIN. THE MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, SPLICE LENGTHS/LAP WIDTHS, TENSIONING, AND ORIENTATION. THE GEOSYNTHETICS SHALL BE INSTALLED TO MINIMIZE CUTTING AND WASTAGE. CARE SHALL BE TAKEN TO NOT RIP THE GEOSYNTHETIC MATERIALS. TEARS SHALL BE COVERED WITH PIECES OF GEOSYNTHETIC MATERIAL WITH AT LEAST 12 INCHES OF OVERLAP OR PER MANUFACTURER'S SPECIFIED INSTRUCTIONS. THE GEOSYNTHETIC MATERIALS SHALL NOT REMAIN EXPOSED LONGER THAN 24 HOURS, OR AS OTHERWISE SPECIFIED IN THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
25. NOTES PRESENTED ABOVE ARE NOT ALL INCLUSIVE AND DO NOT ABSOLVE THE CONTRACTOR FROM INSTALLING GEOTEXTILE FABRIC PER MANUFACTURERS GUIDELINES.

STORMWATER PIPING

26. MOUND UNDERDRAIN PIPING SHALL BE 6-INCH OR 12-INCH DIA. AS INDICATED ON PLANS AND SHALL CONSIST OF PERFORATED SMOOTH WALL SCH. 40 PVC PIPE INSTALLED AT A MINIMUM LATERAL SLOPE OF 1.0% TO DAYLIGHT LOCATIONS AS SHOWN ON PLANS. PERFORATIONS 3/8"-DIA. SHALL BE IN THE BOTTOM HALF OF THE PIPE ORIENTED AT 4- AND 8-O'CLOCK.
27. UNDERDRAINS SHALL HAVE CLEANOUTS TO GRADE INSTALLED AT ALL UPSLOPE ENDS OF UNDERDRAIN RUNS AND WHERE BENDS OCCUR.CLEANOUTS SHALL NOT BE LOCATED WITHIN DRIVEPATHS, WALKWAYS, AREAS OF HEAVY FOOT-TRAFFIC, OR AREAS WHERE THEY MAY POSE AS A TRIP-HAZARD. ALL CLEANOUTS SHALL BE FURNISHED WITH REMOVABLE CAPS OR SIMILAR MATERIAL.
28. CULVERTS SHALL BE DUAL-WALLED HDPE WITH SMOOTH INTERIOR. CULVERTS LESS THAN 10-INCHES IN DIAMETER SHALL COMPLY WITH AASHTO M252, TYPE S OR SP. CULVERTS GREATER THAN 10-INCHES IN DIAMETER SHALL COMPLY WITH AASHTO M294, TYPE S OR SP. CULVERT END SECTIONS, IF SPECIFIED, SHALL BE FLARED AND MATCH THE PIPE MATERIAL AND STRENGTH.

PROOF-ROLLING

29. PROOF-ROLLING SHALL BE PERFORMED AT AREAS OF PROPOSED FILL PLACEMENT, PROPOSED CUT, PROPOSED STRUCTURE FOOTPRINTS, PROPOSED ACCESS OR SERVICE ROADS SUBJECT TO VEHICLE LOADING, AND SLAB SUBGRADES FOR THE PROJECT. PROOF-ROLLING SHALL NOT BE PERFORMED WHERE NOT PRACTICAL OR PERMITTED (I.E. AREAS ABOVE OR WITHIN 10' OF EXISTING TANKS).
30. PRIOR TO PLACEMENT OF FILL, SUBGRADE SURFACES SHALL BE CLEANED OF DEBRIS, ORGANIC MATTER, MUD, LOOSE SOIL AND OTHER UNSUITABLE MATERIAL. AFTER THE AREAS OF THE SITE HAVE BEEN STRIPPED AND UNSUITABLE MATERIALS HAVE BEEN REMOVED, AT-GRADE AREAS, AND AREAS THAT ARE TO RECEIVE FILL SHALL BE PROOF-ROLLED WITH A LOADED TRI-AXLE DUMP TRUCK, LOADED WATER TRUCK, OR WITH A 10-TON VIBRATORY ROLLER. PROOF-ROLLING CONSISTS OF APPLYING REPEATED PASSES TO THE SUBGRADE WITH THIS EQUIPMENT. SUBGRADES IN AREAS OF CUT SHOULD BE SIMILARLY PROOF-ROLLED SUBSEQUENT TO EXCAVATION. THE PROOF-ROLLING OPERATION SHALL BE PERFORMED UNDER THE OBSERVATION OF THE OWNER'S DESIGNATED REPRESENTATIVE. ANY AREAS WHICH DEFLECT, RUT, OR PUMP UNDER THE PROOF-ROLLING, AND FAIL TO BE REMEDIED WITH SUCCESSIVE PASSES AS DETERMINED BY THE OWNER, SHALL BE STABILIZED OR UNDERCUT TO MORE STABLE SOILS DEPENDING ON THE SITE CONDITIONS AT THE TIME OF CONSTRUCTION. ALL MATERIAL UNDERCUT SHALL BE REPLACED AND COMPACTED WITH AN APPROVED FILL.

SUBGRADE STABILIZATION

31. WET AND UNSTABLE EXPOSED SUBGRADE SOILS, IF ENCOUNTERED, SHALL BE STABILIZED IN LIEU OF UNDERCUTTING AND SOIL REPLACEMENT WHEN DIRECTED BY THE ENGINEER OF RECORD. STABILIZE THE WET AND UNSTABLE SUBGRADE WITH A STONE STABILIZATION BLANKET CONSISTING OF STRUCTURAL FILL AS SPECIFIED BY THE GEOTECHNICAL REPORT PLACED OVER A STABILIZATION GEOSYNTHETIC AS SPECIFIED. THE NECESSARY THICKNESS OF THE STONE STABILIZATION BLANKET MUST BE DETERMINED IN THE FIELD AT THE TIME OF CONSTRUCTION BY THE ENGINEER OF RECORD, BUT TYPICAL THICKNESSES RANGE FROM 12 TO 24 INCHES. THE STONE SHALL BE DUMPED IN A STABLE AREA AND THEN PUSHED OUT OVER THE GEOGRID WITH A LIGHT BULLDOZER. ALTERNATIVELY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR LIME OR CEMENT TREATMENT REQUIREMENTS OF SUBGRADES FOR STABILIZATION.

PREPARATION

32. AFTER PROOF-ROLLING AND BEFORE PLACING FILL MATERIAL, THE SUBGRADE SOIL SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, WETTED OR DRIED TO PRODUCE 1-3% HIGHER MOISTURE CONTENT THAN OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO AT LEAST 95% OF M.D.D. PER ASTM D-1557 FOR GRANULAR SOILS OR PER ASTM D-698 FOR COHESIVE, FINE-GRAINED SOILS.

CRACK CONTROL JOINTS

33. SAW CUT CONTROL JOINTS 1/8" TO 1/4" WIDE AS SOON AS PRACTICAL TO AVOID RAVELING EDGE.
34. CONTROL JOINTS TO BE CUT TO A QUARTER OF THE PLACED CONCRETE THICKNESS IN DEPTH.
35. SPACING OF JOINTS SHALL BE BETWEEN 24 TO 30 TIMES THE PLACED CONCRETE THICKNESS. THE ASPECT RATIO FOR UNREINFORCED PANELS OR UNLESS NOTED OTHERWISE SHALL BE A MAXIMUM OF 1.5 TO 1. IRREGULAR SHAPES SUCH AS "L'S" OR "T'S" SHALL BE AVOIDED.

SLOPED SURFACES

36. PLACEMENT OF FILL AGAINST SLOPED SURFACES STEEPER THAN 3 HORIZONTAL-TO-1 VERTICAL SHALL BE STEPPED OR BENCHED, INTO COMPETENT SUBGRADE MATERIAL AS DETERMINED BY THE ONSITE GEOTECHNICAL ENGINEER SCARIFIED AND COMPACTED AS DESCRIBED ON THIS SHEET.
37. REFER TO PLAN FOR INSTALLATION OF RIPRAP RUNDOWNS ON SLOPES.

PLACEMENT

38. FILL SHALL NOT BE PLACED UNTIL THE EXCAVATION AND SUBGRADE PREPARATION (OR PORTIONS THEREOF) HAVE BEEN COMPLETED, INSPECTED, AND APPROVED BY THE ENGINEER. FILL SHALL BE PLACED ON A SCARIFIED AND RECOMPACTED SURFACE IN HORIZONTAL LIFTS NOT EXCEEDING THE LIFT THICKNESS AS INDICATED IN THE TABLE BELOW AND THEN COMPACTED TO RELATIVE COMPACTION AS NOTED IN THE TABLE TO BRING THE AREA UP TO GRADE ELEVATION. MATERIALS PLACED BY DUMPING IN PILES OR WINDROWS SHALL BE SPREAD UNIFORMLY BEFORE BEING COMPACTED. NO MATERIAL SHALL BE PLACED ON SURFACES THAT ARE MUDDY, FROZEN OR CONTAIN FROST.
39. MAINTAIN POSITIVE DRAINAGE ACROSS THE SITE THROUGHOUT THE PROJECT.

COMPACTION

40. COMPACTION OUTSIDE OF MOUNDING LIMITS, DEFINED AS 10' MINIMUM AWAY FROM EXISTING TANKS SHALL BE PERFORMED BY ROLLING WITH APPROVED TAMPING ROLLERS, PNEUMATIC-TIRED ROLLERS, THREE-WHEEL POWER ROLLERS OR OTHER APPROVED EQUIPMENT SUITABLE FOR THE SOIL AND COMPACTION SPECIFIED. MATERIAL SHALL BE MOISTENED OR AERATED AS NECESSARY TO PROVIDE THE MOISTURE CONTENT THAT WILL READILY FACILITATE OBTAINING THE SPECIFIED COMPACTION WITH THE EQUIPMENT USED. EACH LAYER SHALL BE COMPACTED TO NOT LESS THAN THE PERCENTAGE OF MAXIMUM DENSITY AND SHOULD BE MOISTURE CONDITIONED AS NOTED BELOW.

COMPACTION CRITERIA TABLE	
MAXIMUM LIFT THICKNESS	8 INCHES
COMPACTION	95% OF M.D.D. PER ASTM D1557 (GRANULAR) 95% OF M.D.D. PER ASTM D698 (COHESIVE)*
MOISTURE CONTENT	±3% FROM OPTIMUM MOISTURE CONTENT

*INCREASE RELATIVE COMPACTION TO 98%(COHESIVE) RESPECTIVELY IN AREAS SCHEDULED FOR REPETITIVE WHEEL LOADING OR FOUNDATIONS.

41. LARGE EQUIPMENT IS PROHIBITED WITHIN 10' OF THE EXISTING TANKS AND COMPACTION ON THE MOUND SURFACE OR ANY LOCATION WITHIN 10' OF THE EXISTING TANKS THAT IS ALSO AT OR ABOVE THE INVERT OF THE TANKS SHALL BE PERFORMED WITH OWNER- AND ENGINEER-EXPLICITLY APPROVED SMALL EQUIPMENT OR BY HAND. CONTRACTOR SHALL SUBMIT WORK PLAN TO THE OWNER AND ENGINEER FOR EXPLICIT APPROVAL PRIOR TO COMMENCING BACKFILLING AND COMPACTION ACTIVITIES.
42. ALL ANGULAR ROCK SPECIFIED ON PLANS (RIPRAP, CRUSHED SURFACING ROCK) SHALL BE PLACED AND COMPACTED IN A MANNER TO PROMOTE INTERLOCKING AND STABILITY OF MATERIAL THROUGH VIBRATORY COMPACTION, HAND PLACEMENT, OR A COMBINATION OF THE TWO. ANY OTHER METHOD SHALL BE SUBMITTED WITHIN THE WORK PLAN FOR OWNER- AND ENGINEER-APPROVAL.
43. ELEVATIONS AND CONTOUR LINES SHOWN ON THE GRADING PLANS ARE THE FINAL GRADE ELEVATIONS INCLUDING GRAVEL SURFACING, WHERE APPLICABLE.
44. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD.
45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY OF HIS OWN PERSONNEL, ALL VISITORS TO THE SITE AND THE GENERAL PUBLIC.
46. THE CONTRACTOR SHALL REPAIR ALL EXISTING DISTURBED AREAS, FENCES, WALLS, SHEDS OR OTHER STRUCTURES DAMAGED DURING CONSTRUCTION ACTIVITIES TO EQUAL OR BETTER CONDITIONS.
47. CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT DRAWINGS WITH ALL CHANGES IDENTIFIED.
48. EROSION CONTROL PLANS ARE BY OTHERS. ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY OTHER EARTH DISTURBING ACTIVITY. ALL OTHER STRUCTURAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS THE CONSTRUCTION ACTIVITIES, AROUND WHICH THEY ARE BASED, COMMENCE.
49. THERE SHALL BE NO EARTH DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THESE PLANS.
50. CONTRACTOR MUST CONTACT THE APPLICABLE BELOW-GROUND UTILITY LOCATOR AT LEAST 3 BUSINESS DAYS PRIOR TO EXCAVATION AS REQUIRED BY LAW.
51. ALL AREAS REQUIRING NEW CUT AND FILL OPERATIONS SHALL BE GRUBBED TO REMOVE ANY GRASS, ROOTS, ORGANIC MATERIAL, EXISTING FILL, OR OTHER DEBRIS. STRIPPED MATERIAL SHALL BE DISPOSED OF OUTSIDE THE SITE AT AN APPROPRIATE DISPOSAL FACILITY.
52. THE FINISHED GRADE SURFACE AND DRAINAGE PATTERN SHALL ROUGHLY MAINTAIN THE EXISTING NATURAL GRADE EXCEPT WHERE INDICATED ON THE GRADING PLAN.
53. CONTRACTOR SHALL REPORT ANY TANK COATING DAMAGE TO OWNER AND ENGINEER WITHIN 30 MINUTES OF THE INCIDENT.

COMPACTION TESTING REQUIREMENTS:

54. THE ON-SITE FIELD GEOTECHNICAL ENGINEER SHALL HAVE AUTHORITY TO MODIFY THE TESTING FREQUENCIES BELOW AS FIELD CONDITIONS WARRANT. VALUES LISTED BELOW ARE MINIMUM CRITERIA RECOMMENDED BY CAMPOS EPC.
55. COMPACTION TESTING FREQUENCIES FOR ALL ROADS TO BE ONE (1) TEST PER 12 FT OF WIDTH PER 500 FT OF LENGTH, OR FRACTION THEREOF PER 8" LIFT.
56. COMPACTION TESTING FREQUENCIES FOR ALL AREAS SCHEDULED FOR FOUNDATIONS OR ANY OTHER ITEM SENSITIVE TO LOCALIZED SETTLEMENT TO BE ONE (1) TEST PER 500 SF OR FRACTION THEREOF PER 8" LIFT.
57. COMPACTION TESTING FREQUENCIES FOR ALL FILL EMBANKMENTS TO BE ONE (1) TEST PER 1,000 SF OR FRACTION THEREOF PER 8" LIFT.
58. COMPACTION TESTING FREQUENCIES FOR ALL REMAINING AREAS (NOT INCLUDING ITEMS 38 THRU 40) TO BE ONE (1) TEST PER 2,000 SF, OR FRACTION THEREOF PER 8" LIFT.

INSPECTION

59. ALL REQUIRED INSPECTIONS SHALL BE PERFORMED, RECORDED, AND APPROVED PRIOR TO PROCEEDING TO SUBSEQUENT TASK. INSPECTIONS SHALL BE PERFORMED AT A MINIMUM FOR SUBGRADE PREPARATION, COMPACTION, BACKFILL, FINISHED GRADES OF ALL FEATURES AND TEMPORARY AND PERMANENT DRAINAGE BMP'S. INSPECTIONS ARE PERMITTED TO BE PERFORMED BY A THIRD PARTY PROVIDED INSPECTION REPORTS ARE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO ACCEPTANCE.

CAD FILE NAME: *D1_4003_Sibley Mounding.dwg*

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FLOC: *GU-MPG*

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the state of Minnesota.
Signature:
Typed or Printed Name: Isaac Francis Cohrs
Date: 05/24/2024 License Number: 59106

CAMPOS EPC

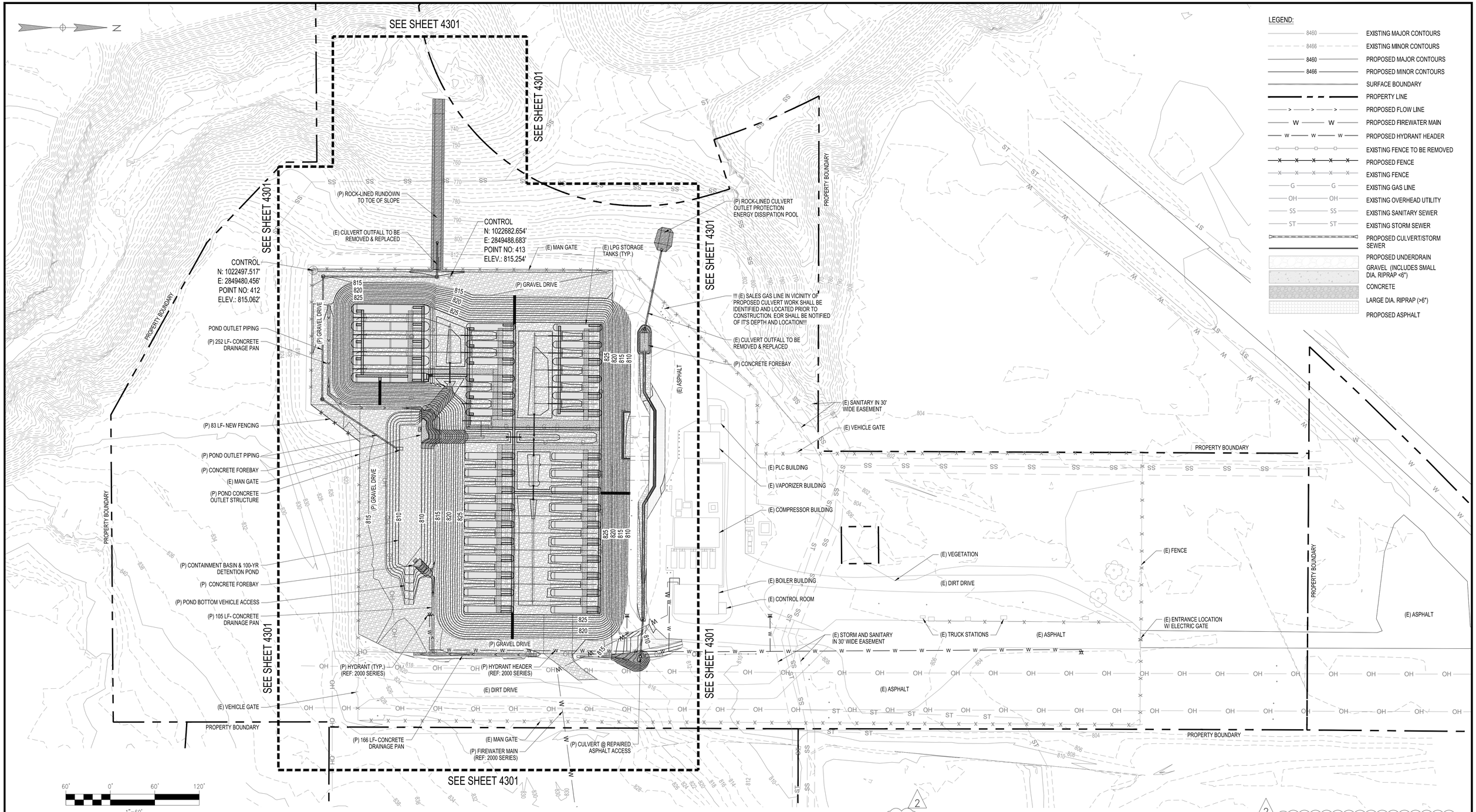
HISTORY	DATE
DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GENERAL CIVIL NOTES

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

DRAWING
4003
0



LEGEND:

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SURFACE BOUNDARY
- PROPERTY LINE
- PROPOSED FLOW LINE
- PROPOSED FIREWATER MAIN
- PROPOSED HYDRANT HEADER
- EXISTING FENCE TO BE REMOVED
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED CULVERT/STORM SEWER
- PROPOSED UNDERDRAIN
- GRAVEL (INCLUDES SMALL DIA. RIPRAP <6")
- CONCRETE
- LARGE DIA. RIPRAP (>6")
- PROPOSED ASPHALT

GRADING & DRAINAGE SITE PLAN 2
SCALE 1" = 60'-0"

2 NOTE:
1. DRAWING REVISED TO REFLECT TANK MOUNDING SCOPE.

CAD FILE NAME: *D1_4300_Sibley Mounding.dwg*

Xcel Energy®

FLOC: *GU-SPG*

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the state of Minnesota.
Signature:
Typed or Printed Name: Isaac Francis Colvis
Date: 05/24/2024 License Number: 59106

CAMPOS EPC

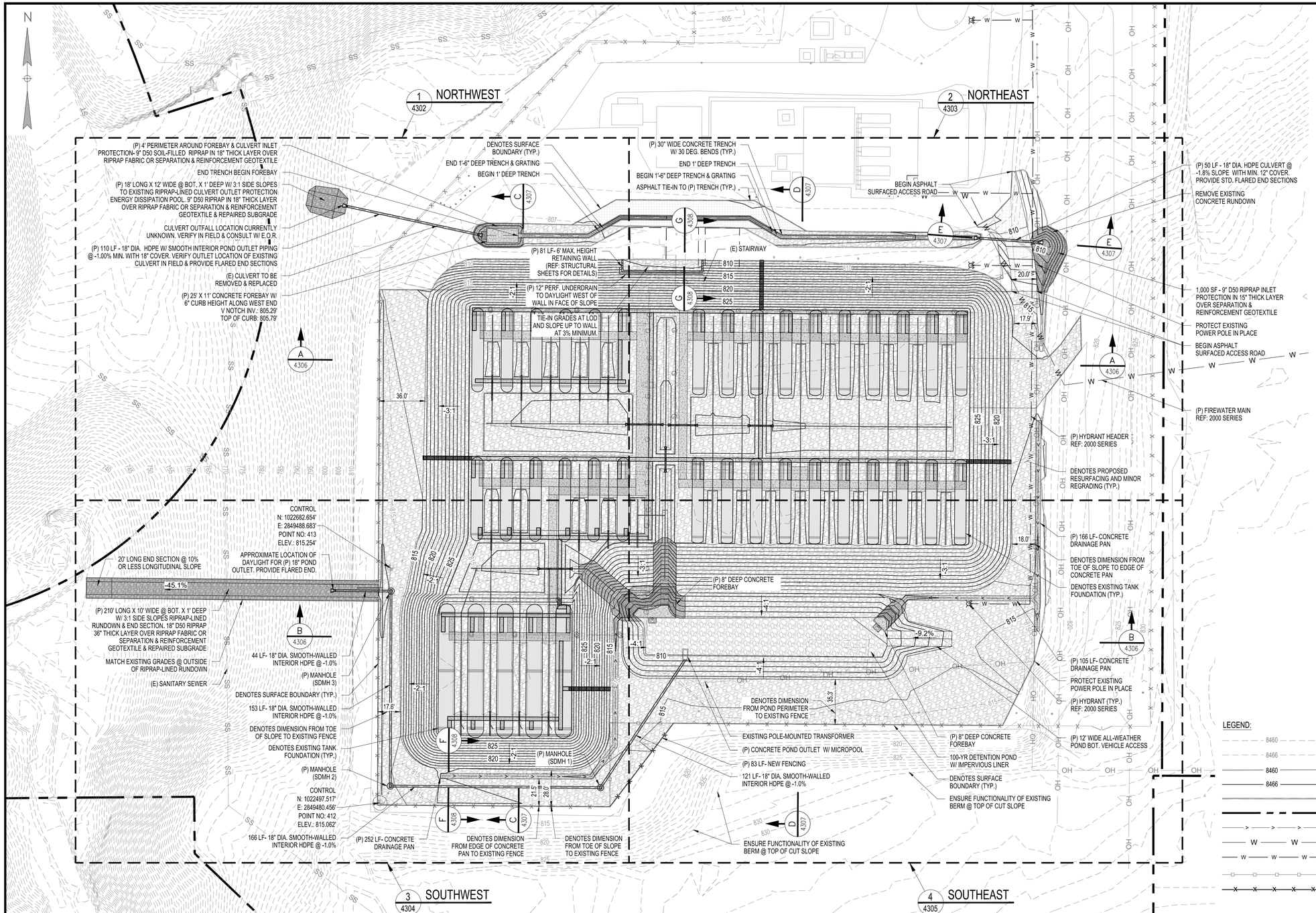
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DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*IFC*	*06/30/2022*
1	*ISSUED FOR CONSTRUCTION*	*AJL*	*05/12/2023*
2	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING & DRAINAGE SITE PLAN 2

SERVICE CENTER: *NORTHERN STATES POWER COMPANY*
LOCATION: *UNIT 00*
DIVISION: *NORTHERN*
CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA*
TYPE: *FACILITY*

DRAWING *4300* 2



GRADING AND DRAINAGE KEY PLAN
SCALE 1" = 40'-0"

NOTES:

1. ALL COORDINATES BASED ON NAD83 MINNESOTA STATE PLANES, SOUTH ZONE.
2. TOPOGRAPHY SHOWN INSIDE FENCE IS FROM LIDAR SURVEY PERFORMED BY CEPC IN 2021. TOPOGRAPHY OUTSIDE FENCE LIMITS IS FROM MN GIS ELEVATION DATA.
3. AREAS OF DISTURBANCE: TOTAL AREA OF DISTURBANCE IS 4.97 ACRES
4. ALL PROPOSED SURFACING DEPICTED AS GRAVEL OUTSIDE OF PROPOSED POND LIMITS AND MOUND SURFACE OR SLOPES TO HAVE A 2" LAYER OF VIBRATORY COMPACTED CLEAN 3/4" CRUSHED STONE/GRAVEL OVER A 4" MIN. LAYER OF AGGREGATE BASE COURSE MECHANICALLY COMPACTED TO 95% OF M.D.D. PER ASTM D698 OVER TENCATE MIRAFI RS380i OR E.O.R. APPROVED EQUAL.
5. ALL PROPOSED SURFACING DEPICTED AS GRAVEL ON THE MOUND SURFACE, SLOPES, OR POND (SEE NOTE 6) SHALL BE 3" D50 RIPRAP IN 6" THICK LAYER OVER TENCATE MIRAFI RS380I OR E.O.R. APPROVED EQUAL.
6. PROVIDE IMPERVIOUS LINING BENEATH 3" D50 RIPRAP & SEPARATION/REINFORCEMENT GEOTEXTILE WITHIN POND LIMITS. LINING TO BE HDPE (60 MIL MIN. THICKNESS, SMOOTH, BLACK, 108 LB MIN. PUNCTURE RESISTANCE PER ASTM D4833). INSTALL PER USDA CONSTRUCTION SPECIFICATION 202.
7. FOLLOWING ROUGH GRADING OPERATIONS AND PRIOR TO GEOTEXTILE INSTALLATION, CUT PERFORATED UNDERDRAIN SYSTEM TRENCHES, 18" WIDE INTO MOUND SURFACE AND ALONG WESTERN FENCE IN LOCATIONS DEPICTED. INSTALL GEOTEXTILE SEPARATION LINER ON MOUND SURFACE AND WITHIN TRENCHES IN CONTINUOUS LAYER. INSTALL CRUSHED ROCK TRENCH BACKFILL TO MATCH SURFACING ROCK WITH 6" MIN. COVER AT HIGHEST LOCATIONS. PROVIDE -1% MIN. SLOPE TO DAYLIGHT.
8. ALL CONCRETE ON-SITE TO BE 4,500 PSI MIN. UNLESS NOTED OTHERWISE.
9. TOP OF MOUND ELEVATIONS DEPICTED ARE BASED ON 12 INCH MINIMUM SOIL COVER OVER EXISTING TANKS. VERIFY IN FIELD, NOTIFY ENGINEER OF RECORD OF DISCREPANCIES.
10. EARTHWORK CALCULATIONS:

a. ASSUMPTIONS:
- EXISTING SURFACING ONSITE IS ASSUMED TO BE WEATHERED, MIXED WITH NATIVE FINES, AND IS NOT APPROVED FOR RE-USE AS SURFACING MATERIAL. BUT MAY BE RE-USED AS ENGINEERED FILL AS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER.
- VOLUMES NOT MODIFIED FOR SHRINKAGE, SWELLING, NOR COMPACTION OF SOIL.

b. SOIL QUANTITIES:
- AGGREGATE BASE COURSE ..... 500 C.Y.
- 3/4" CRUSHED STONE ..... 400 C.Y.
- 3" D50 RIPRAP ..... 2,900 C.Y.
- 9" D50 RIPRAP ..... 365 C.Y.
- 18" D50 RIPRAP ..... 400 C.Y.
- ENGINEERED FILL ..... 37,560 C.Y.

c. OTHER MATERIAL QUANTITIES:
- CONCRETE (FOREBAYS / OUTLET STRUCTURE / DRAINAGE PAN) ..... AS REQ'D
- 3/8" STEEL ORIFICE PLATE ..... 1 EA.
- NEOPRENE GASKET ..... AS REQ'D
- STAINLESS STEEL WATER QUALITY SCREEN ..... 1 EA.
- CULVERT STANDARD FLARED END SECTIONS ..... 15 EA.
- SEPARATION & REINFORCEMENT GEOTEXTILE ..... 16,500 S.Y.
- IMPERVIOUS POND LINING ..... 1,760 S.Y.
- STATION FENCING ..... 83 L.F.
- 6" DIA. SCH. 40 SMOOTH WALL PVC PIPING WITH 3/8" PERFORATIONS ..... 2,895 L.F.
- 6" DIA. PVC CLEANOUTS ..... AS REQ'D
- 12" DIA. SCH. 40 SMOOTH WALL PVC PIPING WITH 3/8" PERFORATIONS ..... 1,178 L.F.
- 12" DIA. PVC CLEANOUTS ..... AS REQ'D
- 8" DIA. HDPE W/ SMOOTH INTERIOR PIPING ..... 242 L.F.
- 12" DIA. HDPE W/ SMOOTH INTERIOR PIPING ..... 91 L.F.
- 18" DIA. HDPE W/ SMOOTH INTERIOR PIPING ..... 644 L.F.
- NYLOPLAST 36" DIAMETER MANHOLE W/ SOLID COVER ..... 3 EA.

d. MODEL VOLUMES
- MODEL CUT VOLUME ..... 2,700 C.Y.
- MODEL FILL VOLUME ..... 44,825 C.Y.
- MODEL NET (FILL) ..... 42,125 C.Y.

e. SUMMARY
- TOTAL EXPORT ..... 0 C.Y.
- TOTAL IMPORT ..... 42,125 C.Y.
  - AGGREGATE BASE COURSE ..... 500 C.Y.
  - 3/4" CRUSHED STONE ..... 400 C.Y.
  - 3" D50 RIPRAP ..... 2,900 C.Y.
  - 9" D50 RIPRAP ..... 365 C.Y.
  - 18" D50 RIPRAP ..... 400 C.Y.
  - ENGINEERED FILL ..... 37,560 C.Y.

EXAMPLE: MODEL CUT - MODEL FILL + TOTAL IMPORT = ADDITIONAL IMPORT (NEG) OR LEFTOVER USABLE CUT (POS)

11. DRAWING REVISED TO REFLECT TANK MOUNDING SCOPE.

LEGEND:

8460	EXISTING MAJOR CONTOURS
8466	EXISTING MINOR CONTOURS
8460	PROPOSED MAJOR CONTOURS
8466	PROPOSED MINOR CONTOURS
	SURFACE BOUNDARY
	PROPERTY LINE
	PROPOSED FLOW LINE
W W	PROPOSED FIREWATER MAIN
w w w	PROPOSED HYDRANT HEADER
	EXISTING FENCE TO BE REMOVED
	PROPOSED FENCE
	EXISTING FENCE
G G	EXISTING GAS LINE
OH OH	EXISTING OVERHEAD UTILITY
SS SS	EXISTING SANITARY SEWER
ST ST	EXISTING STORM SEWER
	PROPOSED CULVERT/STORM SEWER
	PROPOSED UNDERDRAIN
	GRAVEL (INCLUDES SMALL DIA. RIPRAP <6")
	CONCRETE
	LARGE DIA. RIPRAP (>6")
	PROPOSED ASPHALT

CAD FILE NAME: *D1_4301_Sibley Mounding.dwg*

Xcel Energy®

FLOC: *GU-SPG*

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the state of Minnesota.
Signature:
Typed or Printed Name: Isaac Francis Cohrs
Date: 05/24/2024 License Number: 59106

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*IFC*	*06/30/2022*
1	*ISSUED FOR CONSTRUCTION*	*AJL*	*05/12/2023*
2	*ISSUED FOR CONSTRUCTION- NOTE11*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING & DRAINAGE KEY PLAN 2

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY: *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

DRAWING *4301* 2

N

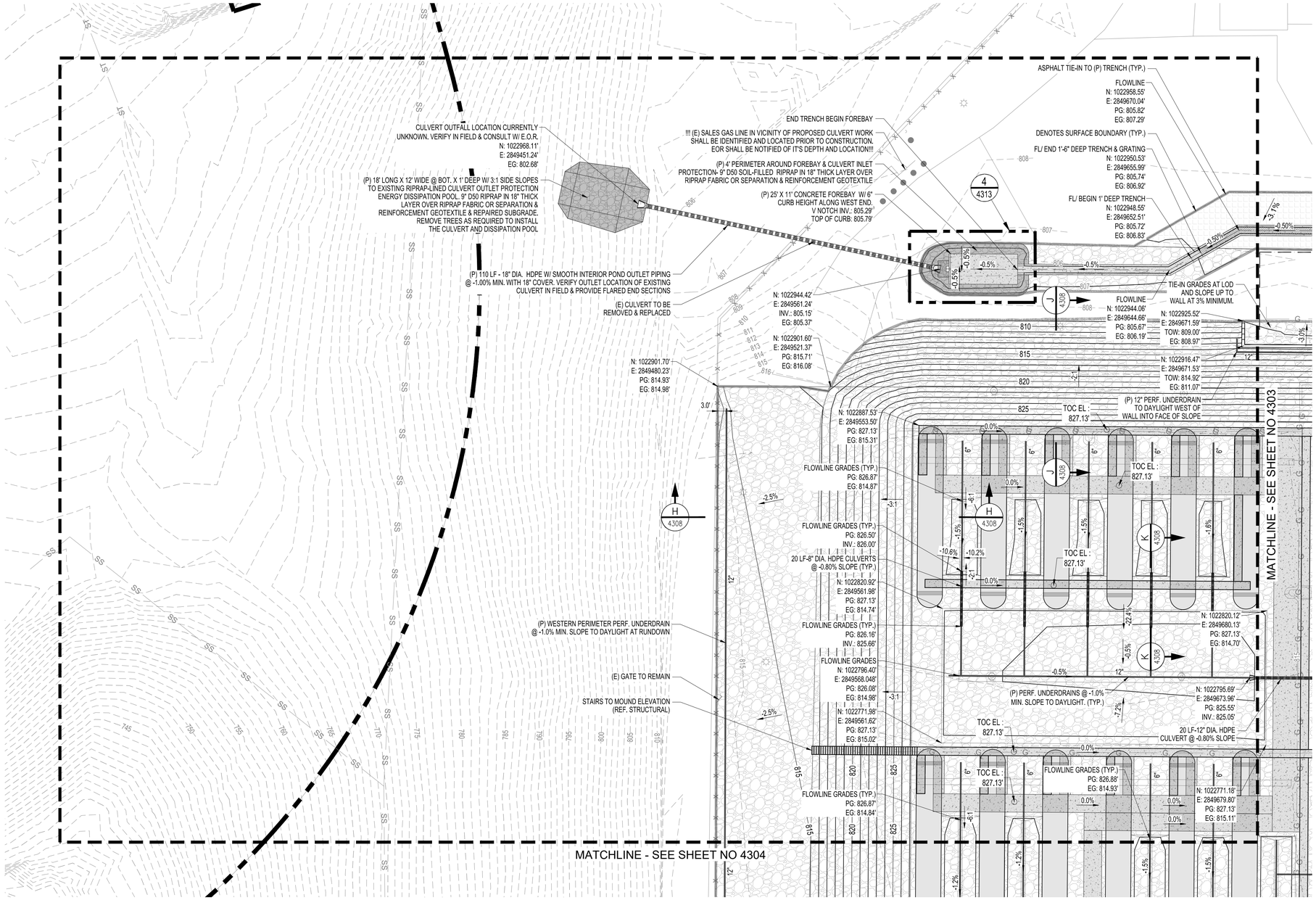
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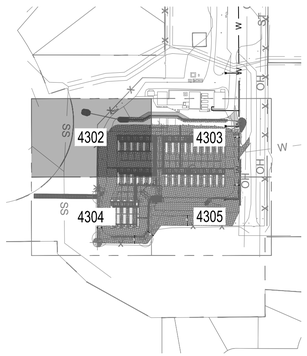
1. BURIED TANKS SHOWN ON PLANS FOR REFERENCE. GRADING PLAN INTENDED FOR SURFACE GRADING ABOVE THESE REFERENCED TANKS.
2. REFER TO STRUCTURAL DRAWING PACKAGE FOR EXACT LOCATIONS OF TOP OF MOUND CONCRETE SIDEWALKS/SUPPORTS.
3. SLOPE LABELS SHOWN FOR SURFACE GRADING AND ARE NOT INTENDED TO DEPICT SLOPES OF PROPOSED UNDERDRAIN PIPES.
4. DAYLIGHT FLOWLINES BENEATH WALKWAYS VIA A SINGLE 8" DIA. HDPE PIPE AT EACH LOCATION. REFER TO DETAIL K ON SHEET 4308.
5. ALL CULVERTS AT MOUND SURFACE TO BE PLACED WITH INVERTS TO MATCH THE BASE OF THE 3" D50 RIPRAP SURFACE. (I.E. 6" BELOW PG)
6. ALL CULVERTS 12"-DIA. AND UP SHALL HAVE FLARED END SECTIONS PROVIDED EXCEPT AT MOUNDING RIPRAP RUNDOWN DAYLIGHT LOCATIONS.
7. DRAWING SUPERSEDES ALL PREVIOUS REVISIONS DUE TO SCOPE CHANGE FROM FIRE WATER TO MOUNDING.

LEGEND:

- 8460 EXISTING MAJOR CONTOURS
- 8466 EXISTING MINOR CONTOURS
- 8460 PROPOSED MAJOR CONTOURS
- 8466 PROPOSED MINOR CONTOURS
- SURFACE BOUNDARY
- PROPERTY LINE
- PROPOSED FLOW LINE
- W PROPOSED FIREWATER MAIN
- w w PROPOSED HYDRANT HEADER
- EXISTING FENCE TO BE REMOVED
- PROPOSED FENCE
- EXISTING FENCE
- G EXISTING GAS LINE
- OH EXISTING OVERHEAD UTILITY
- SS EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- PROPOSED CULVERT/ STORM SEWER
- PROPOSED UNDERDRAIN
- GRAVEL (INCLUDES SMALL DIA. RIPRAP <6")
- CONCRETE
- LARGE DIA. RIPRAP (>6")
- PROPOSED ASPHALT
- PROPOSED TRENCH GRATE
- -X.X% -X.X PROPOSED SURFACE SLOPES

20' 0' 20' 40'
1"=20'





KEY MAP

NORTHWEST (1/4301)
SCALE 1" = 20'-0"

CAD FILE NAME: *D1_4302_Sibley Mounding.dwg*

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FLOC: *GU-SPG*

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the state of Minnesota.
Signature:
Typed or Printed Name: Isaac Francis Cohrs
Date: 05/24/2024 License Number: 59106

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*IFC*	*06/30/2022*
1	*ISSUED FOR CONSTRUCTION*	*AJL*	*05/12/2023*
2	*ISSUED FOR CONSTRCUTION- NOTE 7*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING & DRAINAGE PLAN - NORTHWEST

DRAWING *4302*

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

2

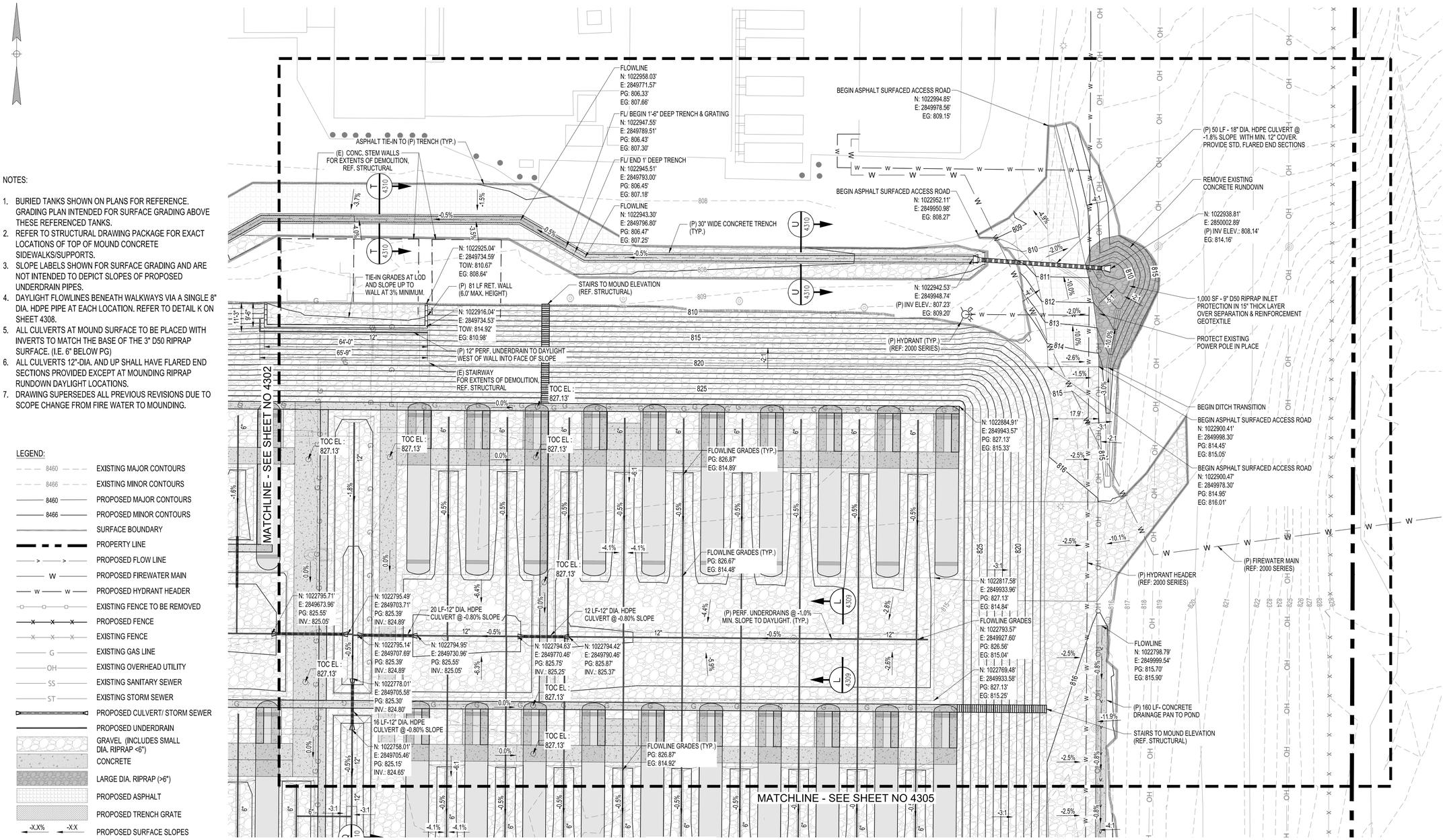
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NOTES:

1. BURIED TANKS SHOWN ON PLANS FOR REFERENCE. GRADING PLAN INTENDED FOR SURFACE GRADING ABOVE THESE REFERENCED TANKS.
2. REFER TO STRUCTURAL DRAWING PACKAGE FOR EXACT LOCATIONS OF TOP OF MOUND CONCRETE SIDEWALKS/SUPPORTS.
3. SLOPE LABELS SHOWN FOR SURFACE GRADING AND ARE NOT INTENDED TO DEPICT SLOPES OF PROPOSED UNDERDRAIN PIPES.
4. DAYLIGHT FLOWLINES BENEATH WALKWAYS VIA A SINGLE 8" DIA. HDPE PIPE AT EACH LOCATION. REFER TO DETAIL K ON SHEET 4308.
5. ALL CULVERTS AT MOUND SURFACE TO BE PLACED WITH INVERTS TO MATCH THE BASE OF THE 3" D50 RIPRAP SURFACE. (I.E. 6" BELOW PG)
6. ALL CULVERTS 12"-DIA. AND UP SHALL HAVE FLARED END SECTIONS PROVIDED EXCEPT AT MOUNDING RIPRAP RUNDOWN DAYLIGHT LOCATIONS.
7. DRAWING SUPERSEDES ALL PREVIOUS REVISIONS DUE TO SCOPE CHANGE FROM FIRE WATER TO MOUNDING.

LEGEND:

- 8460 — EXISTING MAJOR CONTOURS
- 8466 — EXISTING MINOR CONTOURS
- 8460 — PROPOSED MAJOR CONTOURS
- 8466 — PROPOSED MINOR CONTOURS
- SURFACE BOUNDARY
- PROPERTY LINE
- PROPOSED FLOW LINE
- W — PROPOSED FIREWATER MAIN
- w — w — PROPOSED HYDRANT HEADER
- EXISTING FENCE TO BE REMOVED
- PROPOSED FENCE
- EXISTING FENCE
- G — EXISTING GAS LINE
- OH — EXISTING OVERHEAD UTILITY
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- PROPOSED CULVERT/ STORM SEWER
- PROPOSED UNDERDRAIN
- GRAVEL (INCLUDES SMALL DIA. RIPRAP <6")
- CONCRETE
- LARGE DIA. RIPRAP (>6")
- PROPOSED ASPHALT
- PROPOSED TRENCH GRATE
- -X.X% -X:X — PROPOSED SURFACE SLOPES



20' 0' 20' 40'
1"=20'

NORTHEAST (2/4301)
SCALE 1" = 20'-0"

CAD FILE NAME: *D1_4302_Sibley Mounding.dwg*

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FLOC: *GU-SPG*

PROFESSIONAL ENGINEER
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CAMPOS EPC

HISTORY	DATE
DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*IFC*	*06/30/2022*
1	*ISSUED FOR CONSTRUCTION*	*AJL*	*05/12/2023*
2	*ISSUED FOR CONSTRUCTION- NOTE 7*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING & DRAINAGE PLAN - NORTHEAST

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

DRAWING
4303
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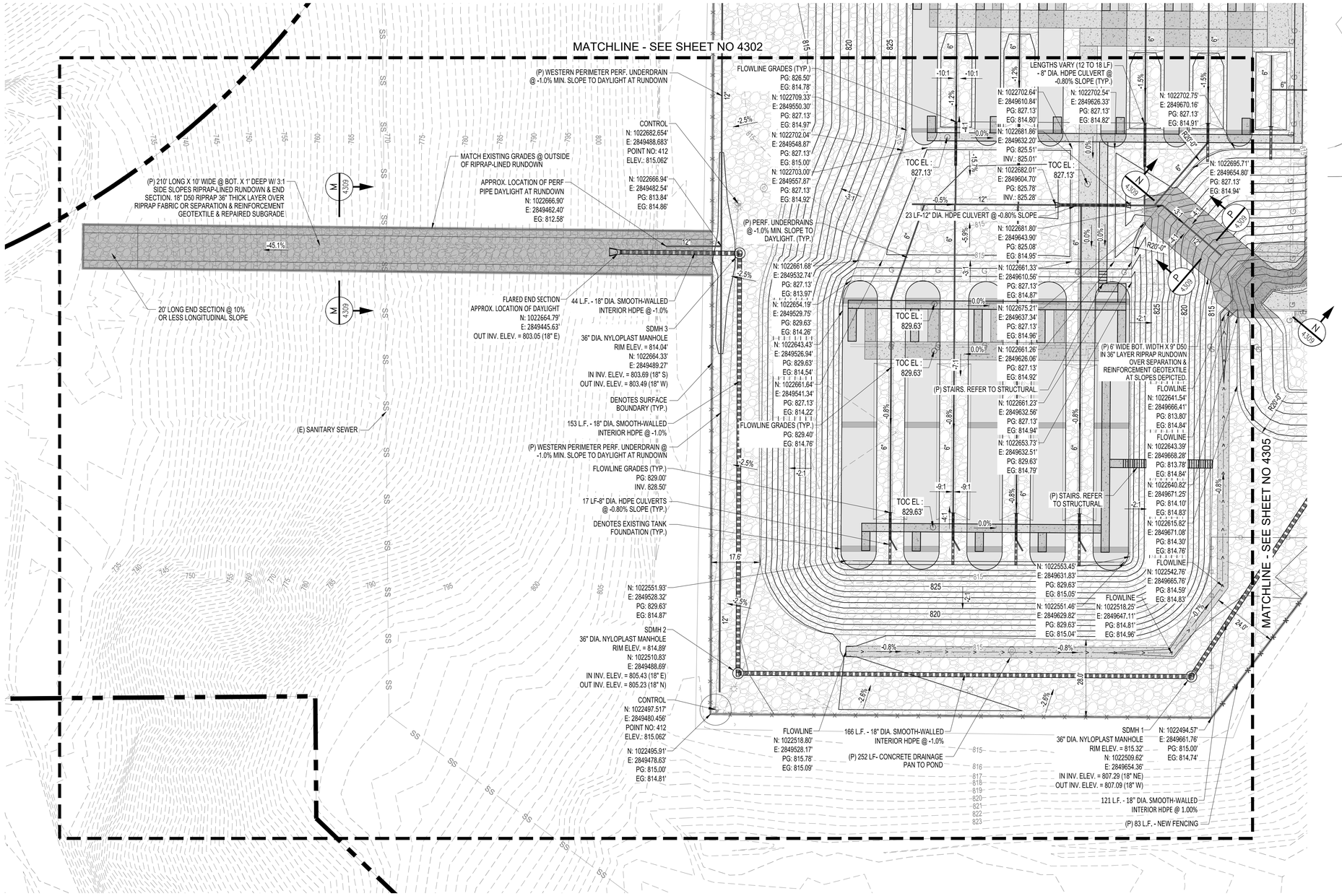
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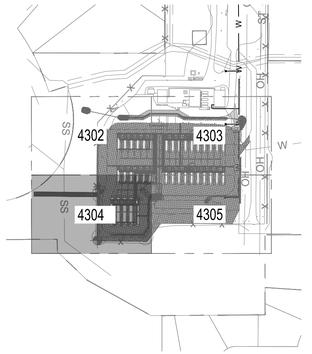
NOTES:

1. BURIED TANKS SHOWN ON PLANS FOR REFERENCE. GRADING PLAN INTENDED FOR SURFACE GRADING ABOVE THESE REFERENCED TANKS.
2. REFER TO STRUCTURAL DRAWING PACKAGE FOR EXACT LOCATIONS OF TOP OF MOUND CONCRETE SIDEWALKS/SUPPORTS.
3. SLOPE LABELS SHOWN FOR SURFACE GRADING AND ARE NOT INTENDED TO DICTATE SLOPES OF PROPOSED UNDERDRAIN PIPES.
4. DAYLIGHT FLOWLINES BENEATH WALKWAYS VIA A SINGLE 8" DIA. HDPE PIPE AT EACH LOCATION. REFER TO DETAIL K ON SHEET 4308.
5. ALL CULVERTS AT MOUND SURFACE TO BE PLACED WITH INVERTS TO MATCH THE BASE OF THE 3" D50 RIPRAP SURFACE. (I.E. 6" BELOW PG)
6. ALL CULVERTS 12"-DIA. AND UP SHALL HAVE FLARED END SECTIONS PROVIDED EXCEPT AT RUNDOWN DAYLIGHT LOCATIONS.
7. REFER TO SHEETS 4600/4601 FOR FENCING DETAILS.
8. DRAWING SUPERSEDES ALL PREVIOUS REVISIONS DUE TO SCOPE CHANGE FROM FIRE WATER TO MOUNDING.

LEGEND:

- 8460 — EXISTING MAJOR CONTOURS
- 8466 — EXISTING MINOR CONTOURS
- 8460 — PROPOSED MAJOR CONTOURS
- 8466 — PROPOSED MINOR CONTOURS
- SURFACE BOUNDARY
- PROPERTY LINE
- PROPOSED FLOW LINE
- W — PROPOSED FIREWATER MAIN
- w — w — PROPOSED HYDRANT HEADER
- EXISTING FENCE TO BE REMOVED
- PROPOSED FENCE
- EXISTING FENCE
- G — EXISTING GAS LINE
- OH — EXISTING OVERHEAD UTILITY
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- PROPOSED CULVERT/ STORM SEWER
- PROPOSED UNDERDRAIN
- GRAVEL (INCLUDES SMALL DIA. RIPRAP <6")
- CONCRETE
- LARGE DIA. RIPRAP (>6")
- PROPOSED ASPHALT
- PROPOSED TRENCH GRATE
- -X.X% -X:X — PROPOSED SURFACE SLOPES





KEY MAP

20' 0' 20' 40'
1"=20'

SOUTHWEST 3 / 4301
SCALE 1" = 20'-0"

CAD FILE NAME: *D1_4302_Sibley Mounding.dwg*

Xcel Energy®

FLOC: *GU-SPG*

PROFESSIONAL ENGINEER
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Date: 05/24/2024 License Number: 59106

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*IFC*	*06/30/2022*
1	*ISSUED FOR CONSTRUCTION*	*AJL*	*05/12/2023*
2	*ISSUED FOR CONSTRCUTION- NOTE 8*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING & DRAINAGE PLAN - SOUTHWEST

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

DRAWING
4304
2

N

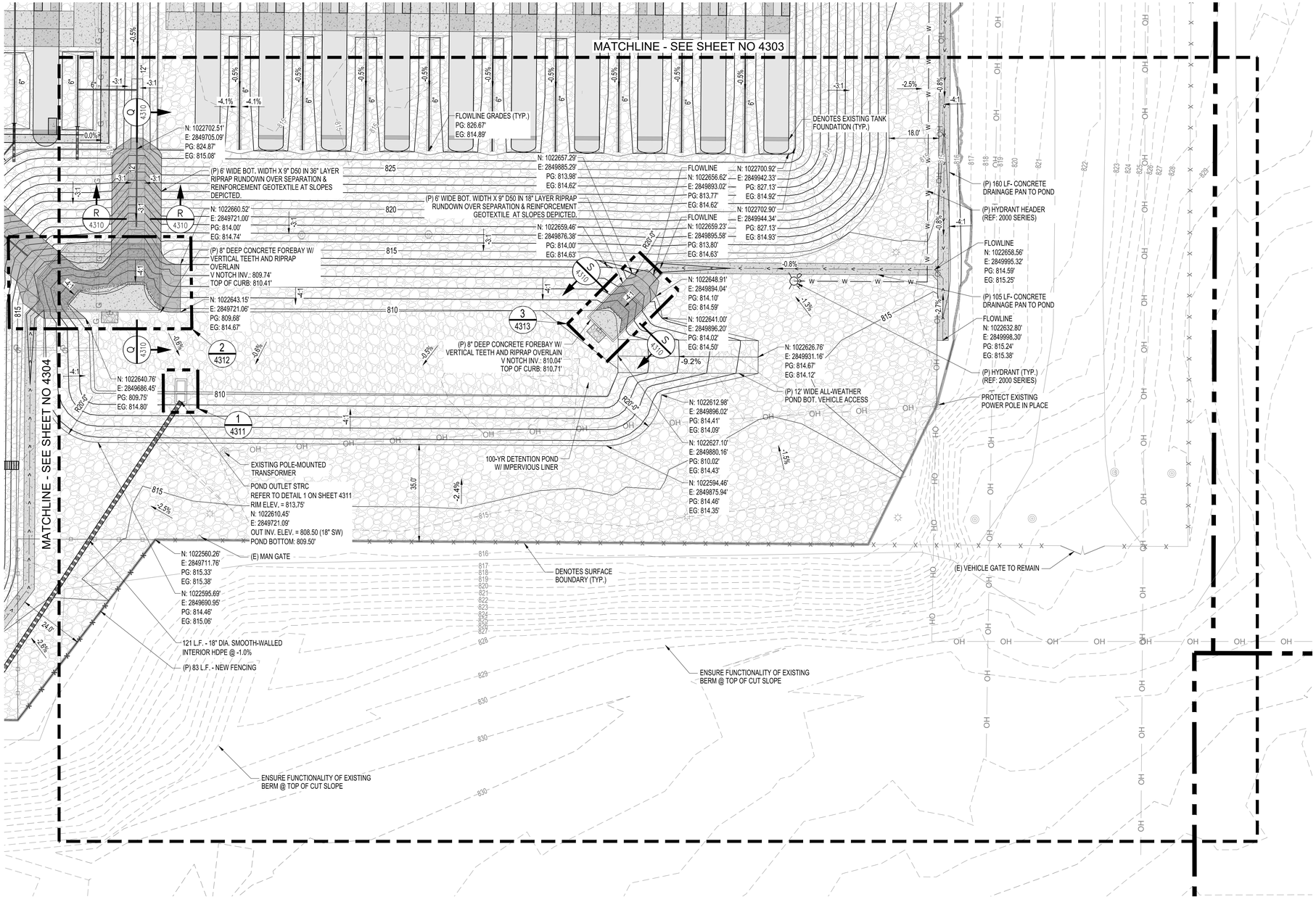
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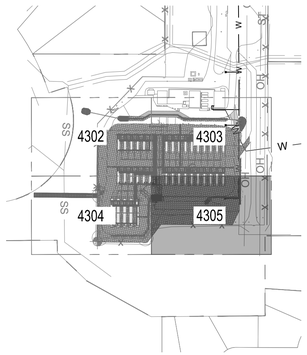
1. BURIED TANKS SHOWN ON PLANS FOR REFERENCE. GRADING PLAN INTENDED FOR SURFACE GRADING ABOVE THESE REFERENCED TANKS.
2. REFER TO STRUCTURAL DRAWING PACKAGE FOR EXACT LOCATIONS OF TOP OF MOUND CONCRETE SIDEWALKS/SUPPORTS.
3. SLOPE LABELS SHOWN FOR SURFACE GRADING AND ARE NOT INTENDED TO DEPICT SLOPES OF PROPOSED UNDERDRAIN PIPES.
4. DAYLIGHT FLOWLINES BENEATH WALKWAYS VIA A SINGLE 8" DIA. HDPE PIPE AT EACH LOCATION. REFER TO DETAIL K ON SHEET 4308.
5. ALL CULVERTS AT MOUND SURFACE TO BE PLACED WITH INVERTS TO MATCH THE BASE OF THE 3" D50 RIPRAP SURFACE. (I.E. 6" BELOW PG)
6. ALL CULVERTS 12"-DIA. AND UP SHALL HAVE FLARED END SECTIONS PROVIDED EXCEPT AT RUNDOWN DAYLIGHT LOCATIONS.
7. REFER TO SHEETS 4600/4601 FOR FENCING DETAILS.
8. DRAWING SUPERSEDES ALL PREVIOUS REVISIONS DUE TO SCOPE CHANGE FROM FIRE WATER TO MOUNDING.

LEGEND:

- EXISTING MAJOR CONTOURS (8460)
- EXISTING MINOR CONTOURS (8466)
- PROPOSED MAJOR CONTOURS (8460)
- PROPOSED MINOR CONTOURS (8466)
- SURFACE BOUNDARY
- PROPERTY LINE
- PROPOSED FLOW LINE
- PROPOSED FIREWATER MAIN
- PROPOSED HYDRANT HEADER
- EXISTING FENCE TO BE REMOVED
- PROPOSED FENCE
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- PROPOSED CULVERT/ STORM SEWER
- PROPOSED UNDERDRAIN
- GRAVEL (INCLUDES SMALL DIA. RIPRAP <6")
- CONCRETE
- LARGE DIA. RIPRAP (>6")
- PROPOSED ASPHALT
- PROPOSED TRENCH GRATE
- PROPOSED SURFACE SLOPES (-X.X% / -X:X)

20' 0' 20' 40'
1"=20'





SOUTHEAST (4 / 4301)
SCALE 1" = 20'-0"

CAD FILE NAME: *D1_4302_Sibley Mounding.dwg*

Xcel Energy®

FLOC: *GU-SPG*

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the state of Minnesota.
Signature:
Typed or Printed Name: Isaac Francis Cohrs
Date: 05/24/2024 License Number: 59106

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

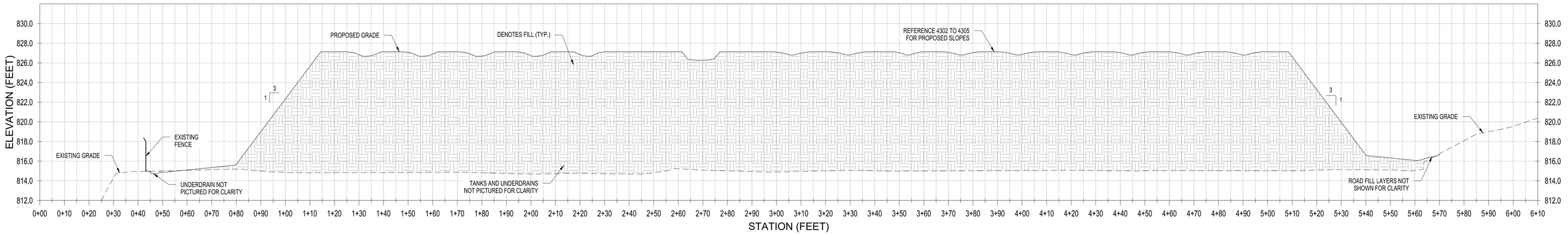
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*IFC*	*06/30/2022*
1	*ISSUED FOR CONSTRUCTION*	*AJL*	*05/12/2023*
2	*ISSUED FOR CONSTRCUTION- NOTE 8*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING & DRAINAGE PLAN - SOUTHEAST

DRAWING *4305*

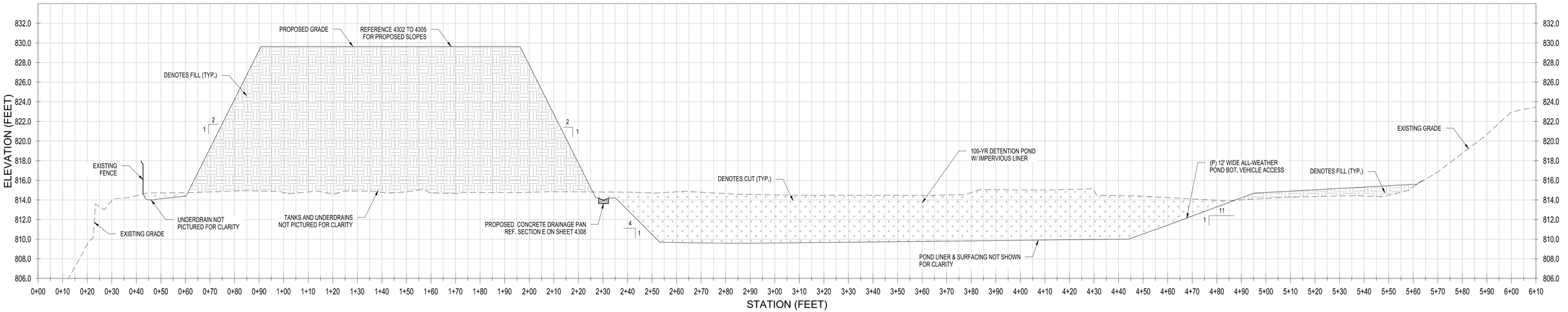
SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY: *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

2



SECTION A 4301

SCALE HORIZ:1"=20'-0"
VERT:1"=5'-0"



SECTION B 4301

SCALE HORIZ:1"=20'-0"
VERT:1"=5'-0"

CAD FILE NAME: *D1_4306_Sibley Mounding.dwg*

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FLOC: *GU-SPG*

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CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

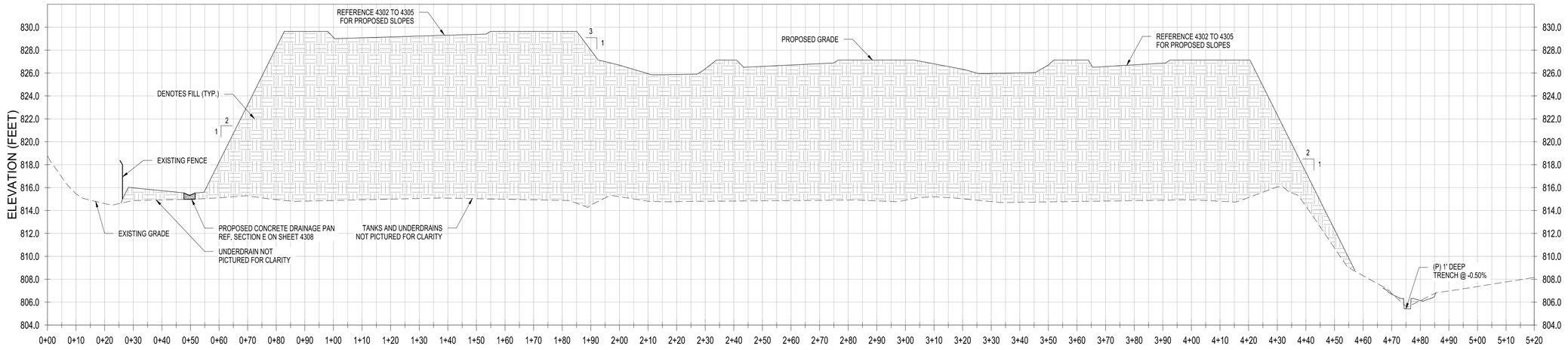
REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING PROFILES

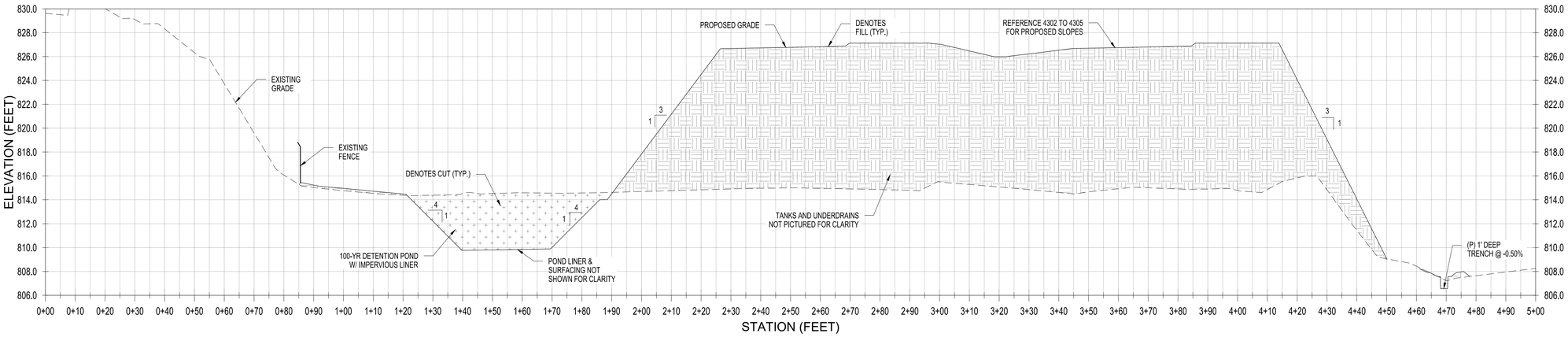
DRAWING *4306*

SERVICE CENTER: *NORTHERN STATES POWER COMPANY*
LOCATION: *UNIT 00*
DIVISION: *NORTHERN*
CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA*
TYPE: *FACILITY*

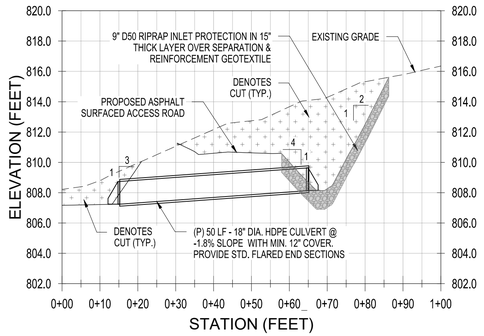
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SECTION C 4301
SCALE: HORIZ:1"=20'-0"
VERT:1"=5'-0"



SECTION D 4301
SCALE: HORIZ:1"=20'-0"
VERT:1"=5'-0"



SECTION E 4301
SCALE: HORIZ:1"=20'-0"
VERT:1"=5'-0"

CAD FILE NAME: *D1_4306_Sibley Mounding.dwg*

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CHECKED BY: *IFC*	*05/24/2024*
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IN SERVICE DATE:	

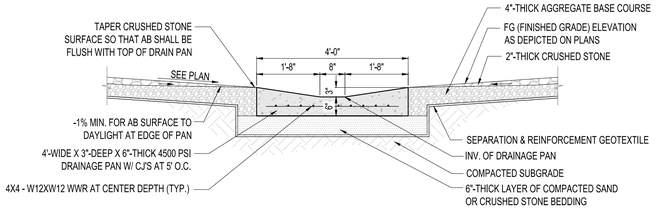
REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING PROFILES AND DETAILS

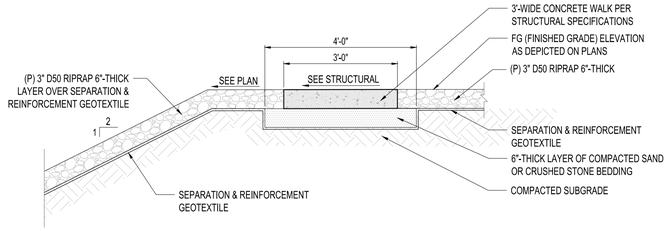
DRAWING *4307*

SERVICE CENTER: *NORTHERN STATES POWER COMPANY*
LOCATION: *UNIT 00*
DIVISION: *NORTHERN*
CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA*
TYPE: *FACILITY*

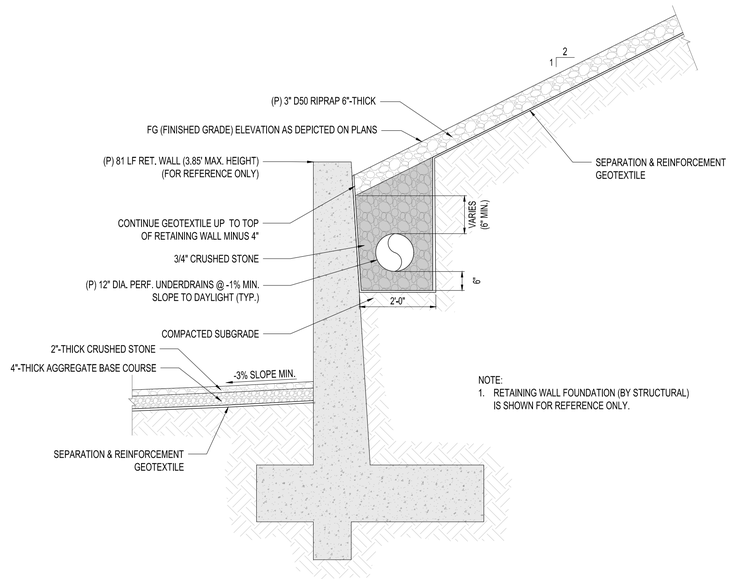
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CONCRETE DRAINAGE PAN (F) 4301
SCALE 1"=2'-0"

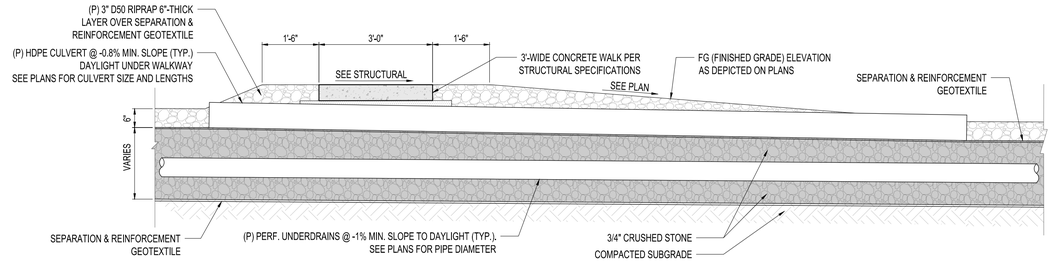


CONCRETE SIDEWALK SECTION (J) 4302
SCALE 1"=2'-0"



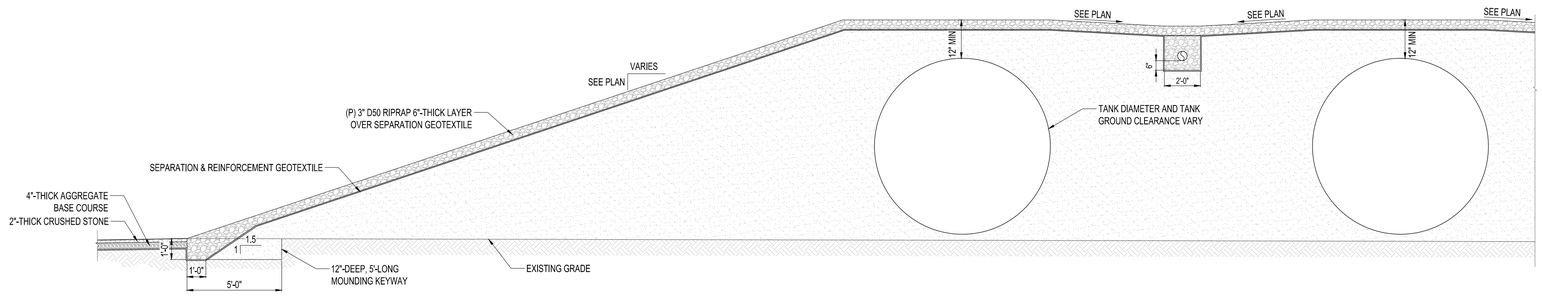
NOTE:
1. RETAINING WALL FOUNDATION (BY STRUCTURAL) IS SHOWN FOR REFERENCE ONLY.

RETAINING WALL SECTION (NORTH) (G) 4301
SCALE 1"=2'-0"



NOTE:
1. ALL 12" DIA. CULVERTS SHALL HAVE FLARED END SECTIONS PROVIDED (NOT DEPICTED) EXCEPT AT RUNDOWN DAYLIGHT LOCATIONS.

UNDER SIDEWALK CULVERT SECTION (K) 4302
SCALE 1"=2'-0"



TYPICAL MOUND SECTION (H) 4302
SCALE 1"=4'-0"

NOTE:
1. REFER TO SHEET 4003 FOR FILL MATERIAL AND SOIL COMPACTION CRITERIA.

CAD FILE NAME: *D1_4308_Sibley Mounding.dwg*

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FLOC: *GU-MPG*

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Date: 05/24/2024 License Number: 59106

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

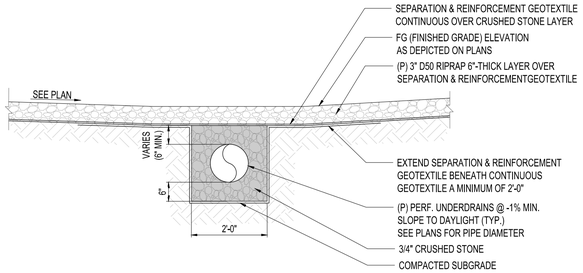
SIBLEY PROPANE PLANT
GRADING AND DRAINAGE DETAILS

DRAWING *4308*

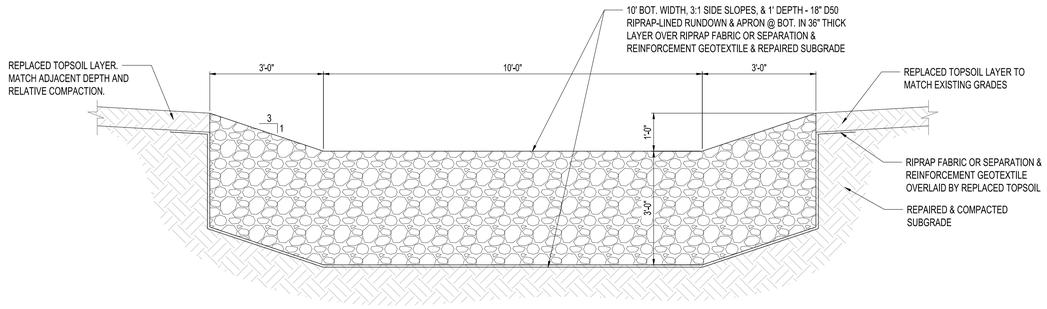
SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*

DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

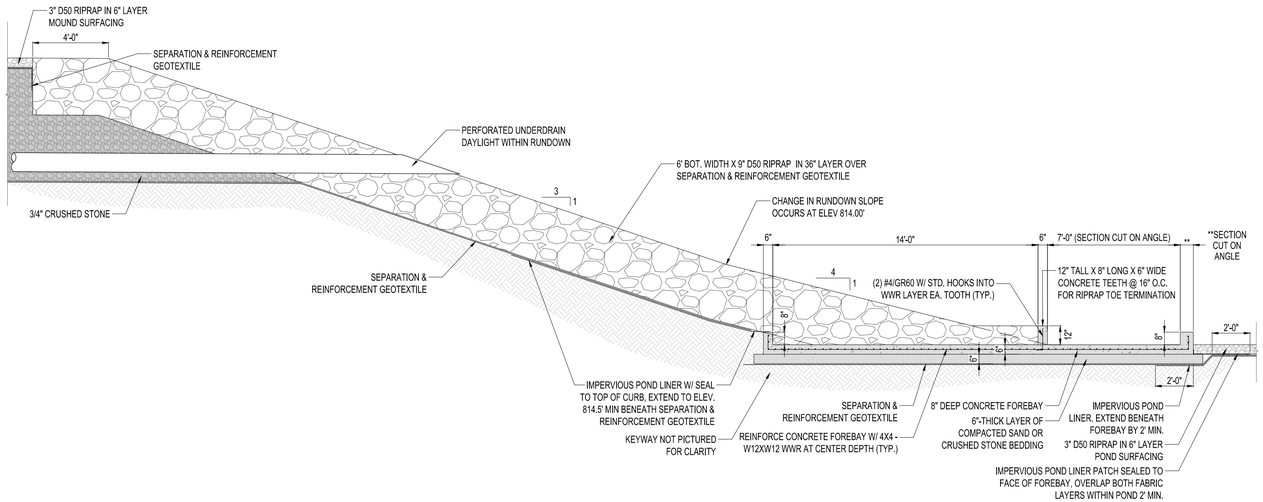
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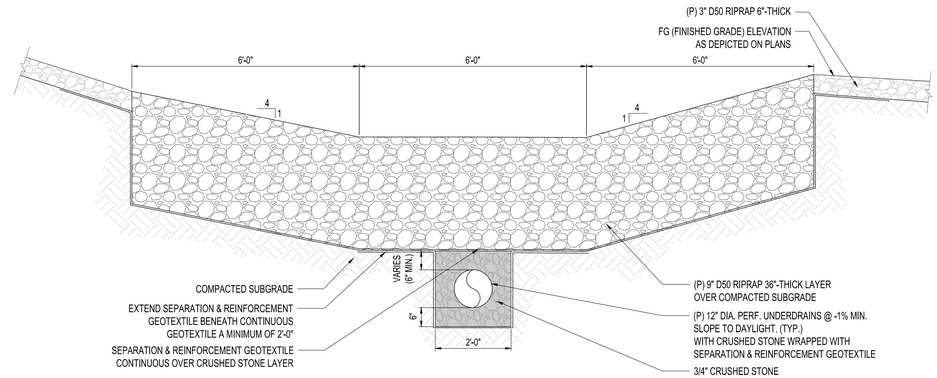
UNDERDRAIN SECTION L 4303
SCALE 1"=2'-0"



SITE OUTLET RIPRAP RUNDOWN SECTION M 4304
SCALE 1"=2'-0"



RIPRAP RUNDOWN SECTION N 4304
SCALE 1"=4'-0"



RIPRAP RUNDOWN SECTION P 4304
SCALE 1"=2'-0"

NOTE:
1. REFER TO SHEET 4003 FOR FILL MATERIAL AND SOIL COMPACTION CRITERIA.

CAD FILE NAME: *D1_4308_Sibley Mounding.dwg*

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FLOC: *GU-MPG*

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CAMPOS EPC

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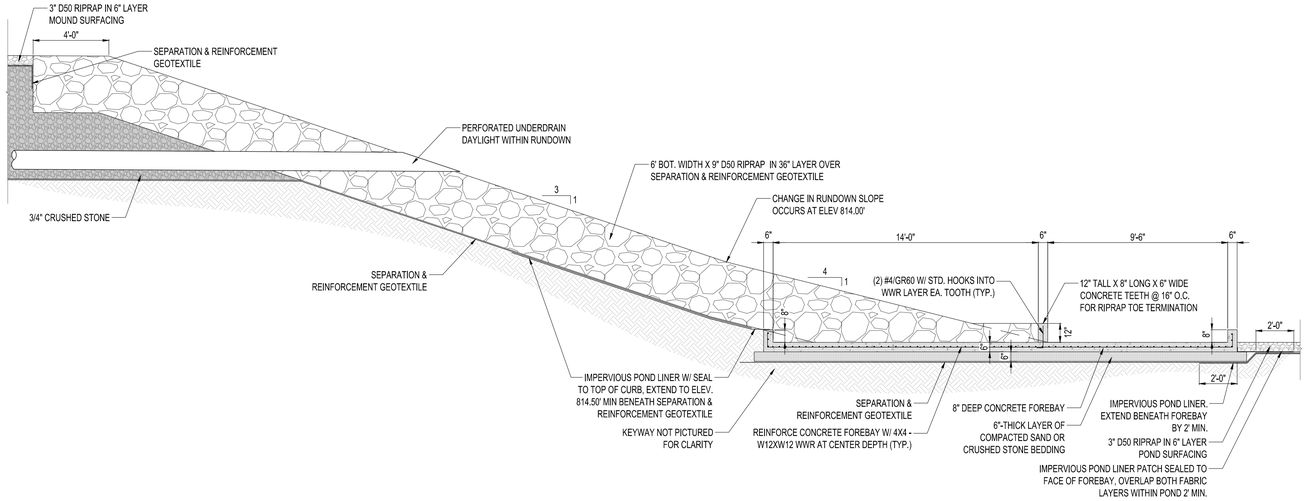
SIBLEY PROPANE PLANT
GRADING AND DRAINAGE DETAILS

DRAWING *4309*

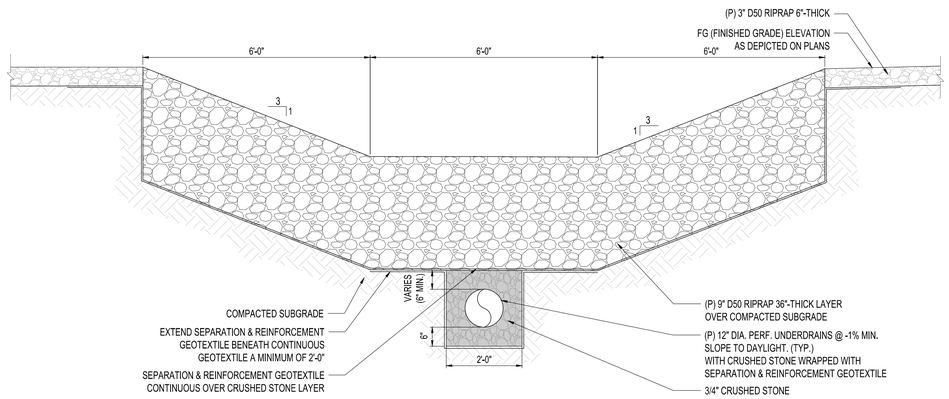
SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*

DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

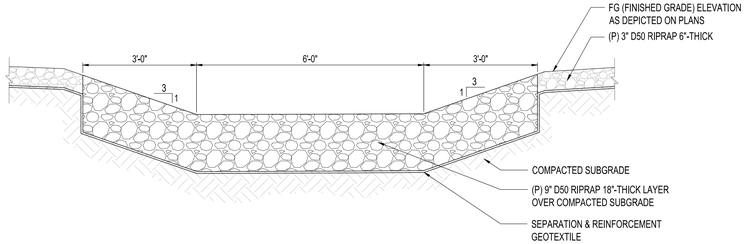
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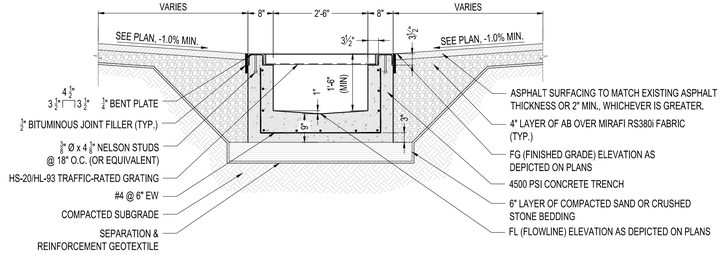
RIPRAP RUNDOWN SECTION Q
SCALE 1"=4'-0" 4305



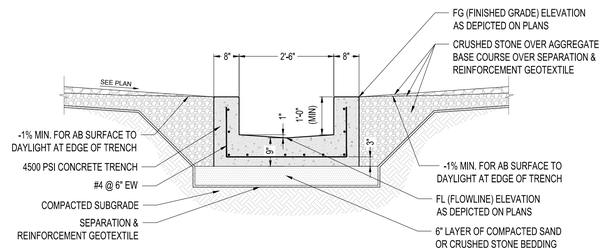
RIPRAP RUNDOWN SECTION R
SCALE 1"=2'-0" 4305



RIPRAP RUNDOWN SECTION S
SCALE 1"=2'-0" 4305



TYPICAL 1'-6" DEEP TRENCH SECTION T
SCALE 1"=2'-0" 4303



TYPICAL 1'-0" DEEP TRENCH SECTION U
SCALE 1"=2'-0" 4303

NOTES:

1. TRENCH DESIGN:
   a. 4,500 PSI CONCRETE.
   b. ALL REINFORCEMENT SHALL BE MINIMUM 3" FROM OUTER FACE.
   c. IMPACT CHANNEL SHALL BE A BENT STEEL PLATE, ASTM A36 MATERIAL. SEE SECTION FOR DIMENSIONS.
   d. VEHICLE-RATED GRATING SHALL SUPPORT HS-20/HL-93 LOADS. 19W4 SPACING, 3-½" DEEP BY ¼" THICK BEARING BARS AT 1-3/16" SPACING RECOMMENDED. BAR GRATING MATERIAL SHALL BE HDG.
2. TRENCH CONSTRUCTION:
   a. CONTRACTOR TO INSTALL A KEYED JOINT AT EVERY 20'-0" OF SPACING. PAINT WITH A CURING COMPOUND BEFORE ADJACENT SLAB OR WALL IS PLACED.

NOTE:

1. REFER TO SHEET 4003 FOR FILL MATERIAL AND SOIL COMPACTION CRITERIA.

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FLOC: *GU-MPG*

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REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING AND DRAINAGE DETAILS

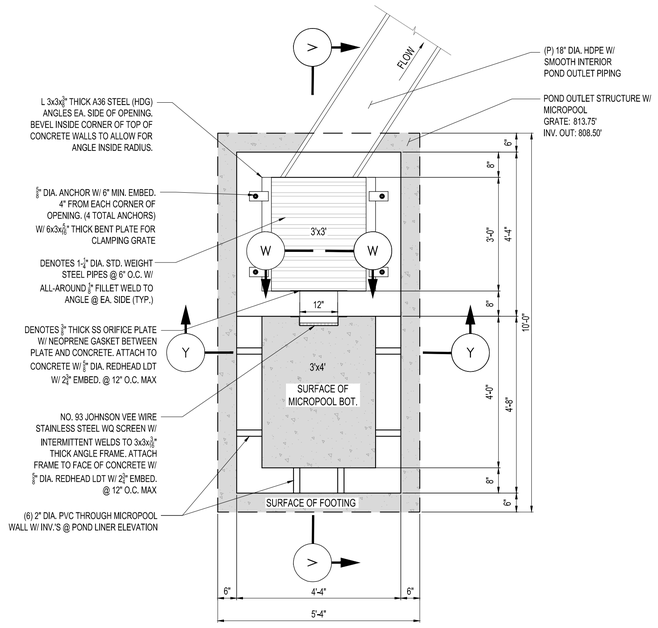
DRAWING *4310*

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*

DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

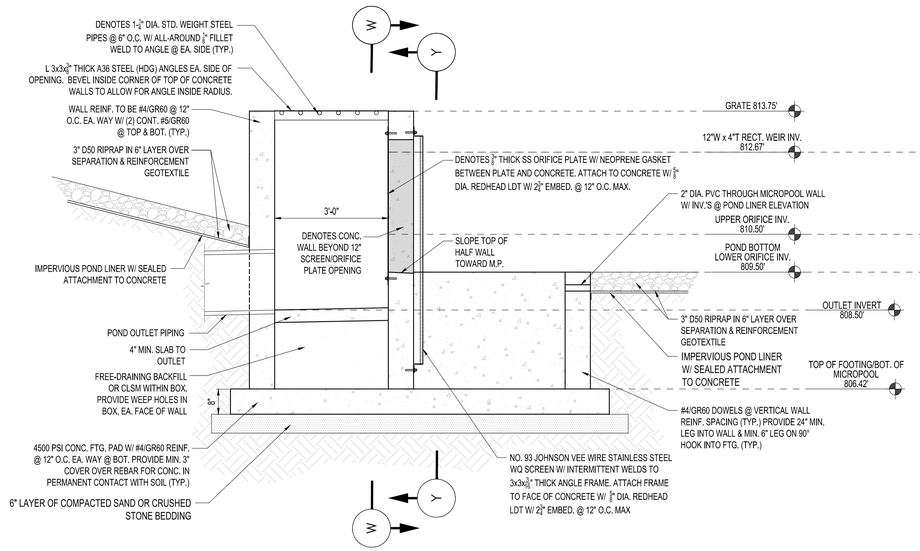
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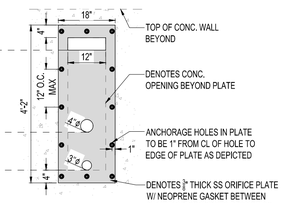
OUTLET STRUCTURE – DETAIL 1 / 4305

SCALE 1"=2'-0"



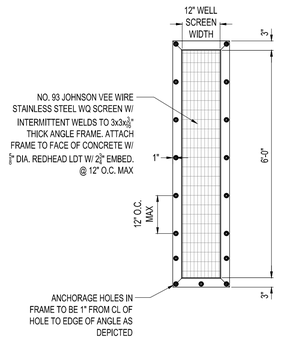
OUTLET STRUCTURE – SECTION V

SCALE 1"=2'-0"



SECTION W

SCALE 1"=2'-0"



SECTION Y

SCALE 1"=2'-0"

CAD FILE NAME: *D1_4308_Sibley Mounding.dwg*

Xcel Energy®

FLOC: *GU-MPG*

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REVISIONS			
NO.	DESCRIPTION	BY	DATE
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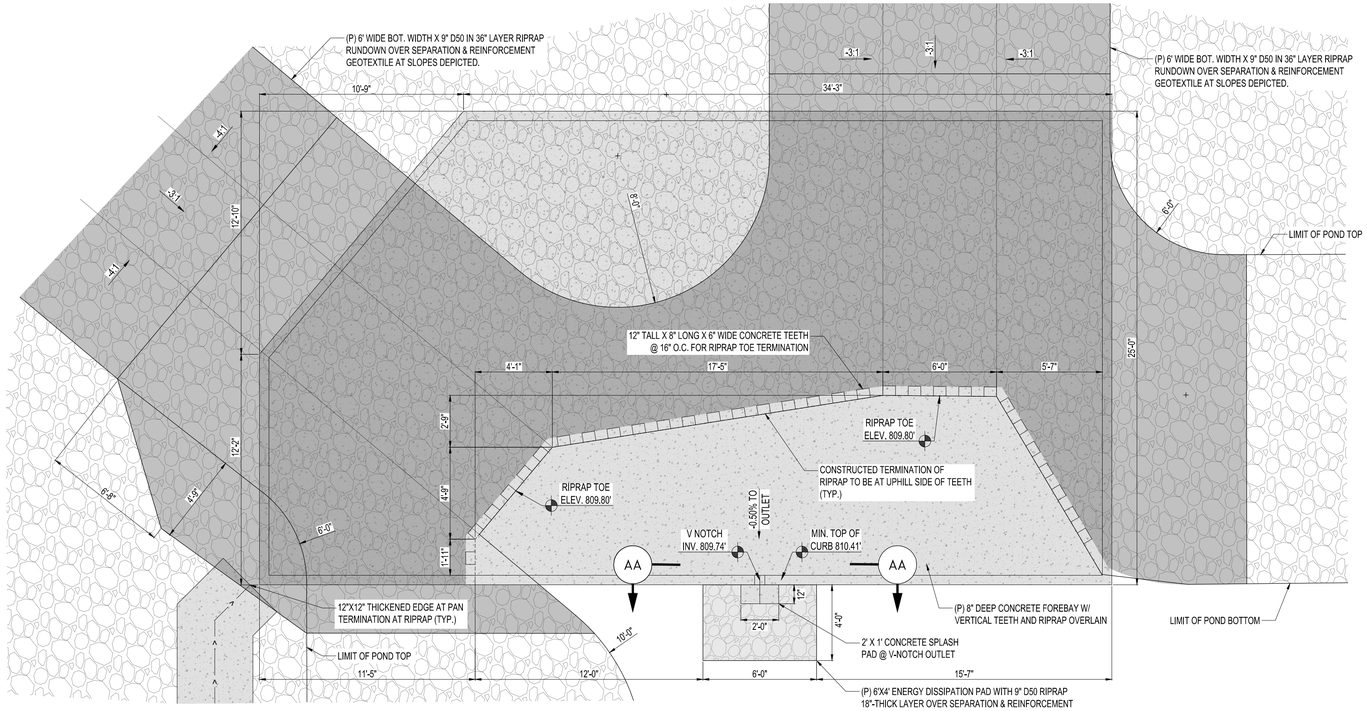
SIBLEY PROPANE PLANT
GRADING AND DRAINAGE DETAILS

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*

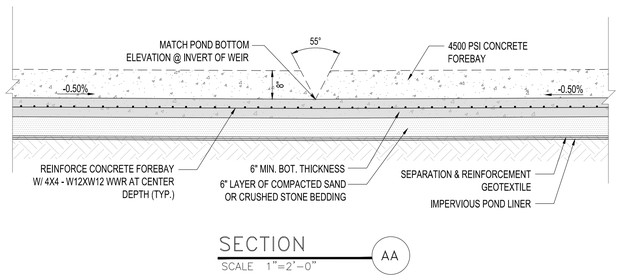
DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

DRAWING *4311*

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WEST FOREBAY DETAIL 2
SCALE 1"=4'-0" 4305



SECTION AA
SCALE 1"=2'-0"

NOTE:
1. REFER TO SHEET 4003 FOR SOIL COMPACTION CRITERIA.

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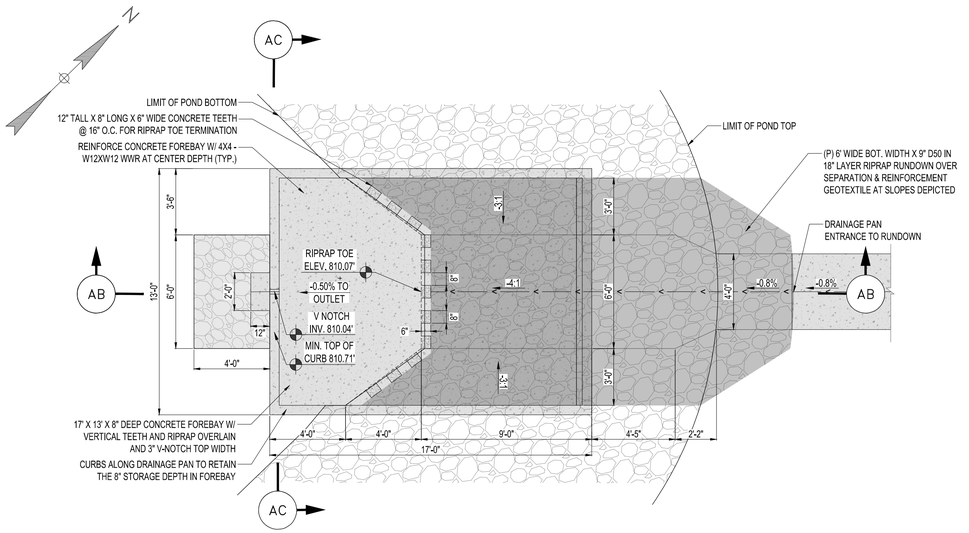
REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING AND DRAINAGE DETAILS

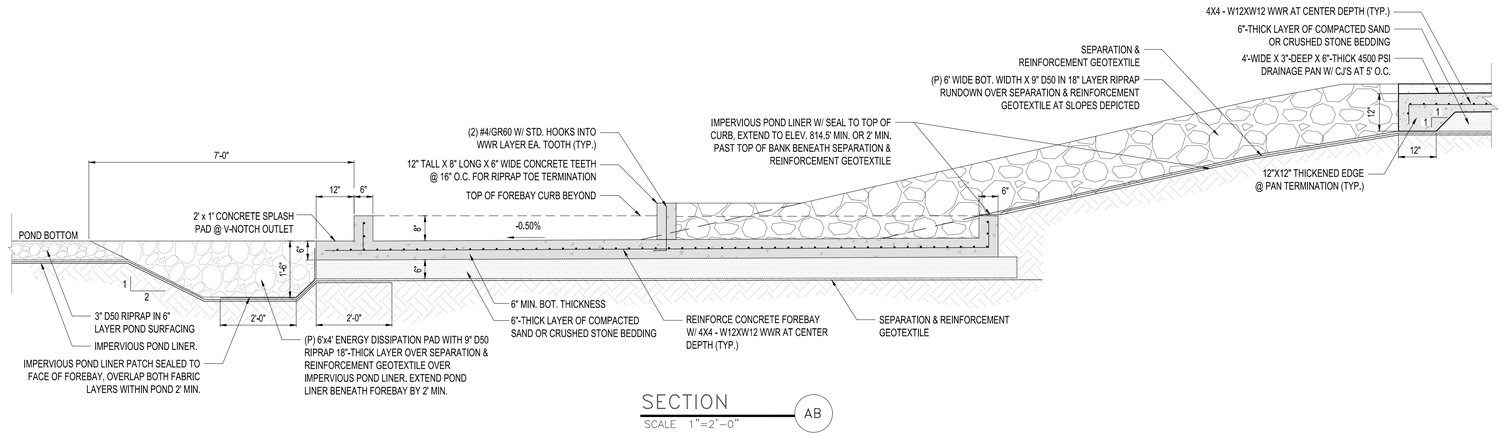
DRAWING *4312*

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

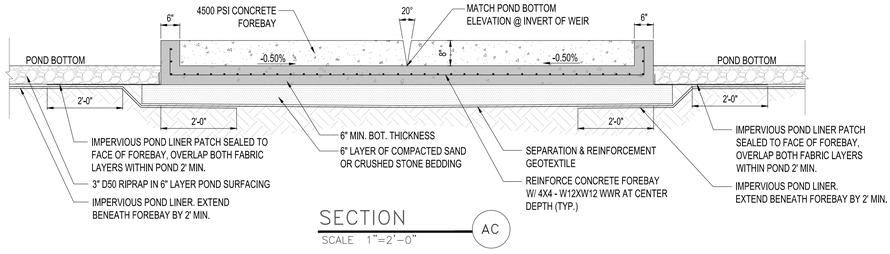
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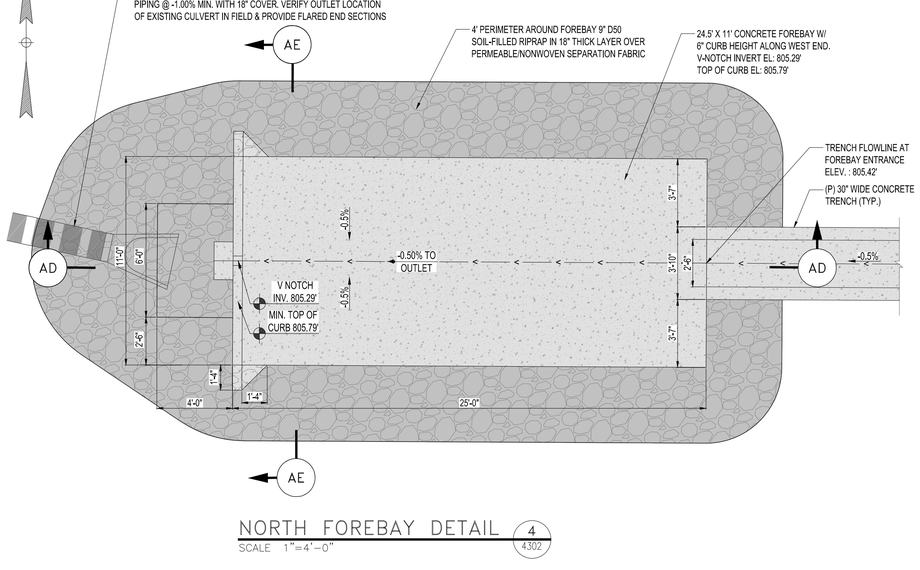
EAST FOREBAY DETAIL 3 4305
SCALE 1"=4'-0"



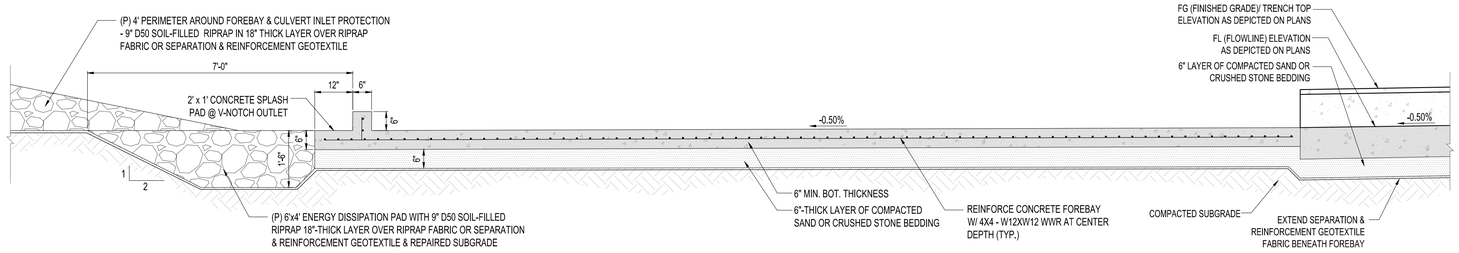
SECTION AB
SCALE 1"=2'-0"



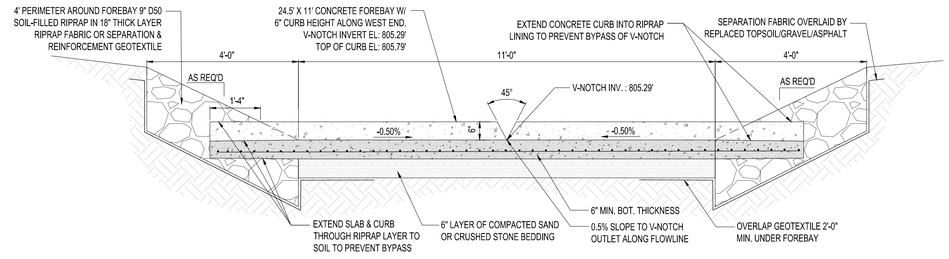
SECTION AC
SCALE 1"=2'-0"



NORTH FOREBAY DETAIL 4 4302
SCALE 1"=4'-0"



SECTION AD
SCALE 1"=2'-0"



SECTION AE
SCALE 1"=2'-0"

NOTE:
1. REFER TO SHEET 4003 FOR SOIL COMPACTION CRITERIA.

CAD FILE NAME: *D1_4308_Sibley Mounding.dwg*

Xcel Energy®

FLOC: *GU-MPG*

PROFESSIONAL ENGINEER
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the state of Minnesota.
Signature:
Typed or Printed Name: Isaac Francis Cohrs
Date: 05/24/2024 License Number: 59106

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

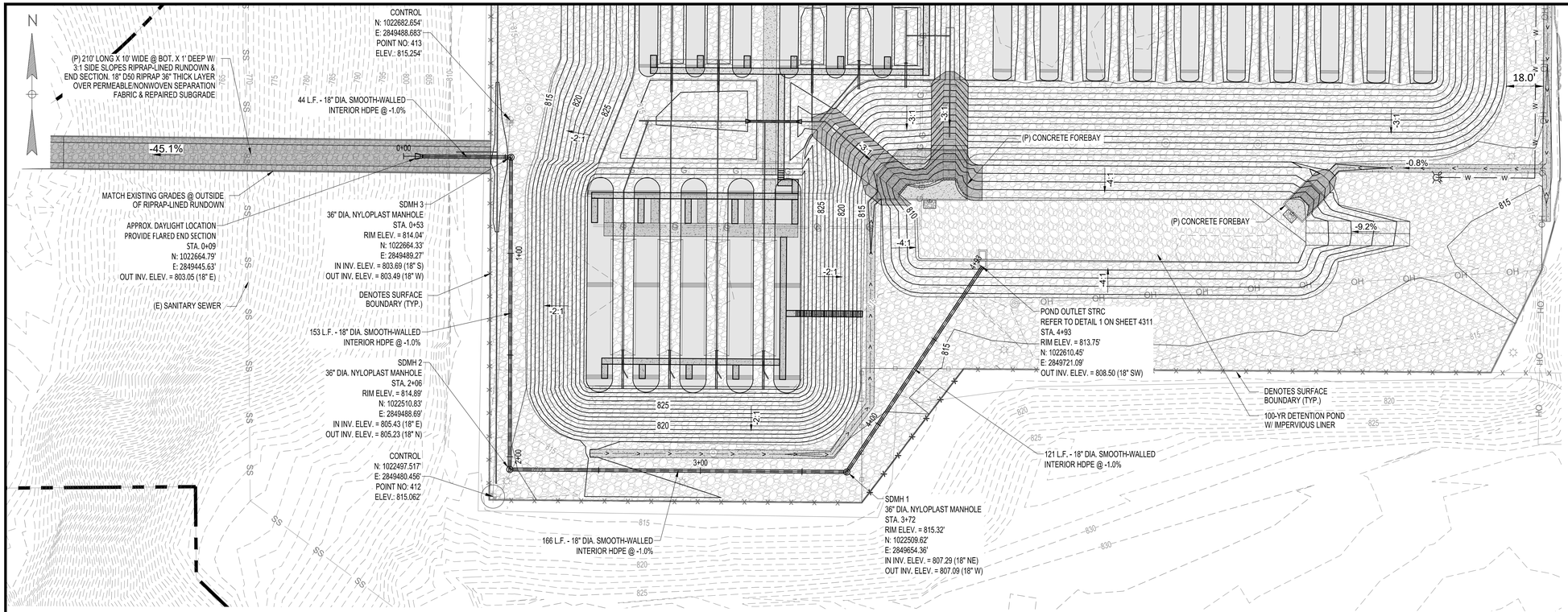
REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
GRADING AND DRAINAGE DETAILS

DRAWING *4313*

SERVICE CENTER: *NORTHERN STATES POWER COMPANY*
LOCATION: *UNIT 00*
DIVISION: *NORTHERN*
CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA*
TYPE: *FACILITY*

△0

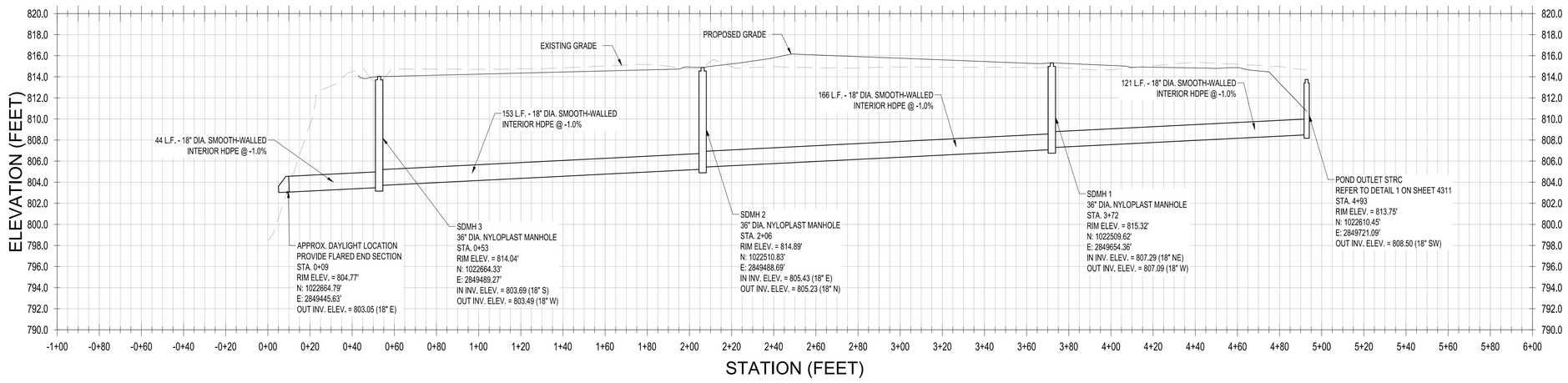


NOTES:
1. STORM DRAIN MANHOLES SHALL BE NYLOPLAST 36" DIA. DRAIN BASINS WITH 30" DIA. SOLID COVERS AND 36"X30" DUCTILE IRON REDUCING TOPS.
2. ALL MANHOLES SHALL BE FURNISHED WITH LADDERS.
3. SDMH COVERS SHALL SUPPORT HS-20/HL-93 LOADS.

LEGEND:

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SURFACE BOUNDARY
- PROPERTY LINE
- PROPOSED FLOW LINE
- PROPOSED FIREWATER MAIN
- EXISTING FENCE TO BE REMOVED
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED CULVERT/STORM SEWER
- PROPOSED UNDERDRAIN
- GRAVEL (INCLUDES SMALL DIA. RIPRAP <6")
- CONCRETE
- LARGE DIA. RIPRAP (>6")
- PROPOSED ASPHALT

POND OUTLET PLAN
SCALE 1" = 30'-0"



POND OUTLET PROFILE
SCALE HORIZ:1"=30'-0"
VERT:1"=6'-0"

30' 0' 30' 60'
1"=30'

CAD FILE NAME: *D1_4400_Sibley Mounding.dwg*

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FLOC: *GU-SPG*

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Typed or Printed Name: Isaac Francis Cohrs
Date: 05/24/2024 License Number: 59106

CAMPOS EPC

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DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

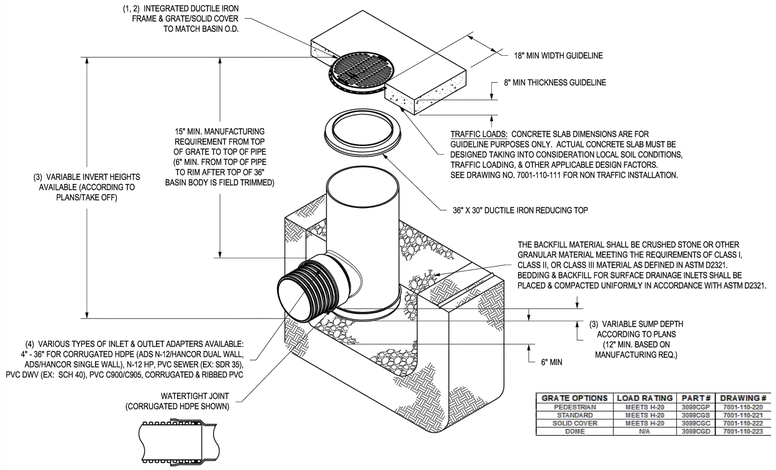
REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
POND OUTLET PLAN & PROFILE

SERVICE CENTER: *NORTHERN STATES POWER COMPANY*
LOCATION: *UNIT 00*
DIVISION: *NORTHERN*
CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA*
TYPE: *FACILITY*

DRAWING
4400
0

NYLOPLAST 36" DRAIN BASIN: 2836AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-20	3099CGP	7001-110-220
STANDARD	MEETS H-20	3099CGS	7001-110-221
SOLID COVER	MEETS H-20	3099CGC	7001-110-222
DOME	N/A	3099CGD	7001-110-223

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES & REDUCING TOP SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASIN BODIES OVER 84" DUE TO SHIPPING RESTRICTIONS.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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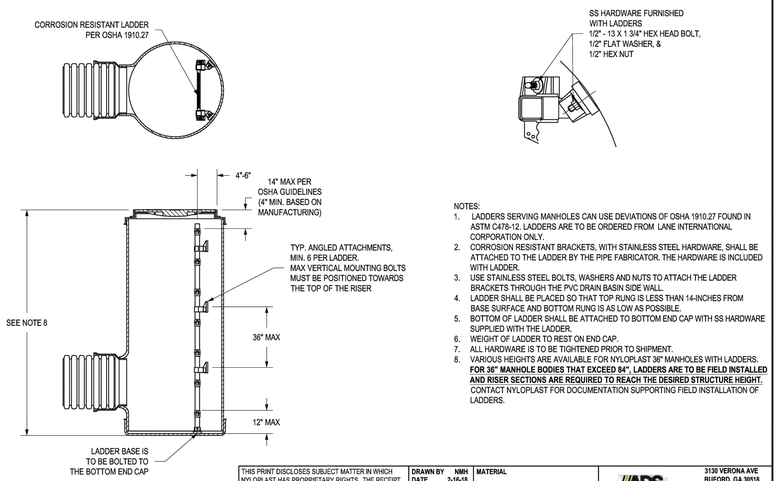
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DATE	9-21-18		
APPD BY	NMH		
DATE	9-21-18		
REVSD BY	NMH	PROJECT NO./NAME	
DATE	10-04-21		
APPD BY	NMH		
DATE	10-04-21		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 36" DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-526 REV B

NYLOPLAST 36" STRUCTURE WITH LADDER DETAIL



NOTES:
1. LADDERS SERVING MANHOLES CAN USE DEVIATIONS OF OSHA 1910.27 FOUND IN ASTM C478-12. LADDERS ARE TO BE ORDERED FROM LANE INTERNATIONAL CORPORATION ONLY.
2. CORROSION RESISTANT BRACKETS, WITH STAINLESS STEEL HARDWARE, SHALL BE ATTACHED TO THE LADDER BY THE PIPE FABRICATOR. THE HARDWARE IS INCLUDED WITH LADDER.
3. USE STAINLESS STEEL BOLTS, WASHERS AND NUTS TO ATTACH THE LADDER BRACKETS THROUGH THE PVC DRAIN BASIN SIDE WALL.
4. LADDER SHALL BE PLACED SO THAT TOP RUNG IS LESS THAN 14-INCHES FROM BASE SURFACE AND BOTTOM RUNG IS AS LOW AS POSSIBLE.
5. BOTTOM OF LADDER SHALL BE ATTACHED TO BOTTOM END CAP WITH SS HARDWARE SUPPLIED WITH THE LADDER.
6. WEIGHT OF LADDER TO REST ON END CAP.
7. ALL HARDWARE IS TO BE TIGHTENED PRIOR TO SHIPMENT.
8. VARIOUS HEIGHTS ARE AVAILABLE FOR NYLOPLAST 36" MANHOLES WITH LADDERS. **FOR 36" MANHOLE BODIES THAT EXCEED 84", LADDERS ARE TO BE FIELD INSTALLED AND RISER SECTIONS ARE REQUIRED TO REACH THE DESIRED STRUCTURE HEIGHT.** CONTACT NYLOPLAST FOR DOCUMENTATION SUPPORTING FIELD INSTALLATION OF LADDERS.

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DATE	2-16-18		
APPD BY	NMH		
DATE	2-16-18		
REVSD BY	NMH	PROJECT NO./NAME	
DATE	10-04-21		
APPD BY	NMH		
DATE	10-04-21		
DWG SIZE	A	SCALE 1:30	SHEET 1 OF 1

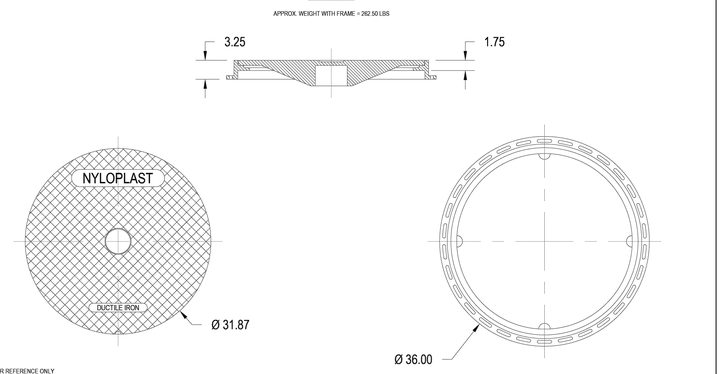
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: NYLOPLAST 36" STRUCTURE WITH LADDER DETAIL

DWG NO. 7001-110-528 REV B

3099CGC

APPROX. WEIGHT WITH FRAME = 262.50 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
COVER MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-026

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT JOB SPECIFIC. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE SYSTEM AND ITS CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

STANDARD DETAIL
NYLOPLAST 30 IN SOLID COVER ASSEMBLY – TYPE B
DRAWING NUMBER 7001-110-222

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

DRAWN BY	NMH
DATE	02/06/23
SCALE	NTS
SHEET	1 OF 1

CAD FILE NAME: *D1_4400_Sibley Mounding.dwg*

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FLOC: *GU-SPG*

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Signature:
Typed or Printed Name: Isaac Francis Cohrs
Date: 05/24/2024 License Number: 59106

CAMPOS EPC

HISTORY	DATE
DRAWN BY: *AL*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

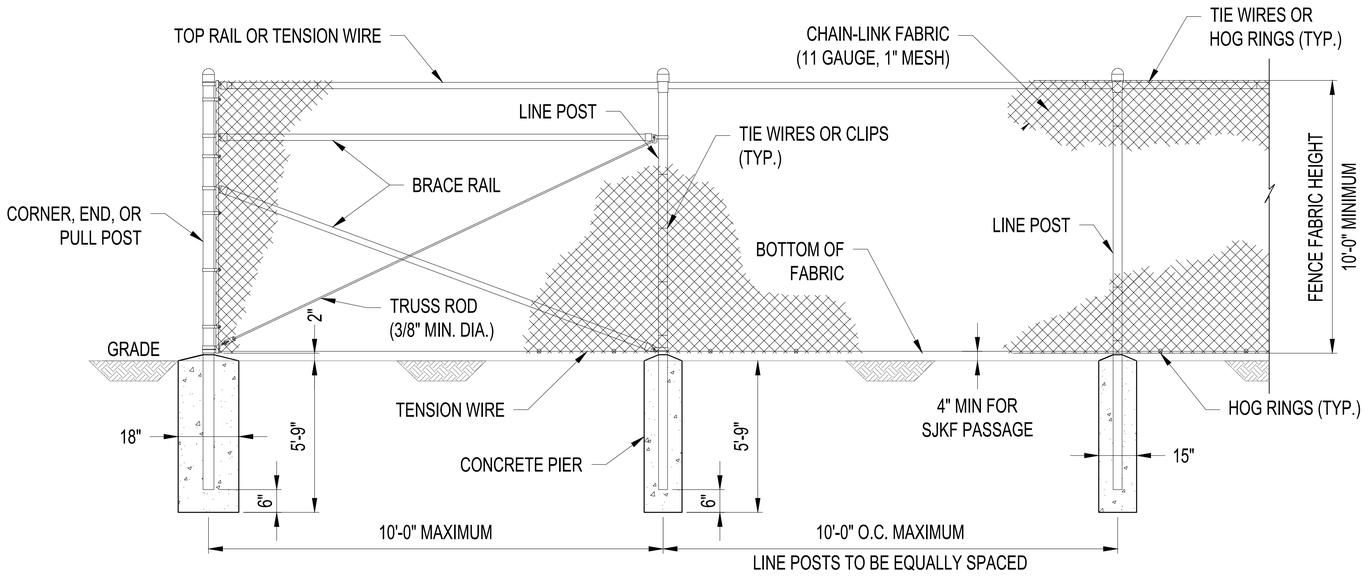
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
MANHOLE DETAILS

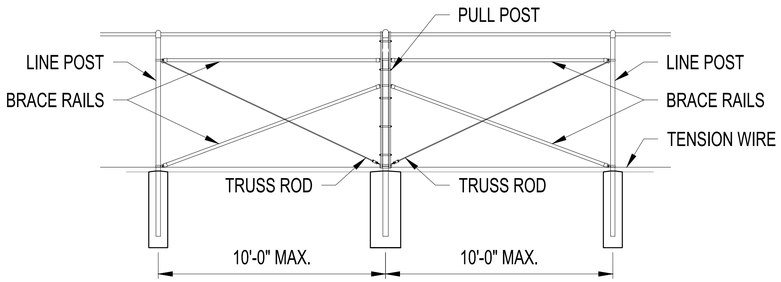
SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

DRAWING *4401*

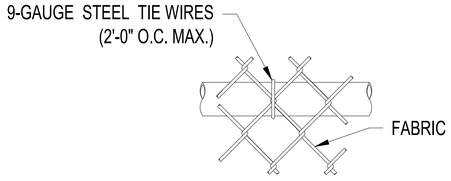
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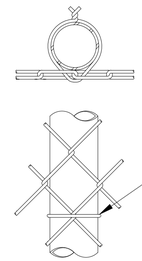
CHAIN–LINK PERIMETER FENCE DETAIL
SCALE: NTS



BRACE PANEL DETAIL
SCALE: NTS

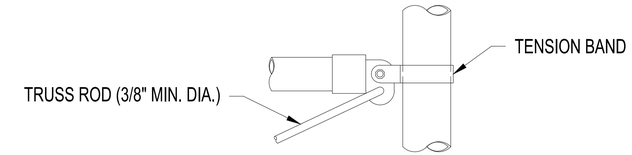


TOP OR BRACE RAIL ATTACHMENT

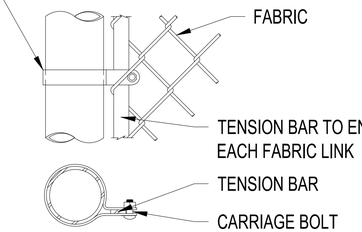


ROUND POST

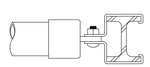
LINE POST ATTACHMENTS
SCALE: NTS



ROUND POST

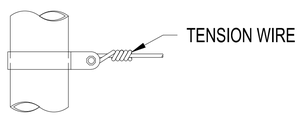


END OR GATE POST DETAIL



H–BEAM

BRACE RAIL CLAMP DETAIL



TENSION BAND DETAIL

FASTENING DETAILS
SCALE: NTS

CONSTRUCTION NOTES:

1. PROVIDE BRACE PANEL WHENEVER STRAIGHT RUNS EXCEED 500 FEET.
2. PROVIDE BRACE PANEL WHENEVER FENCE ALIGNMENT CHANGE IN DIRECTION EXCEEDS 15 DEGREES.

NOTES:

1. INSTALLATION:
   FENCE ADDITION SHALL BE PLUMB AND TRUE TO LINE, CHAIN LINK FABRIC SHALL BE TAUT AND PROPERLY SECURED, CORNER BRACES AND DIAGONAL BRACES SHALL BE PROPERLY PLACED TO PREVENT SAGGING. THE COMPLETE INSTALLATION SHALL BE INSTALLED BY SKILLED AND EXPERIENCED FENCE ERECTORS, IN A WORKMANLIKE MANNER, IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND IN ACCORDANCE WITH ALL LOCAL APPLICABLE CODES.
2. MATERIAL:
   LINE POST SHALL BE 3.5" O.D. OR LARGER. PIPE TERMINAL POSTS (CORNER/END/PULL POSTS) SHALL BE 4.5" O.D. OR LARGER. HORIZONTAL FRAMEWORK MEMBERS INCLUDING TOP RAIL, BRACE RAIL & TRUSS ROD SHALL COMPLY WITH ASTM F1043. SPECIFICATION FOR HOT-DIP GALVANIZED FENCE CHAIN LINK FABRIC - THE CHAIN LINK FABRIC SHALL BE IN ACCORDANCE WITH ASTM A-392 SPECIFICATIONS AND SHALL BE HOT DIPPED GALVANIZED AFTER WEAVING, HAVING A COATING WEIGHT OF 2 OUNCES OF ZINC PER SQUARE FOOT, MINIMUM, OF UNCOATED WIRE SURFACE (CLASS II). FABRIC SHALL BE NO. 9 GAUGE WIRE WOVEN IN A 1-INCH CHAIN LINK DIAMOND MESH. THE FABRIC SHALL BE FASTENED TO THE LINE POST BY MEANS OF NO. 6 GAUGE ALUMINUM WIRE CLIPS SPACED 12 INCHES ON CENTER. IT SHALL BE ATTACHED TO TOP RAIL WITH NO. 9 GAUGE ALUMINUM TIE WIRES SPACED 24 INCHES ON CENTER. FABRIC SHALL BE ATTACHED TO TERMINAL POST BY MEANS OF A 1/4" X 3/4" TENSION BAR WITH HEAVY GAUGE PRESSED STEEL BAND OR CLIPS SPACED APPROXIMATELY 14 INCHES ON CENTER.
3. FOR ADDITIONAL FENCE INFORMATION, SEE SPECIFICATIONS UNDER "PHYSICAL SECURITY FENCE AND GATE GUIDELINES" BY XCEL ENERGY, VERSION 2.

CAD FILE NAME: *D1_4600_Sibley Mounding.dwg*

Xcel Energy®

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Date: 05/24/2024 License Number: 59106

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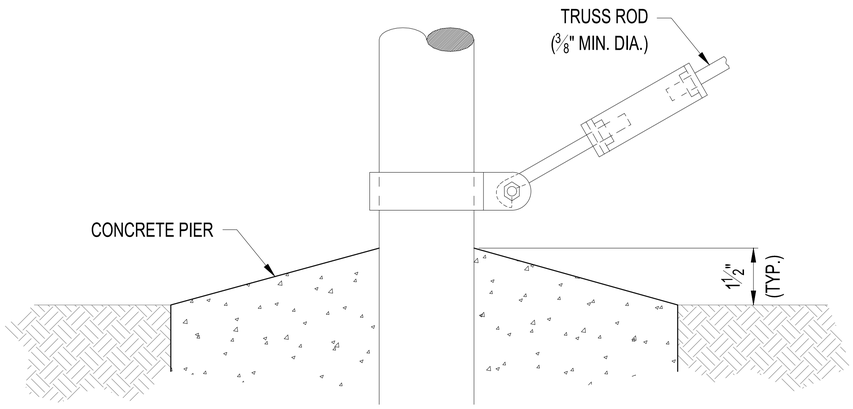
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DRAWN BY: *MR*	*05/24/2024*
DESIGNED BY: *IFC*	*05/24/2024*
CHECKED BY: *IFC*	*05/24/2024*
APPROVED BY:	
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
FENCING DETAILS

SERVICE CENTER: *NORTHERN STATES POWER COMPANY* | LOCATION: *UNIT 00*
DIVISION: *NORTHERN* | CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA* | TYPE: *FACILITY*

DRAWING
4600
0



TRUSS ROD AND BAND
SCALE: NTS

STEEL POST SCHEDULE	
USE AND SECTION	MINIMUM OUTSIDE DIMENSIONS (NOMINAL) FABRIC WIDTH 120"
CORNER, END, & PULL POSTS TUBULAR - ROUND	4.5" O.D.
LINE POSTS TUBULAR - ROUND	3.5" O.D.
TOP, BOTTOM, & BRACE RAILS TUBULAR - ROUND	1.66" O.D.

NOTES:

1. DETAILS SHOWN ARE TO CLARIFY REQUIREMENTS AND ARE NOT INTENDED TO LIMIT OTHER TYPES OF FENCE SECTIONS AND METHODS OF INSTALLATION THAT COMPLY WITH THE SPECIFICATIONS.
2. WIRE TIES, RAILS, POSTS, AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. CHAIN-LINK FABRIC SHALL BE PLACED ON THE SIDE OPPOSITE THE SECURE AREA.
3. UNLESS SPECIFICALLY SHOWN OR SPECIFIED, ALL FENCE SHALL HAVE AN APRON EXTENDED OUTWARD FROM THE AREA BEING PROTECTED.

CAD FILE NAME: *D1_4600_Sibley Mounding.dwg*

Xcel Energy®

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REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	*ISSUED FOR CONSTRUCTION*	*MR*	*05/24/2024*

SIBLEY PROPANE PLANT
FENCING DETAILS

SERVICE CENTER: *NORTHERN STATES POWER COMPANY*
LOCATION: *UNIT 00*
DIVISION: *NORTHERN*
CITY/COUNTY : *MENDOTA HEIGHTS / DAKOTA*
TYPE: *FACILITY*

DRAWING
4601
0

1.0 GENERAL CONSTRUCTION ACTIVITY INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN COMPLIANCE WITH THE MINNESOTA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY NO. MNR100001 (GENERAL PERMIT), AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) PROGRAM.

THE PROJECT IS LOCATED AT 800 SIBLEY MEMORIAL HIGHWAY IN THE CITY OF MENDOTA HEIGHTS, DAKOTA COUNTY, MINNESOTA. PROPOSED CONSTRUCTION ACTIVITIES WILL TAKE PLACE WITHIN SECTION 23 TOWNSHIP 28 NORTH RANGE 23 WEST. THE APPROXIMATE CENTROID OF THE PROJECT HAS A LATITUDE OF 44.906177 AND A LONGITUDE OF -93.130502.

THIS PROJECT INVOLVES THE IMPROVEMENT OF EXISTING STORMWATER ROUTING, STORAGE AND DISCHARGE SYSTEMS ON SITE. CONSTRUCTION WILL CONSIST OF SITE GRADING, DRAINAGE SYSTEM IMPROVEMENTS, SURFACING EXPANSION AND REPAIR, AND CONSTRUCTION OF OUTLET AND PRETREATMENT STRUCTURES. THE PROJECT IS NOT A PART OF A LARGER COMMON PLAN OF DEVELOPMENT. THE PROJECT AS PROPOSED HAS A TOTAL DISTURBANCE AREA OF 5.38 ACRES. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE REQUIRED TO MINIMIZE SEDIMENT FROM BEING TRANSPORTED INTO THE MISSISSIPPI RIVER, REFER TO PROJECT DRAWINGS FOR FURTHER DETAILS. (CSW PERMIT PART III.A.1)

1.1 PROJECT SIZE AND CUMULATIVE IMPERVIOUS SURFACE:

- THE ANTICIPATED AREA OF DISTURBANCE IS APPROXIMATELY 5.38 ACRES.
- THE TOTAL AREA OF PRE-CONSTRUCTION IMPERVIOUS AREA IS APPROXIMATELY 3.93 ACRES.
- THE TOTAL AREA OF POST-CONSTRUCTION IMPERVIOUS AREA IS APPROXIMATELY 4.53 ACRES.
- THE TOTAL NEW IMPERVIOUS AREA IS APPROXIMATELY 0.60 ACRES.

1.2 DATES OF CONSTRUCTION:

- ANTICIPATED START DATE: JUNE 2022

ANTICIPATED END DATE: NOVEMBER 2023 (C)

1.3 CONTACT INFORMATION:

OWNER: XCEL ENERGY
MAILING ADDRESS: 10326 S. ROBERT TRAIL, INVER GROVE HEIGHTS, MN 55076
CONTACT PERSON: RICHARD HYDE — TITLE: SENIOR OPERATIONS MANAGER
PHONE NUMBER: 651-265-7055 — EMAIL ADDRESS: RICHARD.R.HYDE@XCELENERGY.COM

OPERATOR / GENERAL CONTRACTOR (WILL OVERSEE IMPLEMENTATION OF THE SWPPP): _____
MAILING ADDRESS: _____
CONTACT PERSON: _____ — TITLE: _____
PHONE NUMBER: _____ — EMAIL ADDRESS: _____

PARTY RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:
XCEL ENERGY
MAILING ADDRESS: 10326 S. ROBERT TRAIL, INVER GROVE HEIGHTS, MN 55076
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2.0 RECEIVING WATERS:

WATERS WITHIN ONE MILE (NEAREST STRAIGHT LINE DISTANCE) THAT ARE LIKELY TO RECEIVE STORMWATER RUNOFF FROM THE PROJECT SITE (CSW PERMIT ITEM 5.10) INCLUDE:

NAME OF WATER BODY	TYPE (1)	WATER BODY ID (2)	SPECIAL WATER? (3)	IMPAIRED WATER? (3)	PUBLIC WATER WITH WORK IN WATER RESTRICTIONS?
UNNAMED CREEK	CREEK	07010206-542	NO	NO	NO
MISSISSIPPI RIVER	RIVER	07010206-505	NO	YES	NO

(1) TYPE EXAMPLES: DITCH, POND, WETLAND, CALCAREOUS FEN, LAKE, STREAM, RIVER
(2) WATER BODY IDENTIFICATION (ID) MIGHT NOT BE AVAILABLE FOR ALL WATER BODIES. USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: HTTPS://WWW.PCA.STATE.MN.US/WATER/STORMWATER-SPECIAL-AND-IMPAIRED-WATERS-SEARCH
(3) REFER TO CSW PERMIT SECTION 23. IMPAIRED WATER FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS (NUTRIENT EUTROPHICATION BIOLOGICAL INDICATORS), TURBIDITY, TOTAL SUSPENDED SOLIDS (TSS), DISSOLVED OXYGEN, OR AQUATIC BIOTA (FISH BIOASSESSMENT, AQUATIC PLANT BIOASSESSMENT, AND AQUATIC MACROINVERTEBRATE BIOASSESSMENT)

2.1 SPECIAL AND IMPAIRED WATERS:

THE MPCA'S SPECIAL AND IMPAIRED WATERS SEARCH TOOL WAS USED TO LOCATE SPECIAL AND IMPAIRED WATERS WITHIN ONE MILE (AERIAL RADIUS MEASUREMENT) OF THE PROJECT SITE. THIS SEGMENT OF THE MISSISSIPPI RIVER HAS EPA-APPROVED IMPAIRMENTS FOR FECAL COLIFORM, MERCURY IN FISH TISSUE, MERCURY IN WATER COLUMN, NUTRIENTS, PCB IN FISH TISSUE, TOTAL SUSPENDED SOLIDS, AND PERFLUOROOCTANE SULFUNATE (PFOs) IN FISH TISSUE. THESE IMPAIRMENTS ARE CONSIDERED CONSTRUCTION RELATED AND DO REQUIRE ADDITIONAL BEST MANAGEMENT PRACTICES (BMPS) OR PLAN REVIEW FOR COMPLIANCE WITH THE GENERAL PERMIT. (CSW PERMIT ITEM 2.7 AND SECTION 23)

ADDITIONAL BMPS OR OTHER SPECIFIC CONSTRUCTION RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN AN APPROVED TOTAL MAXIMUM DAILY LOAD (TMDL) INCLUDE NEED TO UPDATE BASED ON TMDL - MIGHT INCLUDE THINGS LIKE IMMEDIATE STABILIZATION OF EXPOSED SOIL AREAS. (CSW PERMIT ITEM 5.19)

2.2 PUBLIC WATERS WITH WORK IN WATER RESTRICTIONS:

THIS PROJECT DOES NOT INCLUDE WORK IN PUBLIC WATERS. (CSW PERMIT ITEM 5.11)

2.3 WETLAND IMPACTS:

THIS PROJECT DOES NOT INCLUDE WETLAND IMPACTS. (CSW PERMIT ITEMS 2.4 AND 2.10, AND SECTION 22)

2.4 ENVIRONMENTAL REVIEW AND OTHER REQUIRED REVIEWS:

STORMWATER MITIGATION MEASURES ARE NOT REQUIRED AS A RESULT OF AN ENVIRONMENTAL REVIEW (E.G., EAW OR EIS), ENDANGERED OR THREATENED SPECIES REVIEW, ARCHEOLOGICAL SITE REVIEW, OR OTHER LOCAL, STATE, OR FEDERAL REVIEW CONDUCTED FOR THE PROJECT. (CSW PERMIT ITEMS 2.8, 2.9, AND 5.16)

2.5 KARST AREAS OR DRINKING WATER SUPPLY MANAGEMENT AREAS:

THE PRESENCE OF KARST IN THE VICINITY OF THE SITE RESULTS IN THE PROHIBITION OF INFILTRATION FEATURES FOR STORMWATER MANAGEMENT IN ORDER TO PROTECT GROUNDWATER STANDARDS. (CSW PERMIT ITEMS 16.19, 16.20, AND 18.10)

3.0 PROJECT PLANS AND SPECIFICATIONS:

REQUIRED FEATURE	SHEET NUMBER
• PROJECT LOCATION AND CONSTRUCTION LIMITS	4152
• EXISTING AND FINAL GRADES, INCLUDING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW AND ALL DISCHARGE POINTS WHERE STORMWATER IS LEAVING THE SITE OR ENTERING A SURFACE WATER	
• SOIL TYPES AT THE SITE	4151
• LOCATIONS OF IMPERVIOUS SURFACES	4152
• LOCATIONS OF AREAS NOT BE BE DISTURBED (E.G., BUFFER ZONES, WETLANDS, ETC.)	4152
• LOCATIONS OF AREAS OF STEEP SLOPES	4152
• LOCATIONS OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOILS	N/A
• PORTIONS OF THE SITE THAT DRAIN TO A PUBLIC WATER WITH DNR WORK IN WATER RESTRICTIONS FOR FISH SPAWNING TIMEFRAMES	4152
• LOCATIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPS AS REQUIRED IN PERMIT SECTIONS 8 THROUGH 10 AND 14 THROUGH 19	4152
• BUFFER ZONES AS REQUIRED IN PERMIT ITEMS 9.17 AND 23.11	N/A
• LOCATIONS OF POTENTIAL POLLUTION-GENERATING ACTIVITIES IDENTIFIED IN PERMIT SECTION 12	4152
• STANDARD DETAILS FOR EROSION AND SEDIMENT CONTROL BMPS TO BE INSTALLED AT THE SITE	4153

4.0 BEST MANAGEMENT PRACTICES (BMPS):

4.1 EROSION PREVENTION PRACTICES:

1. BEFORE LAND DISTURBING ACTIVITIES BEGIN, THE LIMITS OF THE AREAS TO BE DISTURBED DURING CONSTRUCTION WILL BE DELINEATED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.
2. TEMPORARY STABILIZATION OF SOILS AND SOIL STOCKPILES: (CSW PERMIT ITEMS 8.4, 8.5, AND 23.9)
   a. AREAS OF EXPOSED SOIL WILL BE STABILIZED WITH EROSION CONTROL BLANKET OR EQUIVALENT MEASURES.
   b. IF PRESENT, SOIL STOCKPILES WILL BE STABILIZED WITH FAST GROWING COVER CORP, MULCH SUCH AS STRAW MULCH OR EQUIVALENT MEASURES.
   c. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY, OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS, AND SIMILAR SURFACES ARE EXEMPT FROM THESE STABILIZATION REQUIREMENTS.
2. STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS: (CSW PERMIT ITEMS 8.6 THROUGH 8.8)
   a. IF SOILS WITHIN EXISTING STORMWATER DITCHES OR SWALES ARE DISTURBED, THEY WILL BE STABILIZED WITH CHANNEL EROSION CONTROL BLANKET, RIPRAP, TURF REINFORCEMENT MAT OR EQUIVALENT MEASURES.
   b. MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE, OR SIMILAR EROSION PREVENTION PRACTICES WILL NOT BE USED TO STABILIZE ANY PART OF AN EXISTING STORMWATER DITCH OR SWALE WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
   c. THE LAST 200 LINEAL FEET OF LENGTH OF THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WILL BE STABILIZED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE.
   d. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES WILL BE COMPLETED WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.
3. ENERGY DISSIPATION AT PIPE OUTLETS: ENERGY DISSIPATION AT PIPE OUTLETS WILL BE PROVIDED WITH ONE OR MORE OF THE FOLLOW METHODS: RIP RAP, SPLASH PADS, GABIONS, OR EQUIVALENT MEASURES. (CSW PERMIT ITEM 8.9)
4. EROSION PREVENTION IMPLEMENTATION TIMELINES: (CSW PERMIT ITEMS 5.4, 8.4 THROUGH 8.6, AND 23.9)
   a. SINCE THE SITE DRAINS TO A DISCHARGE POINT THAT IS WITHIN ONE MILE (AERIAL RADIUS MEASUREMENT) OF A SPECIAL OR IMPAIRED WATER (SEE SECTION 2.0), STABILIZATION OF EXPOSED SOIL AREAS (INCLUDING STOCKPILES) WILL BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.
   b. THE FOLLOWING ACTIVITIES CAN BE TAKEN TO INITIATE STABILIZATION: PREPPING THE SOIL FOR VEGETATIVE OR NON-VEGETATIVE STABILIZATION, APPLYING MULCH OR OTHER NON-VEGETATIVE PRODUCT TO THE EXPOSED SOIL AREA, OR SEEDING OR PLANTING THE EXPOSED AREA.
5. ADDITIONAL EROSION PREVENTION MEASURES: THE FOLLOWING ADDITIONAL EROSION PREVENTION METHODS WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION: (CSW PERMIT ITEMS 8.2, 8.3, AND 8.10)
   a. CONSTRUCTION PHASING WILL BE UTILIZED TO MINIMIZE THE AREA OF SOIL EXPOSED AT ANY ONE TIME.
   b. SOIL DISTURBANCE WILL BE MINIMIZED WHEREVER POSSIBLE TO AID IN EROSION PREVENTION.
   c. EXISTING VEGETATION WILL BE PRESERVED WHEREVER POSSIBLE TO LIMIT EXPOSED SOIL AND THUS WILL SERVE AS NATURAL VEGETATIVE BUFFERS.
   d. EXPOSED SOIL ON STEEP SLOPES (≤3H:1V) WILL BE STABILIZED USING EROSION CONTROL BLANKETS AND SEEDING.
   e. HORIZONTAL SLOPE GRADING WILL BE UTILIZED TO MINIMIZE EROSION POTENTIAL.
   f. TERRACING WILL BE USED TO MINIMIZED EROSION POTENTIAL.

4.2 SEDIMENT CONTROL PRACTICES:

1. DOWNGRADIENT PERIMETER CONTROLS: (CSW PERMIT ITEMS 9.2 THROUGH 9.6)
   a. SEDIMENT CONTROL PRACTICES WILL BE ESTABLISHED ON ALL DOWNGRADIENT PERIMETERS AND LOCATED UPGRADIENT OF ANY BUFFER ZONES. PERIMETER SEDIMENT CONTROLS WILL INCLUDE: SILT FENCE, SEDIMENT CONTROL LOGS / BIOROLLS (FILLED WITH COMPOST, WOOD CHIPS, ROCK, ETC.), VEGETATIVE BUFFERS (RETAIN EXISTING VEGETATION WHERE POSSIBLE) OR EQUIVALENT MEASURES.
   b. PERIMETER SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND REMAIN IN PLACE UNTIL PERMANENT COVER HAS BEEN ESTABLISHED.
   c. IF SEDIMENT CONTROL PRACTICES HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES (SUCH AS CLEARING, GRUBBING, OR PASSAGE OF VEHICLES), THE CONTROLS MUST BE RE-INSTALLED IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY HAS BEEN COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE RE-INSTALLED BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
   d. IF THE DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED (BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENT), INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES.
2. SOIL STOCKPILE PERIMETER CONTROLS: TEMPORARY SOIL STOCKPILES WILL BE SURROUNDED BY: SEDIMENT CONTROL LOGS / BIOROLLS (FILLED WITH COMPOST, WOOD CHIPS, ROCK, ETC.) OR EQUIVALENT MEASURES, AND SHALL NOT BE PLACED IN ANY NATURAL BUFFERS OR SURFACE WATERS.(CSW PERMIT ITEMS 9.9 AND 9.10)
3. STORM DRAIN INLET PROTECTION: (CSW PERMIT ITEMS 9.7 AND 9.8)
   a. INLET PROTECTION BMPS WILL BE INSTALLED AROUND ALL STORM DRAIN INLETS DOWNGRADIENT OF CONSTRUCTION ACTIVITIES.
   b. STORM DRAIN INLETS WILL BE PROTECTED UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
   c. INLET PROTECTION BMPS WILL BE: SEDIMENT CONTROL LOG, FILTER SACK, ROCK WITH FILTER FABRIC, FILTER FENCE BOX OR EQUIVALENT MEASURES.
4. VEHICLE TRACKING BMPS: (CSW PERMIT ITEMS 9.11 AND 9.12)
   a. VEHICLE TRACKING BMPS WILL BE INSTALLED TO MINIMIZE THE TRACKING OUT OF SEDIMENT FROM THE CONSTRUCTION AREA AND WILL INCLUDE: ROCK PADS OR AN EQUIVALENT SYSTEM.
   b. IF SUCH VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE PAVED ROAD, STREET SWEEPING WILL ALSO BE EMPLOYED. SEDIMENT WILL BE REMOVED BY SWEEPING WITHIN 24 HOURS.
5. PROTECTION OF INFILTRATION AREAS: IF NECESSARY, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) WILL BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO ESTABLISHING PERMANENT COVER WITHIN THE CONTRIBUTING DRAINAGE AREA. (CSW PERMIT ITEMS 16.4 AND 16.5)
6. MINIMIZATION OF SOIL COMPACTION AND PRESERVATION OF TOPSOIL: SOIL COMPACTION WILL BE MINIMIZED AND TOPSOIL WILL BE PRESERVED WHERE POSSIBLE. (CSW PERMIT ITEMS 5.24, 9.14, AND 9.15)
7. PRIORITIZATION OF ONSITE INFILTRATION AND SEDIMENT REMOVAL: (CSW PERMIT ITEM 9.16)
   a. PRIOR TO OFFSITE DISCHARGE, INFILTRATION AND SEDIMENT REMOVAL WILL BE IMPLEMENTED ONSITE WHERE POSSIBLE.
   b. DISCHARGES FROM BMPS WILL BE DIRECTED TO VEGETATED AREAS OF THE SITE (INCLUDING ANY NATURAL BUFFERS) IN ORDER TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION. IF EROSION IS NOTED TO OCCUR AS THE RESULT OF SUCH A DISCHARGE, VELOCITY DISSIPATION BMPS WILL BE CONSIDERED AND INSTALLED AS NECESSARY TO PREVENT EROSION.
8. BUFFER ZONE OR REDUNDANT SEDIMENT CONTROLS TO PROTECT SURFACE WATERS: (CSW PERMIT ITEM 9.17)
   a. A 50-FOOT NATURAL BUFFER WILL BE PRESERVED IN CONSTRUCTION AREAS DISCHARGING TO A NON-SPECIAL/NON-IMPAIRED SURFACE WATER OR WETLAND. IF A NON-SPECIAL/NON-IMPAIRED SURFACE WATER OR WETLAND IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER, OR WHEN A BUFFER IS INFEASIBLE, REDUNDANT SEDIMENT CONTROLS WILL BE PROVIDED.
   b. A 100-FOOT NATURAL BUFFER WILL BE PRESERVED IN CONSTRUCTION AREAS DISCHARGING TO A SPECIAL OR IMPAIRED SURFACE WATER. IF A SPECIAL OR IMPAIRED SURFACE WATER IS LOCATED WITHIN 100 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER, OR WHEN A BUFFER IS INFEASIBLE, REDUNDANT SEDIMENT CONTROLS WILL BE PROVIDED.
   c. REDUNDANT PERIMETER CONTROLS WILL BE INSTALLED AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE.
9. SEDIMENTATION TREATMENT CHEMICALS: NOT APPLICABLE; USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) IS NOT ANTICIPATED AS PART OF THE PROJECT. (CSW PERMIT ITEMS 5.22 AND 9.18)
10. TEMPORARY SEDIMENT BASIN(S): THE PROJECT WILL NOT INCLUDE 10 OR MORE ACRES OF DISTURBED SOIL DRAINING TO A COMMON LOCATION OR 5 OR MORE ACRES DRAINING TO A COMMONLOCATION WITHIN 1 MILE OR A SPECIAL OR IMPAIRED WATER THEREFORE TEMPORARY SEDIMENT BASINS ARE NOT REQUIRED. (CSW PERMIT ITEMS 5.6, 9.13, AND 23.10 AND SECTION 14)

4.3 DEWATERING AND BASIN DRAINING:

NO DEWATERING OR BASIN DRAINING ARE ANTICIPATED AS PART OF THIS PROJECT. (CSW PERMIT SECTION 10 AND ITEM 10.5)

4.4 BMP DESIGN FACTORS:

THE FOLLOWING BMP DESIGN FACTORS HAVE BEEN CONSIDERED IN DESIGNING THE TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPS:

1. EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION:
2. NATURE OF STORMWATER RUNOFF AND RUN-ON AT THE SITE, INCLUDING FACTORS SUCH AS EXPECTED FLOW FROM IMPERVIOUS SURFACES, SLOPES, AND SITE DRAINAGE FEATURES:
3. STORMWATER VOLUME, VELOCITY, AND PEAK FLOW RATES TO MINIMIZE DISCHARGE OF POLLUTANTS IN STORMWATER AND TO MINIMIZE CHANNEL AND STREAMBANK EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS:
4. RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT:

4.5 BMP QUANTITIES:

ROCK CONSTRUCTION ENTRANCE: 1 EA.
SINGLE ROW SILT FENCE: 750 LF (C)
DOUBLE ROW SILT FENCE: 1,850 (C)
EROSION CONTROL BLANKET: 1,320 SY
SEDIMENT CONTROL LOG (SLOPE BREAKS): 200 LF

(SEE PAGE 2 OF 2)

ISSUED FOR CONSTRUCTION

Xcel Energy®

BARR
4300 MARKETPOINTE DRIVE
Suite 200
MINNEAPOLIS, MN 55435
Ph: 1-800-632-2277
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HISTORY	DATE
DRAWN BY: EPF	05/18/2022
DESIGNED BY: BARR	05/18/2022
CHECKED BY: JPP	05/18/2022
APPROVED BY: JPP	05/18/2022
IN SERVICE DATE:	

REVISIONS			
NO.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	EPF	04/21/2022
B	ISSUED FOR CONSTRUCTION	EPF	05/18/2023
C	ISSUED FOR CONSTRUCTION	EPF	03/13/2023

SIBLEY PHASE II FIRE SUPPRESSION
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

SERVICE CENTER: NORTHERN STATES POWER COMPANY | PROJECT: 4501038238
DIVISION: NORTH | CITY/COUNTY : MENDOTA HEIGHTS / DAKOTA | TYPE:

DRAWING
4150
(C)

CADD USER: ERIC P. FITZGERALD FILE: M:\DESIGN\23191480.005\SIBLEY\23191480_G-01_SWPPP.DWG PLOT SCALE: 1:2 PLOT DATE: 3/13/2023 5:34 PM

5.0 PERMANENT STORMWATER MANAGEMENT SYSTEM:

A PERMANENT STORMWATER MANAGEMENT SYSTEM IS REQUIRED IF THE PROJECT RESULTS IN ONE ACRE OR MORE OF NEW IMPERVIOUS SURFACES OR RESULTS IN A NET INCREASE OF ONE OR MORE ACRES OF CUMMULATIVE NEW IMPERVIOUS SURFACES IN TOTAL OR IF THE PROJECT IS PART OF A LARGER PLAN OF DEVELOPMENT. (CSW PERMIT ITEM 15.3)

5.1 A PERMANENT STORMWATER TREATMENT SYSTEM IS NOT REQUIRED. (CSW PERMIT ITEMS 5.15, 15.4-15.9, AND 23.14)

5.2 THIS IS NOT A LINEAR PROJECT WITH LACK OF RIGHT OR WAY. (CSW PERMIT ITEM 15.9)

5.3 THIS PROJECT DOES NOT DISCHARGE TO A TROUT STREAM (OR A TRIBUTARY TO A TROUT STREAM). (CSW PERMIT ITEM 23.12)

6.0 INSPECTION AND MAINTENANCE ACTIVITIES:

6.1 PERSONS WITH REQUIRED TRAINING: TRAINED INDIVIDUALS INCLUDE THOSE PARTIES RESPONSIBLE FOR INSTALLING, SUPERVISING, REPAIRING, INSPECTING, AND MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL BMPS AT THE SITE. TRAINED INDIVIDUALS ARE ALSO RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND COMPLIANCE WITH THE GENERAL PERMIT UNTIL THE CONSTRUCTION ACTIVITIES ARE COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED, AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED. (CSW PERMIT ITEMS 5.20, 5.21, AND 11.9 AND SECTION 21)

THESE INDIVIDUALS WILL BE TRAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT, INCLUDING THE REQUIREMENT THAT THE CONTENT AND EXTENT OF TRAINING WILL BE COMMENSURATE WITH THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES.

BELOW IS A LIST OF PEOPLE RESPONSIBLE FOR THIS PROJECT WHO ARE KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS.

TRAINED INDIVIDUAL	RESPONSIBILITY	TRAINING ENTITY*	TRAINING DATE
ERIC FITZGERALD	PREPARATION OF THE SWPPP	UNIVERSITY OF MINNESOTA	MARCH 2021
_____	OVERSIGHT OF SWPPP IMPLEMENTATION, REVISION, AND AMMENDMENT	_____	_____
_____	PERFORMANCE OF SWPPP INSPECTIONS	_____	_____
_____	PERFORMANCE OR SUPERVISION OF INSTALLATION, MAINTENANCE, AND REPAIR OF BMPS	_____	_____

*TRAINING DOCUMENTATION AVAILABLE UPON REQUEST.

6.2 FREQUENCY OF INSPECTIONS: A TRAINED PERSON WILL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE. (CSW PERMIT ITEMS 11.2, 11.10, AND 23.13)

- AT LEAST ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS

INSPECTION FREQUENCY MAY BE ADJUSTED UNDER THE FOLLOWING CIRCUMSTANCES:

- WHERE PARTS OF THE CONSTRUCTION AREAS HAVE PERMANENT COVER, BUT WORK REMAINS ON OTHER PARTS OF THE SITE, INSPECTIONS OF THE AREAS WITH PERMANENT COVER MAY BE REDUCED TO ONCE PER MONTH.
- WHERE CONSTRUCTION AREAS HAVE PERMANENT COVER AND NO CONSTRUCTION ACTIVITY IS OCCURRING ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES.
- WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE INSPECTIONS MAY BE SUSPENDED. THE REQUIRED INSPECTIONS AND MAINTENANCE SCHEDULE MUST BEGIN WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

6.3 INSPECTION REQUIREMENTS: EACH CONSTRUCTION STORMWATER SITE INSPECTION WILL INCLUDE INSPECTION OF THE FOLLOWING AREAS: (CSW PERMIT ITEMS 11.3 THROUGH 11.8)

- ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES
- SURFACE WATERS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION
- CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING
- STREETS AND OTHER AREAS ADJACENT TO THE PROJECT FOR EVIDENCE OF OFF SITE ACCUMULATIONS OF SEDIMENT

6.4 MAINTENANCE REQUIREMENTS: MAINTENANCE OF THE FOLLOWING AREAS AND BMPS WILL BE PERFORMED AS FOLLOWS: (CSW PERMIT ITEMS 11.3 THROUGH 11.8)

- NONFUNCTIONAL BMPS WILL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- PERIMETER CONTROL DEVICES WILL BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
- TEMPORARY AND PERMANENT SEDIMENTATION BASINS WILL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
- DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS WILL BE REMOVED, AND THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL WILL BE RE-STABILIZED. THE REMOVAL AND STABILIZATION WILL BE COMPLETED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED DUE TO ACCESS CONSTRAINTS, REASONABLE EFFORTS TO OBTAIN ACCESS WILL BE USED. REMOVAL AND STABILIZATION WILL TAKE PLACE WITHIN 7 CALENDAR DAYS OF OBTAINING ACCESS.
- TRACKED SEDIMENT ON PAVED SURFACES WILL BE REMOVED WITHIN 1 CALENDAR DAY OF DISCOVERY.
- AREAS UNDERGOING STABILIZATION WILL BE RESTABILIZED AS NECESSARY TO ACHIEVE REQUIRED COVER.

6.5 RECORDKEEPING REQUIREMENTS: (CSW PERMIT ITEMS 11.11 AND 24.5 AND SECTIONS 6 AND 20)

1. ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WILL BE RECORDED IN WRITING WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS WILL BE RETAINED WITH THE SWPPP. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY WILL INCLUDE THE DATE AND TIME; NAME OF INSPECTOR(S); FINDINGS OF INSPECTIONS; CORRECTIVE ACTIONS (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND DATE OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS AND THE AMOUNT OF RAINFALL FOR EACH EVENT.
   a. IF ANY DISCHARGE IS OBSERVED DURING THE INSPECTION, THE LOCATION AND APPEARANCE OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS) WILL BE DOCUMENTED AND A PHOTOGRAPH WILL BE TAKEN.
2. THE SWPPP WILL BE AMENDED TO INCLUDE ADDITIONAL OR MODIFIED BMPS TO CORRECT PROBLEMS OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER, OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
   a. THE SWPPP WILL BE AMENDED WHEN INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER, OPERATOR, OR CONTRACTORS OR BY USEPA/MPCA OFFICIALS INDICATE THAT THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER; THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES; OR THE SWPPP IS NOT CONSISTENT WITH A USEPA APPROVED TMDL.
   b. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION WILL BE DOCUMENTED AS REQUIRED WITHIN 7 CALENDAR DAYS.
   c. AMENDMENTS WILL BE COMPLETED BY AN APPROPRIATELY TRAINED INDIVIDUAL. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP WILL INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
3. RECORDS RETENTION: THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTION AND MAINTENANCE RECORDS WILL BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER A FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.
4. RECORD AVAILABILITY: THE PERMITTEES WILL MAKE THE SWPPP, INCLUDING INSPECTION REPORTS, MAINTENANCE RECORDS, AND TRAINING RECORDS, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT COVERAGE AND FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

7.0 POLLUTION PREVENTION MEASURES:

1. ANY CONSTRUCTION PRODUCTS AND LANDSCAPE MATERIALS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS WILL BE STORED UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) TO PREVENT DISCHARGE OF POLLUTANTS THROUGH MINIMIZATION OF CONTACT WITH STORMWATER. STORAGE OF SUCH MATERIALS WITHIN THE PROJECT AREA WILL BE MINIMIZED TO THE EXTENT POSSIBLE. (CSW PERMIT ITEM 12.2)
2. PESTICIDES, FERTILIZERS, AND TREATMENT CHEMICALS WILL BE STORED UNDER COVER (E.G., PLASTIC SHEETING, TEMPORARY ROOFS, WITHIN A BUILDING, OR IN WEATHER-PROOF CONTAINERS) TO PREVENT DISCHARGE OF POLLUTANTS THROUGH MINIMIZATION OF CONTACT WITH STORMWATER. STORAGE OF SUCH MATERIALS WITHIN THE PROJECT AREA WILL BE MINIMIZED TO THE EXTENT POSSIBLE. (CSW PERMIT ITEM 12.3)
3. HAZARDOUS MATERIALS AND TOXIC WASTE (E.G., OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) WILL BE STORED AND DISPOSED OF IN COMPLIANCE WITH MINNESOTA RULES CHAPTER 7045, INCLUDING SECONDARY CONTAINMENT (AS APPLICABLE). HAZARDOUS MATERIALS WILL BE PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGES AND PREVENT PRECIPITATION FROM FALLING ONTO THE CONTAINERS OR STORED HAZARDOUS MATERIALS. (CSW PERMIT ITEMS 2.3 AND 12.4)
4. SOLID WASTE WILL BE COLLECTED, STORED, AND DISPOSED OF PROPERLY IN COMPLIANCE WITH MINNESOTA RULES CHAPTER 7035. THIS INCLUDES STORAGE WITHIN COVERED TRASH CONTAINERS AND DAILY REMOVAL OF LITTER AND DEBRIS. STORAGE OF SOLID WASTE WITHIN THE PROJECT AREA WILL BE MINIMIZED TO THE EXTENT POSSIBLE. (CSW PERMIT ITEM 12.5)
5. PORTABLE TOILETS WILL BE LOCATED AWAY FROM SURFACE WATERS AND POSITIONED AND SECURED TO THE GROUND SO THEY WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE WILL BE DISPOSED OF IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 7041. PORTABLE TOILETS WILL BE PERIODICALLY EMPTIED AND THE WASTE HAULED OFF-SITE BY A LICENSED HAULER. (CSW PERMIT ITEM 12.6)
6. VEHICLE FUELING WILL ONLY OCCUR IN DESIGNATED AREAS. SPILL KITS SIZED APPROPRIATELY FOR THE AMOUNT OF REFUELING TAKING PLACE WILL BE LOCATED. SPILL KITS WILL BE CLEARLY LABELED AND CONTAIN MATERIALS TO ASSIST IN SPILL CLEANUP INCLUDING ABSORBENT PADS, BOOMS FOR CONTAINING SPILLS, AND HEAVY-DUTY PROTECTIVE GLOVES. SPILLS WILL BE REPORTED TO THE MINNESOTA DUTY OFFICER AS REQUIRED BY MINNESOTA STATUTES, SECTION 115.061. (CSW PERMIT ITEMS 2.3 AND 12.7)
   a. ANY FUEL TANKS BROUGHT ON-SITE WILL HAVE PROPERLY SIZED CONTAINMENT AND WILL NOT BE TOPPED OFF TO AVOID SPILLS FROM OVERFILLING. FUEL TANKS WILL MEET INDUSTRY STANDARDS (DESIGNED TO HOLD FUEL TYPE, PROPERLY MAINTAINED, NOT ILLEGALLY MODIFIED, NOT MISSING LEAK INDICATOR FLOATS FOR DOUBLE WALLED TANKS, SIGHT GAUGES NOT USED, ETC.) OR BE REMOVED FROM THE WORK AREA.
   b. GUIDELINES FOR SPILL PREVENTION AND RESPONSE INCLUDE:
      - TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED, INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE;
      - PERFORM REGULAR PREVENTATIVE MAINTENANCE ON TANKS AND FUEL LINES;
      - INSPECT PUMPS, CYLINDERS, HOSES, VALVES, AND OTHER MECHANICAL EQUIPMENT ON-SITE FOR DAMAGE OR DETERIORATION;
      - DO NOT WASH OR RINSE FUELING AREAS WITH WATER;
      - MAINTAIN ADEQUATE SUPPLIES TO CLEAN UP DISCHARGED MATERIALS AND PROVIDE AN APPROPRIATE DISPOSAL METHOD FOR RECOVERED SPILLED MATERIALS;
      - REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINNESOTA STATUTES, SECTION 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE; AND
      - MAINTAIN COPIES OF SAFETY DATA SHEETS (SDSS) FOR HAZARDOUS MATERIALS ON-SITE IN LOCATIONS READILY AVAILABLE TO EMERGENCY RESPONDERS.
7. IF VEHICLE AND EQUIPMENT WASHING IS NECESSARY, A VEHICLE WASH STATION WILL BE LOCATED IN A DESIGNATED AREA. RUNOFF FROM THE WASHING AREA WILL BE CONTAINED IN A SEDIMENT BASIN AND WASTE FROM THE WASHING ACTIVITY WILL BE PROPERLY DISPOSED OF. ANY SOAPS, DETERGENTS, OR SOLVENTS WILL BE PROPERLY USED AND STORED. ANY DETERGENTS AND OTHER CLEANERS NOT PERMITTED FOR DISCHARGE WILL NOT BE USED. (CSW PERMIT ITEMS 2.3 AND 12.8)
8. THE PROJECT WILL NOT RESULT IN CONCRETE OR OTHER WASHOUT ACTIVITIES. IF NECESSARY, A DESCRIPTION OF THE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND WILL BE ADDED. (CSW PERMIT ITEMS 2.3 AND 12.9)

8.0 PERMANENT COVER AND PERMIT TERMINATION CONDITIONS:

1. THE AREAS DISTURBED DURING CONSTRUCTION WILL BE STABILIZED WITH PERMANENT COVER UPON COMPLETION OF WORK. PERMANENT COVER MAY BE VEGETATIVE OR NON-VEGETATIVE, AS APPROPRIATE. ESTABLISHMENT OF PERMANENT COVER MAY INCLUDE THE FOLLOWING ACTIVITIES: SEEDING, MULCHING, EROSION CONTROL BLANKETS. (CSW PERMIT ITEM 5.17)
2. FOR A CONSTRUCTION-SITE TO ACHIEVE "PERMANENT COVER", THE FOLLOWING REQUIREMENTS MUST BE COMPLETED PRIOR TO TERMINATION OF PERMIT COVERAGE: (CSW PERMIT SECTIONS 4 AND 13)
   a. ALL SOIL DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND PERMANENT COVER HAS BEEN INSTALLED OVER ALL AREAS. VEGETATIVE COVER CONSISTS OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70% OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION (SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER).
   b. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS, INCLUDING CULVERTS.
   c. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS HAVE BEEN REMOVED. BMPS DESIGNED TO DECOMPOSE ON-SITE MAY BE LEFT IN PLACE.

WITHIN 30 DAYS AFTER THE TERMINATION CONDITIONS ARE COMPLETE, A NOTICE OF TERMINATION (NOT) FORM WILL BE SUBMITTED TO THE MPCA.

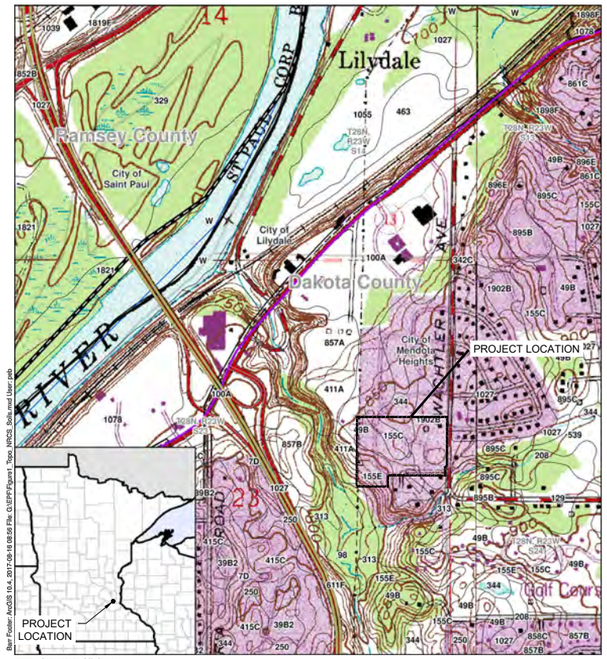


Figure 1

TOPOGRAPHIC MAP WITH SURFACE WATERS AND SOIL TYPES
Stormwater Pollution Prevention Plan
Hennepin County, Minnesota

ISSUED FOR CONSTRUCTION

CADD USER: ERIC P. FITZGERALD FILE: M:\DESIGN\23191480.00\SIBLEY\23191480_G-01_SWPPP.DWG PLOT SCALE: 1:2 PLOT DATE: 3/13/2023 5:27 PM

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HISTORY	DATE
DRAWN BY: EPF	05/18/2022
DESIGNED BY: BARR	05/18/2022
CHECKED BY: JPP	05/18/2022
APPROVED BY: JPP	05/18/2022
IN SERVICE DATE:	

NO.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	EPF	04/21/2022
B	ISSUED FOR CONSTRUCTION	EPF	05/18/2022

SIBLEY PHASE II FIRE SUPPRESSION

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

SERVICE CENTER: NORTHERN STATES POWER COMPANY | PROJECT: 4501038238

DIVISION: NORTH | CITY/COUNTY : MENDOTA HEIGHTS / DAKOTA | TYPE:

DRAWING 4151

B

PROVIDE SILT FENCE DOWN GRADIENT OF OUTFALL. REMOVE SILT FENCE ONCE DOWNSLOPE ARMORING IS INSTALLED. SEE 1 G-04

ARMORING AT OUTFALL (SEE CIVIL PLANS) (SEE NOTES 12 AND 13)

DOUBLE ROW OF SILT FENCE SEE 1 G-04

DOUBLE ROW OF SILT FENCE SEE 1 G-04

ARMORING AT OUTFALL (SEE CIVIL PLANS)

CULVERT OUTLET

TRENCH DRAIN

TRENCH DRAIN

TRENCH DRAIN

TRENCH DRAIN

TANK BANK 6

TANK BANK 5

TANK BANK 4

TANK BANK 2

TANK BANK 1

UPDATED FIRE SUPPRESSION LINE (TYP.)

OUTLET STRUCTURE AND STORM SEWER

SILT FENCE SEE 1 G-04

CONTAINMENT BASIN

PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES 3H:1V OR STEEPER

PROTECT EXISTING FENCE (TYP.)

ROCK CONSTRUCTION ENTRANCE SEE 4 G-04

DIVERSION DITCH

PROVIDE EROSION CONTROL BLANKET FOLLOWING DITCH CONSTRUCTION

CONSTRUCTION LIMITS

PROPERTY LINE (TYP.)

SEE VIEWPORT 2

1 PLAN: EROSION CONTROL

0 40 80

SCALE IN FEET

EROSION & SEDIMENT CONTROL NOTES:

1. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES.
2. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE PRIOR TO COMMENCING ANY CLEARING/GRUBBING, REMOVAL, OR EARTHWORK ACTIVITIES. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
3. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. AT A MINIMUM REMOVAL SHALL BE ONCE DAILY. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
4. INSTALL INLET PROTECTION AT ALL CATCH BASIN INLETS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT, OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
5. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES.
6. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
7. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER. STABILIZATION TO BEGIN IMMEDIATELY AND BE COMPLETED WITHIN 7 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTIING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
8. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
9. IF DEWATERING OR PUMPING OF WATER IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND/OR APPROVALS PRIOR TO DISCHARGE OF ANY WATER FROM THE SITE. IF THE DISCHARGE FROM THE DEWATERING OR PUMPING PROCESS IS TURBID OR CONTAINS SEDIMENT LADEN WATER, IT MUST BE TREATED THROUGH THE USE OF SEDIMENT TRAPS, VEGETATIVE FILTER STRIPS, FILTER BAGS (PUMP-IT TUBE DEWATERING BAGS OR EQUAL), OR OTHER SEDIMENT REDUCING MEASURES SUCH THAT THE DISCHARGE IS NOT VISIBLY DIFFERENT FROM THE RECEIVING WATER. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE DISCHARGE POINT TO PREVENT SCOUR EROSION.
10. PLACE EROSION CONTROL BLANKET ON ALL DISTURBED AREAS. EROSION CONTROL BLANKET MUST BE 2-SIDED WITH NATURAL NETTING, MEETING MnDOT SPECIFICATIONS.
11. FINAL GRADING SHOWN ON CIVIL SHEETS.
12. DOWNSLOPE ARMORING AT STORM SEWER OUTFALL SHALL BE CONSTRUCTED IN SEMI-DRY CONDITIONS. IF THE FEATURE IS NOT ABLE TO BE CONSTRUCTIED AND STABILIZED WITH ARMORING IN A SINGLE DAY, EROSION CONTROL BLANKET SHALL BE PLACED OVER ANY DISTURBED CHANNEL AREAS UNTIL WORK RESUMES.
13. FOR ALL DISTURBED SLOPE AREAS ADJACENT TO DOWNSLOPE ARMORING, PROVIDE EROSION CONTROL BLANKET AND SEDIMENT CONTROL LOG (AS SLOPE BREAKS) WITHIN 7 DAYS OF COMPLETION OF WORK IN THE AREA. SEE DETAILS 2, 3, AND 5 ON SHEET 4153.

SYMBOL AND PATTERN LEGEND

- 996 — EXISTING 10' CONTOUR
- 994 — EXISTING 2' CONTOUR
- EXISTING PROPERTY LINE
- OE — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATERMAIN
- GAS — EXISTING GAS LINE
- X — EXISTING FENCE
- W — WATERMAIN
- CONSTRUCTION LIMITS
- SF — SILT FENCE
- SL — SEDIMENT CONTROL LOG
- FLOW DIRECTION

SEE VIEWPORT 1

SILT FENCE SEE 1 G-04

CONSTRUCTION LIMITS

FARMDALE RD.

2 PLAN: EROSION CONTROL

0 40 80

SCALE IN FEET

C

ISSUED FOR CONSTRUCTION

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HISTORY		DATE
DRAWN BY:	EPF	03/16/2023
DESIGNED BY:	BARR	03/16/2023
CHECKED BY:	JPP	03/16/2023
APPROVED BY:	JPP	03/16/2023
IN SERVICE DATE:		

REVISIONS			
NO.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	EPF	04/21/2022
B	ISSUED FOR CONSTRUCTION	EPF	05/28/2022
C	ADD WATER LINE, SHIFT CIVIL FEATURES	EPF	03/16/2023

SIBLEY PHASE II FIRE SUPPRESSION

EROSION CONTROL PLAN

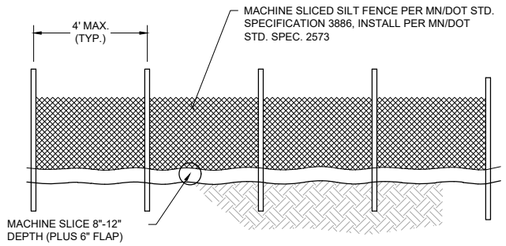
DRAWING 4152

SERVICE CENTER: NORTHERN STATES POWER COMPANY | PROJECT: 4501038238

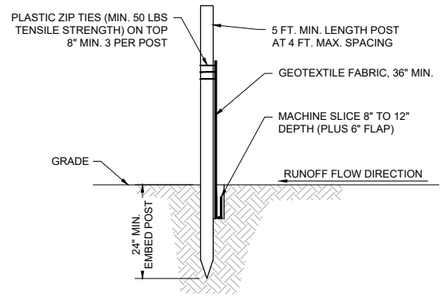
DIVISION: NORTH | CITY/COUNTY : MENDOTA HEIGHTS / DAKOTA | TYPE:

C

CADD USER: Eric P. Fitzgerald FILE: M:\DESIGN\23191480.005\SIBLEY\23191480_G-03_EROSION CONTROL PLAN.DWG PLOT SCALE: 1:2 PLOT DATE: 3/16/2023 2:46 PM



DOWNSTREAM VIEW

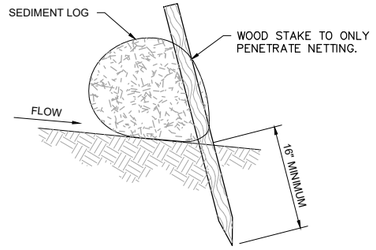


SECTION VIEW

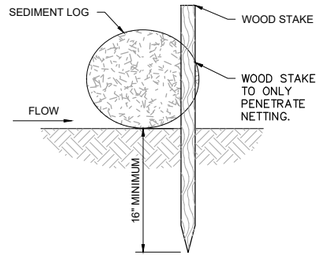
NOTES:

1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCE AND ANY ACCUMULATED SEDIMENT SHALL BE REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. SILT FENCE INSTALLATION AND MATERIALS SHALL MEET THE REQUIREMENTS OF MN/DOT SPECIFICATIONS 2573 AND 3886.
3. NO HOLES OR GAPS SHALL BE PRESENT IN/UNDER SILT FENCE. PREPARE AREA AS NEEDED TO SMOOTH SURFACE OR REMOVE DEBRIS.
4. WHEN SEDIMENT BUILD UP REACHES 1/2 OF FENCE HEIGHT, THE SILT FENCE SHOULD BE REMOVED OR A SECOND SILT FENCE INSTALLED UPSTREAM OF THE EXISTING FENCE AT A SUITABLE DISTANCE.
5. WHEN SPLICES ARE NECESSARY MAKE SPLICE AT POST ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMMODATE THE 6 INCH FLAP. THEN DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL.

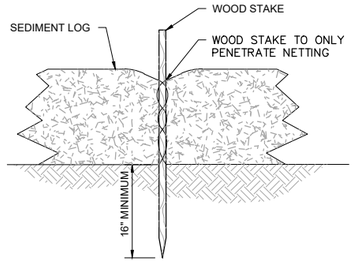
1 - DETAIL: SILT FENCE - MACHINE SLICED
NOT TO SCALE



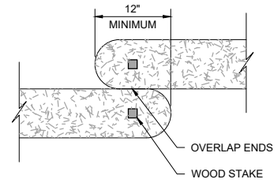
SIDE VIEW ON SLOPE



SIDE VIEW FLAT



FRONT VIEW

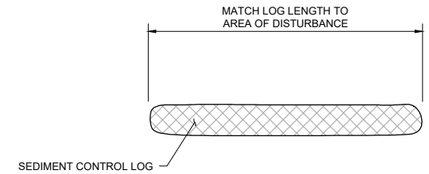


TOP VIEW

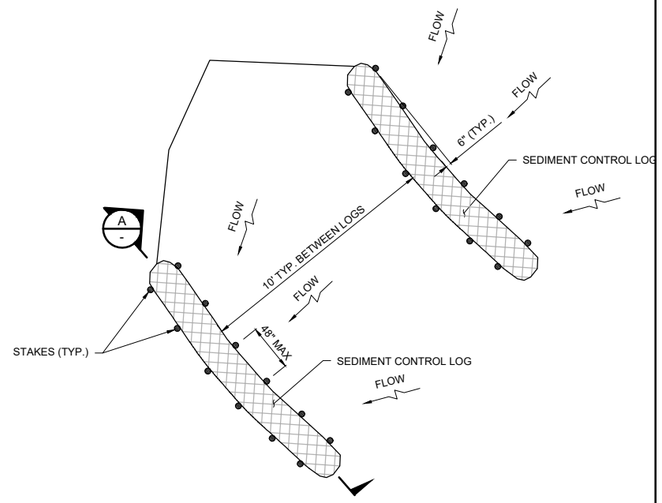
NOTES:

1. INSTALL SEDIMENT LOG ALONG CONTOURS (CONSTANT ELEVATION).
2. NO GAPS SHALL BE PRESENT UNDER SEDIMENT LOG. PREPARE AREA AS NEEDED TO SMOOTH SURFACE OR REMOVE DEBRIS.
3. REMOVE ACCUMULATED SEDIMENT WHEN REACHING 1/2 OF LOG HEIGHT.
4. MAINTAIN SEDIMENT LOG THROUGHOUT THE CONSTRUCTION PERIOD AND REPAIR OR REPLACED AS REQUIRED.

3 - DETAIL: EROSION LOG - STAKING
NOTES TO SCALE



A - SECTION: SEDIMENT CONTROL LOG (ALONG SLOPE)
NOT TO SCALE



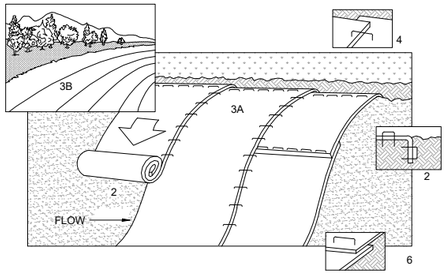
PLAN VIEW

NOTES:

1. SEDIMENT CONTROL LOG SHALL BE INSTALLED SO THAT MIDDLE OF LOG IS APPROXIMATELY 6" LOWER (DOWGRADIENT) TO CREATE A NATURAL FUNNELING AND KEEP SEDIMENT OUT OF DOWNSLOPE ARMORING.
2. CORE MATERIAL SHALL BE BIODEGRADABLE OR RECYCLABLE, SUCH AS COCONUT FIBERS. CORE MATERIAL SHALL BE COMPRESSED AND STUFFED INTO A NETTING.
3. CONTAINMENT MESH (NETTING) SHALL BE 100% BIODEGRADABLE MATERIAL SUCH AS BURLAP, TWINE, ETC.
4. SEDIMENT CONTROL LOG SHALL BE PLACED AS INDICATED ON THE PLANS AND WITHIN 24 HOURS OF VEGETATATION REMOVAL.
5. SECURE SEDIMENT CONTROL LOG IN A METHOD ADEQUATE TO PREVENT DISPLACEMENT AS A RESULT OF NORMAL RAIN EVENTS, SUCH THAT FLOW IS NOT ALLOWED UNDER THE SEDIMENT CONTROL LOG. ALL MATERIALS USED TO SECURE SEDIMENT CONTROL LOG SHALL BE 100% BIODEGRADABLE.
6. SEDIMENT CONTROL LOG SHALL BE NO LESS THAN 9" IN DIAMETER.
7. FOR SEDIMENT CONTROL LOG STAKING SEE 3 / 4153

5 - DETAIL: SEDIMENT CONTROL LOG (ALONG SLOPE)
NOT TO SCALE

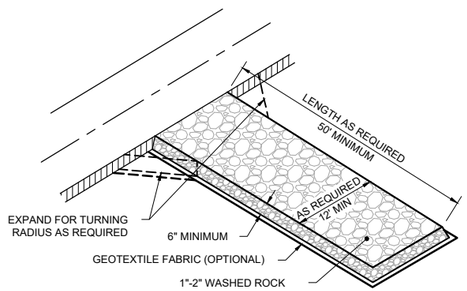
SLOPE INSTALLATION



NOTES:

1. REFER TO MANUFACTURER RECOMMENDATIONS FOR STAPLE PATTERNS FOR SLOPE INSTALLATIONS.
2. PREPARE SOIL BY LOOSENING TOP 1-2 INCHES AND APPLY SEED (AND FERTILIZER WHERE REQUIRED) PRIOR TO INSTALLING BLANKETS. GROUND SHOULD BE SMOOTH AND FREE OF DEBRIS.
3. BEGIN (A) AT THE TOP OF THE SLOPE AND ROLL THE BLANKETS DOWN OR (B) AT ONE END OF THE SLOPE AND ROLL THE BLANKETS HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP, WITH THE UPHILL BLANKET ON TOP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. BLANKET MATERIALS SHALL BE AS SPECIFIED OR AS APPROVED BY ENGINEER.

2 - DETAIL: EROSION CONTROL BLANKET - INSTALLATION
NOT TO SCALE



NOTES:

1. MAINTAIN ENTRANCE THROUGHOUT THE CONSTRUCTION PERIOD AND REPAIR OR REPLACE AS REQUIRED TO PREVENT TRACKING OFFSITE.
2. REMOVE ENTRANCE IN CONJUNCTION WITH FINAL GRADING AND SITE STABILIZATION.

4 - DETAIL: CONSTRUCTION ENTRANCE - ROCK
NOT TO SCALE

ISSUED FOR CONSTRUCTION

BARR
4300 MARKETPOINTE DRIVE
Suite 200
MINNEAPOLIS, MN 55435
Ph: 1-800-632-2277
Fax: (952) 832-2601
www.barr.com

HISTORY		DATE
DRAWN BY:	EPF	05/18/2022
DESIGNED BY:	BARR	05/18/2022
CHECKED BY:	JPP	05/18/2022
APPROVED BY:	JPP	05/18/2022
IN SERVICE DATE:		

NO.	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	EPF	04/21/2022
B	ISSUED FOR CONSTRUCTION	EPF	05/18/2022

SIBLEY PHASE II FIRE SUPPRESSION
EROSION CONTROL DETAILS

DRAWING 4153

SERVICE CENTER: NORTHERN STATES POWER COMPANY | PROJECT: 4501038238
DIVISION: NORTH | CITY/COUNTY : MENDOTA HEIGHTS / DAKOTA | TYPE:
B

CADD USER: Eric P. Fitzgerald FILE: M:\DESIGN\23191480.005\BLEY\23191480_G-04_EROSION CONTROL DETAILS.DWG PLOT SCALE: 1:2 PLOT DATE: 3/13/2023 5:38 PM

EXCERPT FROM DRAFT/UNAPPROVED 9/24/24 PLANNING COMMISSION MINUTES

PLANNING CASE 2024-17
XCEL ENERGY, 800 SIBLEY MEMORIAL HIGHWAY – MRCCA PERMIT AND AMENDED CUP

Community Development Manager Sarah Madden explained that Xcel Energy is seeking approval of a Mississippi River Corridor Critical Area (MRCCA) Permit and Conditional Use Permit (CUP), in order to implement a number of improvements to the Sibley Propane Plant facility, located at 800 Sibley Memorial Highway.

Hearing notices were published and mailed to all properties within 350-ft. of the site; no comments or objections to this request were received.

Community Development Manager Sarah Madden provided a planning staff report and a presentation on this planning item to the Commission (which is available for viewing through the City's website).

Staff recommended approval of this application based on the findings and with conditions.

Commissioner Corbett asked for details on the height of the retaining wall as the presentation mentioned six feet, but the plans show eight feet. He noted that it does appear that a fence is being installed on top of the retaining wall for safety.

Community Development Manager Sarah Madden stated that the applicant may be able to provide clarification on that as there may be a different measurement from the base of the retaining wall.

Commissioner Katz referenced the statement that the applicants would likely need an NPDES permit and asked if that would be required.

Community Development Manager Sarah Madden replied that generally with this level of disturbance that permit would be required.

Chair Field opened the public hearing.

Brian Sullivan, Xcel Energy, explained that they are attempting to bring the current facility up to code to make sure it is safe and reliable. He stated that after they attempted to implement the updated fire suppression system that was mentioned in the last permit request, they determined that there is a better system they would like to use that is much more reliable. He stated that from the ground elevation up, the retaining wall would be six feet, with safety railings. He stated that there is foundation work that would be under the ground level, which is perhaps what was causing confusion on the plans. He stated that a storm shelter has also been added to the site and they have been busy cleaning and painting the tanks.

Commissioner Petschel asked how maintenance is done long-term if the tanks are buried, or whether that would prohibit the need for maintenance.

Corey Tellers, Project Manager, commented that they are doing extensive checks on the tank and completing welds where needed for reinforcement. He stated that they will then have a set schedule to empty the tanks and go inside to do wall thickness checks.

Tom Muck, 1396 Farmdale, referenced the public hearing that occurred two years ago where there was controversy about the water line that was going to be installed. He stated that the trees that are in place are critical for the homeowners because of the screening that those provide. He stated that the City Council approved the trenchless boring for the installation of the waterline and noted that an alternate method would require a new MRCCA permit. He wanted to ensure that was still the plan because the trees are very important to the residents.

George Sonnen, 1387 Farmdale, asked if a permit has been obtained for the road to the south because there was work on that last week. He stated that the applicant wants to put a new road in off 13 between the current eastern fence and the tree line and asked if that is 25 feet wide.

Commissioner Corbett was unsure if that was part of this request as he is confused by the questions. He stated that in the southeast corner the road already exists and they are bumping a fence out.

Mr. Sonnen stated that he noticed gravel being put down. He stated that he was concerned that if firetrucks could be brought in, other trucks could come in there as well.

Commissioner Petschel stated that Xcel does bring tanker trucks into the site as well.

Mr. Sonnen replied that those trucks use the access from 13 and clarified that he is speaking of the dirt road that connects to Farmdale. He stated that he supports the safety and control improvements but has a question of how much traffic would be using that access.

Mr. Sullivan commented that he has not told anyone to bring dirt into the south fire road.

Commissioner Corbett commented that it looks like an overgrown walking path on the satellite imaging and was unsure it would be used for tanker trucks.

Mr. Sonnen commented that he would like some trees to be installed so that he does not have to look at the activity on the site and would like a better review of the road plans.

Commissioner Corbett commented that he did not believe the fire road is part of the scope of discussion tonight.

Chair Field confirmed that the item is not included on the application but noted that the comments of the resident have been received and are a part of the record. It was confirmed that the purpose of that road is only for fire access.

Mr. Sullivan commented that there is a fire road that is supposed to be maintained for emergency access, with an almost trail condition going to Farmdale. He confirmed that the only purpose of that road/trail is for emergency access.

Another representative from Xcel confirmed that will only be used for fire access and the only work that would be done on that would be if federal regulation required it to be clearer. He stated that he would never allow someone to drive back there, other than the maintenance crew. He identified the small portion of the fence that would be moved. He stated that if any trees were required to be removed, they would be replaced.

Seeing no one further coming forward wishing to speak, Chair Field asked for a motion to close the public hearing.

COMMISSIONER PETSCHEL MOVED, SECONDED BY COMMISSIONER UDELL, TO CLOSE THE PUBLIC HEARING.

AYES: 6
NAYS: 0

COMMISSIONER KATZ MOVED, SECONDED BY COMMISSIONER CORBETT, TO RECOMMEND APPROVAL OF THE PROPOSED MRCCA PERMIT AND AMENDED CONDITIONAL USE PERMIT REQUEST FROM XCEL ENERGY AND FOR THE PROPERTY LOCATED AT 800 SIBLEY MEMORIAL HIGHWAY, WITH THE FOLLOWING CONDITIONS:

THE NEW IMPROVEMENTS AND WORK DESCRIBED, ILLUSTRATED AND DETAILED ON THE "SIBLEY PROPANE PLANT" PLANS, DATED 5/24/2024, AND ANY OTHER PLANS RELATED TO THIS PROJECT, SHALL BE THE ONLY WORK OR IMPROVEMENTS ALLOWED AND APPROVED UNDER THIS NEW MRCCA PERMIT.

THE ENTIRE WATER/FIRE SUPPRESSION SYSTEM, BOTH ABOVE AND BELOW GROUND MUST BE SUBMITTED TO THE STATE FIRE MARSHALL FOR A FIRE SUPPRESSION PERMIT, AND COPIES PROVIDED TO THE MENDOTA HEIGHTS FIRE DEPARTMENT FOR REVIEW AND RECORD KEEPIN.

FULL EROSION AND SEDIMENTATION MEASURES WILL BE PUT IN PLACE PRIOR TO AND DURING GRADING AND CONSTRUCTION WORK ACTIVITIES.

ALL GRADING AND CONSTRUCTION ACTIVITY WILL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND CODES, AS WELL AS IN COMPLIANCE WITH THE CITY'S LAND DISTURBANCE GUIDANCE DOCUMENT. THE APPLICANTS MUST SUBMIT AND RECEIVE A SWPPP PERMIT AND NPDES PERMIT (IF NECESSARY) PRIOR TO START OF ANY NEW CONSTRUCTION WORK.

ALL WORK ON SITE WILL ONLY BE PERFORMED BETWEEN THE HOURS OF 7:00 A.M. AND 8:00 P.M. MONDAY THROUGH FRIDAY; 9:00 A.M. TO 5:00 P.M. WEEKENDS.

BEST EFFORTS WILL BE MADE BY THE CONTRACTOR(S) TO "COME CLEAN, LEAVE CLEAN" DURING THE COURSE OF CONSTRUCTION ON THE SUBJECT PROPERTY, AND ENSURE NEW GROUND MULCH OR PLANT MATERIALS ARE FREE OF ANY INVASIVE SPECIES.

AYES: 6
NAYS: 0

Chair Field advised the City Council would consider this application at its October 1, 2024 meeting.

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REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: October 1, 2024

AGENDA ITEM: Tabled - Consideration of Ordinance No. 591: Short Term Rentals and Ordinance No. 594: Fee Schedule Amendment

ITEM TYPE: New and Unfinished Business

DEPARTMENT: Community Development **CONTACT:** Sarah Madden, Community Development Manager

ACTION REQUEST:
Adopt Ordinance No. 591, amending Title 3: Business and License regulations to add a new Chapter 5A: Short Term Rentals; Authorize Publication of Summary Ordinance; and, Adopt Ordinance No. 594, amending the City's Fee Schedule by establishing a Short Term Rental License fee

BACKGROUND:
The City Council met at their September 17, 2024 regular meeting to discuss the proposed Ordinance No. 591, which would establish regulatory standards and licensing procedures for Short Term Rentals, also known as 'vacation rentals'.

The proposed ordinance adds a new chapter into Title 3: Business and License Regulations (to be identified as Chapter 5A: Short Term Rentals) and is intended to address the short-term rental of dwelling units within the R-1 one family residential zoning district and provide operational standards for those residents who are interested in managing a short-term rental in their home, while also balancing the concerns of neighboring residents and preserving neighborhood character.

At the September 17 City Council meeting, the Council discussed the 'primary residence' requirement, the inspection process, and asked for information on implementation and enforcement procedures. A public comment letter was also provided to the City Council at the beginning of the meeting which outlined concerns with the City's decision to license short-term rentals and the contents of the proposed ordinance. The City Council directed staff to make corrections and adjustments to the ordinance based on their discussion and asked for the City Attorney to review and provide comments to the Council about the letter received in

advance of their next meeting.

The draft of the Short Term Rental ordinance has been updated to reflect comments that were shared by both members of the public, and members of the City Council during the meeting. This revised ordinance is included as an attachment to this report. Additionally, the City Attorney has prepared a memo to the Council which addresses the public comment letter concerning the Short Term Rental Ordinance.

The revised final draft of the ordinance continues to include the primary policy objectives that have been discussed by the City Council over the past several months, including the overall standard defining short-term rentals as having leasing or rental periods of 30 days or less, property maintenance cross-references, standards for primary residency, maximum bedrooms and occupancy, a minimum night stay, an inspection requirement, and minimum renter age. In addition to the formal Ordinance No. 591, a red-lined version of the ordinance has also been included as an attachment to provide additional clarity on what changes have been made.

The revisions include:
1) Adding an additional section prior to the licensing provisions section which reinforces the intended requirement for the operator of a short term rental to maintain the dwelling unit as their primary residence
2) Establishing a timeline for existing operators to obtain their initial license following the effective date of the ordinance (45 days)
3) Updating the language noting that operators should maintain a guest registry and clarifying its contents and purpose
4) Including warranty and severability clauses
5) Minor grammatical and spelling error correction as needed

In addition to the proposed Ordinance No. 591, staff has prepared Ordinance No. 594 amending the City's fee schedule to add a Short Term Rental License fee, which is proposed to be set at $200.00 per annual license. This has not been modified from the September 17th meeting.

Due to the length of the proposed ordinance, the City Council is also asked to consider authorizing the publication of a Summary Ordinance, which requires 4/5ths of the Council's votes to succeed. Staff recommends that the City Council approve the new ordinance to establish a Short Term Rental licensing process, and may make a motion for the consideration of adoption of the two proposed ordinances as noted below:

(1) Adopt Ordinance No. 591, Amending Title 3 of the City Code to incorporate Chapter 5A: Short Term Rentals, establishing a short term license and regulatory standards, and Authorize Publication of a Summary Ordinance; and,
(2) Adopt Ordinance No. 594, Amending the City's Fee Schedule to add a Short Term Rental License fee.

FISCAL AND RESOURCE IMPACT:

ATTACHMENTS:

1. Ordinance No. 591: Short Term Rentals
2. Summary of Ordinance No. 591
3. Ordinance No. 594: Fee Schedule Amendment
4. Red-lined Short Term Rental Ordinance (as of 9/26/24)
5. Public Comment Letter - Luke Bellville (dated 9/17/24)
6. City Attorney Memo to the Mendota Heights City Council (dated 9/24/24)

CITY COUNCIL PRIORITY:

Inclusive and Responsive Government, Economic Vitality & Community Vibrancy

CITY OF MENDOTA HEIGHTS

DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. 591

AMENDING TITLE 3 TO CREATE CHAPTER 5A: SHORT TERM RENTALS

The City Council of the City of Mendota Heights does ordain:

Section 1. City Code Title 3 – BUSINESS AND LICENSE REGULATIONS is hereby amended to add Chapter 5A: SHORT TERM RENTALS as follows:

3-5A-1: PURPOSE AND SCOPE:

It is the purpose of this chapter to assure that short-term rental of dwelling units in the City's R-1 one-family residential zoning district is conducted, operated, and maintained so as not to become a nuisance to the surrounding neighborhood or an influence that fosters blight and deterioration or creates a disincentive to reinvest in the community. The City recognizes that short-term rentals provide an opportunity for residents to use their property to generate supplemental income; and, when properly managed, short-term rentals have a minimal impact on surrounding properties. When not properly managed, short-term rentals have the capacity to generate noise, traffic, and trash beyond what is typically present in a residential neighborhood creating a nuisance. These issues can be especially acute when the owner of the property does not reside in the home. In order to promote the health, safety, general welfare, aesthetics, and image of the community, the City facilitates and regulates the use of residential properties for short-term rentals by requiring the licensure of short-term rentals.

3-5A-2: DEFINITIONS:

For the purpose of this chapter, the following terms shall be defined as set forth below:

BEDROOM: A habitable room within a single-family dwelling which is used, or intended to be used, primarily for the purpose of sleeping, but shall not include any kitchen or dining room. The room shall have a method of egress in addition to the primary entry door to the room in accordance with the Minnesota Residential Building Code.

DWELLING: A building or one or more portions thereof occupied or intended to be occupied for residential purposes; but not including rooms in motels, hotels, nursing homes, boarding houses, tents and recreational vehicles, or attached multiple- family dwellings.

DWELLING UNIT: A residential accommodation located within a dwelling that includes permanently installed cooking, sleeping, and sanitation facilities, designed or intended for use as living quarters for a single family. Dwelling units subject to this chapter are defined as being detached dwelling units in the R-1 one-family zoning district.

OCCUPANT: A person who lives or sleeps in a dwelling unit.

OWNER: Any person, operator, firm or corporation having a legal or equitable interest who is the recorded or unrecorded owner, or otherwise has control, of the dwelling unit.

PRIMARY RESIDENCE: A dwelling unit where the property owner: lives in the property for more than six months a year; is a resident of the state of Minnesota and files state income taxes in Minnesota; qualifies for Homestead tax classification as defined by MN Statutes 273.124 and as determined by the Dakota County Assessor; and uses the property address for their driver's license, voting registration, and federal and state tax returns.

RENT: To permit occupancy of a dwelling unit by a person other than the legal owner thereof, pursuant to a written or unwritten agreement, whether or not a fee is required by the agreement.

SHORT TERM HOME RENTAL: The furnishing for consideration of lodging to tourist or transient guests in a dwelling or dwelling unit, where the renting or letting for occupancy is for a temporary period of time that is thirty (30) consecutive calendar days or less.

SHORT TERM RENTAL GUEST: any person who, at their own expense or at the expense of another, exercises occupancy or possession, or is entitled to occupancy or possession, by reason of any rental agreement, concession, permit, right of access, option to purchase, license, time-sharing arrangement, or any other type of agreement for a period of thirty (30) consecutive calendar days or less.

3-5A-3: AUTHORIZATION AND GENERAL LICENSING PROVISIONS:

I. Authorization

Rental of all or a portion of a primary residence as a short term home rental by an owner to a short term rental guest is allowed as provided by this Section 3-5A, following the issuance of a license as set forth herein.

II. General Licensing Provisions

A. License Required:

1. No property shall be used as a short-term rental without a license issued by the City. The license once issued shall be valid for a period of one year from the date of issuance and must be renewed annually. This requirement applies to short term home rentals unless exempted pursuant to Section 3-5A-6.

B. License Application:

1. Application for a license shall be made to the City upon a form furnished by the City. A person who has been issued a rental license shall give notice, in writing, to the city administrator, within five (5) business days of any change in the information contained on the license application.

C. License Fees:

1. Licensing fees shall be prescribed as set forth in the City's fee schedule, and maintained on file in the office of the city administrator. The required fees shall be

submitted along with the application for a new or renewal license. Applications for a renewal license submitted after the license term expiration are subject to a penalty fee.

D. License Terms:

1. All short term rental licenses shall be valid for a period of one calendar year, except as otherwise provided herein or in cases of suspension or revocation.

2. In order to be issued a license the applicant must submit the following application materials:

i. Name and address of the short term rental property and the property owner.

ii. Name, address, and phone number of a local agent authorized to be the emergency contact for the property and accessible at all times, and to make or order repairs or services for the property if in violation of City or State Codes, if the person is different than the owner.

iii. Number of bedrooms.

iv. Maximum number of occupants.

v. Signed agreement that the City has permission to access exterior areas of the property when responding to a reported violation of the standards in this section in order to ascertain if a violation has occurred.

vi. Verification that there are not any unresolved Code Enforcement or Property Maintenance cases.

vii. Affidavit of Residency to verify primary residence: Applicants for short term rental licenses are required to sign an affidavit of residency attesting that the home is their primary residence and acknowledging that subsequent discovery of non-residency shall be ground for revocation of the license.

viii. Listing services where the short term rental is advertised.

ix. Such other and further information as the City Council may require if applicable.

E. Initial License:

1. Owners currently operating a short term home rental within the City shall obtain a license as provided in this Section 3-5A within 45 days from the effective date of this ordinance.

F. License Issuance:

1. The City shall issue a short term rental license if real estate taxes and municipal utility bills for the dwelling unit have been paid, and the City has no record of unresolved

complaints regarding the property subject to the rental license. The short term rental license must be in compliance with all standards of this Chapter.

G. Renewal Of License:

1. A licensee may continue to rent a dwelling unit after the expiration date of the rental license provided that the owner has filed with the city administrator, on or before the expiration date, the appropriate renewal license application and license fee, and provided that the City has no record of unresolved complaints regarding the property subject to the rental license.

H. Transfer Of License:

1. A short term rental license shall not be transferable to another person or to another dwelling unit. Each license shall automatically terminate upon the sale or other conveyance of the property to an unlicensed person or entity.

3-5A-4: CONDITIONS OF LICENSE:

All short-term rental unit owners and operators must comply with the following:

A. Performance Standards:

1. The short term rental dwelling unit shall have a maximum of five (5) bedrooms. Only one (1) bedroom may be larger 280 square feet in size.

2. The maximum occupancy within the short term rental dwelling unit shall be two (2) persons per bedroom in bedrooms less than 280 square feet in size. For a bedroom that is larger than 280 square feet, the maximum occupancy may be up to four (4) persons.

3. Short term rental reservations must have a minimum two (2) night stay.

4. The maximum number of vehicles that may be parked overnight on the property shall be consistent with the Property Maintenance Code. Vehicles in garages shall not be counted towards total number of vehicles.

5. The owner of a short-term rental dwelling unit must provide sufficient waste collection containers and service for the short term rental dwelling unit in order to meet the demand of the unit's occupants. The owner shall be solely responsible for ensuring that waste is properly collected, stored, and made available for regular collection. Waste may not be stored outside of approved containers. All waste containers must be stored, screened, and collected in accordance with Section 12-5-8 of this Code.

6. Listings advertising the property's availability for rent must state the license number, maximum occupancy permitted by the license, and the maximum number of vehicles that may be parked overnight on the property.

7. Ensure that all short term rental dwelling units have working smoke detectors and carbon monoxide alarm(s) installed in accordance with Minnesota Statutes Sections

299F.362 and 299F.51, and in accordance with the Minnesota Residential Building Code and Minnesota State Fire Code. Additionally, each unit shall have at least one properly maintained and charged fire extinguisher located in an easily-accessible location which is clearly marked and which is made known to the temporary occupants.

8. Provide and post the following information in a conspicuous place within each short-term rental dwelling unit:

i. Emergency contact information for the short term rental dwelling unit owner;

ii. Emergency contact information for the short term rental dwelling operator, of applicable;

iii. The street address of the short term rental dwelling unit;

iv. A Floor Plan of the short term rental dwelling unit indicating exits, escape routes, and the location of all fire extinguishers;

v. The maximum occupancy limits of the short term rental dwelling unit; and

vi. A parking map showing all allowable parking locations serving the property

9. An owner must, as a continuing obligation, maintain a current register of short term rental guests that includes the following information: a record of the dates the unit was rented, the number of short term rental guests during the rental periods, and the amount of rent paid by the short term rental guests in connection with the rental of the short term rental dwelling unit. This record shall be kept by the owner for at a minimum of five years. In the license application or any application for license renewal, the owner must designate the name, address, and telephone number of the person or persons who will have possession of the register, and must notify the City Administrator or designee of any change in the identity(ies), address(es), or telephone number(s) of such person or persons. The register must be available for inspection by the City Administrator or designee at all reasonable times and in the case of an emergency.

10. No short term rental dwelling unit may be rented to any person who is under the age of 25. The person who rents the unit must provide a telephone number to the owner or operator and must be accessible to the owner or operator by telephone during the short term rental period.

11. If the short term rental dwelling unit includes a swimming pool, spa, or hot tub, the owner or operator must post a sign near the pool, spa, or hot tub indicating that it is not licensed or inspected by the State, the county or the City.

12. The short term rental dwelling unit must have a visible house number that can be easily seen from a public street during the day and at night.

13. Comply with all applicable city, state, and federal laws, ordinances, and regulations.

14. Remit all applicable local, state, and federal taxes, including, but not limited to applicable lodging tax.

15. The city must be provided with accurate and up to date information regarding the name and contact information for the short term rental dwelling unit owner and operator, if applicable. If the owner or operator's contact information changes, updates must be filed with the city within 30 days of the date of the change.

B. Conduct On Licensed Premises:

1. Disorderly Conduct: It is the responsibility of the owner to ensure that persons occupying the licensed premises conduct themselves in such a manner so as not to cause the premises to be disorderly or constitute a nuisance. The owner or operator of the short-term rental dwelling unit is responsible to ensure that the property remains in compliance with the City's nuisance regulations.

3-5A-5: ENFORCEMENT:

The application for a short term rental license will be reviewed by the City Administrator or their designee.

A. Inspections:

1. The City Administrator or their designee shall conduct inspections of the short term rental dwelling unit to determine the compliance with the applicable provisions of this code. An inspection is required prior to the initial issuance of the license. The City may conduct inspections of the short term rental dwelling unit upon submittal of a license renewal application. The code official or designated representative may enter, examine, and survey at all reasonable times all short term rentals and premises after obtaining consent from an owner or occupant of the premises.

B. Violations:

1. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this Section or other provisions of this Code.

2. The code official shall serve a notice of violation on the licensee. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equality to restrain, correct or abate such violation, or to require the termination of the unlawful occupancy of the structure in violation of the provisions of this chapter or of the order or direction made pursuant thereto.

3. A short term rental license may be revoked or suspended for violations of this section.

4. The imposition of the penalties herein prescribed shall not preclude the city attorney from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building in violation of this section, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

5. The property owner of record shall be responsible for any city costs in enforcing the provisions of this chapter including inspection fees, or other fees, charges or penalties that are imposed as permitted by law.

C. License Suspension Or Revocation, Or Refusal To Renew:

1. In the event of any potential health or safety violations, the code official may suspend the license until the violation is corrected.

2. If a property with a short term rental receives three notices of violation within a 365-day period, its short term rental license shall be revoked. The license may be revoked after a single violation if the violation is not immediately corrected pursuant to a notice of violation.

3. No person who has had a permit revoked under this Section shall be issued a short term rental license for one year from the date of revocation.

D. Appeal: The licensee may appeal the occupancy limit, parking limit, denial, suspension, or revocation to the City Council. The licensee must file with the city clerk a notice of appeal within ten days of an issuance, denial, suspension, or revocation. The Council shall consider the appeal at a regularly scheduled council meeting on or after 15 days from service of the notice of appeal upon the City Clerk by the licensee. Hearing on the appeal shall be open to the public and the licensee shall have the right to appear and be represented by legal counsel and to offer evidence in behalf of licensure. At the conclusion of the hearing, or as soon thereafter as practicable, the Council may order:

1. The denial, suspension, or revocation of the license.

2. The denial, suspension, or revocation by the code official be lifted and the license be returned to the licensee.

3. Additional terms, conditions and stipulations to be imposed on the licensee to mitigate problems.

3-5A-6: EXEMPTIONS:

A. This Chapter does not apply to:

1. Hotels, motels, bed and breakfasts, nursing homes, or state licensed residential care facilities.

2. Individual sleeping rooms within an otherwise owner-occupied residence, or rentals where the owner is present for the duration of the rental.

3-5A-7: NO WARRANTY BY CITY:

By adopting and undertaking to enforce this Section 3-5A, neither the city, nor its elected officials, employees, consultants, contractors, or agents warrant or guaranty the safety, fitness, or suitability of any rental dwelling or rental dwelling unit in the city. Owners and short term rental guests should take appropriate steps to protect their interests, possessions, health, safety, and welfare.

3-5A-8: SEVERABILITY:

If any section, subsection, sentence, clause, or phrase of this Section 3-5A is for any reason held to be invalid, such decision will not affect the validity of the remaining portions of those Sections. The City Council hereby declares that it would have adopted the ordinance in each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

ADOPTED this 1st day of October, 2024 by the City Council for the City of Mendota Heights.

CITY COUNCIL
CITY OF MENDOTA HEIGHTS

_____

Stephanie B. Levine, Mayor

ATTEST:

_____

Nancy Bauer, City Clerk

227483v4

CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA

SUMMARY ORDINANCE NO. 591

AN ORDINANCE AMENDING TITLE 3: BUSINESS AND LICENSE REGULATIONS OF THE CITY CODE OF MENDOTA HEIGHTS TO ADD CHAPTER 5A: SHORT TERM RENTALS, ESTABLISHING A NEW ORDINANCE REGULATING SHORT TERM RENTALS.

NOTICE IS HEREBY GIVEN that, on October 1, 2024, Ordinance No. 591 was adopted by the City Council of the City of Mendota Heights, Minnesota.

NOTICE IS FURTHER GIVEN that, because of the lengthy nature of Ordinance No. 591, the following summary of the ordinance has been prepared for publication.

NOTICE IS FURTHER GIVEN that the ordinance adopted by the City Council amends Title 3: Business and License Regulations to add Chapter 5A: Short Term Rentals, establishing a new ordinance regulating Short Term Rentals, including provisions to outline a Short Term Rental License process, terms and conditions of such a license, and performance standards for Short Term Rentals within the City of Mendota Heights.

A printed copy of the whole ordinance is available for inspection by any person during the City's regular office hours at the office of the City Administrator/City Clerk or on the City's website.

PASSED, ADOPTED and APPROVED FOR PUBLICATION by the City Council of the City of Mendota Heights, Minnesota, this 1st day of October 2024.

CITY COUNCIL OF MENDOTA HEIGHTS
/S/Stephanie Levine, Mayor
Attest
/s/Nancy Bauer, City Clerk

CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. 594

AN ORDINANCE AMENDING THE FEE SCHEDULE TO ADD A SHORT TERM RENTAL LICENSING FEE

WHEREAS, the City has adopted the City Fee Schedule and desires to amend the City Code and the current Fee Schedule to reflect the addition of a Short Term Rental License and fees; and

WHEREAS, the City's revised fee schedule for 2024 is set forth in "Exhibit A" which is available on the city's website at www.mendotaheightsmn.gov or upon request.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MENDOTA HEIGHTS ORDAINS:

Section 1. The City Fee Schedule is amended by the addition of the following language:

LICENSE AND PERMIT FEES		
Short Term Rental License	$200 / annual	Title 3: Chapter 5A

Section 3. Effective date. This ordinance shall be effective upon adoption and publication according to law.

ADOPTED this 1st day of October 2024 by the Mendota Heights City Council.

CITY OF MENDOTA HEIGHTS

ATTEST:

_____
Stephanie B. Levine, Mayor

_____
Nancy Bauer, City Clerk

SECTION:

3-5A-1: Purpose And Scope

3-5A-2: Definitions

3-5A-3: General Licensing Provisions

3-5A-4: Conditions Of License

3-5A-5: Enforcement

3-5A-6: Exemptions

3-5A-7: No Warranty by City

3-5A-8: Severability

3-5A-1: PURPOSE AND SCOPE:

It is the purpose of this chapter to assure that short-term rental of dwelling units in the City's R-1 one-family residential zoning district is conducted, operated, and maintained so as not to become a nuisance to the surrounding neighborhood or an influence that fosters blight and deterioration or creates a disincentive to reinvest in the community. The City recognizes that short-term rentals provide an opportunity for residents to use their property to generate supplemental income; and, when properly managed, short-term rentals have a minimal impact on surrounding properties. When not properly managed, short-term rentals have the capacity to generate noise, traffic, and trash beyond what is typically present in a residential neighborhood creating a nuisance. These issues can be especially acute when the owner of the property does not reside in the home. In order to promote the health, safety, general welfare, aesthetics, and image of the community, the City facilitates and regulates the use of residential properties for short-term rentals by requiring the licensure of short-term rentals.

3-5A-2: DEFINITIONS:

For the purpose of this chapter, the following terms shall be defined as set forth below:

BEDROOM: A habitable room within a single-family dwelling which is used, or intended to be used, primarily for the purpose of sleeping, but shall not include any kitchen or dining room. The room shall have a method of egress in addition to the primary entry door to the room in accordance with the Minnesota Residential Building Code.

DWELLING: A building or one or more portions thereof occupied or intended to be occupied for residential purposes; but not including rooms in motels, hotels, nursing homes, boarding houses, tents and recreational vehicles, or attached multiple- family dwellings.

DWELLING UNIT: A residential accommodation located within a dwelling that includes permanently installed cooking, sleeping, and sanitation facilities, designed or intended for use as living quarters for a single family. Dwelling units subject to this chapter are defined as being detached dwelling units in the R-1 one-family zoning district.

OCCUPANT: A person who lives or sleeps in a dwelling unit.

OWNER: Any person, operator, firm or corporation having a legal or equitable interest who is the recorded or unrecorded owner, or otherwise has control, of the dwelling unit.

PRIMARY RESIDENCE: A dwelling unit where the property owner: lives in the property for more than six months a year; is a resident of the state of Minnesota and ~~fiels~~files state income taxes in Minnesota; qualifies for Homestead tax classification as defined by MN Statutes 273.124 and as determined by the Dakota County Assessor; and uses the property address for their driver's license, voting registration, and federal and state tax returns.

RENT: To permit occupancy of a dwelling unit by a person other than the legal owner thereof, pursuant to a written or unwritten agreement, whether or not a fee is required by the agreement.

SHORT TERM HOME RENTAL: The furnishing for consideration of lodging to tourist or transient guests in a dwelling or dwelling unit, where the renting or letting for occupancy is for a temporary period of time that is thirty (30) consecutive calendar days or less.

SHORT TERM RENTAL GUEST: any person who, at their own expense or at the expense of another, exercises occupancy or possession, or is entitled to occupancy or possession, by reason of any rental agreement, concession, permit, right of access, option to purchase, license, time-sharing arrangement, or any other type of agreement for a period of thirty (30) consecutive calendar days or less.

3-5A-3: AUTHORIZATION AND GENERAL LICENSING PROVISIONS:

I. Authorization

Rental of all or a portion of a primary residence as a short term home rental by an owner to a short term rental guest is allowed as provided by this Section 3-5A, following the issuance of a license as set forth herein.

II. General Licensing Provisions

A. License Required:
   1. No property shall be used as a short-term rental without a license issued by the City. The license once issued shall be valid for a period of one year from the date of issuance and must be renewed annually. This requirement applies to short term home rentals unless exempted pursuant to Section 3-5A-6.

B. License Application:
   1. Application for a license shall be made to the City upon a form furnished by the City. A person who has been issued a rental license shall give notice, in writing, to the city administrator, within five (5) business days of any change in the information contained on the license application.

C. License Fees:
   1. Licensing fees shall be prescribed as set forth in the City's fee schedule, and maintained on file in the office of the city administrator. The required fees shall be submitted along with the application for a new or renewal license. Applications for a renewal license submitted after the license term expiration are subject to a penalty fee.

D. License Terms:

1. All short term rental licenses shall be valid for a period of one calendar year, except as otherwise provided herein or in cases of suspension or revocation.
2. In order to be issued a license the applicant must submit the following application materials:
    i. Name and address of the short term rental property and the property owner.
    ii. Name, address, and phone number of a local agent authorized to be the emergency contact for the property and accessible at all times, and to make or order repairs or services for the property if in violation of City or State Codes, if the person is different than the owner.
    iii. Number of bedrooms.
    iv. Maximum number of occupants.
    v. Signed agreement that the City has permission to access exterior areas of the property when responding to a reported violation of the standards in this section in order to ascertain if a violation has occurred.
    vi. Verification that there are not any unresolved Code Enforcement or Property Maintenance cases.
    vii. Affidavit of Residency to verify primary residence: Applicants for short term rental licenses are required to sign an affidavit of residency attesting that the home is their primary residence and acknowledging that subsequent discovery of non-residency shall be ground for revocation of the license.
    viii. Listing services where the short term rental is advertised.
    ix. Such other and further information as the City Council may require if applicable.

E. Initial License:

1. Owners currently operating a short term home rental within the City shall obtain a license as provided in this Section 3-5A within 45 days from the effective date of this ordinance.

~~E.~~F. License Issuance:

1. The City shall issue a short term rental license if real estate taxes and municipal utility bills for the dwelling unit have been paid, and the City has no record of unresolved complaints regarding the property subject to the rental license. The short term rental license must be in compliance with all standards of this Chapter.

~~F.~~G. Renewal Of License:

1. A licensee may continue to rent a dwelling unit after the expiration date of the rental license provided that the owner has filed with the city administrator, on or before the expiration date, the appropriate renewal license application and license fee, and provided that the City has no record of unresolved complaints regarding the property subject to the rental license.

~~G.~~H. Transfer Of License:

1. A short term rental license shall not be transferable to another person or to another dwelling unit. Each license shall automatically terminate upon the sale or other conveyance of the property to an unlicensed person or entity.

3-5A-4: CONDITIONS OF LICENSE:
All short-term rental unit owners and operators must comply with the following:

A. Performance Standards:
   1. The short term rental dwelling unit shall have a maximum of five (5) bedrooms. Only one (1) bedroom may be larger 280 square feet in size.
   2. The maximum occupancy within the short term rental dwelling unit shall be two (2) persons per bedroom in bedrooms less than 280 square feet in size. For a bedroom that is larger than 280 square feet, the maximum occupancy may be up to four (4) persons.
   3. Short term rental reservations must have a minimum two (2) night stay.
   4. The maximum number of vehicles that may be parked overnight on the property shall be consistent with the Property Maintenance Code. Vehicles in garages shall not be counted towards total number of vehicles.
   5. The owner of a short-term rental dwelling unit must provide sufficient waste collection containers and service for the short term rental dwelling unit in order to meet the demand of the unit's occupants. The owner shall be solely responsible for ensuring that waste is properly collected, stored, and made available for regular collection. Waste may not be stored outside of approved containers. All waste containers must be stored, screened, and collected in accordance with Section 12-5-8 of this Code.
   6. Listings advertising the property's availability for rent must state the license number, maximum occupancy permitted by the license, and the maximum number of vehicles that may be parked overnight on the property.
   7. Ensure that all short term rental dwelling units have working smoke detectors and carbon monoxide alarm(s) installed in accordance with Minnesota Statutes Sections 299F.362 and 299F.51, and in accordance with the Minnesota Residential Building Code and Minnesota State Fire Code. Additionally, each unit shall have at least one properly maintained and charged fire extinguisher located in an easily-accessible location which is clearly marked and which is made known to the temporary occupants.
   8. Provide and post the following information in a conspicuous place within each short-term rental dwelling unit:
      i. Emergency contact information for the short term rental dwelling unit owner;
      ii. Emergency contact information for the short term rental dwelling operator, of applicable;
      iii. The street address of the short term rental dwelling unit;
      iv. A Floor Plan of the short term rental dwelling unit indicating exits, escape routes, and the location of all fire extinguishers;
      v. The maximum occupancy limits of the short term rental dwelling unit; and

vi. A parking map showing all allowable parking locations serving the property

9. An owner must, as a continuing obligation, maintain a current register of ~~A~~ short term rental guests ~~registry of the short term rental dwelling unit must be kept by the owner~~ that includes the following information: a record of the dates the unit was rented, the number of short term rental guests during the rental periods, and the amount of rent paid by the short term rental guests in connection with the rental of the short term rental dwelling unit. This record shall be kept by the owner for at a minimum of five years. In the license application or any application for license renewal, the owner must designate the name, address, and telephone number of the person or persons who will have possession of the register, and must notify the City Administrator or designee of any change in the identity(ies), address(es), or telephone number(s) of such person or persons. The register must be available for inspection by the City Administrator or designee at all reasonable times and in the case of an emergency.
10. No short term rental dwelling unit may be rented to any person who is under the age of 25. The person who rents the unit must provide a telephone number to the owner or operator and must be accessible to the owner or operator by telephone during the short term rental period.
11. If the short term rental dwelling unit includes a swimming pool, spa, or hot tub, the owner or operator must post a sign near the pool, spa, or hot tub indicating that it is not licensed or inspected by the State, ~~or~~ the county or the City.
12. The short term rental dwelling unit must have a visible house number that can be easily seen from a public street during the day and at night.
13. Comply with all applicable city, state, and federal laws, ordinances, and regulations.
14. Remit all applicable local, state, and federal taxes, including, but not limited to applicable lodging tax.
15. The city must be provided with accurate and up to date information regarding the name and contact information for the short term rental dwelling unit owner and operator, if applicable. If the owner or operator's contact information changes, updates must be filed with the city within 30 days of the date of the change.

B. Conduct On Licensed Premises:

1. Disorderly Conduct: It is the responsibility of the owner to ensure that persons occupying the licensed premises conduct themselves in such a manner so as not to cause the premises to be disorderly or constitute a nuisance. The owner or operator of the short-term rental dwelling unit is responsible to ensure that the property remains in compliance with the City's nuisance regulations.

3-5A-5: ENFORCEMENT:
The application for a short term rental license will be reviewed by the City Administrator or their designee.

A. Inspections:
    1. The City Administrator or their designee shall conduct inspections of the short term rental dwelling unit to determine the compliance with the applicable provisions of this code. An inspection is required prior to the initial issuance of the license. The City may conduct inspections of the short term rental dwelling unit upon submittal of a license renewal application. The code official or designated representative may enter, examine, and survey at all reasonable times all short term rentals and premises after obtaining consent from an owner or occupant of the premises.
B. Violations:
    1. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this Section or other provisions of this Code.
    2. The code official shall serve a notice of violation on the licensee. If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equality to restrain, correct or abate such violation, or to require the termination of the unlawful occupancy of the structure in violation of the provisions of this chapter or of the order or direction made pursuant thereto.
    3. A short term rental license may be revoked or suspended for violations of this section.
    4. The imposition of the penalties herein prescribed shall not preclude the city attorney from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building in violation of this section, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.
    5. The property owner of record shall be responsible for any city costs in enforcing the provisions of this chapter including inspection fees, or other fees, charges or penalties that are imposed as permitted by law.
C. License Suspension Or Revocation, Or Refusal To Renew:
    1. In the event of any potential health or safety violations, the code official may suspend the license until the violation is corrected.
    2. If a property with a short term rental receives three notices of violation within a 365-day period, its short term rental license shall be revoked. The license may be revoked after a single violation if the violation is not immediately corrected pursuant to a notice of violation.
    3. No person who has had a permit revoked under this Section shall be issued a short term rental license for one year from the date of revocation.
D. Appeal: The licensee may appeal the occupancy limit, parking limit, denial, suspension, or revocation to the City Council. The licensee must file with the city clerk a notice of appeal within ten days of an issuance, denial, suspension, or revocation. The Council shall consider the appeal at a regularly scheduled council meeting on or after 15 days from service of the notice of appeal upon the City Clerk by the licensee. Hearing on the appeal shall be open to the public and the licensee shall have the right to appear and be represented by legal counsel and to

offer evidence in behalf of licensure. At the conclusion of the hearing, or as soon thereafter as practicable, the Council may order:

1. The denial, suspension, or revocation of the license.
2. The denial, suspension, or revocation by the code official be lifted and the license be returned to the licensee.
3. Additional terms, conditions and stipulations to be imposed on the licensee to mitigate problems.

3-5A-6: EXEMPTIONS:

A. This Chapter does not apply to:

1. Hotels, motels, bed and breakfasts, nursing homes, or state licensed residential care facilities.
2. Individual sleeping rooms within an otherwise owner-occupied residence, or rentals where the owner is present for the duration of the rental.

3-5A-7: NO WARRANTY BY CITY:

By adopting and undertaking to enforce this Section 3-5A, neither the city, nor its elected officials, employees, consultants, contractors, or agents warrant or guaranty the safety, fitness, or suitability of any rental dwelling or rental dwelling unit in the city. Owners and short term rental guests should take appropriate steps to protect their interests, possessions, health, safety, and welfare.

3-5A-8: SEVERABILITY:

If any section, subsection, sentence, clause, or phrase of this Section 3-5A is for any reason held to be invalid, such decision will not affect the validity of the remaining portions of those Sections. The City Council hereby declares that it would have adopted the ordinance in each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Memorandum

Date: 9/17/24

To: Mendota Heights City Council

From: Luke Bellville

Subject: Potential Legal Issues with Proposed Short-Term Rental Ordinance

Dear Mayor Levine and Council Members,

I have reviewed the proposed ordinance regulating short-term rentals in Mendota Heights and identified several potential legal issues that warrant consideration:

1. Affidavit of Residency Requirement

The ordinance's requirement for an affidavit of residency to verify primary residence (Section 3-5A-3:B.2.vii) and the potential revocation of licenses based on non-residency could face constitutional challenges. This may infringe on property rights protected under the Fifth and Fourteenth Amendments to the U.S. Constitution.

- Relevant Case Law: In Murr v. Wisconsin, 137 S. Ct. 1933 (2017), the Supreme Court emphasized the importance of considering the "reasonable expectations" of property owners when evaluating regulations affecting property rights.
- The concern about the affidavit of residency requirement potentially infringing on property rights under the Fifth and Fourteenth Amendments is valid.

2. Age Discrimination

The prohibition on renting to individuals under the age of 25 (Section 3-5A-4:A.10) may result in age discrimination claims, although the federal Fair Housing Act (42 U.S.C. § 3601 et seq.) does not include age as a protected class.

The prohibition on renting to individuals under the age of 25 (Section 3-5A-4:A.10) does not appear to violate the Minnesota Human Rights Act (Minn. Stat. § 363A.09).

Specific age-based restrictions, such as prohibiting rentals to persons under 25 years of age, could potentially be challenged as discriminatory unless the municipality can demonstrate a substantial and legitimate public interest that justifies such a restriction. The regulation must also be applied in a manner that is not arbitrary or discriminatory Pearce v. Edina, 263 Minn. 553, Sanderson v. Willmar, 282 Minn. 1, Fletcher Props. v. City of Minneapolis, 931 N.W.2d 410.

However, this restriction may still face challenges:

1. It could be seen as arbitrary and potentially violate the Equal Protection Clause of the Fourteenth Amendment if it's not rationally related to a legitimate government interest.
2. It may conflict with the Federal Fair Housing Act's familial status protections if it disproportionately affects families with children.

- Relevant Case Law: While not directly applicable, the reasoning in Gillette v. United States, 401 U.S. 437 (1971) and Kimel v. Florida Board of Regents, 528 U.S. 62 (2000) regarding age classifications could be informative.

3. Due Process Concerns

The revocation of licenses after violations (Section 3-5A-5:C) could face due process challenges under the Fourteenth Amendment if the process for contesting violations is not sufficiently robust.

- Relevant Case Law: In Mathews v. Eldridge, 424 U.S. 319 (1976), the Supreme Court established a balancing test for determining what process is due in administrative proceedings.

4. Municipal Authority

The extensive regulations and requirements for licensure might be seen as an overreach of municipal authority. While Minnesota is a home rule state (Minn. Const. art. XII, § 4), there are limits to municipal power.

- Relevant Statute: Minn. Stat. § 462.351 grants municipalities the authority to regulate land use, but this power must be exercised within constitutional limits.

5. Enforcement and Compliance Burden

The significant responsibility placed on property owners to manage their rentals and comply with various conditions could be burdensome and potentially discourage participation in short-term rentals.

- Consideration: While not a direct legal issue, overly burdensome regulations could lead to challenges based on the "reasonable use" doctrine established in Penn Central Transportation Co. v. New York City, 438 U.S. 104 (1978).

6. Privacy Concerns

The requirement for a guest registry (Section 3-5A-4:A.9) could raise privacy concerns under the Minnesota Government Data Practices Act (Minn. Stat. Ch. 13).

- Potential Conflict: The ordinance should clarify how this information will be protected and used in compliance with state privacy laws.

Recommendations

1. Consider revising the residency requirement to allow for non-resident owners while still maintaining community standards.
2. Remove or modify the age restriction to comply with state anti-discrimination laws.
3. Strengthen the due process provisions for license revocation.
4. Review the regulations to ensure they are not overly burdensome and are within the scope of municipal authority.
5. Clarify privacy protections for guest registry information.

It is advisable to consult with the city attorney to address these potential issues before finalizing the ordinance. Balancing the city's interests in maintaining community standards with property owners' rights and potential legal challenges will be crucial for the successful implementation of this ordinance.

Respectfully submitted,

Luke Bellville, Esq.

MEMORANDUM

CAMPBELL KNUTSON
PROFESSIONAL ◆ ASSOCIATION

TO: MENDOTA HEIGHTS CITY COUNCIL
FROM: AMY SCHMIDT, CITY ATTORNEY
DATE: SEPTEMBER 24, 2024
RE: SHORT-TERM RENTAL ORDINANCE; MEMO FROM LUKE BELLVILLE

Mayor and Councilmembers,

On September 17, 2024, the City Council conducted a public hearing and considered a proposed ordinance regulating short-term rental of residential property in the City (the "Ordinance"). Just prior to that meeting, the City Council received a memo from Luke Bellville, a Minnesota attorney. In his memo, Mr. Bellville identified the following:

Legal Issues

1. Affidavit of Residency Requirement
2. Age Discrimination
3. Due Process Concerns
4. Municipal Authority
5. Enforcement and Compliance Burden
6. Privacy Concerns

For each category, he described his view of the associated legal issues and cited caselaw, state and federal law, and the Minnesota and United States constitutions; and identified general legal considerations or potential conflicts.

Following the public hearing and at the conclusion of the Council's consideration of the proposed Ordinance, the Council voted to table the matter for a final decision on October 1, 2024, and requested a legal memo to address the issues raised by Mr. Bellville.

Short Answer

The issues presented by Mr. Bellville warrant consideration by the Council, and his summary is helpful in identifying a need for certain revisions to the proposed Ordinance. At the same time, the scope of the legal concerns raised and the various legal authorities cited tend to overstate any legal defects in the proposed Ordinance. While it is not possible to say that any ordinance would definitely survive any possible legal challenge, with a few revisions made to the proposed Ordinance, it is likely to survive a legal challenge in whole or in part.

Discussion

Generally speaking, the concerns and issues raised by Mr. Bellville are not without merit. Clearly, the City is obligated to adopt ordinances that are constitutional, and do not discriminate or conflict

with other state or federal law. However, the specific issues that Mr. Bellville identifies, and the legal sources that he points to, are not necessarily the applicable legal analysis for the proposed Ordinance.

1. Municipal Authority to Adopt Short-Term Rental Ordinance.

In his memo, Mr. Bellville states the following:

> The extensive regulations and requirements for licensure might be seen as an overreach of municipal authority. While Minnesota is a home rule state (Minn. Const. art. XII, § 4), there are limits to municipal power.
>
> - Relevant Statute: Minn. Stat.§ 462.351 grants municipalities the authority to regulate land use, but this power must be exercised within constitutional limits.

While it is true that there are limits to municipal power, this perhaps is a misreading of the Constitutional provision. Article XII, Section 4 of the Minnesota Constitution authorizes "any local government unit" to "adopt a home rule charter for its government." It is not clear how this makes Minnesota a "home rule state." Notably, the City of Mendota Heights has not adopted a home rule charter, and exercises powers as a statutory city. Accordingly, this part of the Minnesota Constitution is not specifically relevant to the question of the authority of the City of Mendota Heights to adopt this Ordinance.

Minnesota Statutes § 462.351 is likewise not specifically relevant in this context. This Statute section applies to a city's authority related to municipal planning, and in combination with other sections[1] has the stated purpose of providing "municipalities, in a single body of law, with the necessary powers and a uniform procedure for adequately conducting and implementing municipal planning."

Here, the proposed Ordinance does not fall under the City's exercise of its municipal planning powers. Rather, by regulating short-term rentals, the City Council is exercising its general authority to issue licenses. This general authority arises from the powers granted by the Legislature to a city council to:

> provide for the government and good order of the city, the suppression of vice and immorality, the prevention of crime, the protection of public and private property, the benefit of residence, trade, and commerce, and the promotion of health, safety, order, convenience, and the general welfare by such ordinances not inconsistent with the Constitution and laws of the United States or of this state *as it shall deem expedient*.[2]

[1] Minn. Stat. § § 462.351-462.364.

[2] Minn. Stat. § 412.221, subd. 32 (emphasis added). *See also, City of St. Paul v. Dalsin*, 245 Minn. 325, 71 N.W.2d 855 (1955); *State v. United Parking Stations*, 235, Minn. 147, 50 N.W.2d 50 (1951).

2. Other Constitutional Concerns.

Please note that each of the following constitutional issues could each be addressed far more extensively than is outlined here. I am happy to provide more in-depth analysis if needed.

A. General Constitutionality.

In addition to the concerns related to municipal authority to regulate the short-term rental of property under the Minnesota Constitution, in his memo, Mr. Bellville raises additional concerns regarding the constitutionality of this type of regulation. Specifically, Mr. Bellville asserts that a requirement for an affidavit of residency could "infringe on property rights protected under the Fifth and Fourteenth Amendments to the U.S. Constitution." In support of this concern, Mr. Bellville cites an inverse condemnation[3] case[4] where he says the Court "emphasized the importance of considering the 'reasonable expectations' of property owners when evaluating regulations affecting property rights."

This is an incomplete description of the Court's holding in the cited case. The Court, in upholding the government's action, also recognized that governments have "well-established power to 'adjus[t] rights for the public good.'"[5] Also, it is unclear how the holding or analysis of this case specifically relates to the constitutionality of a requirement in the Ordinance that a license applicant submit an affidavit of residency, or that a licensee may face the possible revocation of a license based on non-residency.

B. Enforcement and Compliance Burden.

Related to this case cited above, Mr. Bellville also expresses concern that the "significant responsibility placed on property owners to manage their rentals and comply with various conditions could be burdensome and potentially discourage participation in short-term rentals." He cites *Penn Central Transportation Co. v. City of New York*, a seminal inverse condemnation case. Mr. Bellville cites this case as a possible basis for a challenge to "overly burdensome regulations" that violate the "reasonable use" doctrine established in that case.

Under the *Penn Central* rubric, a court would look at a regulation in terms of "the economic impact of the regulation on the claimant and, particularly, the extent to which the regulation has interfered with distinct investment-backed expectations . . . [and] the character of the governmental action."[6] While this legal test has evolved since it was initially decided[7], it does still stand for the proposition that if a government regulation goes so far as to deny an owner of all economic value in the affected property, the regulation would effectively be a taking.

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[3] In simple terms, "inverse condemnation" occurs when a government regulation of land is so restrictive that the land is deprived of all economic value or use such that the regulation has the same effect as an exercise of eminent domain, and as a result, an owner is entitled to just compensation.
[4] *Murr v. Wisconsin*, 237 S. Ct. 1933 (2017).
[5] *Id.* at 1943 (citations omitted).
[6] *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104. 138 (1978).
[7] *See, e.g., Kaiser Aetna v. United States*, 44 U.S. 164 (1979).

As with the issue discussed above, the regulations at issue in the case were not related to licensing, and were far more onerous and limiting than those in the proposed Ordinance. In fact, with the proposed Ordinance, the performance standards and management requirements are likely in the interests of an owner who wishes to protect their investment or receive good ratings and reviews from their renters or the platforms where they advertise their property for short-term rental. Further, all owners—regardless of whether they rent their property—are required to comply with the City Property Maintenance Code, the State Building Code, and other applicable regulations. Imposing restrictions under the City's licensing authority is not so onerous as to constitute a taking.

C. Due Process.

As an additional constitutional concern, Mr. Bellville also states that the "revocation of licenses after violations . . . could face due process challenges under the Fourteenth Amendment if the process for contesting violations is not sufficiently robust." In support of this concern, he cites a case where the Court established a "balancing test" for determining the due process that must be provided in administrative hearings.[8]

Again, this case is not necessarily the most apt choice of law in this context. First, the case cited is not a licensing case, and was a matter related to a denial of Social Security benefits. Second, while the cited case might be one of the leading cases related to the requirements for due process in administrative hearings, there is actually a division of opinion among the Courts as to whether licensees are entitled to due process.[9] It is generally agreed that due process is required if a licensee has a property interest or a fundamental interest in the granting, renewal, or transfer of a license.[10] Where due process is required for a licensee, there are generally-accepted steps that a city should follow to ensure that the licensee's rights are protected.[11] As drafted, the proposed Ordinance conforms to these steps.

D. Equal Protection (Age Discrimination).

As drafted, the proposed Ordinance prohibits a licensee from renting to anyone under the age of 25 years. In his memo, Mr. Bellville notes concerns that this prohibition could violate state or federal law as illegal age discrimination. Mr. Bellville acknowledges that age is not a protected class under either the Federal Fair Housing Act or the Minnesota Human Rights Act as it applies to real property. At the same time, while citing cases that he acknowledges as "not directly applicable" for this purpose, Mr. Bellville also asserts that the proposed Ordinance could be challenged under the Federal Fair Housing Act or face other Equal Protection claims.[12]

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[8] *Mathews v. Eldridge*, 424 U.S. 319 (1976)
[9] *See, e.g., Klinger v. City of Braham*, 130 F. Supp.2d 1068 (D. Minn. 2001).
[10] *Greater Duluth COACT v. City of Duluth*, 701 F. Supp. 1452 (D. Minn. 1988).
[11] *Id; Sabes v. City of Minneapolis*, 265 Minn. 166, 120 N.W.2d 871 (1963); *State v. City of Duluth*, 125 Minn. 425, 147 N.W. 820 (1914); *Trumbull Div., OwensCorning Fiberglass Corp. v. City of Minneapolis*, 445 F. Supp. 911, 917 (D. Minn. 1978; *In re License of West Side Pawn*, 587 N.W.2d 521 (Minn. Ct. App. 1998); *Hymanson and Lucky Lanes Inc. v. City of St. Paul*, 329 N.W.2d 324 (Minn. 1983).
[12] Cases cited are related to zoning; discrimination in housing rental under Section 8; conscientious objector seeking discharge from the Army (Vietnam era); discrimination under the Age Discrimination in Employment Act.

None of the cited legal authority really apply in the context of the proposed Ordinance. Here, as an exercise of the City's powers to issue licenses, it is within the City's authority to establish a minimum age for short-term rentals in furtherance of the public interest to protect life, safety, general welfare, and health. For example, before the Legislature raised the state-wide minimum age for the purchase of tobacco to 21 years, many Minnesota cities adopted local ordinances establishing that same minimum age for sales by city tobacco licensees.

E. Conclusion regarding Constitutional Concerns.

As cited above, Minnesota Statutes § 412.221, subd. 32, explicitly requires that city ordinances adopted under this grant of power be consistent with state and federal laws and constitutions. As a general rule, ordinances are presumed to be constitutional, and a person challenging the constitutionality of an ordinance bears the legal burden of proving that it is unconstitutional.[13] Here, the requirements throughout the proposed Ordinance serve the Council's interest in regulating for the protection of life, safety, general welfare, and health of persons and property in the City. While it is possible that a person could bring challenges against the proposed Ordinance, there is nothing in the constitution, statutes, or court cases addressed above that are a clear basis for invalidating the proposed Ordinance.

3. Privacy Concerns.

Last, the proposed Ordinance includes requirement that a licensee maintain a guest registry as a condition of the license. Mr. Bellville raises the concern that such a registry could be public data under the Minnesota Government Data Practices Act ("MGDPA"). As the Council is no doubt aware, the MGDPA defines "government data" as "all data collected, created, received, maintained or disseminated by any government entity regardless of its physical form, storage media or conditions of use."[14] The MGDPA "establishes a presumption that government data are public and are accessible by the public for both inspection and copying unless there is federal law, a state statute, or a temporary classification of data that provides that certain data are not public."[15]

As the proposed Ordinance is written, it is not explicit that a licensee must submit the required guest registry to the City for any purpose, or that the data will ever be in the possession of the City. Accordingly, the concern Mr. Bellville raises points to a need for clarification in the proposed Ordinance. With some revisions, this legal concern can be mitigated.

Conclusion

With some provisions specifically tailored to the needs and character of the City of Mendota Heights, the proposed Ordinance is similar to other short-term rental ordinances across Minnesota. The Council has the legal authority to adopt and enforce the Ordinance. The Ordinance requirements imposed on licensees are not so onerous or burdensome as to be deemed a taking, or to be a violation of a licensee applicant's or a licensee's constitutional rights.

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[13] *Ukkonen v. Gustafson*, 309 Minn. 260, 244 N.W.2d 139 (1976).
[14] Minn. Stat. § 13.02, subd. 7.
[15] Minn. Stat. § 13.01, subd. 3.