



CITY OF CORCORAN

Corcoran City Council Agenda September 28, 2023 - 7:00 pm

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Commission Representatives***
5. **Open Forum – Public Comment Opportunity**
6. **Presentations/Recognitions**
7. **Consent Agenda**
 - a. March 23, 2023 Work Session and Regular Session Minutes*
 - b. Financial Claims*
 - c. Water Tower - Pay Request 5*
 - d. Water Treatment Plant – Pay Request 4*
 - e. Resolution 2023-87 Interim City Administrator Appointment*
 - f. Sunram Interim Use Permit (City File 23-015)*
 - g. Rush Creek Reserve Plat Correction (City File 22-012)*
 - h. Bechtold Farms Conservation Easement Agreement (City File 22-024)*
8. **Planning Business -- Public Comment Opportunity**
 - a. Southfork Village Concept Plan (City File 23-020)*
 - b. Karinemi-Jensen Concept Plan (City File 23-018)*
 - c. Rezoning, Site Plan, Variances and Conditional Use Permit for Corcoran Storage II at 23730 Highway 55 (City File 23-016)*
 - d. Red Barn Pet Retreat Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, and Site Plan (City File 23-008)*
9. **Unfinished Business – Public Comment Opportunity**
 - a. 2024 Preliminary Levy*
10. **New Business – Public Comment Opportunity**
 - a. Five-Year Financial Management Plan*
 - b. Draft 2024 Enterprise Fund Budgets*
11. **Staff Reports**
 - a. Planning Project Update*
 - b. Progress Report – 2023 Goals and Measurables*
 - c. Stieg Road – Burial Marker Update*
12. **Closed Session**
 - a. Attorney-Client Privilege: Discuss Response to Action Filed by Housing First Minnesota
 - b. Non-Public Health and Medical Data
 - c. City Center Drive and 79th Place Improvement Project
13. **New Business**
 - a. City Center Drive and 79th Place Improvement Project
14. **2023 City Council Schedule***
15. **Adjournment**

HYBRID MEETING OPTION AVAILABLE

The public is invited to attend the regular Council meetings at City Hall.

Meeting Via Telephone/Other Electronic Means

Call-in Instructions:

+1 312 626 6799 US

Enter Meeting ID: 870 5688 4216

Press *9 to speak during the Public Comment Sections in the meeting.

Video Link and Instructions:

<https://us02web.zoom.us/j/87056884216>

visit <http://www.zoom.us> and enter

Meeting ID: 870 5688 4216

Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment sections in the meeting. Participant video feeds will be muted. In-person comments will be received first, with the hybrid electronic means option following.

For more information on options to provide public comment visit:

www.corcoranmn.gov

**Includes Materials - Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City website at www.corcoranmn.gov.*

STAFF REPORT

Agenda Item: 4.

Council Meeting: September 28, 2023	Prepared By: Michelle Friedrich
Topic: Commission Representatives	Action Required Informational

Summary

The advisory commission representatives for the September 28, 2023, Council meeting are as follows:

- Planning Commission: Jay Van Den Einde
- Parks and Trails Commission: Val Nybo

Financial/Budget

N/A

Council Action

N/A

Attachments

N/A

STAFF REPORT

Agenda Item: 7a.

Council Meeting: September 28, 2023	Prepared By: Michelle Friedrich
Topic: Draft Council Minutes – March 2023	Action Required: Informational

Summary

The draft Council Minutes for March 2023 will be emailed on Tuesday, September 26, with hard copies provided to Council the evening of the September 28 meeting.

Attachments (Hard copies will be provided September 28, 2023)

1. Draft Council Minutes

FINANCIAL CLAIMS

CHECK RANGE

FUND #500 ESCROW CLAIMS

Paid to	Amount	Project name
SEE THE REGISTER FOR #500 CLAIMS		

Total	\$0.00	
Total Fund #500 = (See attached Payments Detail)		\$ -

ALL OTHER FINANCIAL CLAIMS

Check Register		\$4,102,606.47
(See attached Check Detail Registers)		
Total Checks	\$	4,102,606.47
Total of Auto Deductions	\$	157,468.19
 TOTAL EXPENDITURES FOR APPROVAL	 \$	 4,260,074.66

Date	Paid to	Auto Deductions / Electronic Fund Transfer / Other Disbursements	Amount	Description
9/8/2023	RevTrak		\$ 99.22	Credit Card Fee
9/8/2023	Optum Bank		\$ 4,393.88	Employee HSA
9/8/2023	MN PERA		\$ 25,137.74	Employee Pension
9/8/2023	ADP		\$ 119,674.17	Payroll Processing Fee
9/11/2023	Invoice Cloud		\$ 1,807.82	Credit Card Fee
9/11/2023	MN State - Empower		\$ 5,670.96	Employee Deferred Comp/Healthcare Savings
9/13/2023	Invoice Cloud		\$ 211.17	Credit Card Fee
9/15/2023	ADP		\$ 371.48	Payroll Processing Fee
9/18/2023	MN Dept of Revenue		\$ 101.75	Fuel Tax
Total			\$ 157,468.19	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 34298							
100-41500-50300	08/31/23	ABDO LLP	RECONCILIATION REVIEW - FINANCIAL	475888	09/28/23	10,196.25	34298
			Total For Check 34298			<u>10,196.25</u>	
Check 34299							
100-45200-50210	09/14/23	ACME TOOLS	SAFETY GLASSES	11752570	09/28/23	215.88	34299
			Total For Check 34299			<u>215.88</u>	
Check 34300							
100-41900-50401	08/30/23	ADAMS PEST CONTROL, INC.	CITY HALL PEST CONTROL	3700923	09/28/23	214.62	34300
			Total For Check 34300			<u>214.62</u>	
Check 34301							
100-41900-50210	09/17/23	AMAZON CAPITAL SERVICES	WIRELESS DOORBELL	16N7-WVR7-LX13	09/28/23	27.29	34301
100-41920-50221	09/10/23	AMAZON CAPITAL SERVICES	PW SURGE PROTECTOR/PHONE CHARGER	1RF3-VNNX-3NL7	09/28/23	137.13	34301
			Total For Check 34301			<u>164.42</u>	
Check 34302							
100-43100-50401	08/17/23	B & D PLUMBING HEATING & AC	HEATING MAINTENANCE	206881	09/28/23	1,213.00	34302
			Total For Check 34302			<u>1,213.00</u>	
Check 34303							
100-43100-50220	09/06/23	BOYER FORD TRUCKS INC	CYC BATTERY	003P48870	09/28/23	498.04	34303
100-43100-50220	09/06/23	BOYER FORD TRUCKS INC	2009 MACK BATTERY ADJUSTMENT	003P48931	09/28/23	(123.12)	34303
			Total For Check 34303			<u>374.92</u>	
Check 34304							
100-41900-50380	09/07/23	CENTERPOINT ENERGY	GAS BILL AUGUST 2023	09-2023	09/28/23	15.00	34304
100-43100-50380	09/07/23	CENTERPOINT ENERGY	GAS BILL AUGUST 2023	09-2023	09/28/23	20.45	34304
			Total For Check 34304			<u>35.45</u>	
Check 34305							
100-41900-50400	09/06/23	CINTAS - 470	CITY HALL MATS	4166933504	09/28/23	133.06	34305
100-42100-50400	09/13/23	CINTAS - 470	LG TOWELS	4167693148	09/28/23	16.20	34305
100-43100-50400	09/06/23	CINTAS - 470	CRT BLUE/DISPOSABLE BATHROOM MAT	4166933560	09/28/23	38.11	34305
100-43100-50400	09/13/23	CINTAS - 470	LG TOWELS	4167693262	09/28/23	55.12	34305
100-43100-50400	09/13/23	CINTAS - 470	DISPOSABLE BATHROOM MAT	4167693188	09/28/23	56.33	34305
100-43100-50400	09/06/23	CINTAS - 470	DISPOSABLE BATHROOM MATS/UNIFORM	4166933497	09/28/23	6.00	34305
100-43100-50400	09/06/23	CINTAS - 470	LG BATH TOWELS	4166933498	09/28/23	55.12	34305
100-43100-50417	09/13/23	CINTAS - 470	UNIFORMS	4167693294	09/28/23	194.17	34305
100-43100-50417	09/06/23	CINTAS - 470	DISPOSABLE BATHROOM MATS/UNIFORM	4166933497	09/28/23	32.13	34305
100-43100-50417	09/06/23	CINTAS - 470	UNIFORMS	4166933519	09/28/23	194.17	34305
			Total For Check 34305			<u>780.41</u>	
Check 34306							
100-00000-22205	09/08/23	CITY OF CORCORAN	BP23-0024 STAFF TIME AUG 2023	BP23-0024-3	09/28/23	991.25	34306
100-00000-22205	09/08/23	CITY OF CORCORAN	BP23-0029 STAFF PLANNER TIME AUG 2	BP23-0029.14	09/28/23	81.25	34306
100-00000-22205	09/08/23	CITY OF CORCORAN	BP23-0023 STAFF PLANNER TIME AUG 2	BP23-0023-3	09/28/23	113.75	34306
100-00000-22205	09/08/23	CITY OF CORCORAN	BP22-0014 STAFF PLANNER TIME AUG 2	BP22-0014-11	09/28/23	32.50	34306
100-00000-22205	09/08/23	CITY OF CORCORAN	BP23-0025 STAFF PLANNER TIME AUG 2	BP23-0025-1	09/28/23	32.50	34306
100-00000-22205	09/08/23	CITY OF CORCORAN	BP22-0020 STAFF PLANNER TIME AUG 2	BP22-0020.4	09/28/23	65.00	34306
100-00000-22205	09/08/23	CITY OF CORCORAN	BP22-0039 STAFF PLANNER TIME AUG 2	BP22-0039.7	09/28/23	32.50	34306
100-00000-22205	09/08/23	CITY OF CORCORAN	BP23-0016 STAFF PLANNER TIME AUG 2	BP23-0016-5	09/28/23	32.50	34306
100-00000-22205	09/08/23	CITY OF CORCORAN	BP23-0011 STAFF PLANNER TIME AUG 2	BP23-0011-4	09/28/23	32.50	34306
			Total For Check 34306			<u>1,413.75</u>	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 34307							
100-41900-50430	09/19/23	DECKER, CLAYTON	WELLNESS TRAVEL REIMBURSEMENT	09192023	09/28/23	1,500.00	34307
			Total For Check 34307			<u>1,500.00</u>	
Check 34308							
100-41900-50321	09/05/23	COMCAST - 0023202	CITY HALL/POLICE INTERNET	09052023	09/28/23	274.18	34308
100-42100-50321	09/05/23	COMCAST - 0023202	CITY HALL/POLICE INTERNET	09052023	09/28/23	274.17	34308
			Total For Check 34308			<u>548.35</u>	
Check 34309							
100-43100-50380	09/01/23	COMCAST - 930899035	PW INTERNET AUGUST 2023	181936612	09/28/23	590.10	34309
			Total For Check 34309			<u>590.10</u>	
Check 34310							
100-43100-50321	09/05/23	COMCAST 0044893	PHONE SERVICES 09/10/23-10/09/23	09052023	09/28/23	126.62	34310
			Total For Check 34310			<u>126.62</u>	
Check 34311							
100-41920-50300	08/31/23	COMPUTER INTEGRATION TECH	IT SUPPORT AUGUST 2023	357258	09/28/23	3,124.00	34311
100-41920-50300	09/15/23	COMPUTER INTEGRATION TECH	MANAGED SERVICES MONTHLY BILLING F	358504	09/28/23	4,416.50	34311
100-41920-50300	09/15/23	COMPUTER INTEGRATION TECH	MONTHLY BILLING FOR SEPTEMBER 2023	357615	09/28/23	1,827.20	34311
100-41920-50300	09/15/23	COMPUTER INTEGRATION TECH	MONTHLY BILLING FOR OCTOBER 2023	358597	09/28/23	885.00	34311
			Total For Check 34311			<u>10,252.70</u>	
Check 34312							
100-43121-50400	09/15/23	CORRECTIVE ASPHALT MATERIALS	RECLAMITE APPLICATION	23093	09/28/23	70,007.96	34312
			Total For Check 34312			<u>70,007.96</u>	
Check 34313							
100-41900-50350	08/31/23	ECM PUBLISHERS INC	MASTER PARK PLAN DESIGN BID NOTICE	962800	09/28/23	55.40	34313
			Total For Check 34313			<u>55.40</u>	
Check 34314							
100-42100-50300	08/31/23	EMPLOYEE RELATIONS, INC.	BACKGROUND CHECK	95599	09/28/23	82.22	34314
100-45100-50300	08/31/23	EMPLOYEE RELATIONS, INC.	BACKGROUND CHECK	95599	09/28/23	536.00	34314
			Total For Check 34314			<u>618.22</u>	
Check 34315							
100-43121-50224	08/29/23	ESS BROTHERS & SONS INC.	SEALANT	DD7155	09/28/23	59.40	34315
			Total For Check 34315			<u>59.40</u>	
Check 34316							
601-49400-50227	09/11/23	FERGUSON WATERWORKS #2518	WATER METER	0519379	09/28/23	869.93	34316
601-49400-50227	09/12/23	FERGUSON WATERWORKS #2518	WATER METERS	0519397	09/28/23	110.89	34316
601-49400-50227	09/13/23	FERGUSON WATERWORKS #2518	WATER METERS	0519534	09/28/23	982.65	34316
			Total For Check 34316			<u>1,963.47</u>	
Check 34317							
100-41900-50322	09/04/23	FP MAILING SOLUTIONS	QUARTERLY MAIL METER 09/04/23-12/0	RI105905871	09/28/23	128.85	34317
			Total For Check 34317			<u>128.85</u>	
Check 34318							
100-41900-50401	09/11/23	GEOHERMAL CONCEPT	CITY HALL AIR EXCHANGE AND HEAT PU	91120232	09/28/23	1,238.00	34318
			Total For Check 34318			<u>1,238.00</u>	
Check 34319							

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 34319							
601-49400-50380	08/31/23	GOPHER STATE ONE CALL	AUGUST 2023 SUPPORT SERVICES	3080316	09/28/23	195.08	34319
602-49450-50380	08/31/23	GOPHER STATE ONE CALL	AUGUST 2023 SUPPORT SERVICES	3080316	09/28/23	195.07	34319
						<u>390.15</u>	
Total For Check 34319							
Check 34320							
100-00000-15500	09/18/23	GRANICUS	COUNCIL AGENDA MANAGEMENT AND SOFT	171378	09/28/23	59,967.35	34320
100-41920-50210	09/18/23	GRANICUS	COUNCIL AGENDA MANAGEMENT AND SOFT	171378	09/28/23	1,678.65	34320
210-41920-50300	09/18/23	GRANICUS	COUNCIL AGENDA MANAGEMENT AND SOFT	171378	09/28/23	5,500.00	34320
						<u>67,146.00</u>	
Total For Check 34320							
Check 34321							
100-42100-50207	08/28/23	GUARDIAN AMMUNITION LLC	POLICE AMMUNITION 9MM	100	09/28/23	380.00	34321
						<u>380.00</u>	
Total For Check 34321							
Check 34322							
100-00000-20800	08/26/23	CITY OF HANOVER	MAPLE GROVE TRIATHALON SERVICES	08262023	09/28/23	900.00	34322
						<u>900.00</u>	
Total For Check 34322							
Check 34323							
100-00000-22205-127	09/14/23	HENNEPIN COUNTY	WESTSIDE IUP AND SP RESOLUTION 202	2022-50	09/28/23	46.00	34323
						<u>46.00</u>	
Total For Check 34323							
Check 34324							
100-42100-50323	09/06/23	HENNEPIN COUNTY INFO TECH	PD RADIO FLEET/MESB FEE AND CAD BI	1000212219	09/28/23	1,442.97	34324
100-43100-50323	09/06/23	HENNEPIN COUNTY INFO TECH	PW RADIO FLEET/MESB FEE AUGUST 202	100212286	09/28/23	323.88	34324
						<u>1,766.85</u>	
Total For Check 34324							
Check 34325							
100-00000-11501	08/15/23	LANDFORM PROFESSIONAL SERVIC	COOK LAKE HIGHLANDS - NEW HORIZON	34646	09/28/23	553.00	34325
100-00000-22205	08/15/23	LANDFORM PROFESSIONAL SERVIC	HOPE CONCEPT PLAN CITY FILE 22-075	34651	09/28/23	276.50	34325
100-00000-22205	08/15/23	LANDFORM PROFESSIONAL SERVIC	BP23-0030 KARINIEMI JENSEN OSP CON	34731	09/28/23	482.25	34325
100-00000-22205	08/15/23	LANDFORM PROFESSIONAL SERVIC	BP22-0019 PIONEER TRAIL INDUSTRIAL	34653	09/28/23	118.50	34325
100-00000-22205	08/15/23	LANDFORM PROFESSIONAL SERVIC	BP23-0030 KARINIEMI JENSEN	34655	09/28/23	993.50	34325
100-00000-22205	08/15/23	LANDFORM PROFESSIONAL SERVIC	KARINIEMI JENSEN OSP CONCEPT 23-01	34655.1	09/28/23	810.75	34325
100-00000-22205	08/15/23	LANDFORM PROFESSIONAL SERVIC	BP23-0025 CORCORAN STORAGE II 23-0	34657	09/28/23	1,159.75	34325
100-00000-22205	09/20/23	LANDFORM PROFESSIONAL SERVIC	BP23-0026 CORCORAN STORAGE II	34657.2	09/28/23	1,500.00	34325
100-00000-22205	08/15/23	LANDFORM PROFESSIONAL SERVIC	BP23-0027 CORCORAN STORAGE II	34657.3	09/28/23	926.00	34325
100-00000-22205	08/15/23	LANDFORM PROFESSIONAL SERVIC	BP23-0022 LEUER SKETCH PLAN	34658	09/28/23	158.00	34325
100-00000-22205	08/15/23	LANDFORM PROFESSIONAL SERVIC	PET BARN CPA, PZ, PP, CUP, SP 23-0	34659	09/28/23	276.50	34325
100-00000-22205	09/07/23	LANDFORM PROFESSIONAL SERVIC	PIONEER TRAIL INDUSTRIAL PARK RZ P	34724	09/28/23	158.00	34325
100-00000-22205	09/07/23	LANDFORM PROFESSIONAL SERVIC	CORCORAN STORAGE II CITY FILE 23-0	34732	09/28/23	1,066.50	34325
100-00000-22205	09/07/23	LANDFORM PROFESSIONAL SERVIC	SUNRAM IUP CITY FILE 23-015	34733	09/28/23	39.50	34325
100-00000-22205	09/07/23	LANDFORM PROFESSIONAL SERVIC	PET BARN CPA, PZ, PP, CUP, SP 23-0	34734	09/28/23	270.00	34325
100-00000-22205	09/07/23	LANDFORM PROFESSIONAL SERVIC	PET BARN CPA, PZ, PP, CUP, SP 23-0	34734.2	09/28/23	2,200.00	34325
100-00000-22205	09/07/23	LANDFORM PROFESSIONAL SERVIC	PET BARN CPA, PZ, PP, CUP, SP 23-0	34734.3	09/28/23	97.50	34325
100-00000-22205-009	09/11/23	LANDFORM PROFESSIONAL SERVIC	BASS LAKE CROSSING FP FPUD AND DA	34739	09/28/23	1,155.75	34325
100-00000-22205-009	09/07/23	LANDFORM PROFESSIONAL SERVIC	BASS LAKE CROSSING 2ND FP, FINAL P	34708	09/28/23	788.50	34325
100-00000-22205-011	08/15/23	LANDFORM PROFESSIONAL SERVIC	BASS LAKE ESTATES FP AND FINAL PUD	34634	09/28/23	573.00	34325
100-00000-22205-013	09/07/23	LANDFORM PROFESSIONAL SERVIC	BECHTOLD FARMS FINAL PLAT CITY FIL	34726	09/28/23	79.00	34325
100-00000-22205-013	08/15/23	LANDFORM PROFESSIONAL SERVIC	BECHTOLD FARMS FINAL PLAT CITY FIL	34654	09/28/23	158.00	34325
100-00000-22205-017	09/07/23	LANDFORM PROFESSIONAL SERVIC	COOK LAKE HIGHLANDS FP AND FPUD CI	34718	09/28/23	97.00	34325
100-00000-22205-024	09/07/23	LANDFORM PROFESSIONAL SERVIC	D&D SERVICE CUP SP & VAR PROJECT 2	34721	09/28/23	97.00	34325
100-00000-22205-024	08/15/23	LANDFORM PROFESSIONAL SERVIC	D&D SERVICE CUP SP AND VAR CITY FI	34649	09/28/23	24.25	34325
100-00000-22205-025	08/15/23	LANDFORM PROFESSIONAL SERVIC	DORNSBACH CUP CITY FILE 21-018	34648	09/28/23	118.50	34325

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 34325							
100-00000-22205-044	08/15/23	LANDFORM PROFESSIONAL SERVIC	KARINIEMI MEADOWS FINAL PLAT CITY	34652	09/28/23	88.00	34325
100-00000-22205-056	09/07/23	LANDFORM PROFESSIONAL SERVIC	TAVERA 3RD ADDITION FP & FPUD CITY	34719	09/28/23	48.50	34325
100-00000-22205-056	08/15/23	LANDFORM PROFESSIONAL SERVIC	TAVERA FP AND FPUD CITY FILE 20-04	34641	09/28/23	806.50	34325
100-00000-22205-056	08/15/23	LANDFORM PROFESSIONAL SERVIC	TAVERA 2ND ADD FP AND FPUD CITY FI	34647	09/28/23	670.00	34325
100-00000-22205-058	08/15/23	LANDFORM PROFESSIONAL SERVIC	RAVINIA 10TH FP & FINAL PUD CITY F	34635	09/28/23	710.00	34325
100-00000-22205-058	08/15/23	LANDFORM PROFESSIONAL SERVIC	RAVINIA 14TH FP AND FPUD CITY FILE	34637	09/28/23	630.50	34325
100-00000-22205-058	08/15/23	LANDFORM PROFESSIONAL SERVIC	RAVINIA 11TH FP AND FINAL PUD CITY	34639	09/28/23	533.50	34325
100-00000-22205-058	08/15/23	LANDFORM PROFESSIONAL SERVIC	RAVINIA 15TH FP, PUD AMENDMENT AND	34642	09/28/23	39.50	34325
100-00000-22205-058	09/07/23	LANDFORM PROFESSIONAL SERVIC	RAVINIA 15TH FP, PUD AMENDMENT AND	34711	09/28/23	48.50	34325
100-00000-22205-060	08/15/23	LANDFORM PROFESSIONAL SERVIC	RAVINIA 4TH ADDITION FINAL PUD CIT	34632	09/28/23	24.25	34325
100-00000-22205-061	08/15/23	LANDFORM PROFESSIONAL SERVIC	RAVINIA 5 ADDITION CITY FILE 16-01	34631	09/28/23	654.75	34325
100-00000-22205-062	09/07/23	LANDFORM PROFESSIONAL SERVIC	RAVINIA 7TH ADDITION FINAL PUD/FIN	34706	09/28/23	169.75	34325
100-00000-22205-076	09/07/23	LANDFORM PROFESSIONAL SERVIC	NELSON TRUCKING CUP SP VAR CITY FI	34714	09/28/23	636.75	34325
100-00000-22205-076	08/15/23	LANDFORM PROFESSIONAL SERVIC	NELSON TRUCKING CUP CITY FILE 20-0	34644	09/28/23	800.25	34325
100-00000-22205-087	09/07/23	LANDFORM PROFESSIONAL SERVIC	BELLWETHER 5TH FP AND FINAL PUD CI	34713	09/28/23	379.00	34325
100-00000-22205-087	09/07/23	LANDFORM PROFESSIONAL SERVIC	BELLWETHER 4TH FP & FPUD 20-002	34715	09/28/23	194.00	34325
100-00000-22205-087	09/07/23	LANDFORM PROFESSIONAL SERVIC	BELLWETHER 7TH FP AND FPUD CITY FI	34717	09/28/23	48.50	34325
100-00000-22205-087	09/07/23	LANDFORM PROFESSIONAL SERVIC	AMBERLEY & BELLWETHER 6TH FP & FPU	34720	09/28/23	48.50	34325
100-00000-22205-087	09/07/23	LANDFORM PROFESSIONAL SERVIC	AMBERLEY 2ND ADD FP AND FPUD 22-00	34730	09/28/23	48.50	34325
100-00000-22205-087	08/15/23	LANDFORM PROFESSIONAL SERVIC	BELLWETHER 5TH FP AND FINAL PUD 20	34643	09/28/23	670.00	34325
100-00000-22205-087	08/15/23	LANDFORM PROFESSIONAL SERVIC	BELLWETHER 4TH FP AND FPUD CITY FI	34645	09/28/23	582.00	34325
100-00000-22205-087	08/15/23	LANDFORM PROFESSIONAL SERVIC	ENCORE FINAL PUD AND FP CITY FILE	34636	09/28/23	680.50	34325
100-00000-22205-087	08/15/23	LANDFORM PROFESSIONAL SERVIC	BELLWETHER 3RD FP CITY FILE 19-017	34638	09/28/23	661.00	34325
100-00000-22205-087	08/15/23	LANDFORM PROFESSIONAL SERVIC	BELLWETHER 2ND ADDITION FINAL PLAT	34640	09/28/23	685.75	34325
100-00000-22205-087	09/07/23	LANDFORM PROFESSIONAL SERVIC	BELLWETHER 3RD FP CITY FILE 19-017	34709	09/28/23	194.00	34325
100-00000-22205-087	09/07/23	LANDFORM PROFESSIONAL SERVIC	BELLWETHER 2ND ADDITION FINAL PLAT	34710	09/28/23	242.50	34325
100-00000-22205-098	09/07/23	LANDFORM PROFESSIONAL SERVIC	RUSH CREEK RESERVE FP AND FPUD CIT	34712	09/28/23	48.50	34325
100-00000-22205-098	09/07/23	LANDFORM PROFESSIONAL SERVIC	RUSH CREEK RESERVE 3RD CITY FILE 2	34735	09/28/23	206.50	34325
100-00000-22205-110	08/15/23	LANDFORM PROFESSIONAL SERVIC	SCHERBER CUP AND SP CITY FILE 21-0	34650	09/28/23	118.50	34325
100-00000-22205-110	09/07/23	LANDFORM PROFESSIONAL SERVIC	SCHERBER CUP AND SP CITY FILE 21-0	34722	09/28/23	48.50	34325
100-00000-22205-111	09/07/23	LANDFORM PROFESSIONAL SERVIC	GARAGES TOO FINAL PLAT CITY FILE 2	34728	09/28/23	48.50	34325
100-00000-22205-117	09/07/23	LANDFORM PROFESSIONAL SERVIC	ST THERESE FINAL PLAT CITY FILE 22	34727	09/28/23	48.50	34325
100-00000-22205-128	09/07/23	LANDFORM PROFESSIONAL SERVIC	WHE FINAL PLAT 22-041	34723	09/28/23	48.50	34325
100-00000-22205-129	08/15/23	LANDFORM PROFESSIONAL SERVIC	BP23-0029 HACKAMORE AND 116 STRETC	34656	09/28/23	79.00	34325
100-00000-22205-132	09/07/23	LANDFORM PROFESSIONAL SERVIC	WALCOTT GLEN FP AND FPUD 22-036	34725	09/28/23	185.00	34325
100-41910-50300	09/07/23	LANDFORM PROFESSIONAL SERVIC	CITY BUSINESS - PLANNER MEETING TI	34716	09/28/23	7,770.75	34325
100-41910-50300	08/15/23	LANDFORM PROFESSIONAL SERVIC	CITY BUSINESS - PLANNER MEETINGS	34633	09/28/23	3,202.00	34325
601-00000-16500	09/07/23	LANDFORM PROFESSIONAL SERVIC	WATER TREATMENT FACILITY SP CITY F	34729	09/28/23	158.00	34325
Total For Check 34325						36,434.50	
Check 34326							
100-41600-50300	09/06/23	MADDEN, GALANTER, HANSEN LLP	LEGAL SERVICES FEES AUGUST 2023	08-2023	09/28/23	126.00	34326
100-41600-50300	09/06/23	MADDEN, GALANTER, HANSEN LLP	LABOR RELATION LEGAL FEES AUGUST 2	08/2023	09/28/23	1,480.00	34326
100-41600-50300	07/06/23	MADDEN, GALANTER, HANSEN LLP	LABOR RELATIONS LEGAL FEES JUNE 2	06-2023	09/28/23	2,072.10	34326
100-41600-50300	06/06/23	MADDEN, GALANTER, HANSEN LLP	LABOR RELATIONS SERVICE FEES MAY 2	05-2023	09/28/23	1,720.00	34326
Total For Check 34326						5,398.10	
Check 34327							
100-42400-50207	09/19/23	MBPTA	2023 MBPTA WORKSHOP - ZUTHER	2023	09/28/23	100.00	34327
Total For Check 34327						100.00	
Check 34328							
419-43100-50303	09/12/23	CITY OF MEDINA	HACKAMORE ROAD PROJECT - SECOND PA	00008044	09/28/23	2,939,706.84	34328

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 34328							
Total For Check 34328						2,939,706.84	
Check 34329							
100-00000-20205	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	58.34	34329
100-41320-50130	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	96.28	34329
100-41400-50130	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	58.34	34329
100-41500-50130	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	58.34	34329
100-41910-50130	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	89.02	34329
100-42100-50130	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	310.75	34329
100-42102-50130	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	59.85	34329
100-42400-50130	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	59.85	34329
100-43100-50130	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	148.87	34329
100-45100-50130	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	14.59	34329
100-45200-50130	08/16/23	METLIFE	SEPTEMBER 2023 DENTAL INSURANCE	09012023	09/28/23	14.58	34329
Total For Check 34329						968.81	
Check 34330							
100-41920-50210	06/21/23	METRO SALES INC	STAPLE REFILL SHIPPING	INV2309516-2	09/28/23	11.50	34330
Total For Check 34330						11.50	
Check 34331							
100-41920-50210	07/21/23	METRO SALES INC	PRINTER SUPPLIES SHIPPING	INV2309516.2	09/28/23	11.50	34331
Total For Check 34331						11.50	
Check 34332							
100-42400-50300	09/11/23	METRO WEST INSPECTION SERVIC	FINALED PERMITS AUGUST 2023	3834	09/28/23	48,527.74	34332
Total For Check 34332						48,527.74	
Check 34333							
100-43100-50225	08/29/23	MILLER TRUCKING AND LANDSCAP	BLACK DIRT	150773	09/28/23	80.00	34333
Total For Check 34333						80.00	
Check 34334							
100-45200-50210	09/11/23	MINNESOTA EQUIPMENT, INC.	FLOOD LIGHT KIT/FUEL FILTERS/ATOMI	P04709	09/28/23	1,700.66	34334
Total For Check 34334						1,700.66	
Check 34335							
100-41900-50433	09/01/23	MISSIONS INC	LEGAL ADVOCACY PROGRAM	2024	09/28/23	2,750.00	34335
Total For Check 34335						2,750.00	
Check 34336							
100-45100-50207	09/19/23	MN RECREATION/PARK FOUNDATIO	LEADERSHIP TRAINING - CHRISTENSEN	02551	09/28/23	299.00	34336
Total For Check 34336						299.00	
Check 34337							
100-41920-50210	09/13/23	MOTOROLA SOLUTIONS INC	DEVICE LICENSE & SUPPORT FEES	8230424407	09/28/23	5,265.00	34337
Total For Check 34337						5,265.00	
Check 34338							
100-45200-50210	09/13/23	NAPA AUTO PARTS - Corcoran	MOTOR OIL	494463	09/28/23	69.98	34338
Total For Check 34338						69.98	
Check 34339							
100-00000-21710	09/19/23	NATALIE DAVIS MCKEOWN	DEPENDENT CARE REIMBURSEMENT	09182023	09/28/23	192.31	34339
Total For Check 34339						192.31	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 34340							
100-41900-50300	09/11/23	NORTHLAND SECURITIES, INC.	2023 FINANCIAL MANAGEMENT PLAN	7745	09/28/23	7,200.00	34340
						<u>7,200.00</u>	
Total For Check 34340						7,200.00	
Check 34341							
100-43100-50220	09/07/23	NUSS TRUCK & EQUIPMENT	MACK TRUCK (8432) OIL LEAK REPAIR	SWO009384-1	09/28/23	3,214.34	34341
100-43100-50220	09/06/23	NUSS TRUCK & EQUIPMENT	BELT AND ALTERNATOR FOR MACK TRUCK	PSO037244-1	09/28/23	631.62	34341
100-43100-50220	09/05/23	NUSS TRUCK & EQUIPMENT	SPRING CLIP/BOLTS	PSO036782-1	09/28/23	80.21	34341
100-43100-50220	09/05/23	NUSS TRUCK & EQUIPMENT	SPRING CLIP	PSO036894-1	09/28/23	8.43	34341
100-43100-50403	09/07/23	NUSS TRUCK & EQUIPMENT	MACK TRUCK (8432) OIL LEAK REPAIR	SWO009384-1	09/28/23	3,295.50	34341
						<u>7,230.10</u>	
Total For Check 34341						7,230.10	
Check 34342							
100-41900-50200	08/30/23	ODP BUSINESS SOLUTIONS, LLC	BINDER/CLIPBOARD	329150799001	09/28/23	53.64	34342
						<u>53.64</u>	
Total For Check 34342						53.64	
Check 34343							
601-00000-16500	09/15/23	PHOENIX FABRICATORS & ERECTO	CORCORAN WATER TOWER STORAGE TANK	2277052074 PAY	09/28/23	200,136.00	34343
601-00000-20610	09/15/23	PHOENIX FABRICATORS & ERECTO	CORCORAN WATER TOWER STORAGE TANK	2277052074 PAY	09/28/23	(10,006.80)	34343
						<u>190,129.20</u>	
Total For Check 34343						190,129.20	
Check 34344							
100-41900-50380	08/31/23	REPUBLIC SERVICES	CITY HALL GARBAGE	0894-006351875	09/28/23	260.83	34344
100-43100-50380	08/31/23	REPUBLIC SERVICES	PUBLIC WORKS GARBAGE	0894-006352728	09/28/23	210.19	34344
100-45200-50380	08/31/23	REPUBLIC SERVICES	CITY PARK GARBAGE	0894-006351715	09/28/23	140.44	34344
100-45200-50380	08/31/23	REPUBLIC SERVICES	WILDFLOWER PARK GARBAGE AUGUST 202	0894-006353897	09/28/23	70.21	34344
						<u>681.67</u>	
Total For Check 34344						681.67	
Check 34345							
601-00000-16500	09/20/23	RICE LAKE CONSTRUCTION GROUP	NE WATER SUPPLY - WATER TREATMENT	227704426 PAY 4	09/28/23	636,852.64	34345
601-00000-20610	09/20/23	RICE LAKE CONSTRUCTION GROUP	NE WATER SUPPLY - WATER TREATMENT	227704426 PAY 4	09/28/23	(31,842.63)	34345
						<u>605,010.01</u>	
Total For Check 34345						605,010.01	
Check 34346							
100-43100-50220	09/11/23	RIGID HITCH	PINTLE MOUNT	1928814661	09/28/23	1,204.15	34346
						<u>1,204.15</u>	
Total For Check 34346						1,204.15	
Check 34347							
100-42200-50300	10/01/23	CITY OF ROGERS	4TH QUARTER 2023 FIRE PROTECTION	0037118-4	09/28/23	64,709.24	34347
						<u>64,709.24</u>	
Total For Check 34347						64,709.24	
Check 34348							
100-00000-20800	09/06/23	CITY OF ROGERS	MG TRIATHLON ASSISTANCE	0037249	09/28/23	480.00	34348
						<u>480.00</u>	
Total For Check 34348						480.00	
Check 34349							
100-43100-50225	07/26/23	RTL EQUIPMENT	COUPLER	46613	09/28/23	42.22	34349
100-43100-50225	08/21/23	RTL EQUIPMENT	COUPLER	48914	09/28/23	93.33	34349
100-43100-50225	08/25/23	RTL EQUIPMENT	COUPLER	50159	09/28/23	63.59	34349
						<u>199.14</u>	
Total For Check 34349						199.14	
Check 34350							
100-42100-50207	09/05/23	STREICHER'S POLICE EQUIPMENT	PRACTICE AMMO	I1653078	09/28/23	421.92	34350
100-42100-50417	08/31/23	STREICHER'S POLICE EQUIPMENT	IRRITANT HOLDER	I1652843	09/28/23	36.99	34350
100-42100-50417	09/08/23	STREICHER'S POLICE EQUIPMENT	POLICE JACKET	I1653951	09/28/23	131.98	34350
						<u>590.89</u>	
Total For Check 34350						590.89	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 34350							
						Total For Check 34350	590.89
Check 34351							
100-00000-21707	09/01/23	TEAMSTER LOCAL 320	UNION DUES/TLDF SEPTEMBER 2023	09012023	09/28/23	457.92	34351
						Total For Check 34351	457.92
Check 34352							
100-45200-50210	09/01/23	TERMINAL SUPPLY CO	VORTEX DRILL BIT SET	67901-00	09/28/23	399.00	34352
						Total For Check 34352	399.00
Check 34353							
100-45200-50221	09/09/23	TOLL GAS AND WELDING SUPPLY	MILLERMATIC WELDER	10529908	09/28/23	4,097.16	34353
						Total For Check 34353	4,097.16
Check 34354							
100-41910-50207	09/11/23	CREDIT CARD PURCHASES	SENSIBLE LAND USE COALITION TRAINI	09.11.2023	09/28/23	58.00	34354
100-42100-50200	09/13/23	CREDIT CARD PURCHASES	ABETECH - ZEBRA PRINTER	INV417252	09/28/23	795.65	34354
100-42100-50207	09/18/23	CREDIT CARD PURCHASES	LUCKYS TAVERN - TRAINING MEAL	5830	09/28/23	69.32	34354
100-42100-50207	09/17/23	CREDIT CARD PURCHASES	FIREHOUSE SUBS - TRAINING MEAL	10124	09/28/23	21.70	34354
100-42100-50207	09/18/23	CREDIT CARD PURCHASES	OLD MILWAUKEE CLUB - TRAINING MEAL	014412	09/28/23	44.03	34354
100-42100-50207	09/19/23	CREDIT CARD PURCHASES	DELTA - 2023 IACP CONFERENCE TRAVE	09192023	09/28/23	667.80	34354
100-42100-50207	09/13/23	CREDIT CARD PURCHASES	JET'S PIZZA - TRAINING MEAL	21167453	09/28/23	130.52	34354
100-42100-50207	09/12/23	CREDIT CARD PURCHASES	JET'S PIZZA - TRAINING MEAL	21159828	09/28/23	122.02	34354
100-42100-50207	09/17/23	CREDIT CARD PURCHASES	COMMANDER - TRAINING MEAL - GOTTSC	073161	09/28/23	29.72	34354
100-42100-50207	09/13/23	CREDIT CARD PURCHASES	HYATT REGENCY - CONFERENCE LODGING	09132023	09/28/23	445.05	34354
100-42100-50210	08/07/23	CREDIT CARD PURCHASES	THE MINUTEKEY MAKER - TRAILER LOCK	08072023	09/28/23	10.25	34354
100-42100-50210	09/10/23	CREDIT CARD PURCHASES	IOTTIE - CELL PHONE HOLDER	35625W	09/28/23	23.97	34354
100-42100-50212	09/17/23	CREDIT CARD PURCHASES	AMOCO - CONFERENCE TRIP FUEL	09172023	09/28/23	46.85	34354
100-42100-50300	09/09/23	FLEETIO	SHIFT SCHEDULING 09/09/23-10/09/23	640842	09/28/23	60.00	34354
100-43100-50210	09/18/23	CREDIT CARD PURCHASES	SMOKY D'S BBQ - TRAVEL MEAL	41	09/28/23	32.25	34354
100-43100-50212	09/18/23	CREDIT CARD PURCHASES	KWIK TRIP - FUEL	10274535	09/28/23	214.10	34354
100-43100-50321	08/29/23	CREDIT CARD PURCHASES	OTTERBOX - OTTERBOX CASE AND SCREE	0-0000014464	09/28/23	538.19	34354
201-42100-50210	09/06/23	CREDIT CARD PURCHASES	CORCORAN CROSSROADS - ICE FOR ST J	1022355	09/28/23	10.97	34354
201-42100-50210	09/06/23	CREDIT CARD PURCHASES	CUB FOODS - NIGHT TO UNITE COLORIN	09062023	09/28/23	12.99	34354
						Total For Check 34354	3,333.38
Check 34355							
100-41920-50210	09/18/23	US BANKCORP EQUIPMENT FINANC	COPIER LEASE	511128837	09/28/23	424.46	34355
						Total For Check 34355	424.46
Check 34356							
100-41900-50321	08/26/23	VERIZON WIRELESS	PD/CH CELL PHONE 07/27/23-08/26/23	9942964428	09/28/23	210.33	34356
100-42100-50321	08/26/23	VERIZON WIRELESS	PD/CH CELL PHONE 07/27/23-08/26/23	9942964428	09/28/23	465.52	34356
100-42100-50323	08/26/23	VERIZON WIRELESS	PD/CH CELL PHONE 07/27/23-08/26/23	9942964428	09/28/23	480.14	34356
						Total For Check 34356	1,155.99
Check 34357							
601-49400-50300	09/07/23	WATER LABORATORIES, INC.	COLIFORM TEST	82664	09/28/23	36.00	34357
						Total For Check 34357	36.00
Check 34358							
100-43121-50224	08/31/23	WHITE CAP	5 GALLON SALT GUARD	50023570871	09/28/23	300.00	34358
100-43121-50224	09/07/23	WHITE CAP	SALT GUARD	50023639141	09/28/23	699.57	34358
						Total For Check 34358	999.57

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Check 34359							
100-00000-22205-087	09/05/23	XCEL ENERGY	BELLWETHER - STREET LIGHTS	843450689	09/28/23	372.24	34359
			Total For Check 34359			<u>372.24</u>	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Chk Date	Amount	Check
Fund Totals:							
			Fund 100 GENERAL FUND			359,688.84	
			Fund 201 RESERVES DONATION FUND			23.96	
			Fund 210 ARPA FUND			5,500.00	
			Fund 419 HACKAMORE UPGRADE (LENNAR)			2,939,706.84	
			Fund 601 WATER			797,491.76	
			Fund 602 SEWER			195.07	
			Total For All Funds:			<hr/>	4,102,606.47

Contractor's Application for Payment

Owner: <u>City of Corcoran</u>	Owner's Project No.: _____
Engineer: <u>Stantec Consulting Services</u>	Engineer's Project No.: <u>227705274</u>
Contractor: <u>Phoenix Fabricators & Erectors, LLC</u>	Contractor's Project No.: <u>3927</u>
Project: <u>1.0 MG Elevated Water Storage Tank</u>	
Contract: <u>Corcoran Water Tower</u>	
Application No.: <u>FIVE</u>	Application Date: <u>9/15/2023</u>
Application Period: From <u>8/16/2023</u> to <u>9/15/2023</u>	

1. Original Contract Price	\$ 4,703,386.00
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 4,703,386.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 865,316.59
5. Retainage	
a. <u>5%</u> X \$ <u>815,336.00</u> Work Completed	\$ 40,766.80
b. <u>5%</u> X \$ <u>49,980.59</u> Stored Materials	\$ 2,499.03
c. Total Retainage (Line 5.a + Line 5.b)	\$ 43,265.83
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 822,050.76
7. Less previous payments (Line 6 from prior application)	\$ 631,921.56
8. Amount due this application	\$ 190,129.20
9. Balance to finish, including retainage (Line 3 - Line 8)	\$ 4,513,256.80

Contractor's Certification

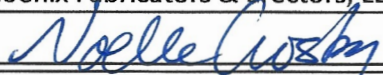
The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Phoenix Fabricators & Erectors, LLC

Signature:  **Date:** 9/15/2023

Recommended by Engineer	Approved by Owner
By: <u></u>	By: _____
Title: <u>Project Manager</u>	Title: _____
Date: <u>9/15/2023</u>	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Corcoran	Owner's Project No.:	
Engineer:	Stantec Consulting Services	Engineer's Project No.:	227705274
Contractor:	Phoenix Fabricators & Erectors, LLC	Contractor's Project No.:	3927
Project:	1.0 MG Elevated Water Storage Tank		
Contract:	Corcoran Water Tower		

Application No.: FIVE **Application Period:** From 08/16/23 To 09/15/23 **Application Date:** 09/15/23

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				

Original Contract

Original Contract											
PART 1 SITE WORK											
1	MOBILIZATION	1	LS	185,000.00	185,000.00	0.03	5,000.00		5,000.00	3%	180,000.00
2	TRAFFIC CONTROL	1	LS	4,000.00	4,000.00		-		-	0%	4,000.00
3	SALVAGE, STOCKPILE & RESPREAD TOPSOIL	1	LS	6,500.00	6,500.00	0.62	4,000.00		4,000.00	62%	2,500.00
4	TEMPORARY ROCK CONSTRUCTION ENTRANCE PLACEMENT &	1	LS	4,000.00	4,000.00	0.75	3,000.00		3,000.00	75%	1,000.00
5	COMMON TOPSOIL BORROW (LV)	50	CY	40.00	2,000.00		-		-	0%	2,000.00
6	CONNECT TO EXISTING WATERMAIN 20" PVC WATER MAIN	1	EA	5,700.00	5,700.00		-		-	0%	5,700.00
7	20" PVC WATERMAIN, C900	355	LF	265.00	94,075.00		-		-	0%	94,075.00
8	20" GATE VALVE	1	EA	31,000.00	31,000.00		-		-	0%	31,000.00
9	20" DIP WATERMAIN, CL 52, INCLUDE POLY WRAP	18	LF	397.00	7,146.00		-		-	0%	7,146.00
10	6" DIP WATERMAIN, CL 52, INCLUDE POLY WRAP	55	LF	117.00	6,435.00		-	1,612.00	1,612.00	25%	4,823.00
11	6" GATE VALVE & BOX	2	EA	4,000.00	8,000.00		-	4,266.00	4,266.00	53%	3,734.00
12	6" HYDRANT	2	EA	8,512.00	17,024.00		-	11,349.00	11,349.00	67%	5,675.00
13	DUCTILE IRON FITTINGS	4,000	LB	15.00	60,000.00		-	32,409.00	32,409.00	54%	27,591.00
14	4' X 6' OVERFLOW SPLASHPAD	1	EA	1,800.00	1,800.00		-		-	0%	1,800.00
15	CONCRETE SIDEWALK	20	SY	75.00	1,500.00		-		-	0%	1,500.00
16	8" BOLLARD	2	EA	1,000.00	2,000.00		-		-	0%	2,000.00
17	CONCRETE DRIVEWAY APRON	1	LS	8,000.00	8,000.00		-		-	0%	8,000.00
18	GEOTEXTILE FABRIC TYPE V NON WEAR	1,750	SY	2.60	4,550.00		-		-	0%	4,550.00
19	AGGREGATE BASE	1,625	TN	49.00	79,625.00	75.00	3,675.00		3,675.00	5%	75,950.00
20	BITUMINOUS WEAR SPWEA340B	175	TN	190.00	33,250.00		-		-	0%	33,250.00
21	BITUMINOUS BASE SPNWB330B	225	TN	195.00	43,875.00		-		-	0%	43,875.00
22	BITUMINOUS RIBBON CURB	510	LF	31.00	15,810.00		-		-	0%	15,810.00
23	B618 CURB	410	LF	47.00	19,270.00		-		-	0%	19,270.00
24	SILT FENCE, MS	1,250	LF	4.50	5,625.00	1,000.00	4,500.00		4,500.00	80%	1,125.00
25	INFILTRATION BASIN, FILTER FABRIC, 6' DRAIN TILE & 6' FLARED END	1	LS	8,500.00	8,500.00		-		-	0%	8,500.00
26	MNDOT SEED MIXTURE 25-131	1.4	AC	8,220.00	11,508.00		-		-	0%	11,508.00
27	2.5" B&B DECIDUOUS TREE	11	EA	820.00	9,020.00		-		-	0%	9,020.00
28	6' HT CONIFEROUS TREE	10	EA	670.00	6,700.00		-		-	0%	6,700.00
29	SHRUB 5 GAL. CONTAINER	56	EA	100.00	5,600.00		-		-	0%	5,600.00
30	PERENNIAL 1 GAL. CONTAINER	118	EA	28.00	3,304.00		-		-	0%	3,304.00
ALTERNATE A - 1,000,000 GALLON COMPOSITE TANK											
1	BONDS / INSURANCE	1	LS	115,000.00	115,000.00	1.00	115,000.00		115,000.00	100%	-
1.10	MOBILIZATION	1	LS	153,000.00	153,000.00	0.50	76,500.00		76,500.00	50%	76,500.00
1.11	ENGINEERING	1	LS	172,000.00	172,000.00	1.00	172,000.00		172,000.00	100%	-
1.12	FOUNDATION	1	LS	194,000.00	194,000.00	0.80	155,200.00		155,200.00	80%	38,800.00
1.13	TANK SHAFT	1	LS	886,000.00	886,000.00	0.15	132,900.00		132,900.00	15%	753,100.00
1.14	TANK MATERIAL / SHOP FABRICATION	1	LS	1,216,994.00	1,216,994.00		-	49,980.59	49,980.59	4%	1,167,013.41
1.15	TANK DELIVERY	1	LS	70,000.00	70,000.00		-		-	0%	70,000.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Corcoran	Owner's Project No.: _____
Engineer: Stantec Consulting Services	Engineer's Project No.: 227705274
Contractor: Phoenix Fabricators & Erectors, LLC	Contractor's Project No.: 3927
Project: 1.0 MG Elevated Water Storage Tank	
Contract: Corcoran Water Tower	

Application No.: FIVE **Application Period:** From 08/16/23 To 09/15/23 **Application Date:** 09/15/23

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
1.16	TANK ERECTION	1	LS	380,000.00	380,000.00		-		-	0%	380,000.00
1.17	TANK PAINTING	1	LS	450,000.00	450,000.00		-		-	0%	450,000.00
1.18	TANK MIXING SYSTEM	1	LS	20,000.00	20,000.00		-		-	0%	20,000.00
1.19	EROSION CONTROL	1	LS	8,500.00	8,500.00	0.50	4,250.00		4,250.00	50%	4,250.00
1.20	ELECTRICAL / CONTROLS	1	LS	160,000.00	160,000.00	0.11	17,600.00		17,600.00	11%	142,400.00
2	LOGO ALLOWANCE	1	LS	25,000.00	25,000.00		-		-	0%	25,000.00
3	STRUCTURAL FILL BELOW FOUNDATION	825	CY	51.00	42,075.00	825.00	42,075.00		42,075.00	100%	-
4	COMMON EXCAVATION & SITE GRADING	1	LS	120,000.00	120,000.00	0.25	30,000.00		30,000.00	25%	90,000.00
					-		-		-		-
Original Contract Totals					\$ 4,703,386.00		\$ 765,700.00	\$ 99,616.59	\$ 865,316.59	18%	\$ 3,838,069.41

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Corcoran	Owner's Project No.:	
Engineer:	Stantec Consulting Services	Engineer's Project No.:	227705274
Contractor:	Phoenix Fabricators & Erectors, LLC	Contractor's Project No.:	3927
Project:	1.0 MG Elevated Water Storage Tank		
Contract:	Corcoran Water Tower		

Application No.: FIVE Application Period: From 08/16/23 To 09/15/23 Application Date: 09/15/23

A	B	C	D	E	F	G	H	I	J	K	L	
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)	
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)					
Change Orders												
					-			-		-	-	
					-			-		-	-	
					-			-		-	-	
Change Order Totals					\$ -			\$ -	\$ -	\$ -	\$ -	
Original Contract and Change Orders												
Project Totals					\$ 4,703,386.00			\$ 765,700.00	\$ 99,616.59	\$ 865,316.59	18%	\$ 3,838,069.41

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PROJECT: WTP

APPLICATION NO: 4

Distribution to:

TO OWNER: City of Corcoran
8200 County Road 116
Corcoran, MN 55340

OWNER
 ENGINEER
 CONTRACTOR
 RURAL DEVELOPMENT

FROM CONTRACTOR: Rice Lake
Construction Group

PERIOD TO: 08/31/23

PROJECT NOS: 227704426

CONTRACT FOR: City of Corcoran WTP

CONTRACT DATE: 01.26.23

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$ 16,728,200.00
2. Net change by Change Orders	\$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 16,728,200.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 2,060,852.64

5. RETAINAGE:
a. 5 % of Completed Work \$ 103,042.63
(Column D + E on G703)

CONTRACTOR:

Digitally signed by Mark Hinsz
DN: C=US,
E=mark_hinsz@ricelake.org,
O=Rice Lake Construction Group,
CN=Mark Hinsz

By: **Mark Hinsz** Date: _____

State of: _____ Date: 2023.09.05 14:30:16 -0400

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My Commission expires: _____

Total in Column I of G703	\$ 103,042.63
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 1,957,810.01
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 5+6 from prior Certificate)	\$ 1,352,800.00
8. CURRENT PAYMENT DUE	\$ 605,010.01
9. BALANCE TO FINISH, NOT INCLUDING RETAINAGE (Line 3 less Line 4)	\$ 14,667,347.36

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ **605,010.01**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

Digitally signed by Ash Hammerbeck
DN: cn=Ash Hammerbeck, email=Ash.Hammerbeck@lanec.com, o=ChAASH
Date: 2023.09.19 15:27:32 -0500

By: **Ash Hammerbeck** Date: **9/19/23**

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

APPROVED BY OWNER _____

ACCEPTED BY AGENCY _____

CONTINUATION SHEET

CONTINUATION SHEET		AIA DOCUMENT G703		APPLICATION NO:		4		
AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.				APPLICATION DATE:		09/05/23		
In tabulations below, amounts are stated to the nearest dollar.				PERIOD TO:		08/31/23		
Use Column I on Contracts where variable retainage for line items may apply.				ENGINEER'S PROJECT NO:		173420014		
A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D+E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)
1	Insurance	\$100,000.00	\$100,000.00			\$100,000.00	100.00%	
2	Bonds	\$100,000.00	\$100,000.00			\$100,000.00	100.00%	
3	Mobilization	\$350,000.00	\$350,000.00			\$350,000.00	100.00%	
4	Demobilization	\$50,000.00						\$50,000.00
5	Supervision	\$220,000.00	\$25,000.00	\$15,000.00		\$40,000.00	18.18%	\$180,000.00
6	Layout/Surveying	\$15,000.00	\$5,000.00	\$500.00		\$5,500.00	36.67%	\$9,500.00
7	Testing	\$25,000.00	\$2,000.00	\$2,000.00		\$4,000.00	16.00%	\$21,000.00
8	Temporary Facilities	\$20,000.00	\$3,000.00	\$1,000.00		\$4,000.00	20.00%	\$16,000.00
9	Winter Conditions	\$50,000.00						\$50,000.00
10	Safety	\$10,000.00	\$1,000.00	\$500.00		\$1,500.00	15.00%	\$8,500.00
11	Weekly Cleanup (Labor)	\$10,000.00	\$1,000.00	\$500.00		\$1,500.00	15.00%	\$8,500.00
12	Weekly Cleanup (Material)	\$10,000.00	\$1,000.00	\$500.00		\$1,500.00	15.00%	\$8,500.00
13	Final Facility Cleaning (L & M)	\$5,000.00						\$5,000.00
14	Disinfection (L & M)	\$15,000.00						\$15,000.00
15	Final System Startup	\$5,000.00						\$5,000.00
16	Allowances	\$50,000.00						\$50,000.00
17	Capital Purchase Agency Agreement Compliance	\$1,000.00						\$1,000.00
18	Facility Record Documents	\$500.00						\$500.00
19	Building Earthwork (L & M)	\$450,000.00	\$225,000.00			\$225,000.00	50.00%	\$225,000.00
20	Watertightness Testing (L&M)	\$20,000.00						\$20,000.00
21	Structural Testing & Special Inspections (L&M)	\$25,000.00	\$1,000.00	\$2,000.00		\$3,000.00	12.00%	\$22,000.00
22	Concrete: General Conditions (L)	\$100,000.00	\$10,000.00	\$15,000.00		\$25,000.00	25.00%	\$75,000.00
23	Concrete: General Conditions (M)	\$100,000.00	\$10,000.00	\$15,000.00		\$25,000.00	25.00%	\$75,000.00
24	Footings (L)	\$15,000.00						\$15,000.00
25	Footings (M)	\$25,000.00						\$25,000.00
26	Waterstop (L)	\$20,000.00	\$1,000.00	\$2,000.00		\$3,000.00	15.00%	\$17,000.00
27	Waterstop (M)	\$20,000.00	\$7,000.00	\$3,500.00		\$10,500.00	52.50%	\$9,500.00
28	Detention Tank Walls (L)	\$80,000.00						\$80,000.00
29	Detention Tank Walls (M)	\$80,000.00						\$80,000.00
30	Detention Tank Base Slab (L)	\$70,000.00						\$70,000.00
31	Detention Tank Base Slab (M)	\$70,000.00						\$70,000.00
32	Filter Room Base Slab (L)	\$90,000.00		\$90,000.00		\$90,000.00	100.00%	
33	Filter Room Base Slab (M)	\$90,000.00		\$90,000.00		\$90,000.00	100.00%	
34	Filter Room Walls (L)	\$70,000.00		\$15,000.00		\$15,000.00	21.43%	\$55,000.00
35	Filter Room Walls (M)	\$70,000.00		\$15,000.00		\$15,000.00	21.43%	\$55,000.00
36	Lower Level Base Slab (L)	\$130,000.00	\$130,000.00			\$130,000.00	100.00%	
37	Lower Level Base Slab (M)	\$130,000.00	\$130,000.00			\$130,000.00	100.00%	

CONTINUATION SHEET

CONTINUATION SHEET		AIA DOCUMENT G703		APPLICATION NO:		4		
AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.		APPLICATION DATE:		09/05/23				
In tabulations below, amounts are stated to the nearest dollar.		PERIOD TO:		08/31/23				
Use Column I on Contracts where variable retainage for line items may apply.		ENGINEER'S PROJECT NO:		173420014				
A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D+E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)
38	Main Level Base Slab (L)	\$90,000.00					\$90,000.00	
39	Main Level Base Slab (M)	\$90,000.00					\$90,000.00	
40	Main Level Walls (L)	\$80,000.00					\$80,000.00	
41	Main Level Walls (M)	\$80,000.00					\$80,000.00	
42	Upper Level Concrete Decks (L)	\$130,000.00					\$130,000.00	
43	Upper Level Concrete Decks (M)	\$130,000.00					\$130,000.00	
44	Topping Slabs (L)	\$40,000.00					\$40,000.00	
45	Topping Slabs (M)	\$40,000.00					\$40,000.00	
46	Sidewalks (L & M)	\$10,000.00					\$10,000.00	
47	Misc. Walls (L)	\$5,000.00					\$5,000.00	
48	Misc. Walls (M)	\$5,000.00					\$5,000.00	
49	Building Reinforcing Steel (L)	\$60,000.00					\$60,000.00	
50	Building Reinforcing Steel (M)	\$60,000.00	\$20,000.00			\$20,000.00	\$40,000.00	
51	Precast Plank - (L)	\$25,000.00					\$25,000.00	
52	Precast Plank - (M)	\$100,000.00					\$100,000.00	
53	Rub/Patch Walls (L & M)	\$40,000.00		\$1,000.00		\$1,000.00	\$39,000.00	
54	Misc. Concrete (L & M)	\$5,000.00					\$5,000.00	
55	Water Cure (L & M)	\$5,000.00	\$500.00			\$500.00	\$4,500.00	
56	Clearwell Bottom Slab (L)	\$80,000.00	\$80,000.00			\$80,000.00		
57	Clearwell Bottom Slab (M)	\$80,000.00	\$80,000.00			\$80,000.00		
58	Clearwell Walls (L)	\$80,000.00		\$15,000.00		\$15,000.00	\$65,000.00	
59	Clearwell Walls (M)	\$80,000.00		\$15,000.00		\$15,000.00	\$65,000.00	
60	Clearwell Deck (L)	\$80,000.00					\$80,000.00	
61	Clearwell Deck (M)	\$80,000.00					\$80,000.00	
62	Clearwell Reinforcing Steel (L)	\$60,000.00	\$10,000.00	\$15,000.00		\$25,000.00	\$35,000.00	
63	Clearwell Reinforcing Steel (M)	\$60,000.00	\$20,000.00	\$20,000.00		\$40,000.00	\$20,000.00	
64	Backwash Tank Bottom Slab (L)	\$60,000.00		\$60,000.00		\$60,000.00		
65	Backwash Tank Bottom Slab (M)	\$60,000.00		\$60,000.00		\$60,000.00		
66	Backwash Tank Walls (L)	\$70,000.00	\$5,000.00	\$10,000.00		\$15,000.00	\$55,000.00	
67	Backwash Tank Walls (M)	\$70,000.00	\$5,000.00	\$10,000.00		\$15,000.00	\$55,000.00	
68	Backwash Tank Deck (L)	\$50,000.00					\$50,000.00	
69	Backwash Tank Deck (M)	\$50,000.00					\$50,000.00	
70	Backwash Tank Reinforce Steel (L)	\$40,000.00		\$15,000.00		\$15,000.00	\$25,000.00	
71	Backwash Tank Reinforce Steel(M)	\$40,000.00	\$10,000.00	\$15,000.00		\$25,000.00	\$15,000.00	
72	Concrete Outfall Structure (L)	\$5,000.00					\$5,000.00	
73	Concrete Outfall Structure (M)	\$5,000.00					\$5,000.00	
74	Masonry: General Conditions (L)	\$15,000.00					\$15,000.00	

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.		AIA DOCUMENT G703		APPLICATION NO:		APPLICATION DATE:		
In tabulations below, amounts are stated to the nearest dollar.				PERIOD TO:		4		
Use Column I on Contracts where variable retainage for line items may apply.				ENGINEER'S PROJECT NO:		173420014		
A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D+E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE RATE)
75	Masonry: General Conditions (M)	\$125,000.00					\$125,000.00	
76	Masonry: Exterior (L)	\$225,000.00					\$225,000.00	
77	Masonry: Exterior (M)	\$150,000.00					\$150,000.00	
78	Cavity Wall Insulation (L)	\$10,000.00					\$10,000.00	
79	Cavity Wall Insulation (M)	\$10,000.00					\$10,000.00	
80	Masonry: Interior (L)	\$65,000.00					\$65,000.00	
81	Masonry: Interior (M)	\$65,000.00					\$65,000.00	
82	Metals: General Conditions (L)	\$15,000.00					\$15,000.00	
83	Metals: General Conditions (M)	\$175,000.00					\$175,000.00	
84	Exterior Handrails/Stairs/Ladders (L & M)	\$25,000.00					\$25,000.00	
85	Interior Handrails/Stairs/Ladders (L&M)	\$45,000.00					\$45,000.00	
86	Metal Grating (L)	\$25,000.00					\$25,000.00	
87	Misc. Metals (L)	\$25,000.00					\$25,000.00	
88	Interior Access Hatches (L & M)	\$5,000.00					\$5,000.00	
89	Exterior Access Hatches (L & M)	\$5,000.00					\$5,000.00	
90	Wood Trusses (L)	\$20,000.00					\$20,000.00	
91	Wood Trusses (M)	\$30,000.00					\$30,000.00	
92	Rough Carpentry (L)	\$65,000.00					\$65,000.00	
93	Rough Carpentry (M)	\$35,000.00					\$35,000.00	
94	Finish Carpentry (L)	\$15,000.00					\$15,000.00	
95	Finish Carpentry (M)	\$15,000.00					\$15,000.00	
96	Plastic Fabrication (L)	\$1,500.00					\$1,500.00	
97	Plastic Fabrication (M)	\$1,500.00					\$1,500.00	
98	Fiberglass Grating (L)	\$8,500.00					\$8,500.00	
99	Fiberglass Grating (M)	\$25,000.00					\$25,000.00	
100	Dampproofing (L & M)	\$45,000.00					\$45,000.00	
101	Membrane Waterproofing (L&M)	\$125,000.00					\$125,000.00	
102	Fluid Applied Waterproofing (L & M)	\$45,000.00					\$45,000.00	
103	Clearwell Insulation (L & M)	\$35,000.00					\$35,000.00	
104	Backwash Tank Insulation (L & M)	\$35,000.00					\$35,000.00	
105	Building Perimeter Insulation (L & M)	\$35,000.00					\$35,000.00	
106	Translucent Wall Panels (L & M)	\$45,000.00					\$45,000.00	
107	Fiber Cement Siding (L&M)	\$45,000.00					\$45,000.00	
108	TPO Roofing (L&M)	\$181,000.00					\$181,000.00	
109	Firestopping (L & M)	\$5,000.00					\$5,000.00	
110	Metal Roofing (L & M)	\$125,000.00					\$125,000.00	
111	Metal Roofing Flashing & Trim (L&M)	\$15,000.00					\$15,000.00	

CONTINUATION SHEET

CONTINUATION SHEET		AIA DOCUMENT G703		APPLICATION NO:		4		
AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.		APPLICATION DATE:		09/05/23				
In tabulations below, amounts are stated to the nearest dollar.		PERIOD TO:		08/31/23				
Use Column I on Contracts where variable retainage for line items may apply.		ENGINEER'S PROJECT NO:		173420014				
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112	Snow Retention System (L&M)	\$5,000.00					\$5,000.00	
113	Joint Sealers (L & M)	\$35,000.00					\$35,000.00	
114	Steel Doors and Frames (L)	\$25,000.00					\$25,000.00	
115	Steel Doors and Frames (M)	\$45,000.00					\$45,000.00	
116	FRP Doors and Frames (L)	\$7,000.00					\$7,000.00	
117	FRP Doors and Frames (M)	\$45,000.00					\$45,000.00	
118	Door Hardware (L&M)	\$20,000.00					\$20,000.00	
119	Overhead Doors (L&M)	\$27,000.00					\$27,000.00	
120	Painting (L&M)	\$264,000.00					\$264,000.00	
121	Windows (L & M)	\$25,000.00					\$25,000.00	
122	Gypsum Drywall (L & M)	\$5,000.00					\$5,000.00	
123	Acoustical Ceilings (L & M)	\$3,500.00					\$3,500.00	
124	Floor Treatment (L&M)	\$1,500.00					\$1,500.00	
125	Concrete and Masonry Sealer (L)	\$1,500.00					\$1,500.00	
126	Concrete and Masonry Sealer (M)	\$1,500.00					\$1,500.00	
127	Painting (L)	\$500.00					\$500.00	
128	Painting (M)	\$500.00					\$500.00	
129	Louvers/Vents (L & M)	\$13,000.00					\$13,000.00	
130	Signs (L & M)	\$5,000.00					\$5,000.00	
131	Subgrade Preparation (L)	\$15,000.00					\$15,000.00	
132	Aggregate Base (L & M)	\$25,000.00					\$25,000.00	
133	Site Preparation (L & M)	\$15,000.00					\$15,000.00	
134	Underground Water Main (L & M)	\$350,000.00					\$350,000.00	
135	Water Main Valves and Hydrant (L & M)	\$35,000.00					\$35,000.00	
136	Storm Sewer (L&M)	\$125,000.00					\$125,000.00	
137	Sanitary Sewer (L & M)	\$350,000.00					\$350,000.00	
138	Irrigation (L&M)	\$25,000.00					\$25,000.00	
139	Dewatering (L&M)	\$50,000.00					\$50,000.00	
140	Erosion & Sediment Control (L&M)	\$5,000.00	\$2,500.00	\$2,500.00		\$5,000.00		100.00%
141	Riprap (L&M)	\$5,000.00					\$5,000.00	
142	Flexible Paving (L&M)	\$95,000.00					\$95,000.00	
143	Concrete Paving (L&M)	\$35,000.00					\$35,000.00	
144	Concrete Curb & Gutter (L&M)	\$25,000.00					\$25,000.00	
145	Pavement Markings (L&M)	\$2,000.00					\$2,000.00	
146	Fences & Gates (L&M)	\$20,000.00					\$20,000.00	
147	Seeding & Restoration (L&M)	\$35,000.00					\$35,000.00	
148	Vegetation Establishment & Maintenance (L&M)	\$5,000.00					\$5,000.00	

CONTINUATION SHEET

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149	Plants (L&M)	\$35,000.00					\$35,000.00	
150	Filter Equipment (L)	\$50,000.00					\$50,000.00	
151	Filter Equipment (M)	\$850,000.00		\$70,352.64		\$70,352.64	\$779,647.36	8.28%
152	Filter Controls (L)	\$50,000.00					\$50,000.00	
153	Filter Controls (M)	\$50,000.00					\$50,000.00	
154	Filter System Startup	\$2,500.00					\$2,500.00	
155	Filter Equipment O&M's	\$500.00					\$500.00	
156	High Service Pumps (L)	\$15,000.00					\$15,000.00	
157	High Service Pumps (M)	\$150,000.00					\$150,000.00	
158	High Service Pumps O&M's	\$500.00					\$500.00	
159	High Service Pumps Testing and Startup	\$2,500.00					\$2,500.00	
160	Backwash Pump (L)	\$5,000.00					\$5,000.00	
161	Backwash Pump (M)	\$55,000.00					\$55,000.00	
162	Backwash Pump Testing and Startup	\$2,500.00					\$2,500.00	
163	Backwash Pump O&M's	\$500.00					\$500.00	
164	Well Pump (L)	\$5,000.00					\$5,000.00	
165	Well Pump (M)	\$45,000.00					\$45,000.00	
166	Well Pump Testing and Startup	\$5,000.00					\$5,000.00	
167	Well Pump O&M's	\$500.00					\$500.00	
168	Valve Vault (L)	\$15,000.00					\$15,000.00	
169	Valve Vault (M)	\$15,000.00					\$15,000.00	
170	Pre-Engineered Building (L)	\$15,000.00					\$15,000.00	
171	Pre-Engineered Building (M)	\$450,000.00					\$450,000.00	
172	Submersible Pumps (L)	\$5,000.00					\$5,000.00	
173	Submersible Pumps (M)	\$20,000.00					\$20,000.00	
174	Submersible Pumps Testing and Startup	\$500.00					\$500.00	
175	Submersible Pumps O&M's	\$250.00					\$250.00	
176	Potassium Permanganate Feed Equipment (L)	\$5,000.00					\$5,000.00	
177	Potassium Permanganate Equipment (M)	\$20,000.00					\$20,000.00	
178	Potassium Permanganate Feed Equipment Startup	\$1,000.00					\$1,000.00	
179	Potassium Permanganate Equipment O&M's	\$500.00					\$500.00	
180	Chlorine Gas Feed Equipment (L)	\$5,000.00					\$5,000.00	
181	Chlorine Gas Equipment (M)	\$20,000.00					\$20,000.00	
182	Chlorine Gas Feed Equipment Startup	\$1,000.00					\$1,000.00	
183	Chlorine Gas Equipment O&M's	\$500.00					\$500.00	
184	Polyphosphate Feed Equipment (L)	\$5,000.00					\$5,000.00	
185	Polyphosphate Feed Equipment (M)	\$20,000.00					\$20,000.00	

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186	Polyphosphate Feed Equipment Startup	\$1,000.00					\$1,000.00	
187	Polyphosphate Feed Equipment O&M's	\$500.00					\$500.00	
188	Fluoride Feed Equipment (L)	\$5,000.00					\$5,000.00	
189	Fluoride Feed Equipment (M)	\$20,000.00					\$20,000.00	
190	Fluoride Feed Equipment Startup	\$1,000.00					\$1,000.00	
191	Fluoride Feed Equipment O&M's	\$500.00					\$500.00	
192	Initial Supply of Chemicals (L&M)	\$15,000.00					\$15,000.00	
193	Blower (L)	\$5,000.00					\$5,000.00	
194	Blower (M)	\$35,000.00					\$35,000.00	
195	Blower Startup	\$1,000.00					\$1,000.00	
196	Blower O&M's	\$500.00					\$500.00	
197	Blower Vibration Tests	\$250.00					\$250.00	
198	Cranes, Hoists, Lifting Hooks (L&M)	\$5,000.00					\$5,000.00	
199	Window Treatments (L & M)	\$500.00					\$500.00	
200	Lab Furniture (L & M)	\$1,000.00					\$1,000.00	
201	Magnetic Flow Meters (L&M)	\$5,000.00					\$5,000.00	
202	Magnetic Flow Meters Startup	\$500.00					\$500.00	
203	Magnetic Flow Meters O&M's	\$500.00					\$500.00	
204	Mechanical: General Conditions	\$50,000.00					\$50,000.00	
205	Metallic Process Pipe/Fittings (L)	\$850,000.00		\$15,000.00		\$15,000.00	\$835,000.00	1.76%
206	Metallic Process Pipe/Fittings (M)	\$2,375,000.00	\$35,000.00	\$25,000.00		\$60,000.00	\$2,315,000.00	2.53%
207	Plastic Process Piping/Fittings (M)	\$150,000.00					\$150,000.00	
208	Plastic Process Piping/Fittings (M)	\$150,000.00					\$150,000.00	
209	Pipe Identification (L)	\$5,000.00					\$5,000.00	
210	Pipe Identification (M)	\$5,000.00					\$5,000.00	
211	Valves and Accessories (L)	\$25,000.00					\$25,000.00	
212	Valves and Accessories (M)	\$85,000.00					\$85,000.00	
213	Gauges (L)	\$5,000.00					\$5,000.00	
214	Gauges (M)	\$5,000.00					\$5,000.00	
215	Record Plan Process Drawings	\$250.00					\$250.00	
216	Pipe Insulation (L & M)	\$35,000.00					\$35,000.00	
217	Sanitary Below Ground (L)	\$45,000.00	\$2,500.00			\$2,500.00	\$42,500.00	5.56%
218	Sanitary Below Ground (M)	\$45,000.00	\$2,500.00			\$2,500.00	\$42,500.00	5.56%
219	Sanitary Above Ground (L)	\$55,000.00					\$55,000.00	
220	Sanitary Above Ground (M)	\$55,000.00					\$55,000.00	
221	Facility Storm Drainage (L)	\$35,000.00					\$35,000.00	
222	Facility Storm Drainage (M)	\$35,000.00					\$35,000.00	

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260	Dehumidifier (M)	\$50.00					\$50.00	
261	Dehumidifier O&M's	\$50.00					\$50.00	
262	Dehumidifier Start Up	\$50.00					\$50.00	
263	Temperature Control (L & M)	\$15,000.00					\$15,000.00	
264	Temperature Controls Startup	\$5,000.00					\$5,000.00	
265	Temperature Controls O&M's	\$250.00					\$250.00	
266	Record HVAC Drawings	\$250.00					\$250.00	
267	Electrical: General Conditions	\$300,000.00					\$300,000.00	
268	Temporary Electrical	\$50,000.00	\$25,000.00	\$20,000.00		\$45,000.00	\$5,000.00	
269	Plant Controls (L)	\$65,000.00					\$65,000.00	
270	Plant Controls (M)	\$125,000.00					\$125,000.00	
271	Interior Fixtures and Lamps (L)	\$22,000.00					\$22,000.00	
272	Interior Fixtures and Lamps (M)	\$35,000.00					\$35,000.00	
273	Exterior Fixtures and Lamps (L)	\$5,000.00					\$5,000.00	
274	Exterior Fixtures and Lamps (M)	\$10,000.00					\$10,000.00	
275	Distribution Equipment (L)	\$125,000.00					\$125,000.00	
276	Distribution Equipment (M)	\$500,000.00					\$500,000.00	
277	Branch/Feeder Circuits (L)	\$40,000.00					\$40,000.00	
278	Branch/Feeder Circuits (M)	\$25,000.00					\$25,000.00	
279	Generator (L)	\$10,000.00					\$10,000.00	
280	Generator (M)	\$125,000.00					\$125,000.00	
281	Fire Alarm (L&M)	\$1,000.00					\$1,000.00	
282	Security (L&M)	\$15,000.00					\$15,000.00	
283	Telephone (L&M)	\$5,000.00					\$5,000.00	
284	Card Access System (L&M)	\$15,000.00					\$15,000.00	
285	Plant Controls (L)	\$35,000.00					\$35,000.00	
286	Plant Controls (M)	\$125,000.00					\$125,000.00	
287	Computer Equipment (L&M)	\$70,000.00					\$70,000.00	
288	Electrical Record Drawings	\$500.00					\$500.00	
289	Plant Controls (M)	\$5,000.00					\$5,000.00	
290	Remote Site RTU's (L)	\$5,000.00					\$5,000.00	
291	Remote Site RTU's (M)	\$5,000.00					\$5,000.00	
292	Facility Controls Startup (L&M)	\$5,000.00					\$5,000.00	
293	Record Plant Control Documents	\$500.00					\$500.00	
294	Record Electrical Conduit and Wire Drawings	\$500.00					\$500.00	
295	Change Orders	\$0.00					\$0.00	

CONTINUATION SHEET

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		\$16,728,200.00	\$1,424,000.00	\$636,852.64	\$0.00	\$2,060,852.64	\$14,667,347.36	
	GRAND TOTALS							

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



INVOICE

Anthratch U.S., Inc. dba AWI

473 West Universal Circle

Sandy, Utah 84070

Phone: (801) 566-1700

Fax: (801) 566-1722

INVOICE No. 2921

DATE: 07/18/23

PROJECT: 2497 - Corcoran WTP - Corcoran, MN

TO: Rice Lake Construction Group
 PO Box 517
 Deerwood, MN 56444

SHIP TO: Rice Lake Construction Group
 c/o Corcoran WTP
 10120 County Rd. 116
 Corcoran, MN 55340

PURCHASE ORDER NO.	CUSTOMER JOB/REF NO.	PAYMENT TERMS	PAYMENT DUE NO LATER THAN
2305-11010	2305	Net 30 Days	08/17/23

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
Approved Submittals 30%	1	\$65,429.10	\$65,429.10
SUBTOTAL			\$65,429.10
SHIPPING & HANDLING			\$0.00
TOTAL DUE			\$65,429.10

**** NO RETENTION ALLOWED ****
 not subject to retention per the terms of the purchase order

Tax Liability = \$4,923.54

Make all checks payable to: Anthratch US Inc.

If you have any questions concerning this invoice, call : (801) 566-1700.

THANK YOU FOR YOUR BUSINESS!

RESOLUTION NO. 2023-87

Motion By:
Seconded By:

RESOLUTION APPOINTING MATT GOTTSCHALK AS INTERIM CITY ADMINISTRATOR FOR THE CITY OF CORCORAN, MINNESOTA

WHEREAS, the City of Corcoran accepted the resignation of City Administrator Jessica Beise at the July 27, 2023, City Council meeting with a last day of October 5, 2023; and

WHEREAS, the City is in the process of filling the vacancy and wishes to appoint an interim City Administrator for the City.

NOW, THEREFORE, the Corcoran City Council **RESOLVES** as follows:

- 1) Matt Gottschalk is appointed as Interim City Administrator effective October 6, 2023. The appointment is open ended and will remain in effect until terminated or altered by separate action of the City Council, entirely at their discretion.
- 2) Matt Gottschalk, as Interim City Administrator is authorized to fulfill all duties and responsibilities for the City of Corcoran as City Administrator and is empowered with all authority granted to the City Administrator by the City, during the term of his appointment. This authority shall be in addition to, and not a substitute for, his vested authority as Corcoran Director of Public Safety. Matt Gottschalk shall be empowered to act on behalf of the City, execute documents, allocate funds, and direct staff as permitted in his capacity as Interim City Administrator, Director of Public Safety, or both.
- 3) Matt Gottschalk will receive pay at \$73.71 per hour which is the 5 Years Step of Grade 20 the City Administrator. The compensation amount shall take effect on October 6, 2023, and shall continue until termination or alteration of the appointment.

VOTING AYE

- McKee, Tom**
- Bottema, Jon**
- Nichols, Jeremy**
- Schultz, Alan**
- Vehrenkamp, Dean**

VOTING NAY

- McKee, Tom**
- Bottema, Jon**
- Nichols, Jeremy**
- Schultz, Alan**
- Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 28th day of September, 2023.

Tom McKee – Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

STAFF REPORT

Agenda Item 7f.

City Council Meeting: September 28, 2023	Prepared By: Natalie Davis McKeown
Topic: Sunram Construction Property Interim Use Permit (PID 26-119-23-21-0007) (City File No. 23-015)	Action Required: Approval

1. Application Request

Sunram Construction Inc., the applicant, requests approval of an Interim Use Permit (IUP) for soil processing related to the construction company’s activities. Specifically, the IUP would allow for importing soil to the site, filling and storing the soil in stockpiles, as well as exporting the soils offsite to construction projects. The property where the stockpiles will be contained (PID 26-119-23-21-0007) is Outlot A of Feehan Family Farm 2nd Addition located on County Roud 50. The outlot does not have an assigned address.



Figure 1 Property Map

2. Planning Commission Review

The Planning Commission reviewed this item at a public hearing on September 7, 2023. Comments from nearby residents were heard. The Commission unanimously recommended approval of the IUP and Site Plan (4-0; Commissioner Lind absent) with a flat 35’ height applied to the stock piles as measured from the toe of the slope to the peak of the pile.

3. Background

For the last 15 years (approximately), this property has had a perpetual grading permit which allowed the applicant to utilize the site for stockpiling of soil in relation to their construction business. Additionally, the site has been and continues to be used for agriculture. As of the construction season in 2022, the process for grading permits changed. Gradings permits are now limited to have a clear end date. This has made it difficult for the applicant as the use of the site for stockpiling is ever changing and ongoing. Staff reached out to the applicant earlier this year to discuss a pathway

forward to bring the property and their operations into compliance. It was determined that the use of the site best fits under “Mining and Soil Processing.”

4. Context

Zoning and Land Use

The proposed property is guided for low density residential and zoned UR (Urban Reserve). The property is an undeveloped field that is currently used for soil storage and agriculture. The property is within the Metropolitan Urban Service Area (MUSA) and Phase 4 of the 2040 Staging Plan.

Surrounding Properties

The guiding, zoning, and existing use of the surrounding properties are detailed in the table below. All surrounding properties are within the MUSA.

Direction	Guided	Zoning District	Use	Staging Phase
North	Parks / Open Space Low Density Residential	Public / Institutional (P-I) UR	City Park Residential	Phase 3 Phase 4
East	Low Density Residential Industrial	Single-Family Residential 2 (RSF-2) Light Industrial (I-1)	Agriculture Residential	Phase 1
South	Low Density Residential	UR	Residential Agriculture	Phase 4
West	Low Density Residential	UR	Residential	Phase 4

Natural Characteristics of the Site

The 2040 Comprehensive Plan’s Natural Resource Inventory Areas map reflects a wet prairie wetland community throughout the eastern portion of the site and includes a small pond. The natural community is not indicated as high-quality on the map.

A wetland delineation application was submitted to the City in conjunction with the IUP application. This report states there are six wetlands and one watercourse/ditch within the site boundary. These wetlands are

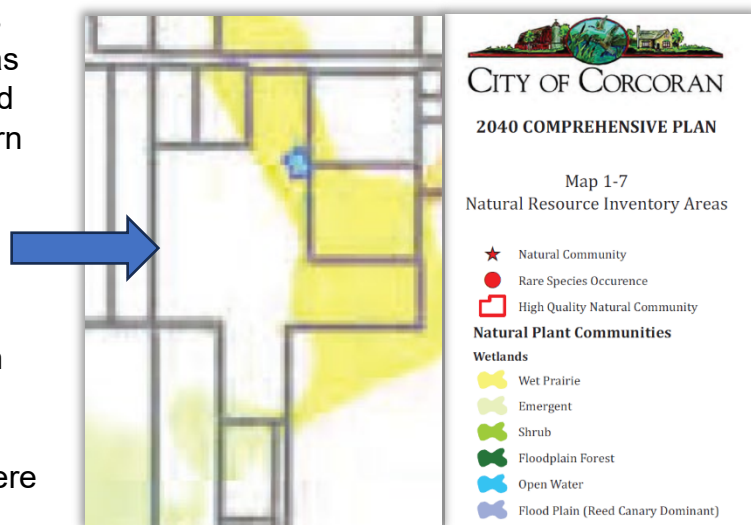


Figure 2 Natural Resource Inventory Areas Map

predominately fresh (wet) meadows with a few shallow marsh areas as well as one deep water wetland (i.e., the small pond).



Figure 3 Wetland Delineation Exhibit

5. Analysis

Planning staff coordinated review of the request for consistency with the Comprehensive Plan, Zoning Ordinance, City Code requirements, and City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached Engineering Memo and the approval conditions require compliance with the Memo.

The City's discretion in approving or denying an IUP and Site Plan are limited to whether the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the project.

1. Site Plan and Stormwater Pollution Prevention Plan

The major component of this application is a Stormwater Pollution Prevention Plan (SWPPP). SWPPPs are included in most development applications with review and

approval handled by Engineering. The submitted site plan within the SWPPP attempts to represent the land use disturbance occurring on the site. The site plan shows no permanent facilities such as parking lots or structures. This is unusual in a land use request and makes it difficult to analyze the site plan under the Zoning Ordinance. If a land use application was not required for the perpetual nature of the applicant's request, the submitted plans would only be reviewed under Chapter 54 of the City Code and handled administratively by Public Works and Engineering.

For this request, the site plan was necessary as a component of an overall land use application to allow stockpiles in the southwest corner of the property on an ongoing basis. The UR district allows Mining and Soil Processing as an interim use, and therefore the soil stockpiles can be approved through an IUP. Where appropriate, the zoning analysis of the site plan is combined with the subsequent IUP analysis.

The SWPPP is expected to be open-ended and serve as a living document that may be updated and amended as the need arises or regulations change. Because of the technical nature of SWPPPs and the need for these documents to adapt to real world circumstances, these reports are not included in staff reports but can be provided upon request. For ease of review, the most relevant portions for the Planning Commission (e.g., the narrative and site plan) have been pulled out as separate attachments to this report. If the site plan and IUP are approved, Engineering will provide the approval of the contents of the SWPPP per usual.

2. Interim Use Permit

Location and Setbacks

The stockpiles will be located in the southwest corner of the site. Stockpiles are not structures, so there are no applicable setbacks.

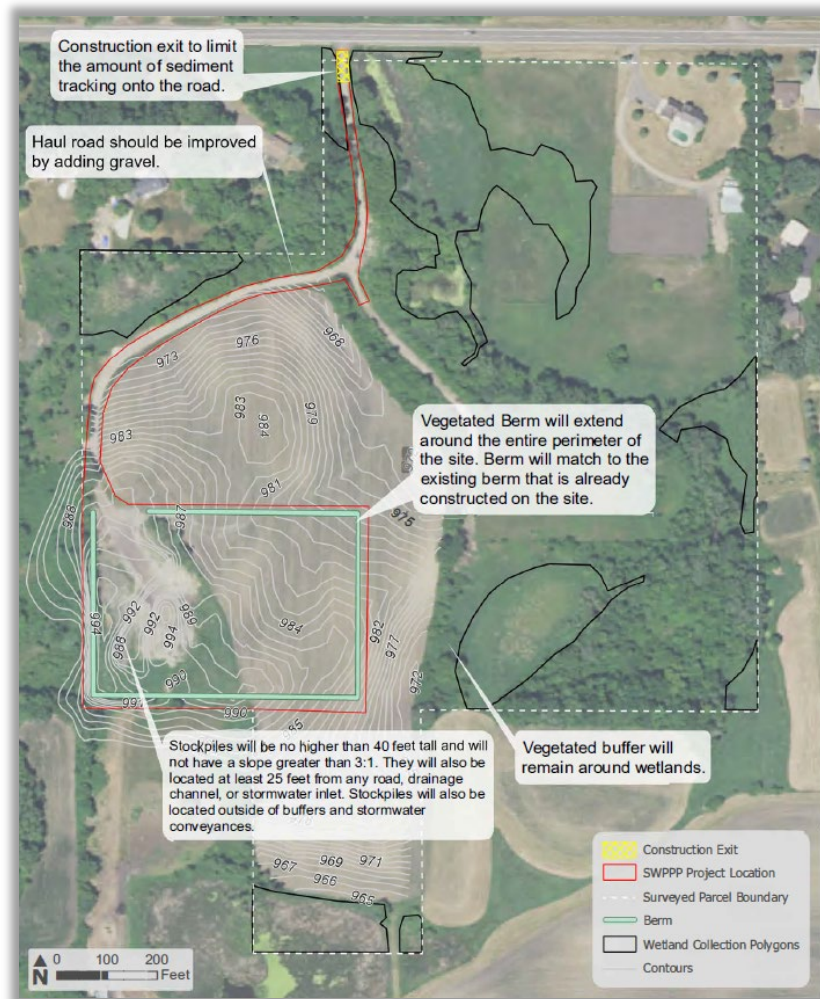


Figure 4 Best Management Practices Site Exhibit

However, setbacks for the stockpile can be discussed as part of the IUP. The site plan indicates that the stockpiles will be located at least 25' from any road, drainage channel, stormwater inlet as well as located outside of buffers and stormwater conveyances. In communications with the applicant, it was confirmed that the proposed 25' setback for the stockpiles would be applied from any property line to the "toe of the slope" (i.e., existing ground elevation) of each stockpile.

For comparison, principal structures in the UR are required to meet a 100' front setback (from County Road 50), a 25' side setback, and a 30' rear setback. Accessory structures are subject to a 100' front setback from County Road 50, a 20' side setback, and a 15' rear setback. The attached resolution proposes language that the stockpiles must be setback at least 25' from all property lines as measured at the toe of the slope. The City could condition the IUP on the stockpiles adhering to the same setbacks as principal structures to provide an additional 5' separation from the south (rear) property line). The Planning Commission recommendation confirmed moving forward with a 25' setback from the side and rear property lines.

Height

The applicant requests the ability to have stockpiles of up to 40' in the southwest corner of the site. The applicant's narrative explains a maximum stockpile height of 40' has been utilized on the site since 2008. For the sake of comparison, the maximum principal structure height in the UR is 35'. However, the building height measurement depends on the type of roof. For example, building height on a structure with a pitched or hip roof is measured as the vertical distance from the grade of a building line to the mean distance of the highest gable. This means there are buildings that are considered 35' tall even if the highest point of the roofline exceeds 35'. It must also be considered that stockpiles are not structures, and the height of the stockpiles will fluctuate throughout the year. For example, as of August 8, 2023, the stockpiles on the site ranged from 6' to 24' tall. A 40' maximum stockpile height could be allowed as part of the IUP, and this is the proposed language included in the proposed resolution. Conversely, the City could condition the approval of the IUP on stockpiles not exceeding 35'.

The Engineering Memo strongly recommends identifying a maximum elevation for the stockpiles in addition to the height limitation. The memo proposes basing the maximum elevation based on the lowest existing ground corner in the northeast area of the project area. The submitted plans have this elevation identified as 976 feet, therefore the maximum elevation would be 1,016 feet with a 40' height limit applied. This would mean some stockpiles could have a height of 40', but stockpiles located at higher elevations will not reach a height of 40'. Staff believes this would be a way to minimize the visual impact of the stockpiles. Since this is a recommendation and not a requirement of the Engineering Memo, Planning staff recommends clarifying this limitation with a condition of approval that the stockpiles cannot exceed the determined height limit or the maximum elevation identified on the lowest existing ground corner identified in the final approved grading plan, whichever is less. Additionally, staff recommends clarifying that

the height of the stockpiles will be measured from the toe of the slope to the peak of the stockpile.

The Planning Commission recommended using a height limit of 35' and did not want to include an additional elevation limit. There was concern the elevation limit would be difficult for enforcement. Staff have no concerns with reducing the height limit proposed by the applicant however, but because this use involves ongoing changes in soil, the height of the stockpiles could become relative over time. Staff believe it is important to identify the elevation limit upon which stockpiles will be regulated rather than a relative elevation. The proposed resolution continues to use language that includes an elevation limit which was calculated based on the 35' height limit.

Exterior Storage

There is equipment (e.g., case loader, skid steer, sweeper, etc.) expected to be on the site as necessary in the context of soil processing and for the property to remain in compliance with the SWPPP and IUP. Staff recommends the following conditions of approval as it relate to the uses of the site:

- Exterior storage of equipment necessary to maintain the stockpiles and comply with the SWPPP is allowed as long as the equipment is screened from the right-of-way and adjacent properties.
- Exterior storage of non-soil materials is not permitted on the site.
- Agricultural equipment and materials stored on the site must only be used for agricultural purposes.

Screening

The site plan notes that there will be a vegetated berm that will extend around the entire perimeter of the portion of the site where stockpiles will be located. Additional communication with the applicant confirms the berm will be approximately 15' tall. Additionally, the applicant commits to retaining the existing vegetated buffers around all wetlands. These components of the site plan will provide erosion and sediment control as well as soften the visual impact of the stockpiles. However, it is unlikely that 35' stockpiles can be completely screened. The Planning Commission discussed screening and landscaping but did not recommend requiring additional screening considering the existing vegetation and agricultural use on the remainder of the site. This is discussed further in the landscaping section of the analysis.

Lighting

No lighting is proposed. The applicant's narrative states that site operations are not expected to occur during the night when lights would be needed. If exterior lighting were to be proposed on the site, it must comply with Section 1060.040 of the Zoning Ordinance.

Parking and Loading

The site plan does not propose parking. Considering the types and purposes of vehicles to be utilized on the site in addition to the fact that the remainder of the site is primarily used for agriculture, it makes sense that there would not be a portion of the site dedicated to parking. Based on the use of the site, staff are comfortable with no formal off-site parking for the site. Staff recommends including a condition of the approval for the IUP that clarifies commercial vehicles related to the stockpiles are permitted on the site but cannot remain on the site unattended or overnight.

The site plan includes an existing “haul road” made of a mix of sand and gravel. The plans submitted by the applicant include a note that the haul road “should be improved by adding gravel.” Staff agrees with this recommendation and includes improvement of the haul road as a condition of approval.

The haul road is essentially a driveway. We don’t have a driveway setback in code. However, staff believe the haul road should be treated as a drive aisle which requires a minimum setback of 10’ from all property lines. The haul road appears to be as close as 12’ on the west side just before the existing stockpile area. A proposed condition of approval is that the haul road be no closer than 10’ to all property lines, and the site plan must be revised to dimension the setback.

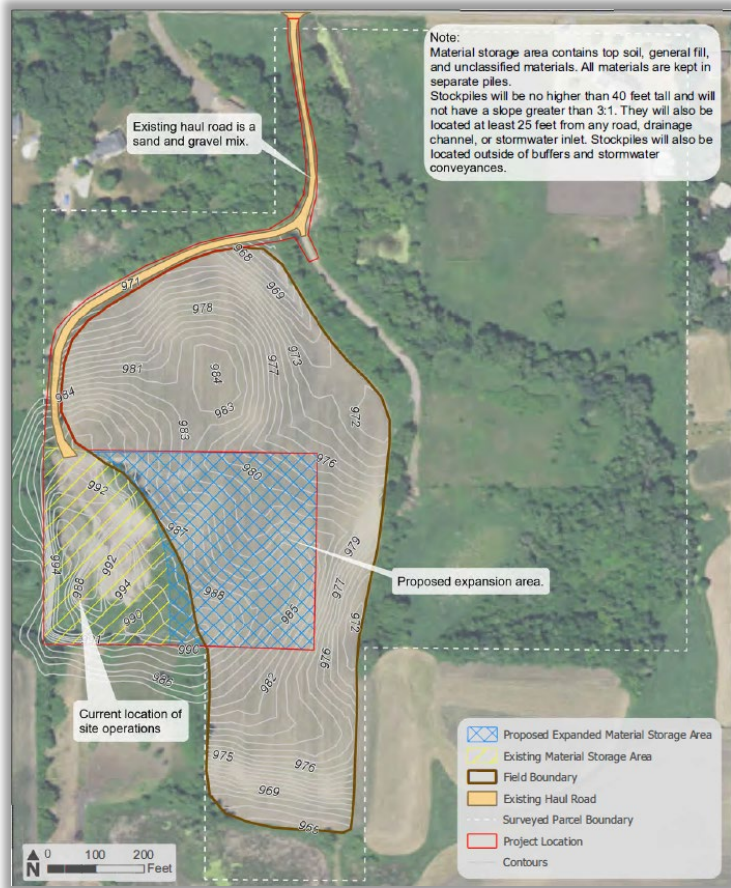


Figure 5 Site Plan

Landscaping

Landscaping standards are developed as a general screening measure for buildings and parking lots. There are no specific landscaping standards to apply to interim uses with no permanent facilities. Staff are unclear on the value additional landscaping will add as trees will not be able to completely screen the stockpiles. The Planning Commission considered this option but did not recommend requiring additional landscaping considering the existing vegetation and agricultural use of the remainder of the site. To the west and north of the stockpiles, there is already mature vegetation as well as a wetland (in the northwest corner) that would make additional landscaping

impractical. There is less landscaping immediately south of the stockpiles, so the City Council could choose to require plantings on top of the berm in this area of the site if desired to mitigate the visual impact of stockpiles and granting the IUP. If the City



Figure 6 Google Earth Image of Site Facing South

decides to require landscaping for screening, the applicant would be required to enter into a Site Improvement Performance Agreement (SIPA).

Grading and Drainage

Up to this point, drainage from the stockpiles has been contained within the disturbed footprint. Analysis shows any dewatering volume has an insignificant impact in the surrounding sub-watershed. The applicant must provide cross sections and detail on the typical berm construction as well as how drainage will be managed from inside the

working area to outside of the berm for Engineering review and approval. The Engineering Memo requires the applicant to submit a grading plan signed by a professional engineer for approval with Engineering. This plan must confirm details provided in the narrative and SWPPP (e.g., maximum 3:1 side slopes, maximum elevation, setback dimensions, drainage conveyance, and watershed BMPs). The grading plan must also show the conveyance of both phased and ultimate side slope drainage. Additionally, the plan must ensure adding gravel for the haul road does not change approved drainage patterns within the site.

Dust Control

The SWPPP document confirms that dust control measures, such as application of water, shall be performed periodically when weather or construction activity require it and/or as directed by the City. It is clarified that the City water from hydrants or other sources shall not be used for dust control, rather the water must be obtained from City approved ponds, wetlands, lakes, or other approved water bodies.

To prevent excess dust and material build up on the County Road, the applicant's narrative explains they have their own street sweeping attachments that they use to keep the County Road clean of debris. Street sweeping will continue to occur regularly to maintain the County Road near the entrance of the site. There is also a construction entrance exit noted on the site plan which is a best management practice (BMP) to minimize vehicle tracking of sediment on to the public road.

IUP Standards

Mining and soil processing is called out as an interim use in the UR district. There are no specific standards for soil processing, but IUPs have the following general standards provided in Section 1070.030, Subd. 3 of the Zoning Ordinance:

- A. *Meet the requirements of a conditional use permit set forth in Section 1070.020, Subd. 3.*
 - a. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

The subject property is guided for low density residential in the 2040 Comprehensive Plan. However, it is currently in the 4th and final stage of phasing for municipal services. This means the property is not projected for residential development until at least 2035. It is possible this projection could be further pushed out when the 2050 Comprehensive Plan is completed. The proposed interim use creates no structures. Therefore, an IUP to allow soil processing, specifically stockpiling soil, does not appear to conflict with the Comprehensive Plan as eventual residential development on the site is not precluded by the proposed use.

The City Council may wish to discuss whether it makes sense for the sunset clause of the IUP to include a provision that the IUP will expire when the site is considered to be in the “current” phase of municipal services which would be determined as part of Comprehensive Plan update and reflected when the City rezones the property (as well as the surrounding properties in the same phase) to an urban low-density residential district. The City could choose not to include such a provision and wait for the landowner to decide they would like to redevelop the property. The Planning Commission recommended not including such a clause and leaving it up to the property owner for when they are ready to develop the land per in line with the Comprehensive Plan.

- b. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.*

The southwest corner of the site has been and is currently used for stockpiling of soils related to the construction business. Granting the IUP will formalize the conditions for which the site can operate in a way that is not detrimental to or endanger the public health, safety, morals, or comfort. The applicant’s narrative notes that the existing stockpiles can reach 40’ tall. As a part of the IUP approval they intend to expand the portion of the site that can be used for stockpiling. While the applicant requests that the stockpiles in this expanded area also be allowed up to 40’ tall, the narrative states that it is possible the average height of the stockpiles throughout the year will decrease as they will have more space to store the material brought to the site. The Planning Commission recommendation of a 35’ height limit ensures the stockpiles will not exceed the height limits applied to structures within the district. The proposed 3:1 slopes of the stockpiles meet City standards for erosion and sediment control.

Several BMPs are outlined in the SWPPP to ensure that the ongoing stockpiling of soils at this site will not be detrimental or endanger the surrounding area. Below are a few examples of the proposed BMPs:

- A vegetated buffer will be maintained around the delineated wetlands to minimize potential impacts.
- The project does not intend to use any chemical treatments.
- Exposed soils (including stockpiles) must have erosion protection/cover initiated immediately and completed within 14 days.
- Sediment tracked onto a public street must be removed with a street sweeper per Construction Stormwater Permit requirements, or immediately when it causes a safety issue.

Ongoing performance compliance with the SWPPP is a condition of approval included in the proposed resolution. Additionally, the proposed resolution includes a condition of approval that the soils used in this operation shall be clean. Any soils which are regulated by the Minnesota Pollution Control Agency (MPCA) or other regulatory agencies shall not be allowed.

- c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

The SWPPP provides that all grading operations shall be conducted in a manner as to minimize the potential for site erosion with the installation of erosion control measures. Any damage to adjacent properties or natural resources must be corrected and restored as soon as permission is granted from the property owner(s).

The narrative states that there are no set operation hours for the site but anticipates that operations will occur between dusk and dawn. It is also noted that there will be periods of time (e.g., weeks and months) where no operations will occur at the site. In the interest of the surrounding properties, staff recommends that the applicant adhere to the construction hours for the City as outlined in Chapter 82.04, Subd. 5 (A)(10). Specifically, operations on the site would be limited to 7AM – 7PM Monday through Friday, and 8AM – 4PM weekend and holidays. This is included as a condition of approval in the proposed resolution.

As previously discussed, the Planning Commission recommended limiting the height of the stockpiles to 35' as a way to satisfy this standard. The City Council could require additional setback and screening standards as previously discussed to further satisfy this standard.

- d. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

Since this has been an ongoing use for the last 15 years, there is nothing to suggest that the orderly development and improvement of surrounding properties will be impeded by granting the IUP. The suggested conditions of approval should also help to protect the surrounding properties.

- e. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

This property has street frontage and an existing access on County Road 50. No additional public facilities are required to accommodate the proposed use from the City's perspective. However, the project area is part of an outlot that does not currently have an address which could lead to confusion should emergency services ever be called to the site. Staff recommends that an address sign be required as a condition of approval, and staff will assign an address upon approval.

- f. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

Staff finds the proposed use conforms to all applicable regulations in the UR district.

- g. The conditional use and site conform to performance standards as specified by this Chapter.*

Staff finds the proposed use and site will conform to the performance standards of the Zoning Ordinance with the recommended conditions of approval.

- B. The use is allowed as an interim use in the respective zoning district.*

Mining and soil processing is allowed as an interim use in the UR district.

- C. The date or event that will terminate the use can be identified with certainty.*

Staff recommends language that confirms the IUP to be issued to Sunram Construction is non-transferable and will terminate upon any of the following:

- a) If the business ceases.
- b) If property ownership changes.
- c) If ownership of the business changes.
- d) If a Notice of Termination for the SWPPP is submitted to the MPCA.
- e) If there is a failure to meet other local, state, and federal regulations.

This language is included in the proposed resolution.

Also, the City Council could add the following provision to confirm compliance with the prevailing Comprehensive Plan:

- f) If the City deems the property to be within the current phase of staging for municipal services.

The Planning Commission did not recommend adding this provision.

D. The use will not impose additional unreasonable costs on the public.

Staff does not find reason to believe that additional, unreasonable costs will be imposed on the public as a result of granting the IUP. One of the more public concerns is tracking on to County Road 50. However, the applicant previously purchased sweeping equipment to clean the street themselves, and this is already a part of their business practices. The applicant committed to completing sweeping as needed as part of the SWPPP and their IUP narrative.

E. The user agrees to any conditions that the City Council deems appropriate for permission of the use.

The proposed resolution includes the following staff recommended conditions of approval to minimize the impact of granting the IUP:

- The applicant must adhere to the commitments made in the application narrative dated 7/13/2023 and follow-up communication received 8/14/2023.
- The applicant is limited to the intensity of use as portrayed in the narrative dated 7/13/2023 and follow-up communication received 8/14/2023, unless otherwise amended. Expansions of the stockpile area, increased intensity of use, construction of a structure, or new soil processing related activities not captured by the application submittal will require approval of an IUP and Site Plan amendment.
- Stockpiles must be setback at least 25' from all property lines as measured at the toe of the slope.
- The height of the stockpiles must not exceed the lesser of 35' or an elevation of 1011, which is a height of 35' from the lowest adjacent corner (northeast 976). A grading plan showing the maximum side slopes and elevation of the stockpiles as clarified in the engineer's memo shall be provided by the applicant.
- Commercial vehicles related to managing stockpiles are permitted on the site but cannot remain on the site unattended or overnight.
- Exterior storage of equipment necessary to maintain the stockpiles and comply with the SWPPP is allowed as long as the equipment is screened from the right-of-way and adjacent properties.
- Exterior storage of non-soil materials is not permitted on the site.
- Agricultural equipment and materials stored on the site must only be used for agricultural purposes.
- The applicant must upgrade the haul road with gravel.

- The drive aisle to access the stockpile areas must be no closer than 10' to all property lines. The site plan must be revised to dimension the setback.
- The applicant must remain in compliance with the performative requirements of the SWPPP as it may be amended from time to time. An amendment to the SWPPP will not necessarily require an amendment to the IUP unless the footprint of the stockpile area expands.
- The soils used in this operation shall be clean. Any soils which are regulated by the MPCA or other regulatory agencies shall not be allowed.
- The applicant must adhere to the City's construction hours as outlined in Chapter 82.04, Subd. 5(A)(10).
- An address sign will be required to be installed at the entrance of the property. A property address will be assigned by City staff upon approval of the IUP.

The staff report also calls out the following possible conditions that could be added by the City Council if deemed necessary for the approval of the IUP:

- The stockpiles must meet the same setbacks as principal structures in the zoning district as measured from the toe of the slope.
 - o 100' from County Road 50.
 - o 25' side setback.
 - o 30' rear setback.
- Landscaping requirements on top of the south portion of the vegetated berm.
 - o If landscaping requirements are attached to the IUP, the applicant will be required to enter into a SIPA as a condition.

The above conditions are not included in the proposed resolution, but verbiage can be added as directed by the City Council.

6. Recommendation

Staff recommend approval of Resolution 2023-86 as drafted. The proposed resolution is nearly identical to the Planning Commission recommendation other than including an identified elevation maximum to be applied to the height of the stockpiles.

Attachments:

1. Resolution 2023-86 Approving the Site Plan and IUP
2. Applicant Narrative Received July 13, 2023
3. Supplemental Applicant Communication received August 14, 2023
4. Site Plan Exhibit
5. Best Management Practices Site Exhibit
6. Engineering Memo Dated August 30, 2023

RESOLUTION NO. 2023-86

Motion By:
Seconded By:

APPROVING AN INTERIM USE PERMIT AND A SITE PLAN APPLICATION FROM SUNRAM CONSTRUCTION INC. LOCATED AT PID 26-119-23-21-0007 ON COUNTY ROAD 50. (CITY FILE 23-015)

WHEREAS, Sunram Construction Inc. (“the applicant”) requested approval of an interim use permit and site plan for soil processing on property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the request at a duly called public hearing and recommended approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request, subject to the following findings and conditions:

1. A site plan and interim use permit are approved as shown on application materials and plans received by the City on July 13, 2023, and August 14, 2023, except as amended by this resolution.
2. The applicant must comply with all conditions in the City Engineer’s Memo dated August 30, 2023.
3. An interim use permit is granted to allow soil processing including importing soil to the site, filling and storing the soil in stockpiles, as well as exporting the soils offsite, subject to the conditions in this approval.
 - a. The applicant must adhere to the commitments made in the application narrative received July 13, 2023, and follow-up communication received August 14, 2023.
 - b. Unless otherwise amended in this approval, the applicant is limited to the intensity of use as portrayed in the narrative received July 13, 2023, and follow-up communication received August 14, 2023. Expansions of the stockpile area, increased intensity of use, construction of a structure, or new soil processing related activities not captured by the application submittal will require approval of an Interim Use Permit and/or Site Plan Amendment.
 - c. Stockpiles, as measured from the toe of the slope, must be setback at least 25 feet from all property lines.
 - d. Stockpiles, as measured from the toe of the slope to the peak of the stockpile, must not exceed a height of 35 feet or an elevation of 1011, whichever is less. A grading plan showing the maximum side slopes and elevations of the stockpiles shall be provided by the applicant.

RESOLUTION NO. 2023-86

- e. Exterior storage of equipment necessary to maintain the stockpiles and comply with the Stormwater Pollution Prevention Plan is allowed as long as the equipment is screened from the right-of-way and adjacent properties.
 - f. Exterior storage of non-soil materials is not permitted on the site.
 - g. Agricultural equipment and materials stored on the site must only be used for agricultural purposes.
 - h. Commercial vehicles related to the approved soil processing activities are permitted on the site but cannot remain on the site unattended or overnight.
 - i. The applicant must upgrade the haul road with gravel.
 - j. The haul road must be no closer than 10 feet from all property lines.
 - k. The applicant must remain in compliance with the performative requirements of the Stormwater Prevention Pollution Plan as it may be amended from time to time. An Amendment to the Stormwater Prevention Pollution Plan will not necessarily require an amendment to the Interim Use Permit unless the footprint of the stockpile area expands.
 - l. The soils used in the operation shall be clean. Any soils which are regulated by the Minnesota Pollution Control Agency or other regulatory agencies shall not be allowed.
 - m. The applicant must adhere to the City's construction hours as outlined in Chapter 82.04, Subd. 5(A)(10) which may be amended from time to time.
 - n. The applicant must install an address sign at the entrance of the property to ensure emergency services can locate the property if needed. A property address will be assigned by City staff.
4. FURTHER, that the following conditions be met prior to making improvements on site:
- a. The site plan must be revised to dimension a 10-foot setback from all property lines applied to the haul road.
 - b. The applicant must submit a professionally engineered grading plan for review and approval by Engineering.
 - c. The developer shall record the approving resolution with Hennepin County and provide proof of recording to the City.
5. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.
6. The interim use shall terminate on the happening of any of the following events, whichever occurs first:

RESOLUTION NO. 2023-86

- a. If the business ceases.
- b. If property ownership changes.
- c. If ownership of the business changes.
- d. If a Notice of Termination for the Stormwater Pollution Prevention Plan is submitted to the Minnesota Pollution Control Agency.
- e. If there is a failure to meet other local, state, and federal regulations.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 28th day of September 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2023-86

ATTACHMENT A

Outlot A, Feehan Family Farm 2nd Addition, Hennepin County, Minnesota

Memorandum

Date: July 07, 2023

Prepared By: Tara Ostendorf, Environmental Team Lead

Project: Sunram Construction Soil Processing Expansion

Contractor: Sunram Construction – Corcoran, MN

Subject: SWPPP Documentation Clarifications

Narrative:

The site is used as a soil processing and material holding yard for Sunram’s various ongoing projects throughout the metro area. Material is taken from other active construction sites and hauled to this location to be stored. The material will eventually be hauled off to use at other construction sites when needed. Use of the site is dependent on the project type, size of project, and material needed. Materials on site include topsoil, general fill, and unclassified materials. All materials are kept in separate stockpiles on site. The site has no set hours of operation, but construction activities will occur no earlier than dawn and no later than dusk. The equipment that is regularly used at the site includes bulldozers, excavators, dump trucks, skid steers, and dump trailers. The equipment that is being used depends on the type of material being hauled in or out of the site. The amount of material being hauled in and out of the site each day varies as the site does not have consistent day-to-day operations. Site visits could range from 0-10 trips per day. There are periods of time where the site will not be used for weeks at a time, while other weeks the site may be used daily.

To prevent excess dust and material build up on the county road, Sunram Construction has their own street sweeping attachments that they use to keep the county road clean of debris. Street sweeping will continue to occur regularly to maintain the county road near the entrance/exit of the site.

The current height of the stockpiles at the site are no greater than 40 feet tall. This same maximum height will be used for the expansion area and could most likely decrease in height as more space is available for material to be stored. Side slopes of the stockpiles will not exceed 3:1. Stockpiles will be located outside of buffers and stormwater conveyances. All stockpiles will also be located at least 25 feet from any road, property boundary, drainage channel, or stormwater inlet.

Moore Engineering Inc has also prepared a Stormwater Pollution Prevention Plan (SWPPP) on behalf of Sunram Construction to fulfill permitting requirements for construction activities related to the expansion of an existing use on property located within the regulated area of the City of Corcoran. This activity requires two levels of permitting; construction activity associated with clearing and grading the site to the extent that it requires an NPDES Construction Stormwater general permit issued by the MN Pollution Control Agency, and the ongoing operation of the site as a soil

processing and staging area, which requires an interim use permit from the City of Corcoran.

The NPDES permit requires a SWPPP which meets the minimum requirements as outlined in the general permit. The attached SWPPP prepared for Sunram Construction meets these requirements for the construction activities associated with the physical site expansion. Once all temporary and final best management practices (BMPs) have been constructed and construction activity has concluded, a Notice of Termination will be filed with the MPCA. This prepared SWPPP document applies only to the construction activity associated with expansion.

Future land use and operations at this site will follow the requirements and conditions of the interim use permit issued by the City of Corcoran. Any additional stormwater requirements related to the ongoing operation of the site may be listed as conditions of the IUP.

Natalie Davis

From: Lucas Mueller <Lucas.Mueller@mooreengineeringinc.com>
Sent: Monday, August 14, 2023 11:00 AM
To: Natalie Davis
Cc: Kevin Mattson; Ryan Sunram; Dwight Klingbeil
Subject: RE: Sunram Construction - IUP Application

Natalie,

Below are the responses from the additional information you and the City are requesting. Please let me know if you have any questions after reviewing the responses.

Thanks!

1. Identify the elevation that the maximum height of the stockpile will be based on.

The maximum heights of the stockpiles are based on the current heights of the piles which have been utilized since about 2008. These heights do not create a visual disturbance from the surrounding properties as tree cover blocks a majority of the piles. With the expansion of the soil processing yard, pile heights could possibly be reduced as additional area allows to create stockpiles horizontally rather than vertically.

2. How high is the proposed vegetated berm?

The height of the proposed berm will be approximately 15 feet tall. The proposed vegetated berm for the expansion area will tie into the south side of the existing berm and be brought out to the east and north. The current height of the berm on the south side is approximately 15-20 feet. The existing berm will be reshaped in parts where it is higher than 15 feet and be used as part of the new berm. Current material onsite and material brought in from ongoing projects will be utilized to create and shape the proposed berm around the entire soil processing area.

3. Will the 25' setback of the stockpile be applied from the berm?

The 25' setback will be applied from the toe of slope of the stockpiles. Currently, the only area this will take place is along the western property boundary. A portion of the berm may be closer than 25' from the property boundary, but the stockpile itself will abide by a 25' setback.

4. How high is the elevation of the stockpile as of today?

Measurements of the stockpiles were taken on August 8, 2023. At that time, the stockpiles ranged in height from 6 feet to a maximum height of 24 feet.

5. What are the slopes of the stockpile as of today?

A majority of the stockpiles are at a 3:1 slope with the furthest eastern stockpile (on the field edge) at a 2.5:1 slope. This slope will be reduced and regraded with the expansion of the material storage area to the east in order to meet the maximum 3:1 slope.

6. The narrative provides that 0-10 trips per day are expected. Staff believes this may be based on an average as there have been times where it is believed the site has exceeded 10 trips per day. Please provide the maximum trips per day expected on the busiest day of the year. The narrative will be utilized in setting restraints, so it is important that it details the maximum extent the site it intended to be utilized.

The 10 trips per day mentioned in the memo was based on an average. At maximum capacity of the site, a total of 110 trips may be conducted for one day. This has only occurred a few times during the operation of the soil processing facility since it began in 2008. A more "normal" high-capacity use of the site would be 50-60 trips per day.

The plan states ways to keep down dust, reduce excess material being brought on to the county road, road sweeping, and hours of operation to be compliant and minimize disturbances to neighbors and county road traffic.

Lucas Mueller

Environmental Team Lead

moore engineering, inc.







Construction exit to limit the amount of sediment tracking onto the road.

Haul road should be improved by adding gravel.

Vegetated Berm will extend around the entire perimeter of the site. Berm will match to the existing berm that is already constructed on the site.

Stockpiles will be no higher than 40 feet tall and will not have a slope greater than 3:1. They will also be located at least 25 feet from any road, drainage channel, or stormwater inlet. Stockpiles will also be located outside of buffers and stormwater conveyances.

Vegetated buffer will remain around wetlands.

-  Construction Exit
-  SWPPP Project Location
-  Surveyed Parcel Boundary
-  Berm
-  Wetland Collection Polygons
-  Contours



To: Kevin Mattson, PE
Public Works Director

From: Kent Torve, PE City Engineer
Steve Hegland, PE

Project: Sunram IUP

Date: August 30, 2023

Exhibits:

This review is based on the following documents:

1. Narrative, July 7, 2023, Moore Engineering
2. Stormwater Pollution Prevention Plan (SWPPP), July 2023
3. Email response from Moore Engineering to City, August 14, 2023

Comments:General

- In addition to engineering related comments per these plans, the proposed plans are subject to additional planning comments and all other applicable codes of the City of Corcoran, Elm Creek Watershed Management Commission, Wetland Conservation Act, etc..
- The SWPP and grading plan with narrative shall be submitted to the Elm Creek Watershed Management Commission to determine if any permitting is necessary through their jurisdiction. The proposed work disturbs more than 1 acre of land and therefore typically requires ECWMC permitting.
- Access is at existing location and regulated by the County. Any widening of access road would likely impact wetlands and WCA process would need to be followed.

Height

- The Sunram SWPP and applicant response to staff comments indicates a height limit of 40 feet however, no baseline reference was provided.
 - Recommended to set the maximum height off of existing ground, therefore the lowest existing ground corner (northeast) is elevation 976 and maximum elevation would be 1016.
- The applicant shall provide a PE signed grading plan that shows;
 - Maximum 3:1 side slopes and identified peak elevation,
 - Ground tie in elevations,
 - Setback dimensions,
 - Drainage patterns,
 - Watershed BMPs as required, and
 - Conveyance system for interim and final conditions.

Soil Processing

- The soils used in this operation shall be clean. Any soils which are regulated by the MPCA or other regulatory agencies shall not be allowed.
- Site is limited to soil processing, no crushing, reclaim, storage or processing of demo or construction material/debris is allowed.

Drainage

- Historically, the drainage from stockpiles has been contained within the disturbed footprint and analysis shown any dewatering volumes have insignificant impact in the surrounding subwatershed.
- The applicant indicates that a vegetated berm will be installed around the perimeter of the stockpile area. Provide cross section and a detail on the typical berm construction as well as how drainage will be managed from inside the working area to outside of berm.
- Grading plan shall show the conveyance of both phased and ultimate side slope drainage.
- Notes shall be added to grading plan to ensure adding gravel for driveway construction does not change approved drainage patterns within the site.

End of Memo

STAFF REPORT

City Council Meeting: September 28, 2023	Prepared By: Kendra Lindahl, AICP
Topic: Plat Correction for Rush Creek Reserve Second Addition (City File No. 22-012)	Action Required: Approval

Review Deadline: N/A

1. Request

M/I Homes of Minneapolis, LLC has proposed a plat correction for Rush Creek Reserve Second Addition to correct some errors on the plat. As permitted by state statute, the surveyor of the plat has prepared a Certificate of Plat Correction to amend the name. Once approved by the city, the certificate will be filed with the County Recorder's Office.

2. Recommendation

Move to adopt Resolution 2023-77 approving the Certificate of Plat Correction for Rush Creek Reserve 2nd Addition vacation

Attachments

1. Resolution 2023-77 approving the Certificate of Plat Correction for Rush Creek Reserve 2nd Addition
2. Certificate of Plat Correction
3. Final Plat

RESOLUTION NO. 2023-77

**Motion By:
Seconded By:**

A RESOLUTION APPROVING A CERTIFICATE OF PLAT CORRECTION FOR RUSH CREEK RESERVE SECOND ADDITION

WHEREAS, M/I Homes of Minneapolis, LLC has submitted a certificate of plat correction to correct some errors on the lot lines for Rush Creek Reserve Second Addition; and

WHEREAS, As permitted by State Statute §505.174, Daniel J. Roeber, the licensed land surveyor of the plat, has prepared a Certificate of Plat Correction to correct these errors.

NOW, THEREFORE, BE IT RESOLVED The Certificate of Plat Correction is hereby approved.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 28th day of September 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

SURVEYOR'S CERTIFICATE OF PLAT CORRECTION

Pursuant to the provisions of Minnesota Statutes Section 505.174, I, Daniel J. Roeber, a duly Licensed Land Surveyor in and for the State of Minnesota declares as follows:

1. I prepared the plat of Rush Creek Reserve Second Addition, filed on June 22nd, 2022 in the Office of the County Recorder, Hennepin County, Minnesota and recorded as Abstract Document Number 11120698.
2. The plat contains errors, omissions or defects described as follows:
The label of the common line between Lot 11 and Lot 12, Block 4 is shown as North 02 degrees 19 minutes 08 seconds East, 5261 feet. The distance shown is to be labeled in error.
3. The plat is corrected as follows:
The distance of the common line between Lot 11 and Lot 12, Block 4 is revised to be 124.52 feet.
4. The plat contains errors, omissions or defects described as follows:
The labels of the east and west line of Lot 10, Block 7 is shown as 38.18 feet.
5. The plat is corrected as follows:
The distance of the east and west line of Lot 10, Block 7 is revised to be 36.00 feet.
6. The plat contains errors, omissions or defects described as follows:
The labels of the east and west line of Lot 13, Block 7 is shown as 36.00 feet.
7. The plat is corrected as follows:
The distance of the east and west line of Lot 13, Block 7 is revised to be 38.18 feet.

I certify that this Surveyor's Certificate of Plat Correction 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.

Dated this _____ day of _____, 20_____.

Daniel J. Roeber, Licensed Land Surveyor
Minnesota License Number 43133

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Daniel J. Roeber, Licensed Land Surveyor, Minnesota License Number 43133.

Notary Public

This Surveyor's Certificate of Plat Correction to the plat of RUSH CREEK RESERVE SECOND ADDITION was approved by the City Council of Corcoran, Minnesota, at a regular meeting held this _____ day of _____, 20_____.

Mayor

Clerk

This Surveyor's Certificate of Plat Correction has been reviewed and I approved this _____ day of _____, 20_____.

Hennepin County Surveyor

THIS INSTRUMENT WAS DRAFTED BY:

Stantec Consulting
Daniel J. Roeber
733 Marquette Avenue
Suite 1000
Minneapolis, MN 55402
612-712-2000

approved 09/08/22

RUSH CREEK RESERVE SECOND ADDITION

C.R. DOC. NO. _____

Attachment: 7g3.

KNOW ALL PERSONS BY THESE PRESENTS: That M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, owner of the following described property situated in Hennepin County, Minnesota to wit:

OUTLOT D and OUTLOT F, RUSH CREEK RESERVE ADDITION.

Has caused the same to be surveyed and platted as RUSH CREEK RESERVE SECOND ADDITION and does hereby dedicate to the public for public use the public ways and the easements for drainage and utility purposes as created by this plat.

In witness whereof said M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC

By: _____
Gary M. White, Area President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by Gary M. White, Area President of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the company.

_____(Notary Signature)
_____(Notary Printed Name)

Notary Public, _____County, State of Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Daniel J. Roeber, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Daniel J. Roeber, Licensed Land Surveyor
Minnesota License Number 43133

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20_____ by Daniel J. Roeber.

_____(Notary Signature)
_____(Notary Printed Name)

Notary Public, _____County, State of Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

This plat of RUSH CREEK RESERVE SECOND ADDITION was approved and accepted by the City Council of the City of Corcoran, Minnesota, at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

By _____ Mayor

By _____ Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20_____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20_____.

Mark V. Chapin, County Auditor by _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota.

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor by _____

COUNTY RECORDER, Hennepin County, Minnesota.

I hereby certify that the within plat of RUSH CREEK RESERVE SECOND ADDITION was recorded in this office his _____ day of _____, 20_____, at _____o'clock ____M.

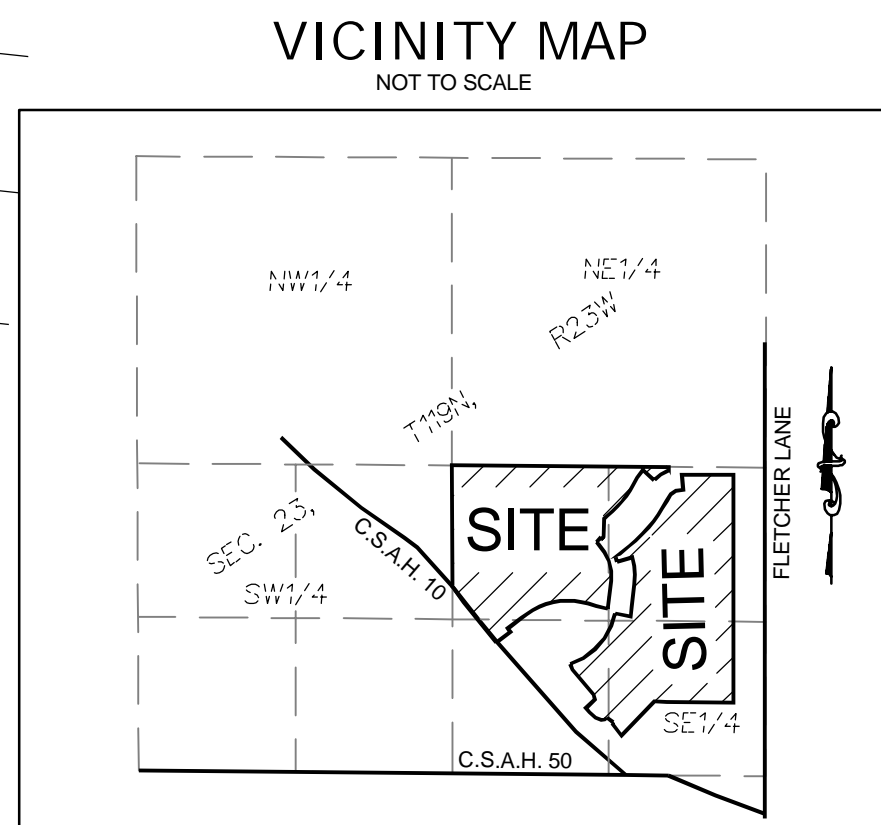
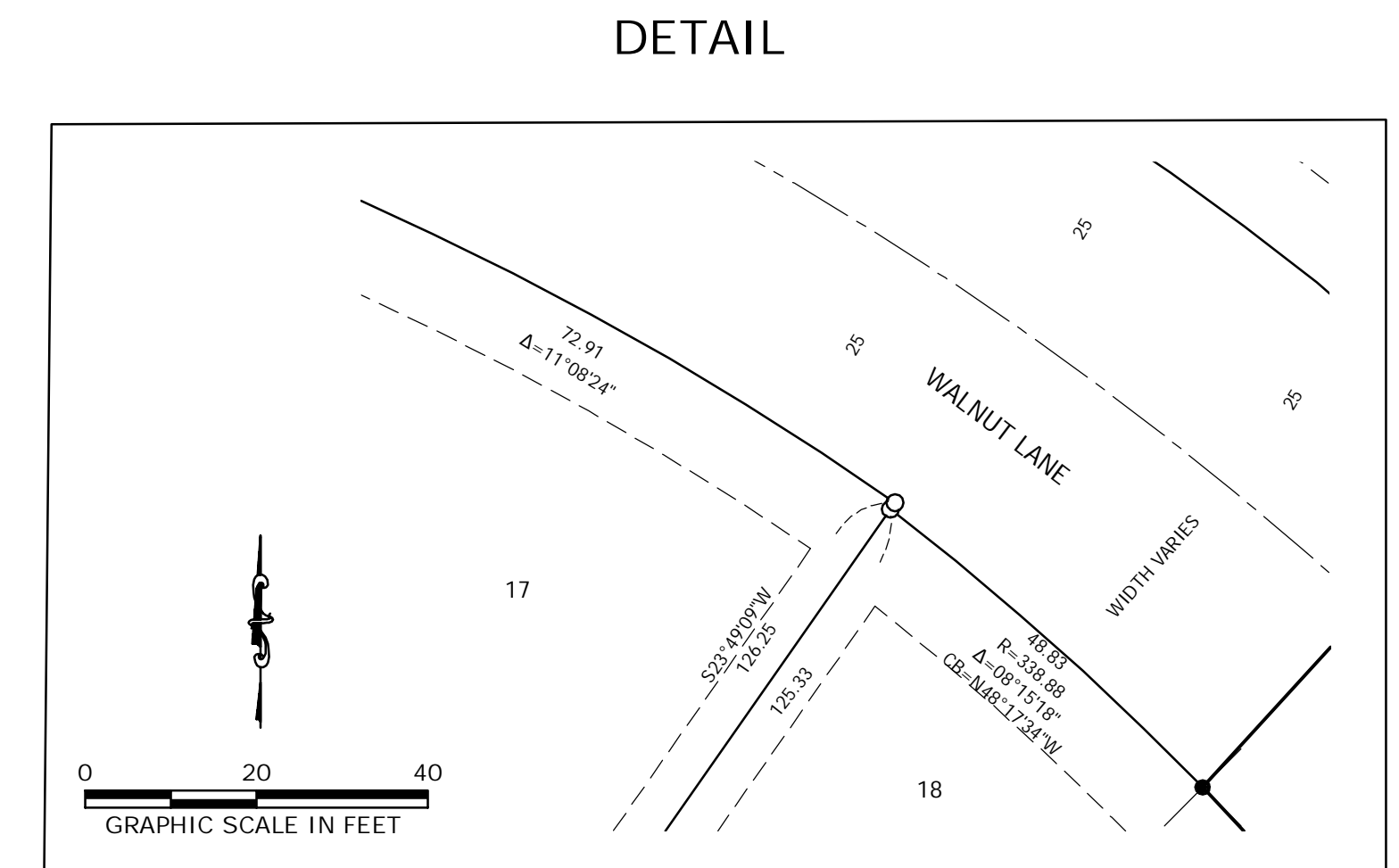
Amber Bougie, County Recorder by _____ Deputy



RUSH CREEK RESERVE SECOND ADDITION

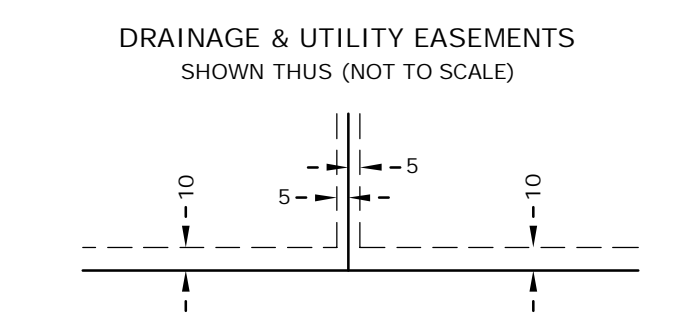
C.R. DOC. NO. _____

RUSH CREEK ADDITION



- DENOTES IRON MONUMENT FOUND, MARKED AS FOUND
- DENOTES 1/2 IRON MONUMENT FOUND RLS 43133
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 43133"
- DENOTES DELINEATED WET LAND

BEARING ORIENTATION
 BASED ON THE NORTH LINE OF OUTLOT D, RUSH CREEK RESERVE ADDITION WHICH HAS AN ASSUMED BEARING OF NORTH 89 DEGREES 36 MINUTES 01 SECONDS WEST.

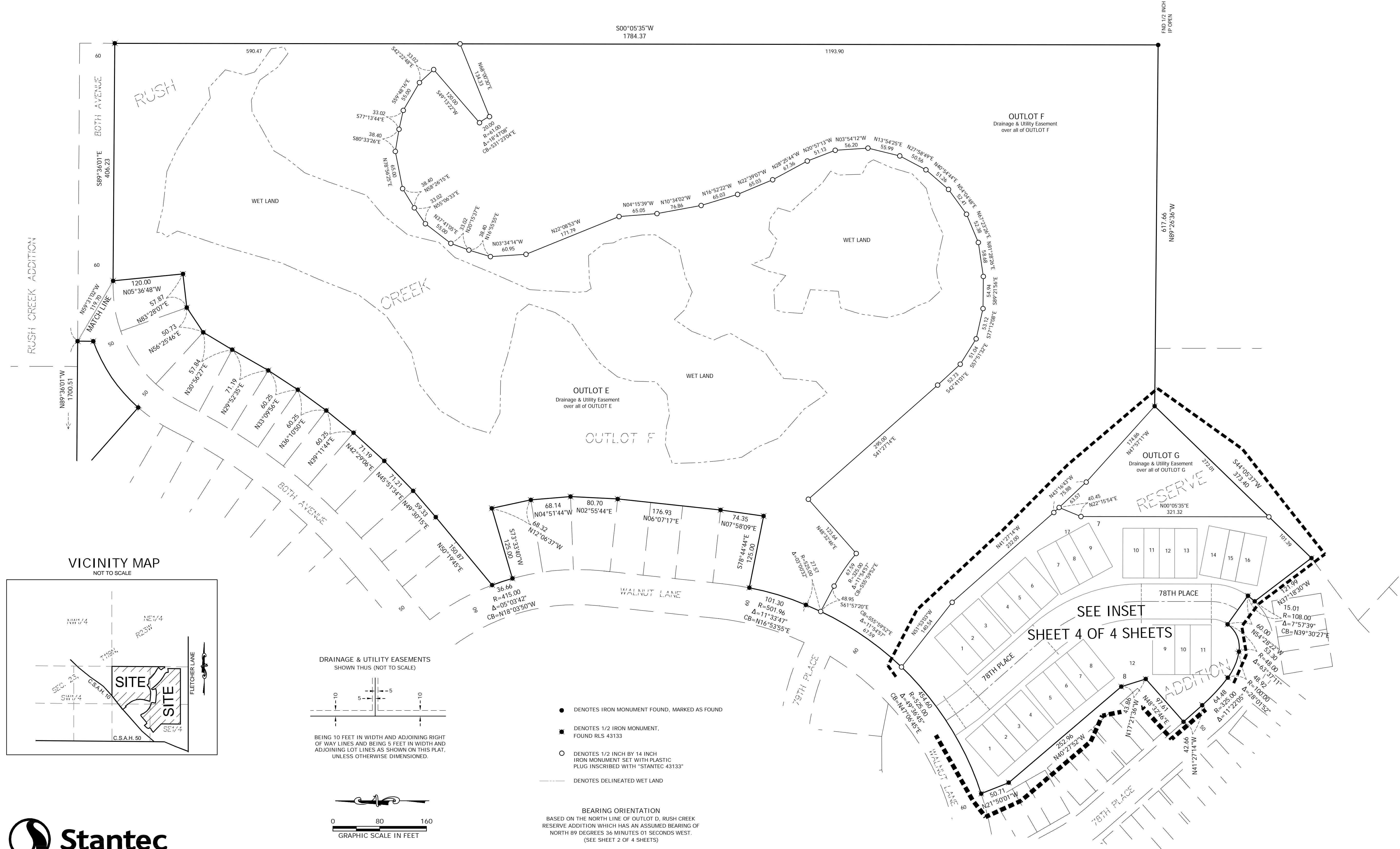


BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.

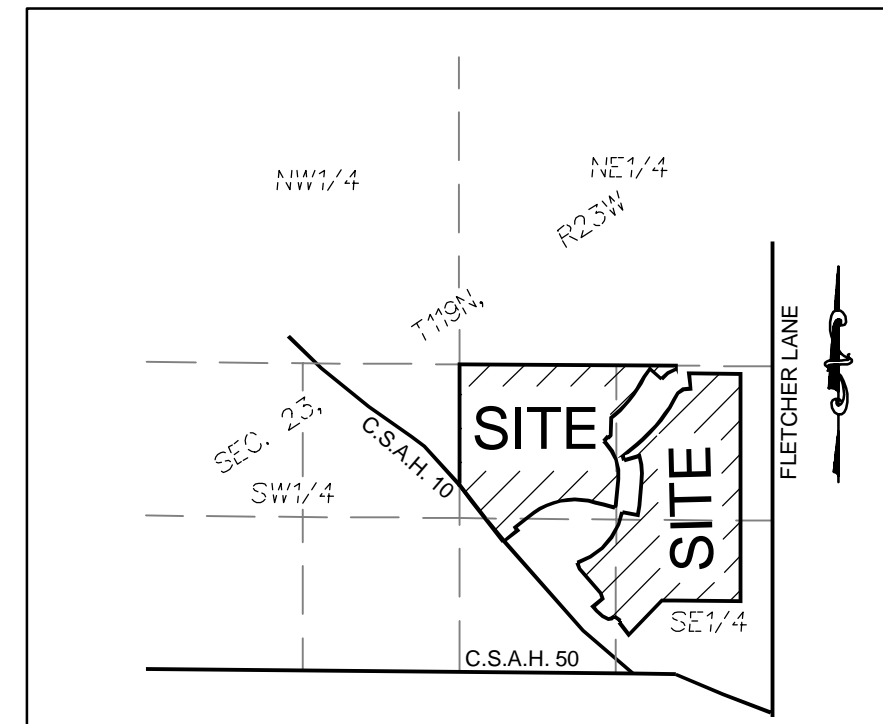


RUSH CREEK RESERVE SECOND ADDITION

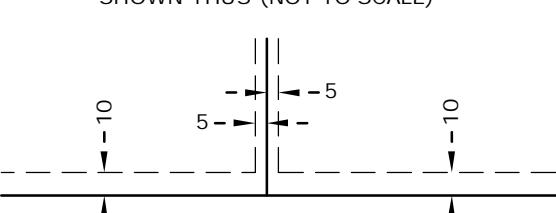
C.R. DOC. NO. _____



VICINITY MAP
NOT TO SCALE



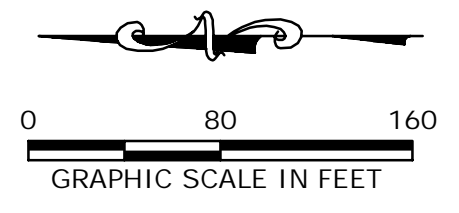
DRAINAGE & UTILITY EASEMENTS
SHOWN THUS (NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.

- DENOTES IRON MONUMENT FOUND, MARKED AS FOUND
- DENOTES 1/2 IRON MONUMENT, FOUND RLS 43133
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 43133"
- DENOTES DELINEATED WET LAND

BEARING ORIENTATION
BASED ON THE NORTH LINE OF OUTLOT D, RUSH CREEK RESERVE ADDITION WHICH HAS AN ASSUMED BEARING OF NORTH 89 DEGREES 36 MINUTES 01 SECONDS WEST. (SEE SHEET 2 OF 4 SHEETS)

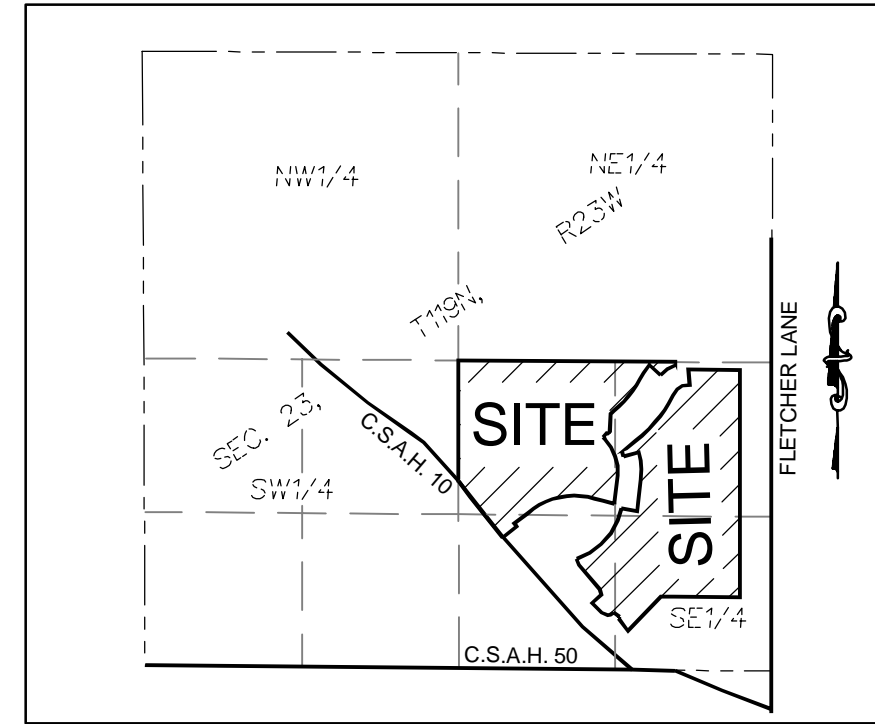


SEE INSET
SHEET 4 OF 4 SHEETS

RUSH CREEK RESERVE SECOND ADDITION INSET

C.R. DOC. NO. _____

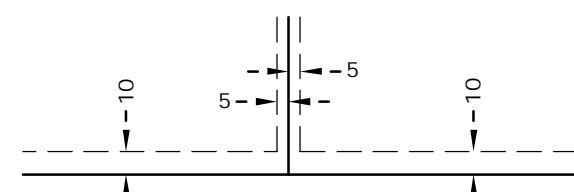
VICINITY MAP
NOT TO SCALE



- DENOTES IRON MONUMENT FOUND, MARKED AS FOUND
- DENOTES 1/2 IRON MONUMENT, FOUND RLS 43133
- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 43133"
- DENOTES DELINEATED WET LAND

BEARING ORIENTATION
BASED ON THE NORTH LINE OF OUTLOT D, RUSH CREEK RESERVE ADDITION WHICH HAS AN ASSUMED BEARING OF NORTH 89 DEGREES 36 MINUTES 01 SECONDS WEST. (SEE SHEET 2 OF 4 SHEETS)

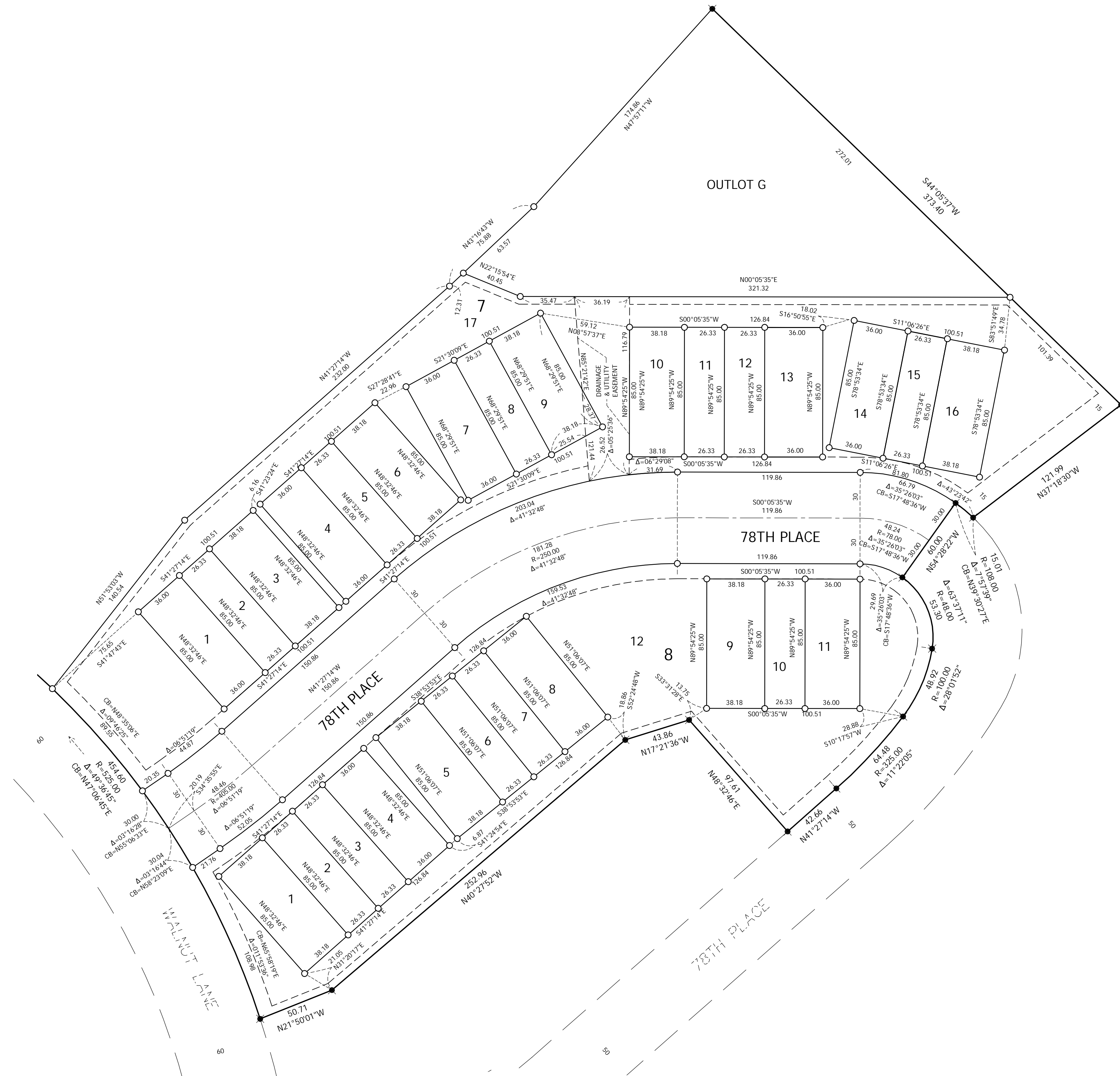
DRAINAGE & UTILITY EASEMENTS
SHOWN THUS (NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.



0 40 80
GRAPHIC SCALE IN FEET



STAFF REPORT

City Council Meeting: September 28, 2023	Prepared By: Kendra Lindahl, AICP
Topic: Conservation Easement Amendment for Bechtold Farms at Rush Creek (City File No. 22-024)	Action Required: Approval

Review Deadline: N/A

1. Request

Skies Limit, LLC has proposed an amendment to the conservation easement and declarations to allow a private driveway to cross part of the approved conservation easement on Lot 7, Block 1. Elm Creek Watershed Management Organization and the City Engineer have reviewed the proposed change and have no objection.

The First Amendment to the Declaration reflecting the change was mailed to landowners on September 18, 2023 and they must vote on the amendment by October 18, 2023. If the majority of the members (7 of 12 lots) vote in favor of the request, the documents may be executed and filed with Hennepin County.

2. Recommendation

Move to adopt Resolution 2023-78 approving the First Amendment the declarations amending the conservation easement for Bechtold Farms at Rush Creek.

Attachments

1. Resolution 2023-78 approving the Certificate of Plat Correction for Rush Creek Reserve 2nd Addition
2. First Amendment to Declaration

RESOLUTION NO. 2023-78

**Motion By:
Seconded By:**

A RESOLUTION APPROVING AN AMENDMENT TO THE DECLARATIONS AND CONSERVATION EASEMENT FOR BECHTOLD FARMS (CITY FILE 22-024)

WHEREAS, Skies Limit, LLC has submitted request for an amendment to the declarations to amend the conservation easement; and

WHEREAS, the amendment will allow a private driveway to cross the easement area on Lot 7, Block 1; and;

NOW, THEREFORE, BE IT RESOLVED The First Amendment to the Declarations to amend the conservation easement is hereby approved; subject to the following:

1. The applicant must provide proof of watershed approval of the amendment.
2. The applicant must provide proof of the landowner’s vote in support of the amendment prior to the City releasing the executed documents.
3. The documents must be recorded at Hennepin County and proof of recording be provided to the City.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 28th day of September 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BECHTOLD FARMS AT RUSH CREEK

This First Amendment (the “First Amendment”) to the Declaration of Covenants, Conditions and Restrictions of Bechtold Farms at Rush Creek dated _____, 2023, is made effective on the date of filing hereof with the consent of the Declarant and sixty-six and two-thirds percent (66.66%) of the total votes of the Association as described in the Secretary’s Affidavit attached hereto as **Exhibit B** for the purpose of subjecting the Property as defined in **Exhibit A** herein to said First Amendment.

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions of Bechtold Farms at Rush Creek dated June 28, 2022, recorded June 28, 2022, as Document No. 1112266 (the “Declaration”) governs real property legally described on **Exhibit A** attached hereto;

WHEREAS, Section 14 of the Declaration requires consent of the Board of the Directors of Bechtold Farms at Rush Creek Homeowner’s Association, a Minnesota nonprofit corporation (the “Association”), Owners who have the authority to cast at least sixty-six and two-thirds percent (66.66%) of the total votes of the Association, the Declarant until the expiration of the period of Declarant control, and the City of Corcoran (the “City”) as to any amendment to Section 8 and Section 14(d) of the Declaration;

WHEREAS, the period of Declarant control of the Association as provided for in Section 16.6 of the Declaration has not expired;

WHEREAS, the Association has obtained consent of sixty-six and two-thirds percent (66.66%) of the total votes of the Association by written ballot;

WHEREAS, the Declarant has provided its consent to this First Amendment, as evidenced in **Exhibit C** attached hereto;

WHEREAS, the City has provided its consent to this First Amendment, as evidenced in **Exhibit D** attached hereto; and

WHEREAS, the Declarant, Association, Owners and City desire to amend the Declaration, as amended, in accordance herewith, and to subject the Property described in **Exhibit A** to the First Amendment, pursuant to the requirements of the Declaration of the Association.

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Exhibit C to the Declaration is amended, modified and restated to include the revised “Depiction of Maintenance Areas” set forth in Exhibit E attached hereto.
2. Exhibit I to the Declaration is amended, modified and restated to include the Conservation Easement, as amended, as set forth in Exhibit F attached hereto.
3. Section 5.7 of the Declaration is amended, modified and restated as follows:

“Uniform Rate of Assessment. Both annual and special Assessments shall be fixed at a uniform rate per Lot, as described in Section 3.2 herein. No assessment shall be made on any Lot until the first day of the year following the closing of the sale of said Lot from the Declarant to the first purchaser of the Lot. By way of example, if a Lot is sold and closed on June 1, 2023, the Assessment(s) shall be fixed and levied as of January 1, 2024.”

4. Except as expressly modified by this First Amendment, the Declaration, all terms, covenants, restrictions and conditions, as previously amended or supplemented, shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A TO FIRST AMENDMENT TO DECLARATION

(Legal Description of the Property)

Lots 1 through 10, Block 1, Bechtold Farms at Rush Creek, Hennepin County, Minnesota; and

Lots 1 through 2, Block 2, Bechtold Farms at Rush Creek, Hennepin County, Minnesota.

DRAFT

EXHIBIT C TO FIRST AMENDMENT TO DECLARATION

(Consent of the Declarant)

DRAFT

EXHIBIT D TO FIRST AMENDMENT TO DECLARATION

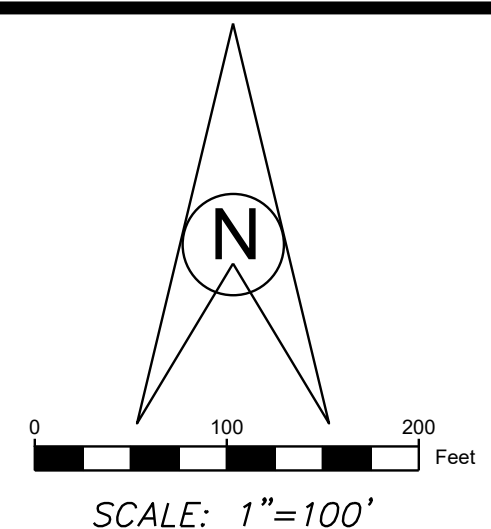
(Consent of the City of Corcoran)

DRAFT

EXHIBIT E TO FIRST AMENDMENT TO DECLARATION

(Amended Depiction of Maintenance Areas)

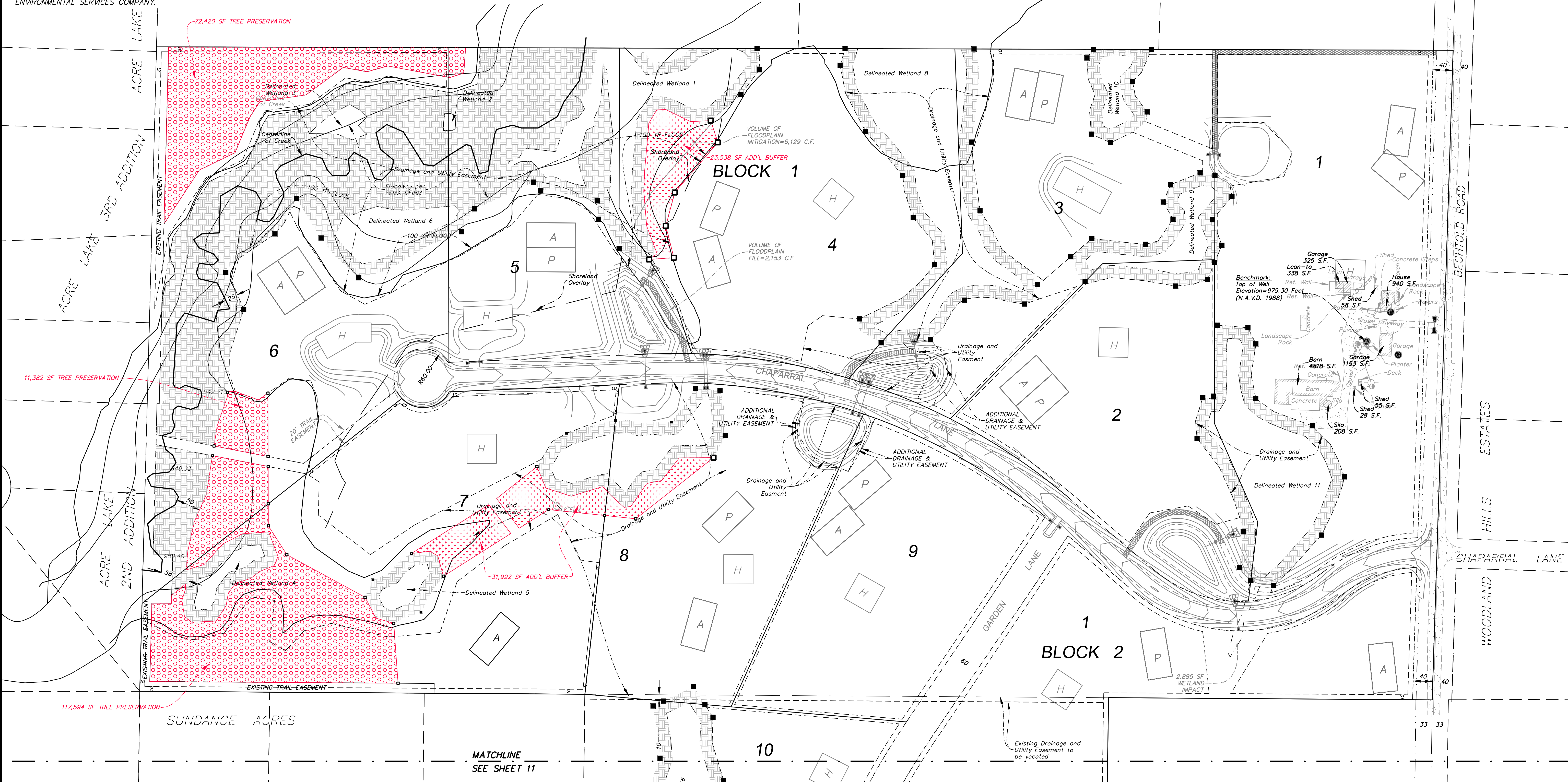
DRAFT



TOTAL TREE PRESERVATION PROPOSED = 201,396 S.F.
 TOTAL ADDITIONAL WETLAND BUFFER PROPOSED = 55,496 S.F.

NOTE:
 WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY.

- LEGEND**
- ⊙ denotes Gas Meter
 - ⊕ denotes Electrical Meter
 - ⊞ denotes Sign
 - ⊗ denotes Guy Wire
 - denotes Power Pole
 - OHE— denotes Overhead Electric Line
 - X— denotes Fence Line
 - denotes Delineated Wetland
 - ⊖ denotes Existing Culvert
 - denotes Proposed Wetland Buffer Sign, Typ.
 - denotes Proposed Conservation Area Sign
 - denotes Possible House Pad Location
 - denotes Possible Primary Septic Area
 - denotes Possible Alternate Septic Area
 - ▨ denotes 25' Wetland Buffer to be Seeded with MnDOT Seed Mix 35-241 or Approved Equal
 - ▨ denotes Conservation Area Buffers to be Seeded with MnDOT Seed Mix 35-241 or Approved Equal
 - ▨ denotes Tree Preservation Area - No Seeding/Management



REV. NO.	DATE	BY	DESCRIPTION
1	3-30-22	T.J.B.	ADD ADDITIONAL WETLAND BUFFER
2	4-6-22	T.R.K.	SEED MIX FOR BUFFER/CONSERVATION AREAS
3	5-12-22	T.J.B.	REVISE MAINTENANCE ACCESSES
4	5-17-22	T.J.B.	ADD HOUSE PAD LOCATION TO LOT 1, BLOCK 1
5	6-6-22	T.R.K.	ADD ADDITIONAL BUFFER SIGNS
6	7-29-22	T.J.B.	PONDS 2A & 2B
7	8-2-23	B.M.H.	UPDATE SHEET WITH EASEMENT

DESIGNED DRAWN
 P.E.O. T.J.B.

CHECKED
 P.E.O.

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.

Paul E. Otto
 Paul E. Otto
 License # 40062 Date: 8-02-23

OTTO ASSOCIATES
 Engineers & Land Surveyors, Inc.

www.ottoassociates.com
 9 West Division Street
 Buffalo, MN 55313
 (763)682-4727
 Fax: (763)682-3522

BECHTOLD FARMS AT RUSH CREEK
 Skies Limit, LLC
 Corcoran, MN

PROJECT NO:
 21-0221

DATE: 3-18-22

WETLAND BUFFER & TREE PRESERVATION PLAN - NORTH

SHEET NO. 10 OF 14 SHEETS

EXHIBIT F TO FIRST AMENDMENT TO DECLARATION

(Conservation Easement with Amendments)

DRAFT

AMENDMENT TO CONSERVATION EASEMENT

This Amendment to Conservation Easement (the "Amendment") is made and entered into effective this _____ day of _____ 2023, by Skies Limit, LLC, a Minnesota limited liability company (the "Grantor") in favor of the City of Corcoran, a Minnesota municipal corporation (the "Grantee").

RECITALS

- R1. Pursuant to that certain Conservation Easement dated June 28, 2022 (the "Conservation Easement"), Exhibit I to the Declaration of Covenants, Conditions and Restrictions of Bechtold Farms at Rush Creek, recorded in the Office of the Hennepin County Recorder on June 28, 2022 as Document No. 11122666, Grantor granted and conveyed to Grantee an easement, according to the terms and conditions contained therein.
- R2. As further provided for herein, Grantor and Grantee desire to amend the scope of part of the Easement Area, subject to the terms and conditions contained in this Amendment.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Conservation Easement D. "Conservation Easement D" as described in Exhibit B to the Conservation Easement, describing the Easement Area, shall be amended by the legal description and depiction attached hereto as Schedule 1.
2. Scope of Amendment. Except to the extent modified herein, all other terms and conditions of the Conservation Easement shall remain in full force and effect. The parties hereby ratify and reaffirm the Conservation Easement, as modified by this Amendment. In the event of a conflict between the terms of this Amendment and the terms of the Conservation Easement, the terms of this Amendment shall govern.
3. Binding Effect; Enforceability. The terms and conditions of this Amendment shall run with the land and be binding on the Grantor, and Grantor's heirs, successors and assigns.

IN WITNESS WHEREOF, Grantor and Grantee have signed this Amendment effective as stated above.

GRANTOR:

SKIES LIMIT, LLC

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____ 2023, by _____, the _____, of Skies Limit, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

NOTARY PUBLIC

SCHEDULE 1

EXHIBIT B

(Easement Area)

Conservation Easement D:

A perpetual easement for conservation purposes over, under, and across that part of Lots 7 and 8, Block 1, BECHTOLD FARMS AT RUSH CREEK, Hennepin County, Minnesota, according to the recorded plat thereof, described as follows:

Commencing at the Northerly common corner of said Lots 7 and 8; thence on an assumed bearing of South 06 degrees 21 minutes 23 seconds West, along the common line of said Lots 7 and 8, a distance of 219.31 feet to the point of beginning;

thence South 46 degrees 30 minutes 11 seconds East, a distance of 46.85 feet;
thence North 81 degrees 44 minutes 23 seconds East, a distance of 13.86 feet;
thence North 34 degrees 50 minutes 24 seconds East, a distance of 57.12 feet;
thence North 79 degrees 06 minutes 30 seconds East, a distance of 30.64 feet;
thence North 37 degrees 51 minutes 28 seconds East, a distance of 58.87 feet;
thence North 89 degrees 39 minutes 34 seconds East, a distance of 69.68 feet;
thence South 51 degrees 46 minutes 51 seconds West, a distance of 201.60 feet;
thence North 84 degrees 02 minutes 41 seconds West, a distance of 179.03 feet;
thence South 57 degrees 39 minutes 03 seconds West, a distance of 253.55 feet;
thence North 15 degrees 36 minutes 29 seconds West, a distance of 43.06 feet;
thence North 59 degrees 55 minutes 51 seconds West, a distance of 18.67 feet;
thence South 83 degrees 03 minutes 08 seconds West, a distance of 37.79 feet;
thence North 57 degrees 45 minutes 48 seconds East, a distance of 186.88 feet;
thence North 51 degrees 43 minutes 40 seconds East, a distance of 124.71 feet;
thence South 22 degrees 32 minutes 13 seconds East, a distance of 47.02 feet;
thence South 72 degrees 19 minutes 51 seconds East, a distance of 54.66 feet;
thence North 72 degrees 52 minutes 34 seconds East, a distance of 67.12 feet;
thence South 42 degrees 15 minutes 28 seconds East, a distance of 14.07 feet to the point of beginning.

EXCEPT THEREFROM:

A 20.00 foot strip of land, the centerline of said strip is described as follows:

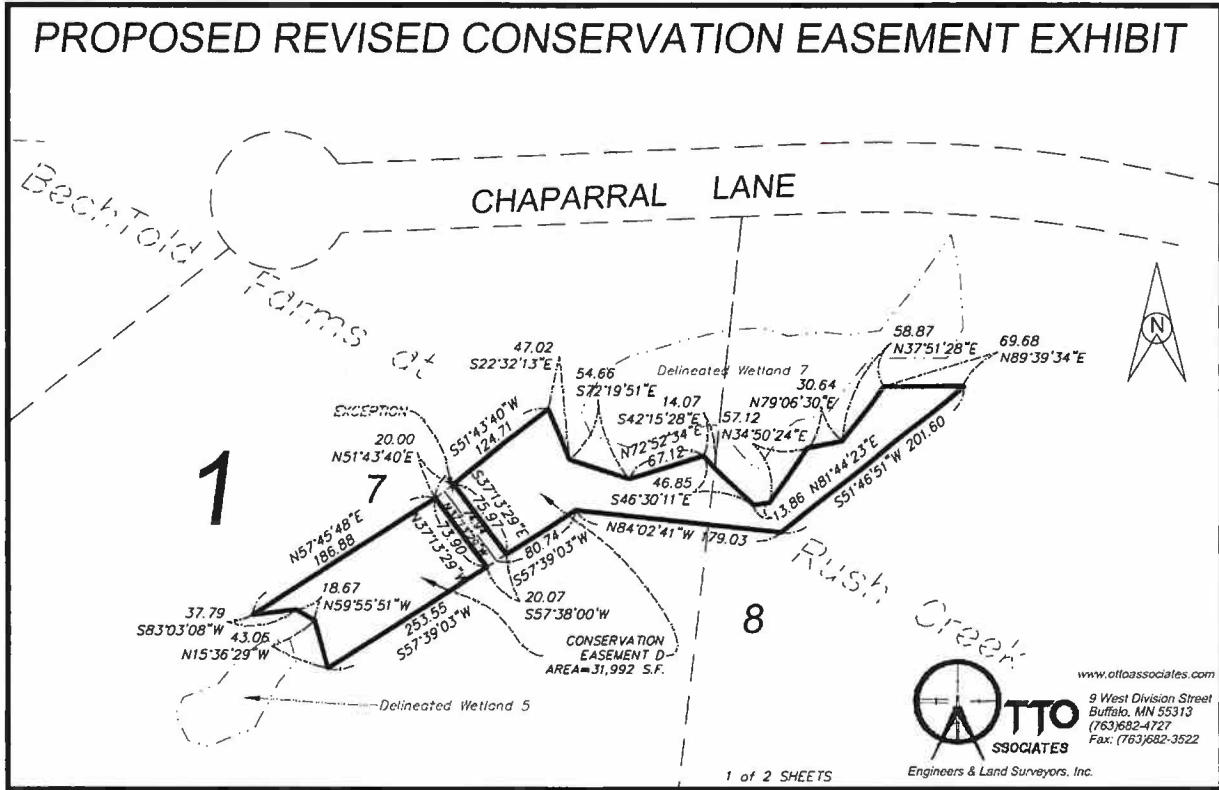
Commencing at the Northerly common corner of said Lots 7 and 8; thence on an assumed bearing of South 06 degrees 21 minutes 23 seconds West, along the common line of said Lots 7 and 8, a distance of 219.31 feet;

thence South 46 degrees 30 minutes 11 seconds East, a distance of 46.85 feet;
thence North 81 degrees 44 minutes 23 seconds East, a distance of 13.86 feet;
thence North 34 degrees 50 minutes 24 seconds East, a distance of 57.12 feet;
thence North 79 degrees 06 minutes 30 seconds East, a distance of 30.64 feet;
thence North 37 degrees 51 minutes 28 seconds East, a distance of 58.87 feet;
thence North 89 degrees 39 minutes 34 seconds East, a distance of 69.68 feet;

thence South 51 degrees 46 minutes 51 seconds West, a distance of 201.60 feet;
thence North 84 degrees 02 minutes 41 seconds West, a distance of 179.03 feet; thence South 57 degrees 39 minutes 03 seconds West, a distance of 80.74 feet to the point of beginning of said centerline: thence North 37 degrees 13 minutes 29 seconds West, a distance of 74.94 feet to the Northerly line of said conservation easement.

The sidelines of said vacated strip shall terminate at the North and South lines of said conservation easement.

Revised Depiction of Conservation Easement D:



<ul style="list-style-type: none"> ● denotes iron monument found ○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062 	Requested By:			Revised:
	JPC Custom Homes, Inc.			
Date:	Drawn By:	Scale:	Checked By:	Project No.
11-17-22	B.M.H.	1"=100'	P.E.O.	22-0428 CONS. D

CONSERVATION EASEMENT

This Conservation Easement is made and entered into effective this 28th day of June 2022, by Skies Limit, LLC, a Minnesota limited liability company (the "Grantor") in favor of the City of Corcoran, a Minnesota municipal corporation (the "Grantee").

RECITALS

- R1. Grantor is the fee owner of the property described on Exhibit A attached hereto, which property is located in Hennepin County, Minnesota (the "Property").
- R2. Grantor has agreed to grant and convey to Grantee an easement, according to the terms and conditions contained herein.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee a perpetual, non-exclusive easement for flowage and conservation purposes over, under, across and through that part of the Property as described on Exhibit B (the "Easement Area") attached hereto with legal description and graphic.
2. Scope of Easement. Grantor, for itself, its successors and assigns, declares and agrees that the following prohibitions shall continue in perpetuity in the Easement Area:

- a. Constructing, installing or maintaining anything made by man, including but not limited to buildings, structures, walkways, clothes line poles, and playground equipment, except the installation of feeders, bird houses, and other devices intended to foster wildlife.
 - b. Cutting or removing trees or other vegetation. Notwithstanding the forgoing, trimming trees to maintain their health, removing diseased trees or those which create a hazard to persons or property and removing selected trees to allow sunlight to penetrate to limited parts of the Easement Area are allowed when approved by the Grantee.
 - c. Excavating or filling within the Easement Area.
 - d. Applying chemicals for destruction or retardation of vegetation, unless first approved by the Grantee.
 - e. Outside storage of any kind.
 - f. Depositing of waste or debris.
 - g. Activity detrimental to the screening of the neighboring properties.
 - h. Applying fertilizers.
 - i. Conducting activities detrimental to the preservation of the scenic beauty, vegetation and wildlife in the Easement Area.
3. Grantee Rights. Grantor, for itself, its successors and assigns, grant to the Grantee the affirmative right, but not the obligation, to do the following in the Easement Area:
- a. Preserve, improve and enhance the slope, trees, vegetation and natural habitat at no cost to the Grantor.
 - b. Enter upon the Easement Area at any time to enforce compliance with the terms of this Conservation Easement.
 - c. Take such other action as the Grantee deems necessary or advisable in its sole discretion to enforce compliance with the terms of this Conservation Easement.
 - d. Install and maintain monuments or markers delineating the Easement Area.

4. Warranty of Title. Grantor represents and warrants to Grantee that Grantor is the fee owner of the Property, free and clear of all liens and encumbrances, except liens and encumbrances of record.
5. Environmental Matters. The Grantee shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorney's fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the Easement Area or Property prior to the date of this instrument.
6. Binding Effect: Enforceability. The terms and conditions of this instrument shall run with the land and be binding on the Grantors, and Grantor's heirs, successors and assigns. This Conservation Easement is enforceable by the City of Corcoran acting by resolution approved by its City Council.

IN WITNESS WHEREOF, Grantor has signed this Conservation Easement effective as stated above.

STATE DEED TAX DUE HEREON: NONE

GRANTOR:

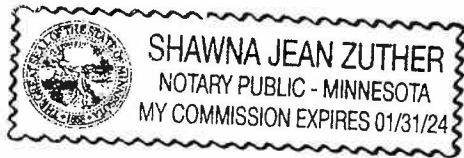
Skies Limit, LLC _____

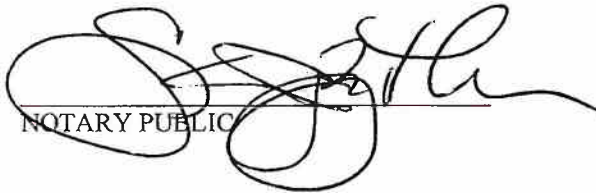
By:  _____

Its: President _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 20th day of June 202,
by Phillip Kothrade, the President, of Skies Limit, LLC, a
Minnesota limited liability company, on behalf of the Corporation.




NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED BY:
Civil Engineering Site Design, LLC
PO Box 566
118 E. Broadway Street
Monticello, MN 55362

EXHIBIT A

Legal Description of the Property Being Final Platted as:

Lots 1 through 10, Block 1, Bechtold Farms at Rush Creek, Hennepin County, Minnesota.

Lots 1 through 2, Block 2, Bechtold Farms at Rush Creek, Hennepin County, Minnesota.

EXHIBIT B

Easement Area

Conservation Easement A:

A perpetual easement for conservation purposes over, under, and across that part of Lots 6 and 7, Block 1, BECHTOLD FARMS AT RUSH CREEK, Hennepin County, Minnesota, described as follows:

Commencing at the Westerly common corner of said Lots 6 and 7, Block 1; thence on assumed bearing of North 01 degrees 29 minutes 56 seconds East, along the West line of said Lot 6, a distance of 0.85 feet; thence South 89 degrees 37 minutes 12 seconds East, a distance of 20.00 feet to the point of beginning; thence continuing South 89 degrees 37 minutes 12 seconds East, a distance of 40.01 feet; thence North 01 degrees 29 minutes 56 seconds East, a distance of 16.49 feet; thence North 51 degrees 33 minutes 10 seconds East, a distance of 36.40 feet; thence South 02 degrees 06 minutes 48 seconds West, a distance of 10.63 feet; thence South 17 degrees 39 minutes 16 seconds West, a distance of 23.98 feet; thence South 09 degrees 07 minutes 26 seconds East, a distance of 32.89 feet; thence South 50 degrees 55 minutes 08 seconds East, a distance of 19.15 feet; thence North 87 degrees 03 minutes 40 seconds East, a distance of 50.01 feet; thence North 32 degrees 35 minutes 27 seconds East, a distance of 37.76 feet; thence North 09 degrees 44 minutes 04 seconds East, a distance of 25.29 feet; thence North 37 degrees 17 minutes 27 seconds East, a distance of 26.00 feet; thence North 72 degrees 47 minutes 47 seconds East, a distance of 31.33 feet; thence North 51 degrees 43 minutes 17 seconds East, a distance of 23.26 feet; thence North 67 degrees 51 minutes 54 seconds East, a distance of 31.67 feet; thence North 23 degrees 10 minutes 35 seconds East, a distance of 20.36 feet; thence North 20 degrees 45 minutes 33 seconds West, a distance of 53.44 feet; thence South 86 degrees 01 minutes 09 seconds West, a distance of 53.44 feet; thence South 62 degrees 56 minutes 14 seconds West, a distance of 44.46 feet; thence South 42 degrees 28 minutes 30 seconds West, a distance of 57.60 feet; thence South 73 degrees 13 minutes 20 seconds West, a distance of 38.67 feet; thence North 05 degrees 48 minutes 24 seconds East, a distance of 38.23 feet; thence North 12 degrees 09 minutes 15 seconds East, a distance of 60.32 feet; thence North 23 degrees 46 minutes 05 seconds East, a distance of 62.11 feet; thence North 08 degrees 59 minutes 08 seconds West, a distance of 141.91 feet; thence North 19 degrees 27 minutes 44 seconds East, a distance of 62.56 feet; thence North 03 degrees 21 minutes 59 seconds East, a distance of 9.43 feet; thence North 66 degrees 05 minutes 37 seconds East, a distance of 3.21 feet; thence North 88 degrees 31 minutes 46 seconds East, a distance of 12.77 feet; thence South 69 degrees 42 minutes 28 seconds East, a distance of 49.85 feet; thence North 54 degrees 57 minutes 28 seconds East, a distance of 24.06 feet; thence South 00 degrees 09 minutes 14 seconds East, a distance of 270.61 feet; thence South 32 degrees 37 minutes 06 seconds East, a distance of 70.00 feet; thence South 61 degrees 28 minutes 03 seconds East, a distance of 181.53 feet; thence South 27 degrees 17 minutes 20 seconds East, a distance of 47.69 feet; thence South 73 degrees 53 minutes 35 seconds East, a distance of 38.26 feet; thence South 04 degrees 01 minutes 10 seconds East, a distance of 122.47 feet; thence North 89 degrees 37 minutes 12 seconds West, a distance of 506.13 feet; thence North 01 degrees 29 minutes 56 seconds East, a distance of 160.03 feet to the point of beginning.

EXCEPT:

That part being 20.00 feet to the right of the following described line:

Commencing at the Easterly common corner of said Lots 6 and 7; thence on assumed bearing of South 51 degrees 42 minutes 52 seconds West, along the Southeast line of said Lot 6, a distance of 248.49 feet to the point of beginning of said line; thence North 78 degrees 59 minutes 53 seconds West, a distance of 311.99 feet to the East line of the West 20.00 feet of said Lot 6 and said line there terminating.

Conservation Easement B:

A perpetual easement for conservation purposes over, under, and across that part of Lots 5 and 6, Block 1, BECHTOLD FARMS AT RUSH CREEK, Hennepin County, Minnesota, lying Easterly of the West 24.50 feet of said Lot 6, and Westerly and Northwesterly of the following described line:

Commencing at the Northerly common corner of said Lots 5 and 6; thence on an assumed bearing of South 89 degrees 51 minutes 03 seconds East, along the North line of said Lot 5, a distance of 33.98 feet to the point of beginning of said line; thence South 03 degrees 57 minutes 56 seconds West, a distance of 52.08 feet; thence South 71 degrees 59 minutes 53 seconds West, a distance of 29.74 feet; thence North 79 degrees 18 minutes 49 seconds West, a distance of 128.68 feet; thence South 74 degrees 21 minutes 53 seconds West, a distance of 44.17 feet; thence North 79 degrees 48 minutes 29 seconds West, a distance of 49.22 feet; thence South 53 degrees 44 minutes 21 seconds West, a distance of 94.55 feet; thence South 81 degrees 43 minutes 16 seconds West, a distance of 94.86 feet; thence South 32 degrees 59 minutes 25 seconds West, a distance of 36.56 feet; thence South 22 degrees 44 minutes 27 seconds West, a distance of 79.87 feet; thence South 64 degrees 09 minutes 51 seconds West, a distance of 80.67 feet; thence South 33 degrees 16 minutes 35 seconds West, a distance of 122.51 feet; thence South 45 degrees 00 minutes 20 seconds West, a distance of 42.51 feet to the West line of said Lot 6 and said line there terminating.

Conservation Easement C:

perpetual easement for conservation purposes over, under, and across that part of the Lot 4, Block 1, BECHTOLD FARMS AT RUSH CREEK, Hennepin County, Minnesota, according to the recorded plat thereof, described as follows:

Commencing at the Northwest corner of said Lot 4, thence on an assumed bearing of South 00 degrees 08 minutes 57 seconds West, along the West line of said Lot 4, a distance of 326.14 feet to the Westerly corner of said Lot 4; thence South 30 degrees 19 minutes 18 seconds East, along the Southwest line of said Lot 4, a distance of 121.42 feet to the point of beginning; thence North 54 degrees 57 minutes 57 seconds East, a distance of 19.94 feet; thence North 20 degrees 27 minutes 01 seconds West, a distance of 60.60 feet; thence North 04 degrees 58 minutes 08 seconds West, a distance of 70.75 feet; thence North 02 degrees 32 minutes 36 seconds East, a distance of 41.14 feet; thence North 05 degrees 03 minutes 08 seconds East, a distance of 77.82 feet; thence North 04 degrees 34 minutes 49 seconds East, a distance of 20.09 feet; thence North 30 degrees 42 minutes 14 seconds East, a distance of 33.91 feet; thence South 87 degrees 10 minutes 01 seconds East, a distance of 17.27 feet; thence South 63 degrees 54 minutes 55 seconds East, a distance of 56.54 feet; thence North 87 degrees 02 minutes 30 seconds East, a distance of 41.07 feet; thence South 17 degrees 59 minutes 55 seconds East, a distance of 46.50 feet; thence South 40 degrees 39 minutes 56 seconds West, a distance of 134.74 feet; thence South 14 degrees 55 minutes 26 seconds West, a distance of 70.57 feet; thence South 14 degrees 12 minutes 54 seconds East, a distance of 67.02 feet; thence South 86 degrees 13 minutes 56 seconds West, a distance of 50.62 feet to the point of beginning.

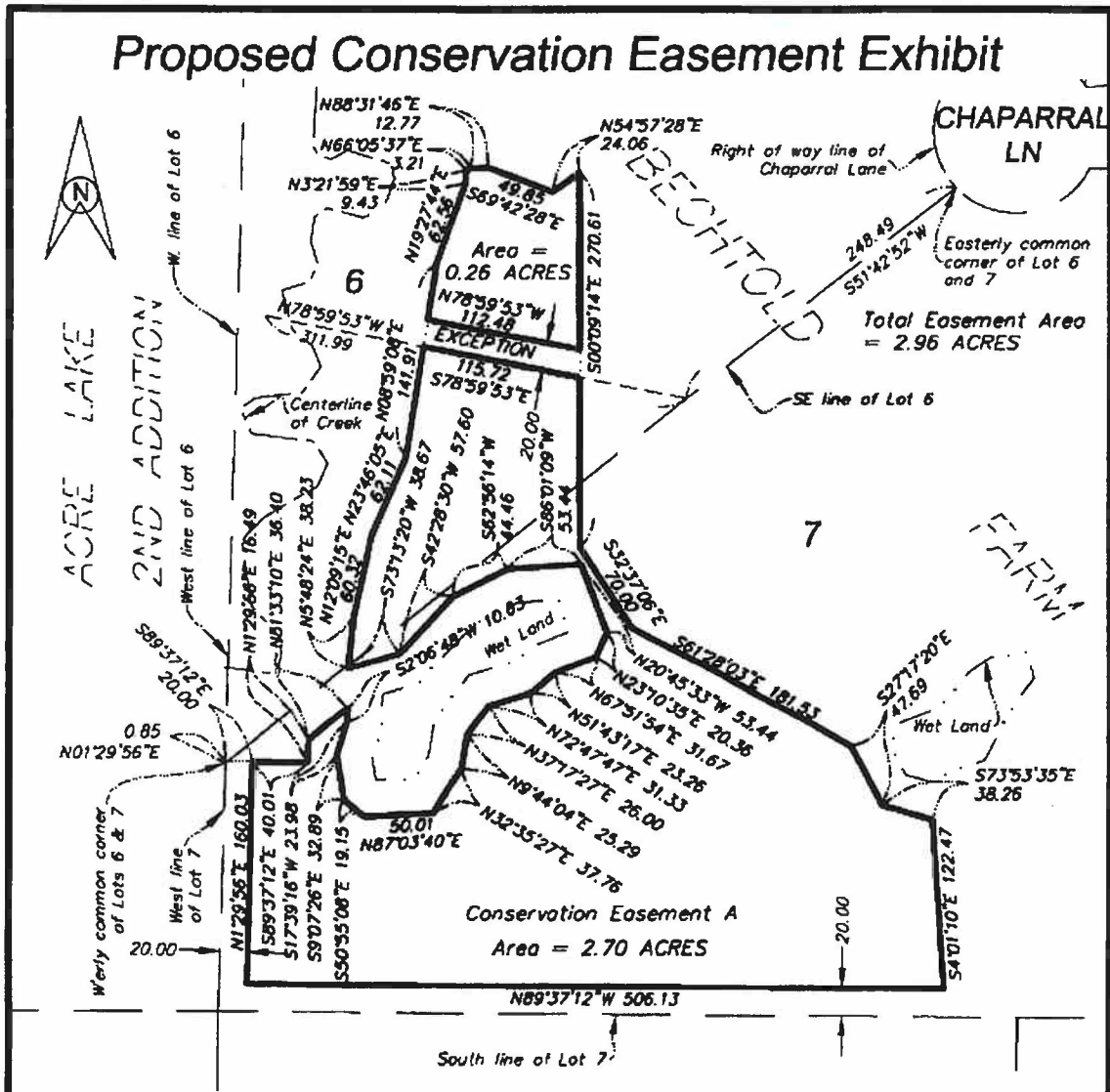
Conservation Easement D:

A perpetual easement for conservation purposes over, under, and across that part of Lots 7 and 8, Block 1, BECHTOLD FARMS AT RUSH CREEK, Hennepin County, Minnesota, according to the recorded plat thereof, described as follows:

Commencing at the Northerly common corner of said Lots 7 and 8; thence on an assumed bearing of South 06 degrees 21 minutes 23 seconds West, along the common line of said Lots 7 and 8, a distance of 219.31 feet to the point of beginning;

thence South 46 degrees 30 minutes 11 seconds East, a distance of 46.85 feet; thence North 81 degrees 44 minutes 23 seconds East, a distance of 13.86 feet; thence North 34 degrees 50 minutes 24 seconds East, a distance of 57.12 feet; thence North 79 degrees 06 minutes 30 seconds East, a distance of 30.64 feet; thence North 37 degrees 51 minutes 28 seconds East, a distance of 58.87 feet; thence North 89 degrees 39 minutes 34 seconds East, a distance of 69.68 feet; thence South 51 degrees 46 minutes 51 seconds West, a distance of 201.60 feet; thence North 84 degrees 02 minutes 41 seconds West, a distance of 179.03 feet; thence South 57 degrees 39 minutes 03 seconds West, a distance of 253.55 feet; thence North 15 degrees 36 minutes 29 seconds West, a distance of 43.06 feet; thence North 59 degrees 55 minutes 51 seconds West, a distance of 18.67 feet; thence North 51 degrees 43 minutes 40 seconds East, a distance of 278.26 feet; thence South 22 degrees 32 minutes 13 seconds East, a distance of 47.02 feet; thence South 72 degrees 19 minutes 51 seconds East, a distance of 54.66 feet; thence North 72 degrees 52 minutes 34 seconds East, a distance of 67.12 feet; thence South 42 degrees 15 minutes 28 seconds East, a distance of 14.07 feet to the point of beginning.

Proposed Conservation Easement Exhibit



www.ottoassociates.com
 9 West Division Street
 Buffalo, NY 55313
 (763)882-4727
 Fax: (763)882-3522

1 of 2 SHEETS

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Requested By:

Skies Limit, LLC

Revised:

Date:
3/7/2022

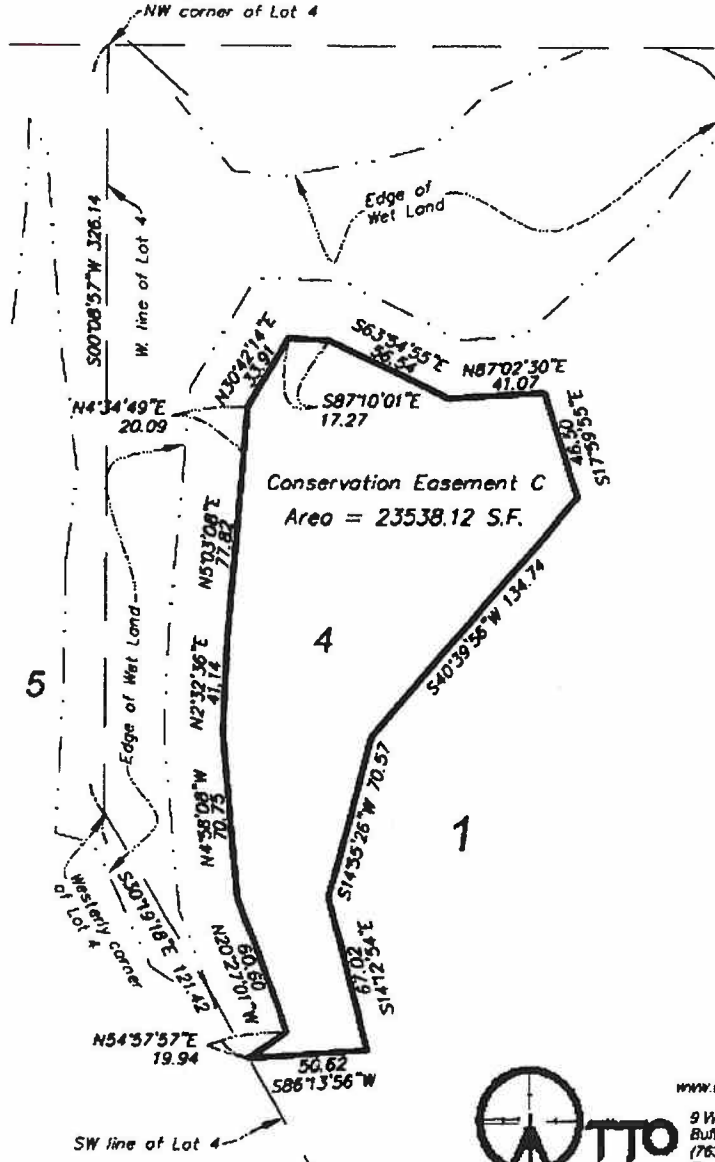
Drawn By:
J.J.A.

Scale:
1"=100'

Checked By:
P.E.O.

Project No.
21-0221 ConA

Proposed Conservation Easement Exhibit



1 of 2 SHEETS



www.ottoassociates.com
 9 West Division Street
 Buffalo, NY 55313
 (763)682-4727
 Fax: (763)682-3522

Engineers & Land Surveyors, Inc.

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Requested By:

Skies Limit, LLC

Revised:

Date:
4/4/2022

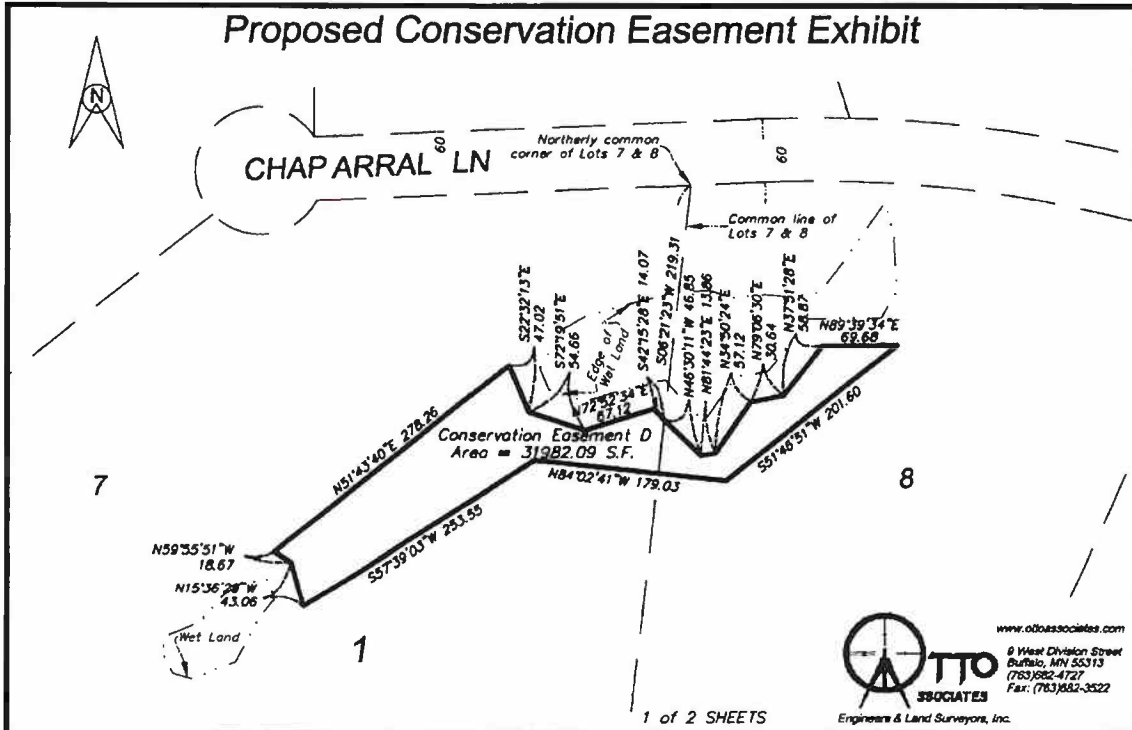
Drawn By:
J.J.A.

Scale:
1"=60'

Checked By:
P.E.O.

Project No.
21-0221 Con C

Proposed Conservation Easement Exhibit



1 of 2 SHEETS



ATTO ASSOCIATES
 Engineers & Land Surveyors, Inc.
 www.attoassociates.com
 9 West Division Street
 Buffalo, NY 55313
 (763)882-4727
 Fax: (763)882-3522

<ul style="list-style-type: none"> ● denotes iron monument found ○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062 	Requested By:		Revised:	
	Skies Limit, LLC			
Date:	Drawn By:	Scale:	Checked By:	Project No.
4/4/2022	J.J.A.	1"=100'	P.E.O.	21-0221 CONS. D

STAFF REPORT

Agenda Item 8a.

City Council Meeting: September 28, 2023	Prepared By: Natalie Davis McKeown
Topic: South Fork Village Concept Plat (PID 01-119-23-44-0046) (City File No. 23-020)	Action Required: Direction

Review Deadline: October 29, 2023

1. Application Request

Fenway Land Company requests an opportunity to appear before the City Council to solicit informal comments on a concept plat for “South Fork Village”. The concept plat includes roughly 12.76 acres located on the southwest corner of Stieg Rd and County Road 101.

2. Background

The subject property was previously platted as part of Outlot B of Bellwether 2nd Addition. The property was previously used for agricultural purposes. This is the first concept plan involving this property to be reviewed by the City Council.



Figure 1 Property Location Map

3. Context

Zoning and Land Use

There are no existing structures or uses on the property. The property is zoned Community Commercial (C-2) and guided in the 2040 Comprehensive Plan for commercial. The property is within Phase 1 of the 2040 Staging Plan. Additionally, this property is located within the Northeast (NE) District which is subject to a district plan provided in Appendix C of the Zoning Ordinance.

Surrounding Properties

The guiding, zoning, and existing use of the surrounding properties are detailed in the table below. All surrounding properties within Corcoran are located in the MUSA and Phase 1 of the Staging Plan.

Direction	Land Guidance	Zoning District	Current Use
North	Industrial	Light Industrial	Vacant
East	Maple Grove	Maple Grove	Residential
South	- Public/Semi-Public - Low Density Residential	- Public/Institutional - Planned Unit Development (PUD) - Bellwether	Residential
West	Low Density Residential	PUD - Bellwether	Residential

There is an existing land use application for the property to the north with a request to re-guide the land as commercial and rezone the property to C-2. The application proposes a portion of the site be dedicated to a pet daycare business (Red Barn Pet Retreat) that provides additional services such as grooming and training.

Natural Characteristics of the Site

The 2040 Comprehensive Plan’s Natural Resource Inventory Areas map does not reflect any natural communities on the subject property. A previous wetland delineation on the site confirms a wetland in the southwest corner of the site that is also seen on the Hennepin County Natural Resources map.



Figure 2 Hennepin County Natural Resources Map

4. Analysis

Planning staff coordinated review of the sketch plan with Public Works and Engineering as well as the Public Safety team. Memos from the City Engineer and Public Safety are enclosed in this report as well as incorporated into the following analysis as appropriate. The applicant is responsible for reviewing the entirety of both memos and incorporating the feedback as the project moves forward.

Use

The concept plan for South Fork Village shows four parcels: two commercial sites on the northern portion of the property, one residential apartment site on the southern portion, and an outlet on the west of the site containing a wetland and stormwater ponding. There are no planned commercial users at this time. The outlet will require an agreement as it will be owned and maintained as a common lot between the three other lots in the plat. A drainage and utility easement in favor of the City will also be required over the outlet.



Figure 3 South Fork Village Concept Plat

The first phase of South Fork Village is anticipated to be a 102-unit apartment building. A Multi-family dwelling is listed as a conditional use in the C-2 district. This means the City previously determined that apartment buildings can be a compatible use within the

C-2 district and commercial land use designation. The request does not require the property to be rezoned or re-guided.

The applicant's narrative explains the overall property is an attractive location for apartments as well as commercial users due to the proximity to major roadways. Additionally, the narrative explains the design of the site is intentional with maintaining the wetland and ponding along the west side nearest Bellwether and using the apartment buildings as a transition to the eventual, more intense commercial sites proposed to the north.

Staff believe there are pros and cons to consider. There may be value in the additional residential population brought into this area by an apartment building as the increased density will further support the viability of community commercial users in the area. On the other hand, the proposed residential use takes away about 4.5 acres of commercial land within the Northeast District, which is envisioned as a job creation zone. It should also be weighed that the future of the commercial market has some uncertainty at this time as commercial businesses continue to adapt to post-COVID market and workforce trends.

The applicant requests feedback from Council on the proposed multifamily use on this site. No specific use standards are provided for residential apartment buildings in the C-2 district, so the Council will want to consider how the proposed site fits within the following general conditional use permit (CUP) evaluation criteria outlined in Section 1070.020:

- A. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.
- B. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.
- C. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- D. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- E. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.
- F. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

G. The conditional use and site conforms to performance standards as specified by this Chapter.

Lot Analysis

The lot standards for the C-2 district are as follows:

	Minimum Standard
Minimum Lot Area	1 acre
Minimum Lot Width	100 ft.
Minimum Lot Depth	200 ft.
Minimum Principal Structure Setbacks	
- Front, Major Roadways	100 ft.
- Front, All Other Streets	25 ft.
- Side and Rear	20 ft.
- Adjacent to Residential	50 ft.
Maximum Principal Building Height	35 ft.
Maximum Impervious Surface Coverage	80%

The proposed lot sizes are provided in the table below. Dimensions that do not meet the minimum requirements are indicated in red. The 4.4-acre outlot is not subject to minimum lot requirements, but it far exceeds the minimum lot requirements regardless.

Lot	Proposed Lot Area	Proposed Lot Width (Approx.)	Proposed Lot Depth (Approx.)
Comm 1	1.79 acres	250'	311'
Comm 2	0.97 acre	150'	233'
Multi-family	4.53 acres	490'	431'

The two proposed commercial lots (Comm 1 and Comm 2) are considered corner lots. The lot frontage and required lot width are measured using the shortest dimension along a public street. For Comm 1, the lot width is measured based on the property line parallel to County Road 101. The lot width is measured based on the property line parallel to Stieg Rd for Comm 2. It is possible the shortest dimension could change if the site layout is revised.

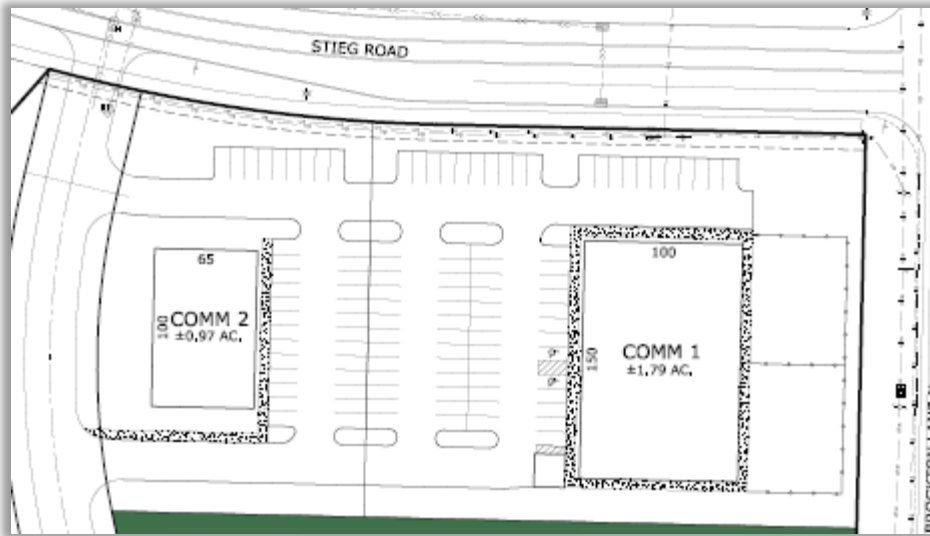


Figure 4 Commercial Lots

A variance for lot area and lot depth would be required for the Comm 2 lot to move forward as proposed. Staff believes the interior lot line between the Comm 1 and Comm 2 lots can be adjusted in order for the minimum lot dimensions to be met for both commercial sites.

The multi-family lot meets the minimum requirements for the C-2 district. The lot also meets the minimum lot requirements for apartments in districts where multi-family dwellings are expected to be more prevalent, such as RMF-2 (Mixed Residential) and RMF-3 (High Density Residential).

A scale was not provided on the building plans to confirm the proposed height of the apartment buildings. The maximum height of the building must comply with the district standard of 35' which is also compatible with the height limit for low density residential zoning districts. It is important to note that building height is measured differently based on the roofline. Based on the pitched roof shown in the concept building plans, height would be measured as the vertical distance from the grade of the building line to the mean distance of the highest gable. The height would be confirmed with the submittal of a CUP and site plan application.



Figure 5 Multi-Family Lot



Figure 6 Concept Elevation of Multi-Family Building

Building examples for the commercial buildings were not provided at this time since there are no users currently in mind. As site plans are received for each site, the building height will be confirmed and be limited to 35'.

The concept plan notes the apartment building site has an estimated impervious surface coverage of 61.1%. This is within the 80% threshold. However, the estimated impervious surface coverage is not provided for the two commercial lots to the north. It is possible that at least the Comm 2 lot would exceed the impervious surface coverage limit. However, when looking at the concept plat overall, the outlot to the west provides 4.4 acres of unbuildable space that arguably offsets the impervious surface coverage to the east. Typically, the impervious surface coverage is applied on a per lot basis, but the City did allow Pioneer Trail Industrial Park flexibility to apply the limit to the overall development as part of Planned Unit Development (PUD) flexibility. The applicant is not requesting a PUD, so a deviation from this standard would require a variance.

The concept structures appear to mostly comply or exceed all relevant setbacks, including a setback of 50' from a residential district. However, the Comm 1 building is only setback 76' from County Road 101 where a 100' setback is required. This setback can be reduced to 60' with additional landscaping per Section 1060.070, Subd. 2(K). This can be accommodated in the space between the structure and the front property line. However, the concept plan is showing a fenced in area on this site which suggests a potential daycare user in this space. The shown fenced area could potentially conflict with the ability to accommodate landscaping for a reduced setback. Regardless, staff are satisfied that a structure can fit on the property and meet the required setbacks. Setback details will ultimately be handled with a site plan when a specific user moves forward with this site. If a daycare user were to come in on the site, they could reduce the building footprint to meet the 100' setback, reduce the fenced in area to accommodate the required landscaping, or request a variance.

Density

Since the property is within a commercial district, there is not a residential density goal applied to the proposed apartment site. A rough estimate is that the apartment site would have a density of 22.5 units per acre (102 units / 4.53 acres). When the City next

updates the Comprehensive Plan, these units would count towards meeting the City's population goals and overall density needed within the MUSA.

Streets & Access

The concept plan shows a main road (Street A) as the primary access to serve the development which connects to Stieg Road. This location is compatible with the proposed Red Barn Pet Retreat plat under review on the north side of Stieg Road and is supported by staff. The Engineering Memo indicates that access into the development may require construction of an eastbound right turn lane onto Street A as well as some restriping of Stieg Road. The concept plan shows Street A extended to the south property line as is City practice; however, a temporary turnaround may be necessary at the end of this roadway as an interim condition since re-development to the south is unknown at this time.

Comm 1 does not have direct access to a public street. Instead, it would be accessed through Comm 2. While this is not ideal, the concept plan shows a dedicated drive aisle to the south to be used to access Comm 1 that does not conflict with parking. The Engineering memo provides that this will need to be reviewed further by staff, and a singular shared access may be required. The Public Safety memo recommended the applicant consider the feasibility of having a shared access or two-way street in the middle of the site to serve all three lots.

Comm 2 shows two access points onto Street A. The Engineering Memo states that the northern access point should be removed as its proximity to Stieg Road will create conflicts at the intersection. This is further supported by the Public Safety Memo.

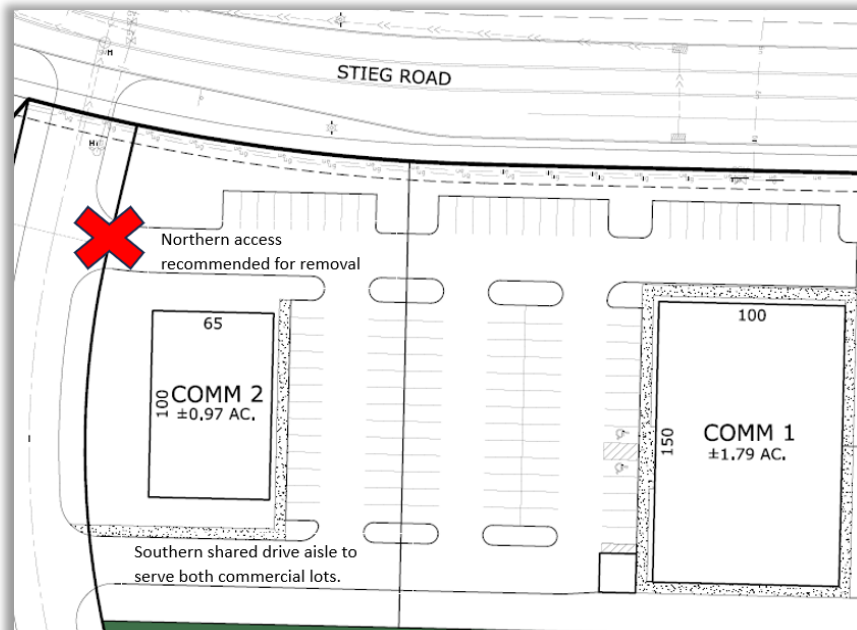
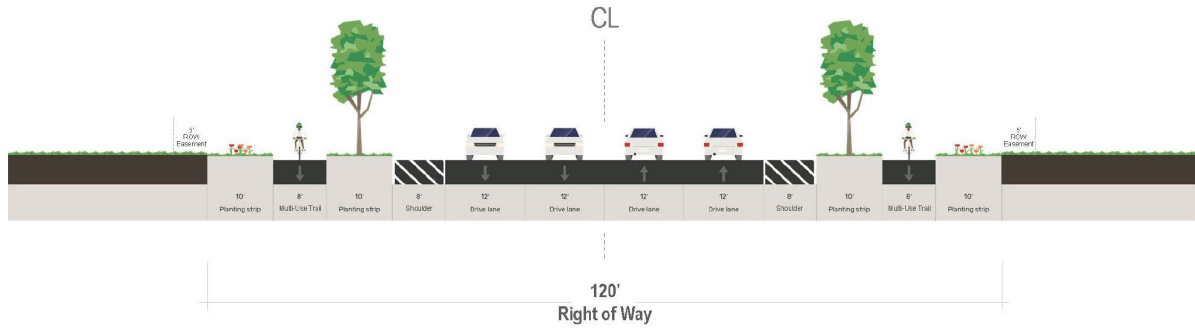


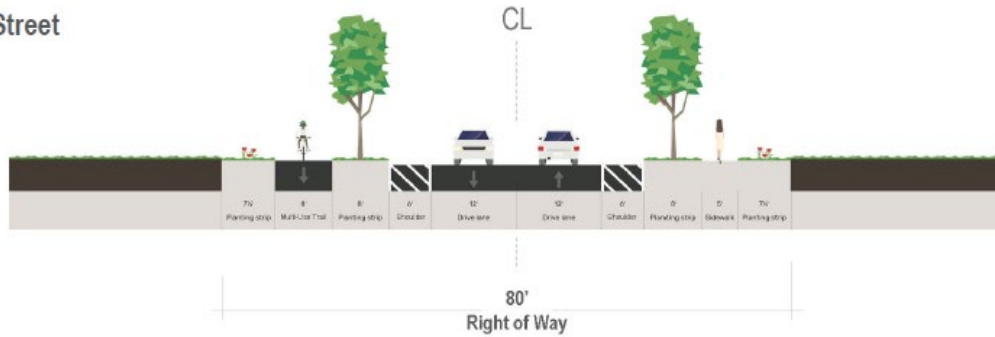
Figure 7 Commercial Lots Access Diagram

The applicant will need to comply with the NE District street standards for county roads (County Road 101), collector streets (Stieg Road), and local streets (Street A) as shown below.

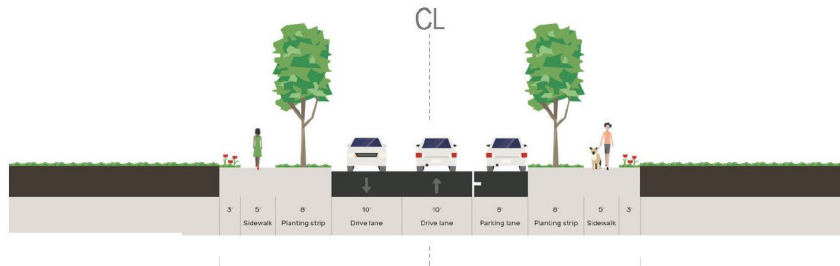
County Road 101 & 116 (Mid-Block)



Collector Street



Local Street



The NE District plan notes that the developer is responsible for construction of all streetscape improvements along adjacent streets. These improvements include all hardscape, landscape, and site amenities, such as trails, sidewalks, benches, bike racks, street trees, and plantings.

When the Red Barn Pet Retreat plat to the north was reviewed by the County, they requested an additional 10' transportation easement along County Road 101 for drainage, utility, and future multi-modal needs. This was in addition to the right-of-way (ROW) shown in the City's NE District Plan. Further, they wanted a 25' by 25' triangle of

ROW at the corner of Stieg Road and County Road 101 to accommodate a future signal when warranted, so staff anticipates a similar request will be made in the northeast corner for this plat.

Signage

A freestanding sign appears to be shown in the northwest corner of the multi-family residential site. Residential uses are allowed 2 freestanding signs with a sign copy area of up to 32 sq. ft. with a height of 6'. The signs must meet the minimum 10' setback from all property lines. Non-residential uses are allowed 1 freestanding sign with a sign copy area of 64 sq. ft. and a height of 16'. Additionally, non-residential uses are allowed 1 wall sign of up to 10% of the primary building face. No signs for the commercial uses are currently shown. Signs throughout the plat must comply with Chapter 84 of the City Code.

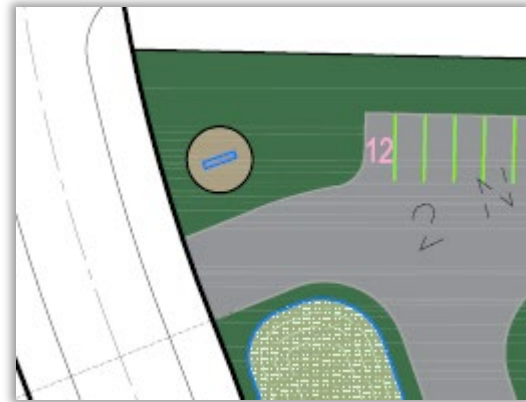


Figure 8 Proposed Sign Location for Multi-Family Lot

Wetlands

A wetland delineation was completed for this site in July of 2018. This will need to be updated as wetland delineations expire after 5 years. The wetland delineation must be updated before final approvals can be provided. The Engineering Memo notes that the wetland buffer zones and required wetland buffer signs must be clearly identified and labeled on the preliminary plat. If existing vegetation is proposed to be used as the wetland buffer, these areas shall be reviewed by the City's wetland specialist to determine the vegetation complies with Section 1050.010, Subd. 8.

Lighting

No lighting is shown on the concept plan. Lighting throughout the site must comply with Section 1060.040 of the Zoning Ordinance. This includes a requirement that lighting must be arranged so as not to produce glare beyond the property line.

Building Standards

The applicant provided a concept rendering of the multi-family building. While the building materials and percentages are not noted, it appears the structure will utilize a combination of brick, stone, and fiber-reinforced cement. It appears the intended design will comply with Section 1060.050 (Building Standards) of the Zoning Ordinance as well as the additional design standards provided in the NE District Plan. The exact design will be reviewed in more detail as site plans are submitted for each building.



Figure 9 Concept Rendering of Multi-Family Building

Accessory Structure

The multi-family site includes a detached accessory structure to provide garage parking spaces for residents. Typically, detached structures cannot be placed in front yards within districts other than Urban Reserve and Rural Residential. However, accessory structures located on through lots may be located between the rear of the principal building and the public ROW. The applicable setback for such a situation within a non-residential district is unclear. The concept plan proposes a setback of a little over 40.' If treated as a rear yard, Section 1030.020, Subd. 3(E)(3) calls out a 10' setback from the rear property line.



Figure 10 Proposed Detached Garage Spaces

Accessory structures in non-residential districts as well as urban residential districts are limited to 1,000 square feet or 25% of the rear yard area, whichever is less. The proposed structure measures in excess of 6,000 square feet. The standard limit in the Zoning Ordinance does not seem to contemplate a detached garage structure for multi-family dwellings, which is a desirable feature for residents. A variance or zoning ordinance amendment would be needed to allow the structure as proposed.

The height of the structure is not provided. Accessory structures placed in the side yard are limited to a sidewall height of 10'. This would apply to the structure since a majority of the building is placed within the side yard. A CUP is needed to bypass this limit.

Depending on the sidewall height, the eaves and overhang requirements provided in the table below must be followed. Eaves are interpreted to mean the soffits/underside along the side of the building. The overhang is interpreted to be the edge that extends over the front and rear elevations.

Sidewall Height	Eaves (minimum)	Overhang (minimum)
10' or less	12"	12"
>10' – 12'	12"	18"
> more than 12'	12"	24"

The accessory structure will also be subject to the building materials allowed within the NE District Plan.

Parking

Parking standards are provided in Section 1060.060 of the Zoning Ordinance. Drive aisles and parking lots must be setback at least 100' from the front property line along County Road 101, 25' from all other front property lines, and 10' from all interior property lines.

The commercial parking areas nearest to Stieg Road do not appear to meet the 25' minimum setback. A variance can be requested to bypass the parking setback in this area, but staff believes the applicant should first try to revise the plans with the northern access removed to see if it is possible to accommodate the 25' setback. The commercial parking lot appears to be as close as 70' to the front property line along County Road 101. The parking setback along County Road 101 can be reduced to 25' with additional landscaping per Section 1060.070, Subd. 2(L).

The parking lot for the multi-family structure complies with the front setback from Street A and side setback requirements. However, it is less than 20' away from County Road 101. This would require a variance even with additional landscaping.

The plan reflects 90-degree parking throughout South Fork Village, which must comply with the following standards:

- Stall width parallel to aisle – 9'
- Stall length of line – 9'
- Stall depth – 18'6"
- Aisle width – 26'

It appears the residential lot complies with these standards and may exceed the stall depth requirement. Bringing the stall depth down to 18'6" may allow them to pull back further from County Road 101. There appears to be some areas within the commercial

sites were the drive aisle width is only 24'. The site plan should be revised to reach the 26' minimum. The applicant will need to show these dimensions on a site plan application.

The City Code requires multi-family housing provide 2 spaces per unit plus 1 space for each 5 units. This amounts to 225 parking spaces for a 102-unit building. The concept plan indicates there will be 108 surface parking stalls, 20 detached garage spaces, and 98 drive under parking stalls. This equates to 226 total parking spaces, which exceeds the minimum standard.

The concept plan for the commercial lots imply a shared parking agreement. There are 72 parking spots, including 2 handicapped spaces, located on the Comm 1 lot. The Comm 2 lot has 35 parking spots; the required handicapped spaces for Comm 2 are not shown. The actual required number of parking spaces required for each site would be handled through the site plan process once the use is identified. It appears there is sufficient parking to support commercial uses, particularly if there is a shared parking agreement. However, a shared parking lot requires an interim use permit (IUP) for joint parking.

The City Code has the following provision related to joint facilities in Section 1060.060, Subd. 11:

Joint Facilities. The City may approve an interim use permit to allow joint parking for one or more businesses where the total number of parking stalls provided for joint use is less than the sum of the total required for each business should they provide them separately. The applicant must demonstrate the feasibility of the arrangement in a written report. Such a permit shall not be granted except when the following conditions are found to exist:

- A. Proximity. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within 300 feet of such parking facilities, excluding public rights-of-way.*
- B. Conflict in Hours. The applicant shall demonstrate in documented fashion that there is no substantial conflict in the principal operating hours of the 2 buildings or uses for which joint use of off-street parking facilities is proposed.*
- C. Written Consent and Agreement. A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as to title of grantors or lessors, and in a form and manner of execution approved by the City Attorney, shall be filed with the City Clerk and recorded with the Hennepin County Recorder or Registrar of Titles, and a certified copy of the recorded document shall be filed with the City written 60 days after approval of the joint parking use by the City or the interim use permit shall be considered null and void.*

Additionally, variances will need to be granted on both lots to bypass the parking setback of 10' from interior property lines. The practical difficulty is unclear, and staff recommends that parking alternatives be considered to at least show why complying with the Code creates a practical difficulty. The IUP and variances for a joint parking lot may be difficult to establish should the commercial properties develop separately rather than at the same time.

Parking stalls with 4 or more stalls must be screened to a height of at least 3 feet from properties zoned residential and from public streets. Additionally, per the NE District Plan, parking bays shall have landscaped islands with a planting area of 360 square feet at each end of the parking bay. These appear to be shown on the plans and multi-family renderings, but some islands do not appear to meet the 360 square foot minimum and will need to be revised. Parking bays in excess of 15 spaces in length shall be divided by intermediate islands of 180 square feet of planting area. The multi-family lot has a row of 43 parking spaces near County Road 101. The intermediate islands are not shown on the concept site plan, but they appear to be shown on the concept landscaping plan. All islands must contain trees and are to also utilize shrubs and/or groundcover. Some of the islands appear to only utilize shrubs, so the plantings along with island dimensions will need to be clarified as part of the formal landscaping plan for the site.

The NE District Plan requires bicycle racks as a part of the parking requirements. The parking plans will need to reflect bicycle racks which may be placed near the entrance of the businesses if a minimum 5-foot-wide pedestrian access to the building entrance is maintained. Bicycle parking may occupy a maximum of two required parking stalls without requiring additional parking.

The applicant will also need to show snow storage accommodations for the parking lots. Further, the NE District plan requires all multi-family and non-residential developments to provide a Chloride Management Plan. The applicant should carefully consider the snow storage locations as a part of their overall management plan for the development.

Landscaping

Landscaping standards are provided in Section 1060.070 of the City Code. A concept landscaping plan for the multi-family dwelling was provided. Residential uses must provide one overstory tree per dwelling unit. This means 102 trees must be provided on the residential lot. This requirement is in addition to any landscaping provided for setback flexibility. The concept plan appears to include at least 102 trees with emphasis placed on the perimeter of the site. The tree counts and calculations will need to be clarified with the landscaping plan required with the CUP and site plan application for the apartment building.

Additionally, the landscaping plans must utilize species from the preferred trees list for the NE District provided in Appendix C of the Zoning Ordinance.

Buffer Ordinance

Since this property is zoned C-2 and is adjacent to a residential neighborhood, a buffer yard is required to the west. A buffer yard class “B” would apply to west as the Bellwether PUD is treated as an RSF-3 zoning district. The buffer yard options are provided in the table below. This buffer yard must be included on the landscaping plan, but it does not count towards the other minimum landscaping requirements.

Buffer Yard Class	Width	Overstory Plantings¹	Understory Plantings¹	Shrubs^{1,2}	Structures³
B	10'	1	6	6	Minimum 4' fence
	20'	3	6	9	None
	20'	1	2	3	Minimum 4' fence
	30'	2	4	12	None
	30'	1	2	4	Minimum 4' fence

¹ Per 100 feet of distance

² Requirement must be met by shrubs, tall native prairie plantings, or a combination deemed acceptable by the City

³ Fences are subject to requirements in Section 1060.080

As noted previously, there is a 4.4-acre outlot containing a wetland and a stormwater pond between Bellwether and the three lots. The buffer yard ordinance allows the City Council to accept wetlands as a natural buffer. The stormwater pond in the northern portion of the outlot abuts another stormwater pond in Bellwether. The buffer standards do not allow stormwater ponds to be accepted as a natural buffer, but they are allowed to encroach a maximum of 10' into required buffer yards. This should be accounted for with the preliminary plat application.

Fences

A fence is shown on the Comm 1 lot. The fence will be subject to Section 1060.080, Subd. 1(G). This includes a 25' setback for a fence of more than 49% opacity and taller than 4' along Stieg Road and a setback of 100' along County Road 101 (or 60' with additional landscaping). Fences of less than 50% opacity and heights not exceeding 4' can go up to the front property lines.

Resiliency Options

As a part of the Northeast District Design Guidelines, incoming developments must include 3 resiliency options from a list of 8 strategies provided in Appendix C. The submitted narrative does not discuss how they plan to incorporate resiliency strategies. These will need to be defined and reflected in the plans as the application moves forward.

Trails, Sidewalks, and Open Space

Proposed on-road trails are shown County Road 101 in the 2040 Comprehensive Plan. The NE District shows a multi-use trail along County Road 101 as depicted on p. 7 of this report as part of the required ROW. Additionally, an on-road trail is also shown on Stieg Road in the Comprehensive Plan, but this is planned to be located on the north side of Stieg Road. The NE District plan shows that collector roads, such as Stieg, require a sidewalk on the side opposite a trail. Street A will also require sidewalks on both sides. These will need to be shown on the preliminary plat.

Per the NE District plan, there should be a landscape buffer between public sidewalks and parking areas. The buffer shall consist of shade trees, low shrubs, or perennial flowers and a decorative fence or masonry wall. Planting and screening walls or fences shall be no less than three feet and no more than four feet in height to allow views into and out of parking areas. There do appear to be areas of shrubs on the concept landscaping plan for the apartment site that could serve as the required sidewalk buffer, but fences or a screening wall were not shown.

Multi-family residential developments are required to provide landscaped private open space for their residents per the NE District Plan. This open space shall be designed and landscaped for outdoor recreation. The rendering shows a small playground with landscaping, a walking path, and benches in the middle of the parking area of the front entrance of the building.



Figure 12 Concept Open Space for Multi-Family Lot.

There are no off-road trails or parks shown in the Comprehensive Plan for this area. This means park dedication will be expected as cash-in-lieu of land. The park dedication fee will be based on the adopted fee schedule at the time of approval for the final plat.

Utilities

The Engineering Memo touches on various items related to municipal sewer and water for the site. Sewer and water are available at the northern limits of the development. It will be required to stub water to the south property line for looping. More detailed plans will be required at subsequent stages of the application, but a feasibility study will be required to review the development impacts on the public utility system prior to a preliminary submittal. The City's water tower and water treatment plant are under construction, and it is estimated the City's water infrastructure in the NE District will be operational at the end of 2024. However, this date is not guaranteed. Should the development move forward prior to water being operational, the City of Maple Grove would need to agree to amend the existing water agreement with the City of Corcoran, or the applicant will need to plan to implement wells and fire suppression systems (with holding tanks) to utilize as an interim solution until water is available. With similarly located applications involving commercial components, they have chosen to proceed with the latter, but this also requires a variance to develop before municipal services are available.

Stormwater Management

The Engineering Memo provides that a Stormwater Pollution Prevention Plan will be required to confirm compliance with City and the Elm Creek Watershed Management Commission standards. The concept plan shows a centralized stormwater treatment system for the three lots. This is supported by staff, but inspection, maintenance, and replacement responsibilities for the centralized system will need to be clearly defined in an agreement for the common outlot. Features of the system will be further evaluated as the application moves forward.

Summary of Discussion Items

While there are several items that need to be addressed before the concept plan moves forward, the Council is asked to specifically provide feedback on the following items:

1. Multi-family use as proposed on this site.
2. Potential variance requests:
 - a. Lot dimension standards for the Comm 2 parcel.
 - b. Apply the 80% impervious coverage limit per plat instead of per lot.
 - c. Exceed the 1,000 square foot limit for accessory structures in a non-residential district.
 - i. This could also be handled as a Zoning Ordinance Amendment.
 - d. A parking setback of less than 25' along Stieg Road for the commercial sites.
 - e. A parking setback of less than 20' along County Road 101 for the multi-family apartment site.
 - f. Develop before full municipal services are available, dependent upon timing.
3. The proposed 40' setback for the detached garage structure.

4. A CUP for the detached garage structure to exceed a 10' height in the side yard.
5. A joint facilities IUP for a shared parking lot and related variances from the parking lot setback for interior property lines.
6. Accepting the wetland in the southwest corner of the outlot as a natural buffer between Bellwether and the proposed development.

Next Steps

Assuming this project moves forward, the next steps are outlined below:

1. Feasibility Study.
2. Update to the 2018 wetland delineation.
3. A land use application for a preliminary plat, CUP, site plan, and variances for the multi-family building anticipated for Phase 1.
4. Final plat for Phase 1.
5. Watershed approval of City-approved final grading and stormwater plans.
6. Depending on how the commercial lots are initially platted, additional phases may also need a final plat, site plans, and any necessary CUPs, variances, and an IUP for joint parking.

3. Recommendation

Staff recommends that the City Council review and discuss the concept plat to provide the applicant with informal comments. The Council should provide clear direction to the applicant so that they can decide whether to proceed with a formal application. Any comments given by the City Council are advisory in nature and non-binding. While the comments are non-binding, the applicant will consider the input from the City Council when they prepare their formal submittal.

Attachments:

1. Applicant's Narrative
2. City Engineer's Memo
3. Public Safety Memo
4. Concept Plat
5. Corcoran South Fork Apartments Concept Slides

South Fork Village

Corcoran, MN

Project Narrative

This project consists of +/-12 acres located at the intersection of Brockton Ln N and Steig Rd in Corcoran, MN. The property is currently zoned C-2 and the Belwether development borders the westerly property line. The proposed community is being developed by Fenway Land Company and Silver Creek Equities.

Request

We are seeking concept support/comments from the Council for the proposed uses with some variances. The concept plan submitted incorporates 100 market rate apartments and 1-2 commercial/retail outlots for future users.

The location of this property is attractive for apartments and some neighborhood commercial. Convenient access to the transportation network is the main reason this location is attractive to future residents. The design also creates a transition in housing types from the existing residential neighborhood to the west with a large buffer of wetlands and ponding separating the communities.

Some of the features that would be included in the plan are:

-Preserving natural features – The wetlands would be preserved, and ponding incorporated on the west end of the property. Some of the trees along the south property line would remain as a natural buffer to the church property. A 60' setback and additional landscaping would be incorporated on the east side providing a transition to Brockton Lane.

-Market Rate Apartments – The exterior design exceeds the city code requirements incorporating different materials/textures/and colors creating visual interest. The variation in apartment styles available from studio to 2 bedroom fills a need for housing in this market. Renters are also looking for additional storage which the detached provide. These garages also create an aesthetic buffer between the apartments and the commercial uses.

-Commercial Outlots – These sites are currently being marketed with interest from multiple users. A separate application would be submitted to the city once a user or users are determined.

Streets and Storm Water Ponding

The overall street design meets the city access requirements off Steig Road. It will also provide future access to the church property along with sewer and water connections. The storm water ponding is designed to handle the water from the entire site and is located to create a nice buffer between the existing residential development and this proposed project. Additional landscape features for the apartments and commercial will be incorporated into the individual site plans.

Conclusion

We appreciate the opportunity to present this project to the City. We feel our proposal is the best use for this property and meets the future housing and commercial needs of the City.

Contacts

Developer

Fenway Land Company
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13925 Fenway Blvd N
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mark@fenwaylandco.com

Developer

Silver Creek Equities
Jamison Kohout
3740 Northern Ave
Orono, MN 55371
612.282.7053
Jamison.kohout@silvercreekequity.com

Engineer

Carlson McCain, Inc.
Brian Krystofiak
3890 Pheasant Ridge Dr. NE #100
Blaine, MN 55449
763.489.7905
bkrystofiak@carlsonmccain.com

To:	Kevin Mattson, PE Public Works Director	From:	Kent Torve, City Engineer Steve Hegland, PE
Project:	South Fork Village Concept Plan	Date:	September 20, 2023

Exhibits:

This Memorandum is based on a review of the following documents:

1. Concept Plan for Fenway Land Company by Carlson McCain Dated 7/14/23

Comments:General:

1. These comments are provided on the concept plan and are considered advisory to the applicant. Additional engineering comments and review will be provided on subsequent applications.
2. In addition to engineering related comments, the proposed plans are subject to additional requirements of planning, zoning, land-use, Public Safety and other applicable codes of the City of Corcoran.
3. Final approval by the Elm Creek Watershed Management Commission (ECWMC) must be attained before any site grading or activity may commence.
4. A Feasibility Study will be conducted with (or prior to) the Preliminary Plat approval to review the development impacts on City's transportation, stormwater, and public utility system.
5. An encroachment agreement shall be required for all site improvements or items placed within the City Right of Way (ROW) or easements.

Plat:

1. The plans shall show all Drainage and Utility easements and all platting requirements shall be met per the City Code. Drainage and utility easements (5' – 10') shall be provided along property lines, as standard per City requirements.
2. ROW dedication along County Road 101 will be reviewed and approved by Hennepin County. The concept plan appears to show a 65' ROW which is similar to prior Hennepin County ROW requirements within this area.
3. Easements should be provided over all infrastructure used for the maintenance, conveyance and treatment of stormwater.
4. Easements should be provided over any/all public infrastructure as applicable.
5. Any existing easements should be provided to the City for review. Vacation of existing easements currently in place requires a City process and should be identified in the project schedule.

Transportation

1. The main road (Street A) is shown extended to the property line which is supported by engineering. A temporary turnaround may be necessary at the end of this roadway under an interim condition.

2. The applicant is showing the main entrance to the site aligned with the Red Barn Pet Retreat entrance which is supported by engineering. Since Stieg Road is a collector road, the consolidation and alignment of access points is important for safety.
3. Commercial Site 1 is accessed through Commercial Site 2. This shall be reviewed by staff and a singular shared access may be required.
4. Commercial Site 2 shows two access points onto Street A. City requests the northern access point removed as it is too close to Stieg Road and would create conflicts at the intersection.
5. Stieg Road was constructed with a central turn lane. Access to this development may require the construction of an eastbound right turn lane onto Street A as well as some restriping within Stieg Road.
6. All parking areas shall have concrete curbing and a paved surface.
7. Street lighting locations shall be reviewed by Public Safety and final lighting locations shall be determined at the time of Final Plat.

Grading /Stormwater

1. A Stormwater Management Plan will be required for this development in accordance with City of Corcoran and ECWMC Standards.
2. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
3. Wetland delineations for this site have been completed and any impacts will follow WCA protocols.
4. The wetland buffer zones and wetland buffer signage shall be clearly identified and labeled. If existing vegetation is proposed to be used as wetland buffer, these areas shall be reviewed with the City of Corcoran wetland specialist to determine if they are viable candidates.
5. The site discharges west to an existing wetland/storm complex, with a small portion of the site draining east to the County Road 101 Right of Way.
6. Site plans shall identify stormwater access routes to the ponds and all features of the stormwater management system.
7. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter.
8. If abstraction is required by ECWMC for the site, the City strongly prefers a NURP pond with filter bench (offset to one side of the pond) be used with adequate maintenance access. The filter bench design is efficient from land use and requires less future maintenance as compared to other treatment options.
9. Offsite receiving waters will be evaluated to understand any impacts from additional volume.
10. The concept plan shows a centralized stormwater treatment system for the three parcels. The City is supportive of a central system for these lots. Inspection, maintenance and replacement responsibilities for this infrastructure will need to be clearly defined.

Water and Sewer

1. Sewer and water are available at the northern limits of the development.
2. Stub water to south property line for looping
3. Sewer for church parcel presumed through Bellwether and will be finalized with more detailed plans.
4. Plan and profiles for all utilities shall be provided at the time of final plat submittals.

5. The plans shall clearly identify the public and private infrastructure within the street to support the individual sites. Easements shall be provided to access and maintain all necessary private infrastructure.
6. The City requires separate domestic and fire lines to be extended to non-residential properties with shut offs to each of those services at the edge of the Right of Way or easements.

End of Comments



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288

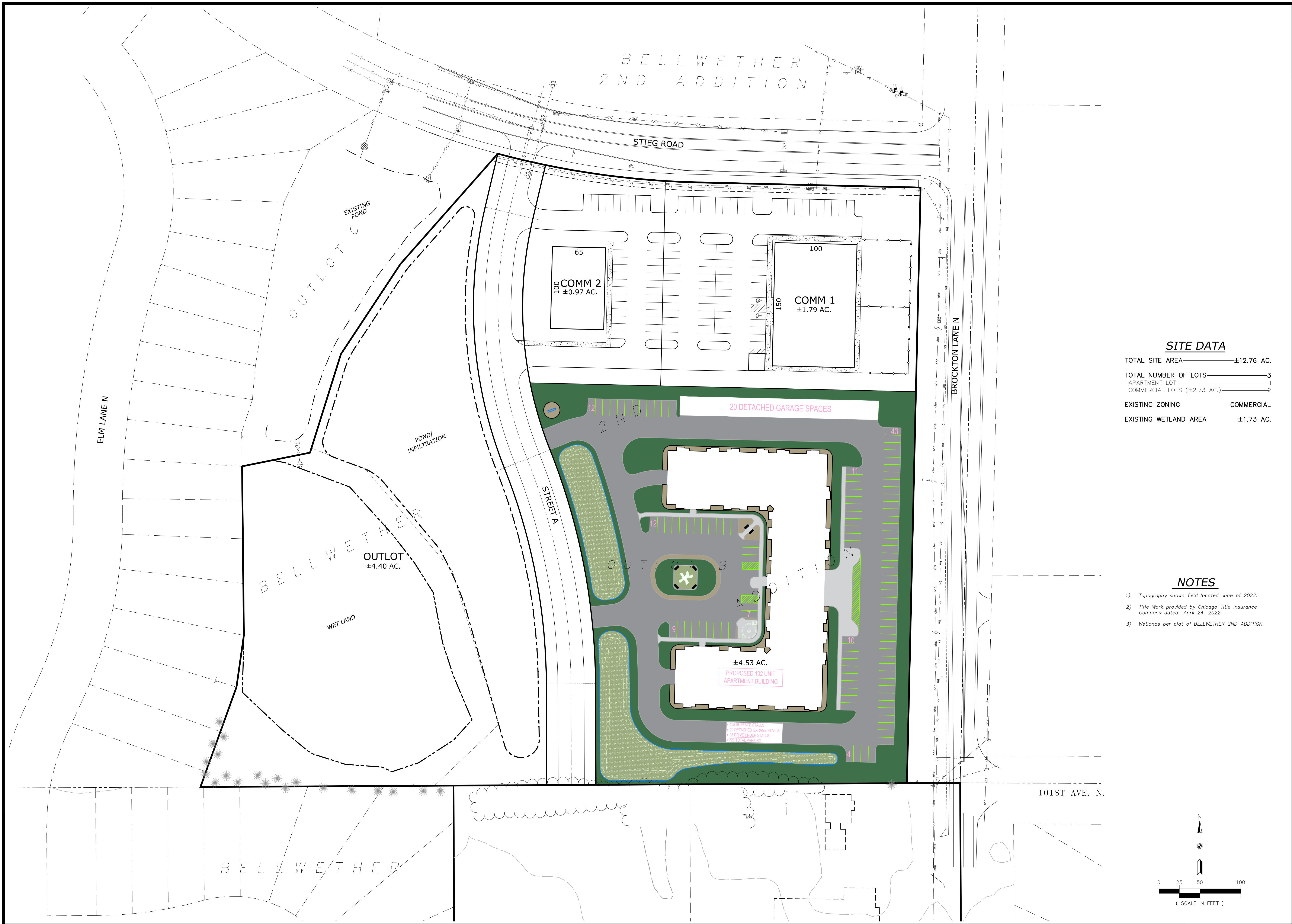
E-mail - general@corcoranmn.gov / Web Site - www.corcoranmn.gov

Memo

To: Planning (Planners Lindahl and Davis McKeown)
From: Lieutenant Burns
Date: September 6, 2023
Re: City File 23-020 South Fork Village Concept Plan

A Public Safety plan review meeting was held on September 6, 2023 to review a concept plat application received by the City on August 30, 2023 for the southwest corner of Stieg Road and County Road 101. In attendance were: Police Chief Gottschalk, Lieutenant Ryan Burns, Planner Davis McKeown, Construction Services Specialist Pritchard, Fire Chief Malewicki, and Deputy Fire Marshall Skow. The comments below are based on the preliminary review of the plans and are intended as initial feedback, and further plan review will need to be completed as construction plans are finalized.

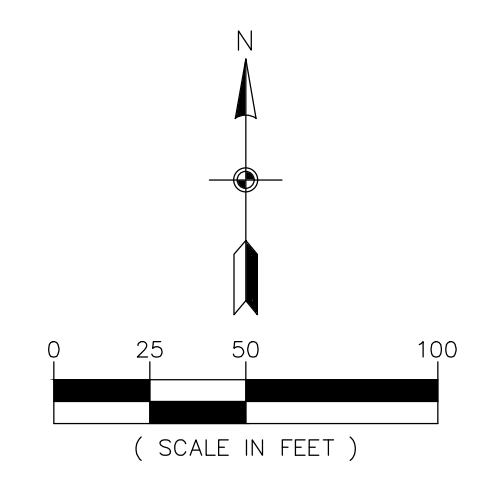
1. Recommended to eliminate the northern access show on Comm 2 as it will conflict with the Stieg Road intersection.
2. Recommended to evaluate the feasibility of having a shared access or a two-way street in the middle of the site to serve both the commercial and residential uses.
3. A turnaround will be required at the end of Street A.
4. Turn radius exhibits are required with the preliminary plat submittal.



SITE DATA

TOTAL SITE AREA	±12.76 AC.
TOTAL NUMBER OF LOTS	3
APARTMENT LOT	1
COMMERCIAL LOTS (±2.73 AC.)	2
EXISTING ZONING	COMMERCIAL
EXISTING WETLAND AREA	±1.73 AC.

- NOTES**
- 1) Topography shown field located June of 2022.
 - 2) Title Work provided by Chicago Title Insurance Company dated: April 24, 2022.
 - 3) Wetlands per plat of BELLWETHER 2ND ADDITION.



REVISIONS

1.	
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6.	

DRAWN BY: CA
 ISSUE DATE: 07/14/2022
 FILE NO: XXX

CORCORAN SOUTH FORK APARTMENTS



SILVER CREEK EQUITY

DEVELOPMENT TEAM



Established in 1997, Carlson McCain is a full-service environmental, engineering and land surveying firm. Our expert team of engineers, land surveyors, and scientists is dedicated to creating thoughtful, valuable solutions with our client's best interests in mind. We pride ourselves on keeping projects moving forward and making sure they safely stay on-time and on-budget.



Mahler & Associates Architecture was founded in 1997 by Graeme Mahler. We employ high energy, driven, fun-loving, talented team members who work hard to exceed client expectations. The primary focus of our company is "You". We have placed our clients at the core of our company's vision, and our number one goal is meeting and exceeding our clients' needs.



Corey Gerads, acting President, and has over 15 years of experience in the construction industry. Corey has a Bachelor of Science Degree in construction management from the University of Wisconsin Stout. While employed by a reputable general contracting company within MN, he built strong relationships and gained experience in all types of construction prior to forming Alliance Building Corporation in 2007.

SILVER CREEK EQUITY

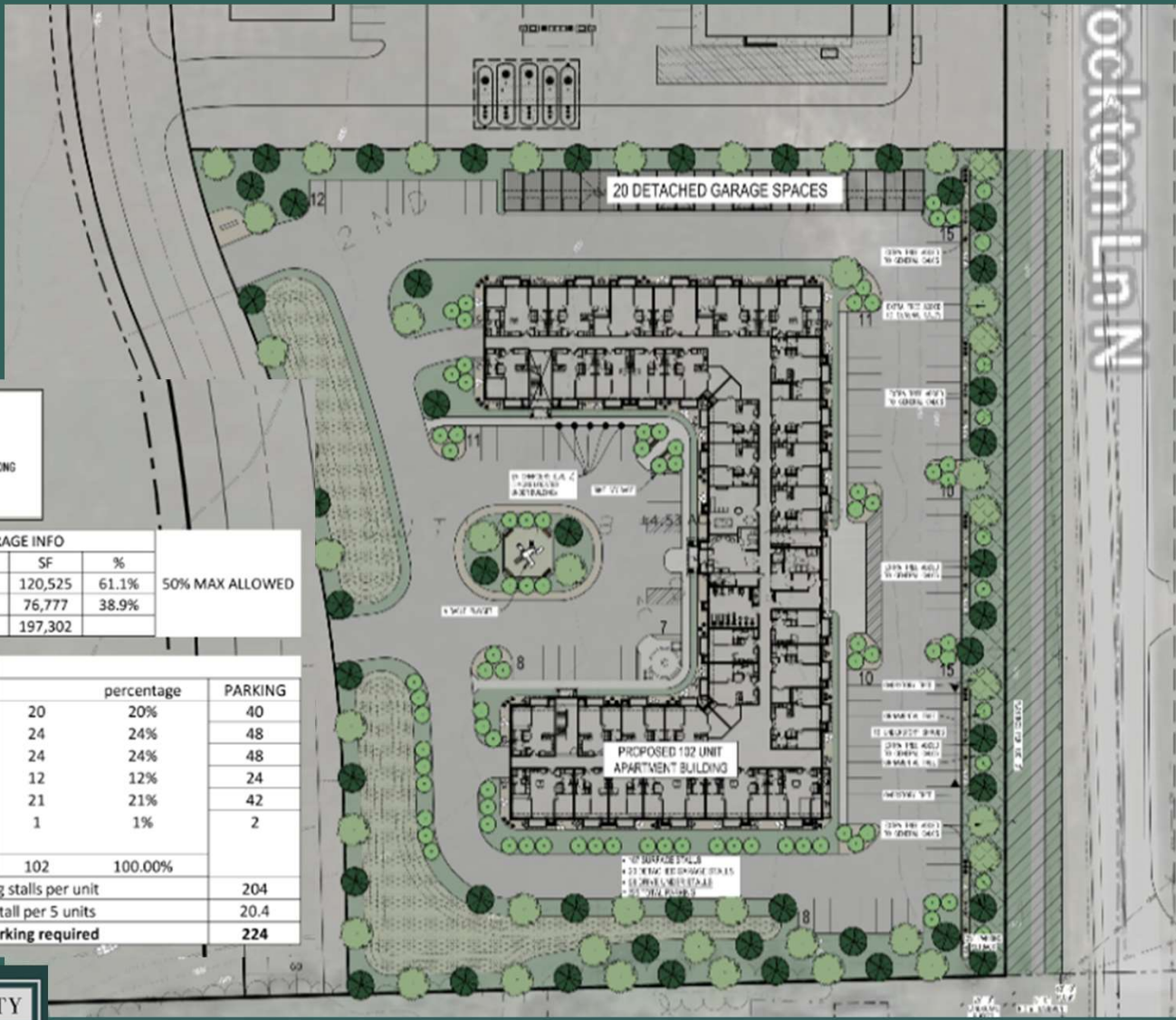
Rockton Ln N

- AMENITIES LIST**
- MIRACLE PLAYSET
 - PATIO WITH FREIGHT
 - LEVEL 2 EV CHARGING
 - BICYCLE STORAGE
 - HEATED DRY UNDER PARKING
 - FITNESS ROOM
 - COMMUNITY/GAME ROOM
 - DEDICATED PARCEL ROOM

SITE COVERAGE INFO			
	SF	%	
IMPERVIOUS SURFACE	120,525	61.1%	50% MAX ALLOWED
GREEN SPACE	76,777	38.9%	
TOTAL SF	197,302		

7/5/2023			
		percentage	PARKING
studio	20	20%	40
1bedroom	24	24%	48
1bedroom+d	24	24%	48
2 bedroom 1 bath	12	12%	24
2 bedroom 2 bath	21	21%	42
3bedroom	1	1%	2
apartment total	102	100.00%	
2 parking stalls per unit			204
plus 1 stall per 5 units			20.4
total parking required			224

SILVER CREEK EQUITY





1 WEST ELEVATION
1/2" = 1'-0"



3 NORTH WING - INSIDE LEG
1/2" = 1'-0"



2 SOUTH WING - INSIDE LEG
1/2" = 1'-0"

ON-SITE AMENITIES

Outdoor Playset
Fitness Studio
Community Office Work-Station
Community Room
98 Under Ground Parking Stalls
20 Detached Garage Stalls
EV Charging Stations
Bike Room
Parcel Room

EXTERIOR FINISHES

Hard Panel Siding (varied textures and colors)
Cultured Stone
Dormered Entries with Wood Accents
Black Aluminum Deck Structures

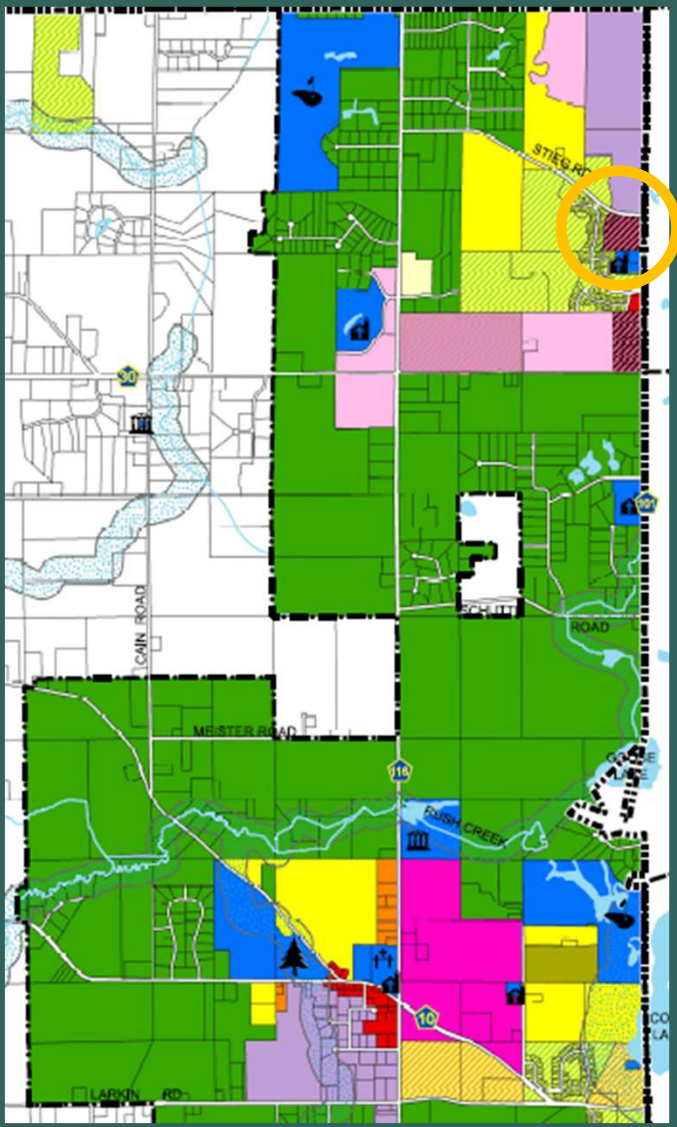
AREA SERVICES and CONVENIENCES


HyVee
Rush Creek and Pheasant Acres Golf Courses
Mama G's
Maple Grove Hospital
Osseo/Maple Grove Schools
Crow-Hassan Park Reserve
Fish Lake Regional Park

ZONING AND GUIDANCE (Comprehensive Plan)

The subject property is currently zoned C-2 which allows for apartment use.

We feel that a high-quality apartment building will be a compliment to the surrounding uses.





CITY OF CORCORAN

Official Zoning Map

Zoning Districts:

	UR	Urban Reserve
	RR	Rural Residential
	RSF-1	Single Family Residential 1
	RSF-2	Single Family Residential 2
	RSF-3	Single and Two Family Residential 3
	RMF-1	Medium Density Residential
	RMF-2	Mixed Residential
	RMF-3	High Density Residential
	MP	Manufactured Home Park
	P-1	Public / Institutional
	TCR	Transitional Rural Commercial
	CR	Rural Commercial
	C-1	Neighborhood Commercial
	C-2	Community Commercial
	DMU	Downtown Mixed Use
	GMU	General Mixed Use
	BP	Business District
	I-1	Light Industrial
	PUD	Planned Unit Development

	Cemetery
	Church
	Golf Course
	Government Building
	Public Park
	2040 Metropolitan Urban Service Area
	City Limit
	Open Water
	Shoreland Overlay District



SITE ACCESS / ATTRIBUTES

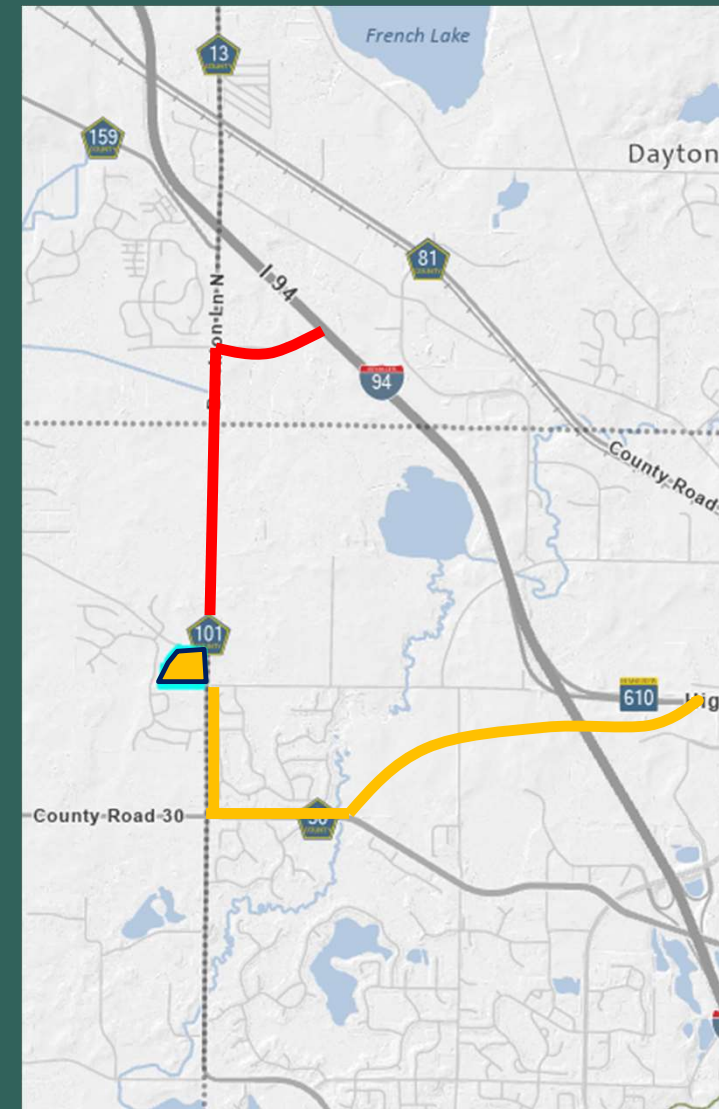
The proposed development is located along County Road 101 approximately midway between County Road 30 and the Dayton Parkway entrance to I-94. Access to 101 would be via a service road to Steig Road.

Route Options:

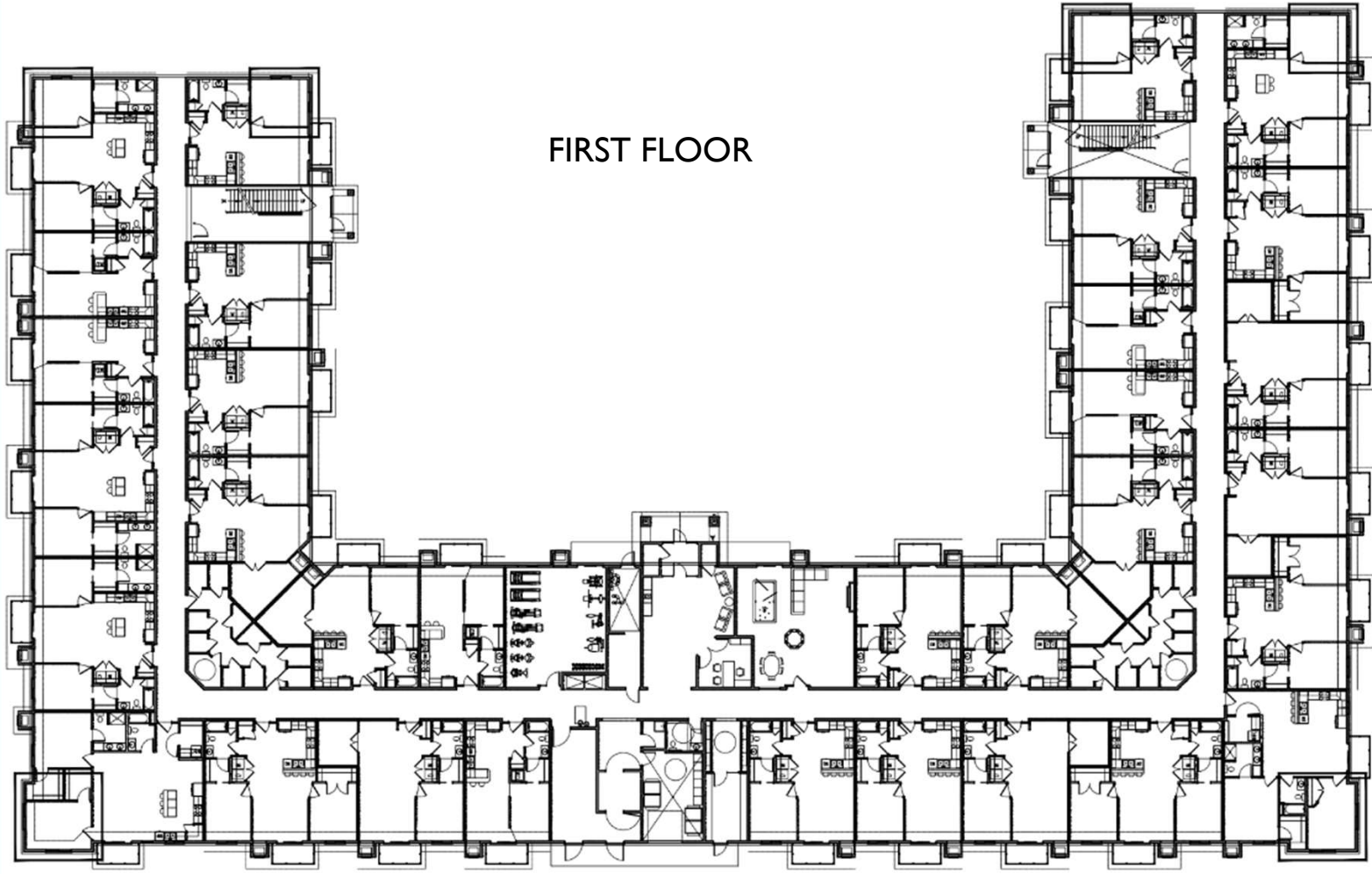
101 north to Dayton Parkway to I-94.

101 south to CR30 to new 610 extension.

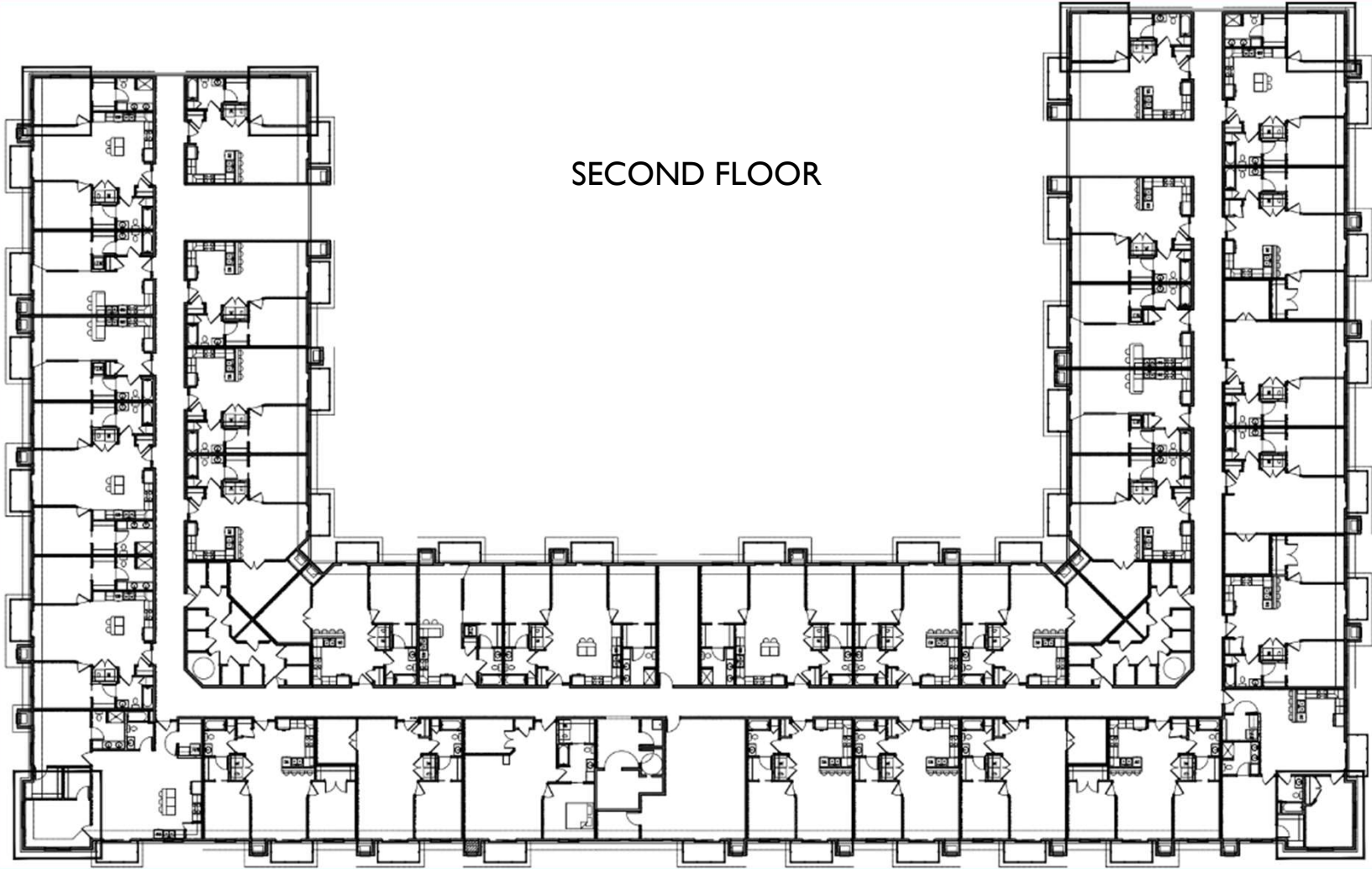
This property works well for multi-family housing. Having immediate access to County Road 101 keeps traffic burden to neighboring properties limited. Access to major roadways and conveniences are nearby.



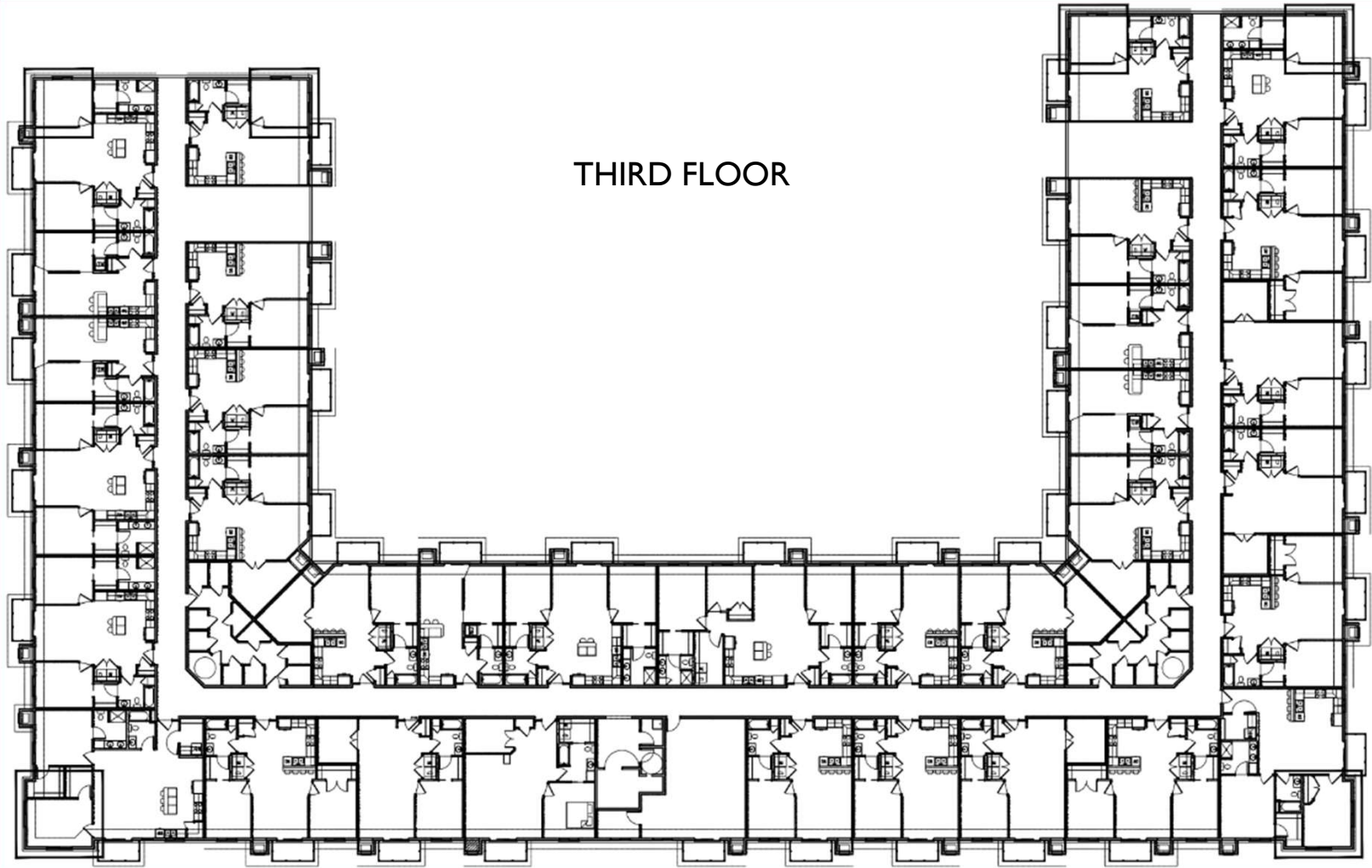
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Recent Project: Territorial Lofts, Rogers, MN



STAFF REPORT

<p>City Council Meeting: September 28, 2023</p>	<p>Prepared By: Nicholas Ouellette through Kendra Lindahl</p>
<p>Topic: Sketch Plan for Kariniemi Jensen at 20400 County Road 30 (city file 23-004)</p>	<p>Action Required: Feedback</p>

Review Deadline: October 27, 2023

1. Request

The applicant, Nate Kariniemi, is requesting an opportunity to appear before the City Council to solicit informal comments on a revised sketch plan for a proposed subdivision of the parcel located at 20400 County Road 30 (PID 11-119-23-21-0002). The proposal includes subdividing the property into 16 single family residential lots on the south side of the site with a large outlot on the north half of the site proposed as open space.

2. Background

On July 27, 2023, Council reviewed the previous concept plan which included 16 residential lots and one outlot. The Council comments included a desire for the applicant to meet more of the design objectives in Section 940.050 Subd. 1(F) of the Ordinance, specifically objectives 1, 3, 6 and 9.

3. Analysis

The applicant has submitted a revised sketch plan and narrative detailing the proposed Open Space & Preservation (OS&P) plat subdivision. The sketch plan shows 16 rural residential lots and two outlots.



The sketch plan process provides an opportunity for the applicant to get information from the City that can be incorporated into a formal development application. The next steps would be:

1. Application for Open Space and Preservation Preliminary Plat
2. Application for Final Plat (and development contract)

Context

Zoning and Land Use

The property is guided Rural/Ag Residential and zoned Rural Residential (RR). The site is located outside of the 2040 Metropolitan Urban Service Area (MUSA) boundary.

Surrounding Properties

The properties to the east of the site are zoned Urban Reserve (UR) district and guided Existing Residential and Mixed Residential in the 2040 Comprehensive Plan. Properties to the north, south and west are zoned Rural Residential (RR) district and guided Rural/Ag Residential in the 2040 Comprehensive Plan. The present use of the surrounding properties appears to be agricultural and single family residential.

Natural Characteristics of the Site

The 2040 Comprehensive Plan Natural Resources Inventory Areas Map identifies emergent and shrub wetland natural plant communities in addition to upland savanna/pasture plant communities along the perimeter of the wetland. There appear to be large mature trees on site, particularly surrounding the wetland and in the southwest corner of the parcel.

Sketch Plan

Development Rights

The 81.03-acre site has eight development rights. An OS&P plat with urban street sections is allowed to develop the site at 200% of the development rights which would allow for a total of 16 development rights. The proposed development would exhaust all available development rights for the property. The plan shows two outlots; Outlot A is 46.5 acres in size and is intended as open space and Outlot B is 5.3 acres and is intended to preserve area for future development. Neither outlot is allocated a development right; this property is intended to be preserved until municipal sanitary sewer and water become available to service the site and the property could then be further subdivided.

There are several agricultural buildings on-site situated around the existing single family residence. The applicant has not indicated that any existing structures on-site will be preserved. There are existing agricultural buildings located within the proposed right-of-way that must be demolished. The existing single family residence is located on proposed Lot 4, Block 2. It is possible the residential structure could remain; however, additional details will be required to ensure the building and lot comply with the ordinance standards. The existing accessory structures on proposed Lots 3 and 4, Block 2 may remain only if they do not exceed the accessory structure allowance permitted on the new lot.

Open Space and Preservation Plat (OS&P)

An OS&P plat is necessary to increase the development rights to allow 16 single family lots on the property as shown on the sketch plan. The gross acreage of the proposed OS&P plat is 81.03 acres.

Under an OS&P plat a minimum of 50% of the gross land area must be dedicated as preserved open space and of the 50% gross land dedicated for open space, no less than 50% of the area shall be upland area (i.e. 25% of the net area). The sketch plan appears to show compliance with the open space requirements; however, without a wetland delineation we are unable to determine if the dedicated upland area complies with the minimum upland area required.

A ghost plat provided with the revised concept plan shows how the remaining upland area could be developed and accessed if sewer and water become available to the site in the future. The ghost plat shows a street with two connections to the adjacent parcel. However, the layout of existing streets east of the site will likely result in only one street extension to this area. This area could still be developed but would likely have a different lot arrangement.

The applicant removed the option to extend the cul-de-sac further north. Significant grade changes in the area north of proposed Block 3 would require significant earthwork and construction costs to extend that cul-de-sac. Staff believes access could be reasonably provided from the east in the future. The proposed cul-de-sac extending north does abut the east property line in order to provide a street connection into the adjacent parcel.

The required open space is being provided in two adjacent outlots separated only by the street. The outlot area includes emergent wetland, shrub wetland and savanna/pasture upland plant communities as identified in the Natural Resource Inventory map from the Comprehensive Plan. The applicant has indicated that the open space outlot will be privately owned and that it will continue to be used as crop land and maintained through typical conservation and agricultural practices. The applicant has expressed flexibility for future ownership of the outlot to meet the City's preference.

The applicant is proposing to increase the existing eight development rights into 16 development rights by utilizing the 200% density bonus available for OS&P plats that develop with an urban street section.

Proposed Lots 1, 2 and 3, Block 2 are proximal to the wetland where significant trees that comprise the savanna/pasture are located. Development on these lots may impact the savanna/pasture plant communities. The objective of the OS&P as stated in the ordinance is to preserve the natural resource areas identified by the Comprehensive Plan. The concept plan shows wetlands within the southwest corner of Outlot B; however, any natural resources in Outlot B could be impacted by future development as

represented on the ghost plat. The arrangement of residential lots could possibly be reorganized to reduce the potential impact on existing natural communities.

- The Council should provide direction.

Lot Standards

The sketch plan appears to show compliance with the Rural Residential district lot standards, which requires the following minimum standards:

	OS&P
Lot Area	4 acres (<i>maximum</i>)
Minimum Lot Width	
Minimum Lot Depth	
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	25 feet
Front Porch (≤ 120 square feet)	25 feet
Side	10 feet
Rear	25 feet
Adjacent to Residential	n/a
Maximum Principal Building Height	35 feet
Maximum Impervious Surface Coverage	n/a

* Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2030 Roadway Functional Classification map in the 2030 Comprehensive Plan

The proposed residential lots range in area from 1.1- to 2.0-acres in size and should be able to comply with the lot dimension and setback standards.

Utilities

The entire site is situated outside the MUSA and will be served with well and septic. As noted above, there is no minimum lot size. The applicant must provide information with the preliminary plat that shows primary and secondary septic sites can fit on each individual lot. It may be challenging to find two viable septic sites per lot and leave adequate space for a residential structure. If a centralized wastewater treatment system is proposed a PUD shall be required.

The Comprehensive Plan Proposed Sanitary Sewer System map shows a future trunk sewer system alignment along east property line. The City Engineer’s memo notes that plans shall identify future corridors for public sewer and water utilities.

Wetlands

There is at least one large wetland on the site. The concept plan indicates there are also wetlands in the southwest corner of Outlot B and along the west perimeter of proposed Lot 1, Block 2. The applicant must submit a wetland delineation for review and approval by the City. If wetland impacts are proposed additional applications for mitigation would be required. The applicant must comply with the wetland buffer and

setback requirements in Section 1050.010 of the Zoning Ordinance. If existing vegetation is proposed to be used as wetland buffers, these areas shall be reviewed by the City to determine if the existing vegetation is acceptable.

Floodplain

The site includes a large area of floodplain that appears to coincide with the location of the large wetland. As part of a formal submittal, the plans will need to indicate the areas that are considered floodway, flood fringe and general floodplain as defined in Section 1050.030 Subd. 3. Based on the revised boundaries of the districts covering the property, the corresponding standards from Section 1050.030 shall apply.

Access

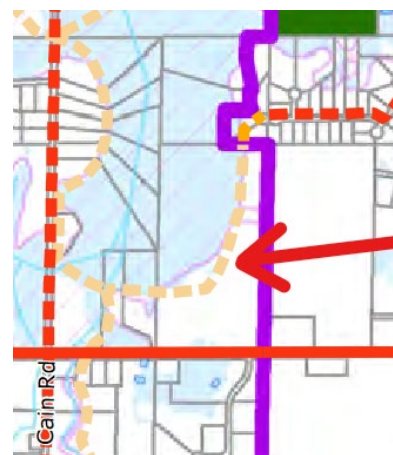
There is an existing driveway providing access to the site from County Road 30. The applicant is proposing one access road to the site that aligns with intersection of Duffney Drive and County Road 30. The existing driveway access will be required to be removed. The City Engineer's memo anticipates that turn lanes will be required into the site from County Road 30; however, the ultimate determination on access location and turn lanes will be made by Hennepin County.

Lots within the development have access from two cul-de-sac roads with a 66-foot right-of-way. The cul-de-sac roads are approximately 765 feet and 875 feet in length and do not exceed maximum permitted length for cul-de-sacs. The west cul-de-sac is temporary and right-of-way to extend the street further west is provided.

It is assumed that the northern cul-de-sac may be extended further north to create additional roadway connections in the future when the outlot is developed. The internal "T" intersection could also be reconfigured to a "cross" intersection that provides future connectivity to the parcel to the east.

Trails and Sidewalks

The Parks and Trails plan in the Comprehensive Plan identifies a proposed off-road trail that runs along the perimeter of the wetland through the site and an existing on-road trail along County Road 30. The concept plan shows the approximate location of the off-road trail through the site and is situated within Outlot A. The proposed off-road trail ultimately connects to a City owned parcel west of the site at 10030 Cain Road. Access to the trail and open space is provided by a 33-foot wide connection with the right-of-way between Blocks 2 and 3.



A trail easement must be provided for staff review with a formal preliminary plat application. The City could discuss the location of the trail and possible access points throughout the site.

Stormwater

The City Engineer's memo provides detailed comments on stormwater for the proposed sketch plan. A stormwater management plan will be required with a preliminary plat to ensure compliance with City and Watershed standards for stormwater.

OS&P Residential Design Objectives

Residential OS&P developments should be designed to achieve as many of the following objectives provided in Section 940.050, Subd. 1(F) of the Subdivision Ordinance. The applicant has provided a new narrative to address how the concept plan achieves the following objectives.

1. *Arrange lots around a central focal point such as:*
 - a. *A central green, boulevard or square.*
 - b. *A physical amenity such as a meadow, a strand of trees, a stream or water body, or some other natural feature.*

The applicant has altered the design of the development to reorient additional lots towards around the natural resource feature in Outlot A.

2. *Locate lots such that at least 50% of the lots within a neighborhood abut open space, or other amenity, on at least one side.*

The applicant has located 12 of the 16 lots to abut the natural resource feature. Several lots separated by the local street still maintain an elevated overview of the natural resources.

3. *Preserve views from each building unit and from off-site vantage points to the maximum possible.*

The new sketch plan provides views of the wetland for most lots. The applicant has preserved views from off-site vantage points along County Road 30 by concentrating lots further north, away from the road.

- Staff note that a stand of trees and wetlands will be preserved in Outlot B until such a time that municipal services are available to the site and Outlot B can be developed.

4. *Locate neighborhood recreational open spaces such that they are an integral part of the neighborhood, are suitable for the projected demographic makeup of residents, are at an elevation appropriate to their intended recreational use, have boundaries that are clearly defined and are accessible to all neighborhood residents from a public street or trail. Connect individual home sites with pedestrian corridors or sidewalks to larger open spaces and places of destination*

on-site and off-site. Open spaces should be accessible to pedestrians at roughly 1,200-foot intervals along public roadways. Pedestrian corridors between lots shall be at least 50 feet in width and buffered from view of adjacent properties.

The applicant has created a break between Block 2 and 3 so the open space outlot and future trail can be accessed from the public right-of-way. A future trail connection can be provided through this corridor.

5. *Locate lots to preserve woodlands, farmland or other natural features or character, including places of historic, archeological or cultural value. Preserve natural resources as identified in the Comprehensive Plan to the maximum extent possible in a contiguous, connected configuration. Natural open spaces may include, but are not limited to, fields, wetlands, slopes, bluffs, woods, lakes, ponds, streams, shore lands, and other environmentally sensitive areas.*

This may be achieved by providing pedestrian access through the corridor between Blocks 2 and 3.

6. *Provide covenants to create an architectural theme to include items such as landscaping, porches, side or rear loaded or detached garages. A written narrative describing the architectural theme shall be provided with the preliminary plat.*

The applicant has indicated that architectural covenants may be proposed to create a rural theme in line with Corcoran's culture and history. Garage doors may be located on the side or rear to enhance the rural theme.

7. *Locate houses and garages such that the garages do not dominate the streetscape.*

The applicant has indicated that architectural covenants may be proposed to create a rural theme in line with Corcoran's culture and history. Garage doors may be located on the side or rear to enhance the rural theme.

8. *Locate septic systems on the most suitable soils for subsurface septic disposal and in such manner as to provide for cost effective and least disruptive future connection of the wastewater treatment system(s) to urban services.*

The applicant has indicated suitable primary and secondary sites have been identified to serve each lot.

- Staff note the applicant should provide these details with the next submittal.

9. *Landscape common areas and street rights-of-way with native vegetation with high wildlife conservation value.*

The applicant has indicated that agricultural areas will be maintained for crop production and native vegetation will be planted in other areas of the site to offset the area affected by development.

4. Recommendation

Staff recommends that the City Council review and discuss the sketch plan and provide the applicant with informal comments.

Any opinions or comments provided to the applicant by the City Council are considered advisory only and shall not constitute a binding decision on the request.

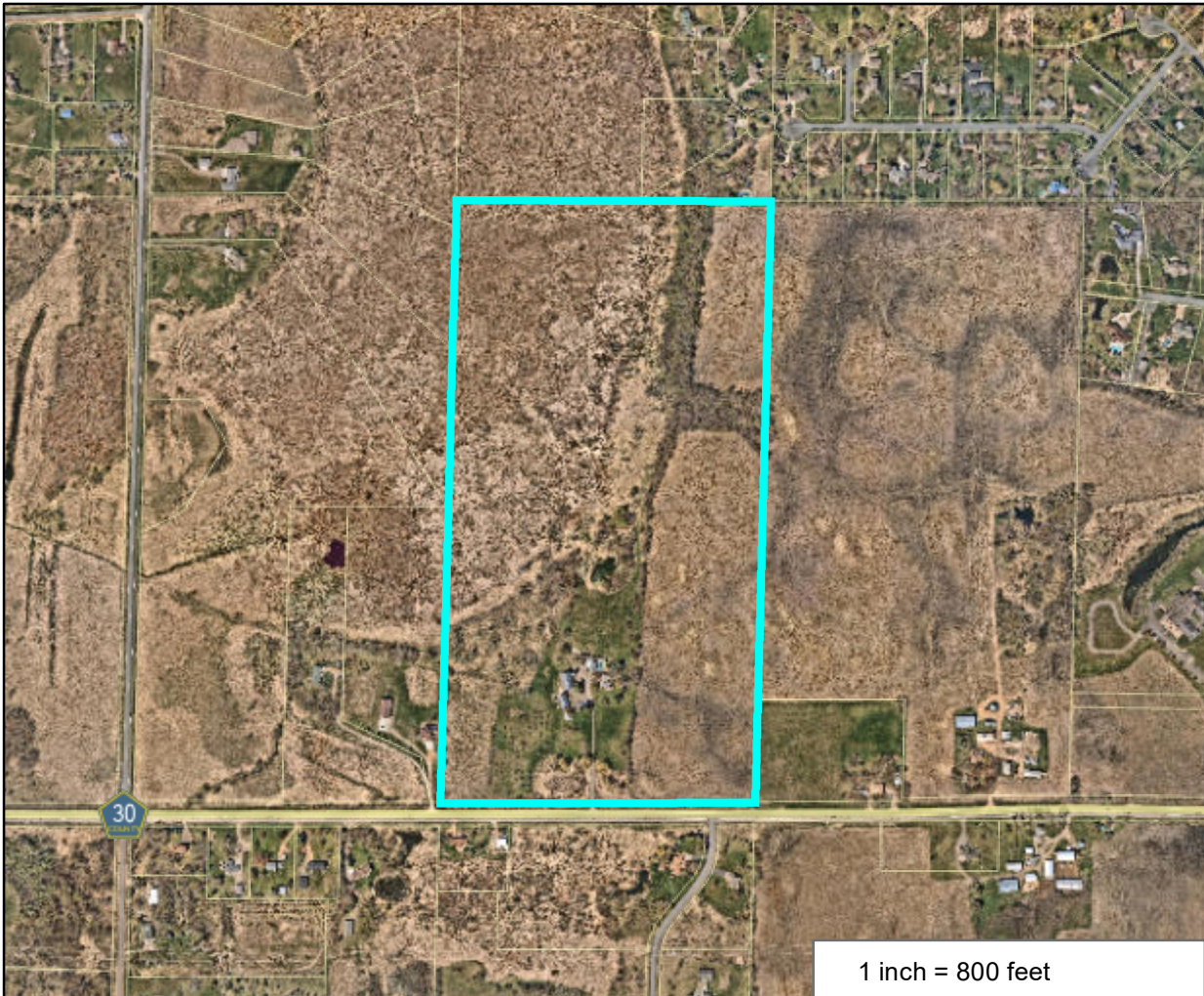
Attachments

1. Site Location Map
2. Sketch Plan dated August 28, 2023
3. Applicant Narrative dated June 27, 2023
4. Applicant Narrative dated August 28, 2023
5. City Engineer's Memo dated September 20, 2023
6. Official Zoning Map
7. Parks and Trails Plan
8. Natural Resource Inventory Areas Map
9. Proposed Trunk Sanitary Sewer System Map (NE District)



Hennepin County Property Map

Date: 7/18/2023



PARCEL ID: 1111923210002

OWNER NAME: C M Jensen/C E Jensen Trust

PARCEL ADDRESS: 20400 Co Rd No 30, Corcoran MN 55374

PARCEL AREA: 79.49 acres, 3,462,499 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2022, PAYABLE 2023

PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: \$733,800
TAX TOTAL: \$6,313.22

ASSESSED 2023, PAYABLE 2024

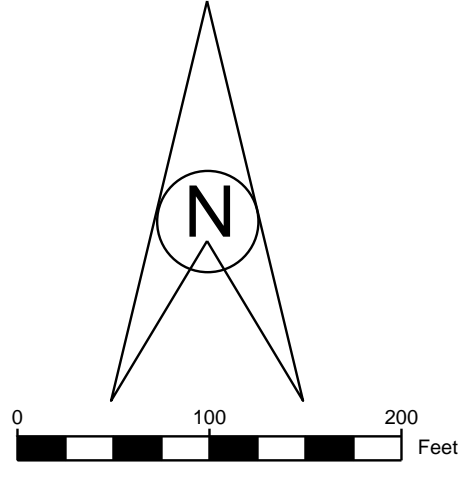
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: \$807,400

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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COUNTY 2023

Concept Plan

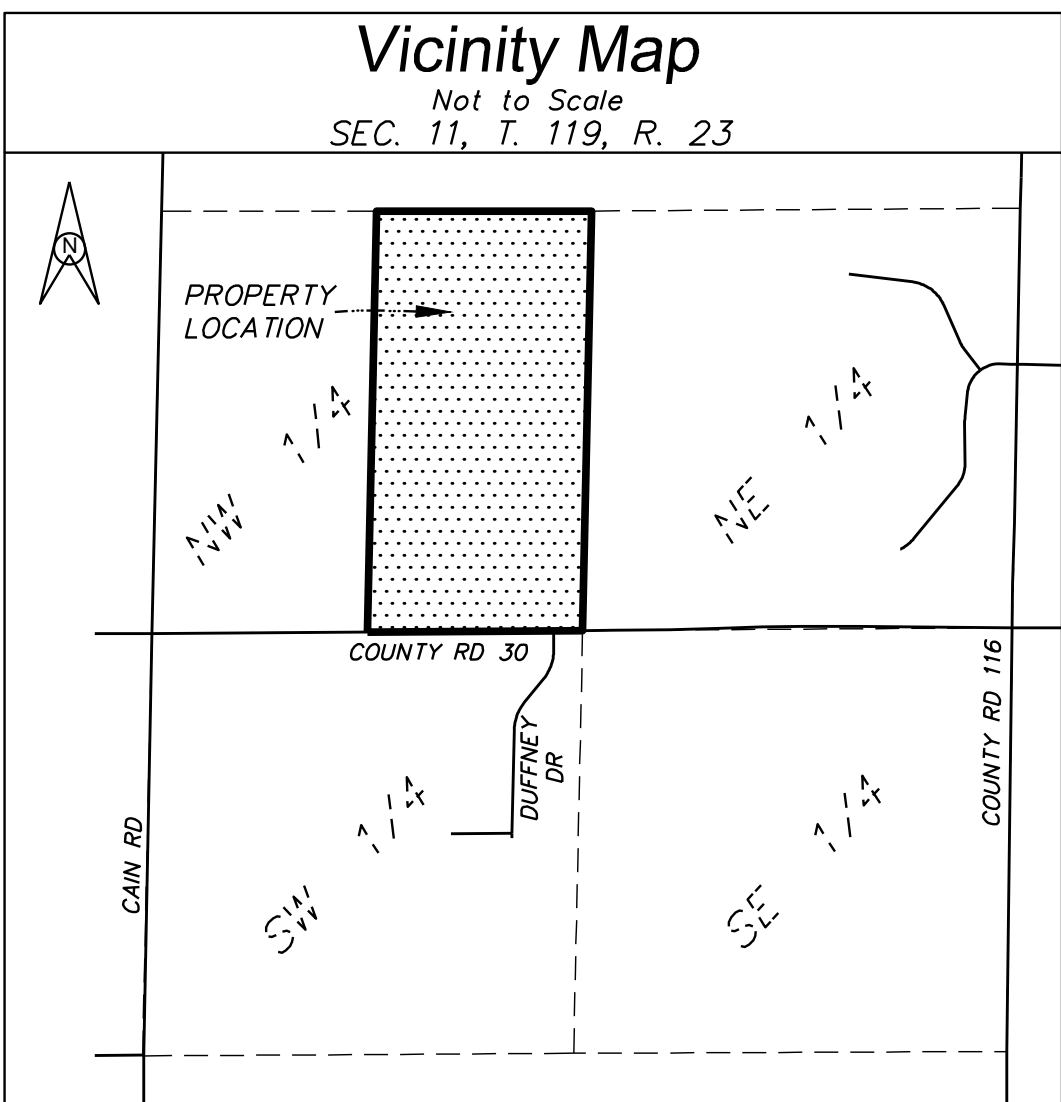
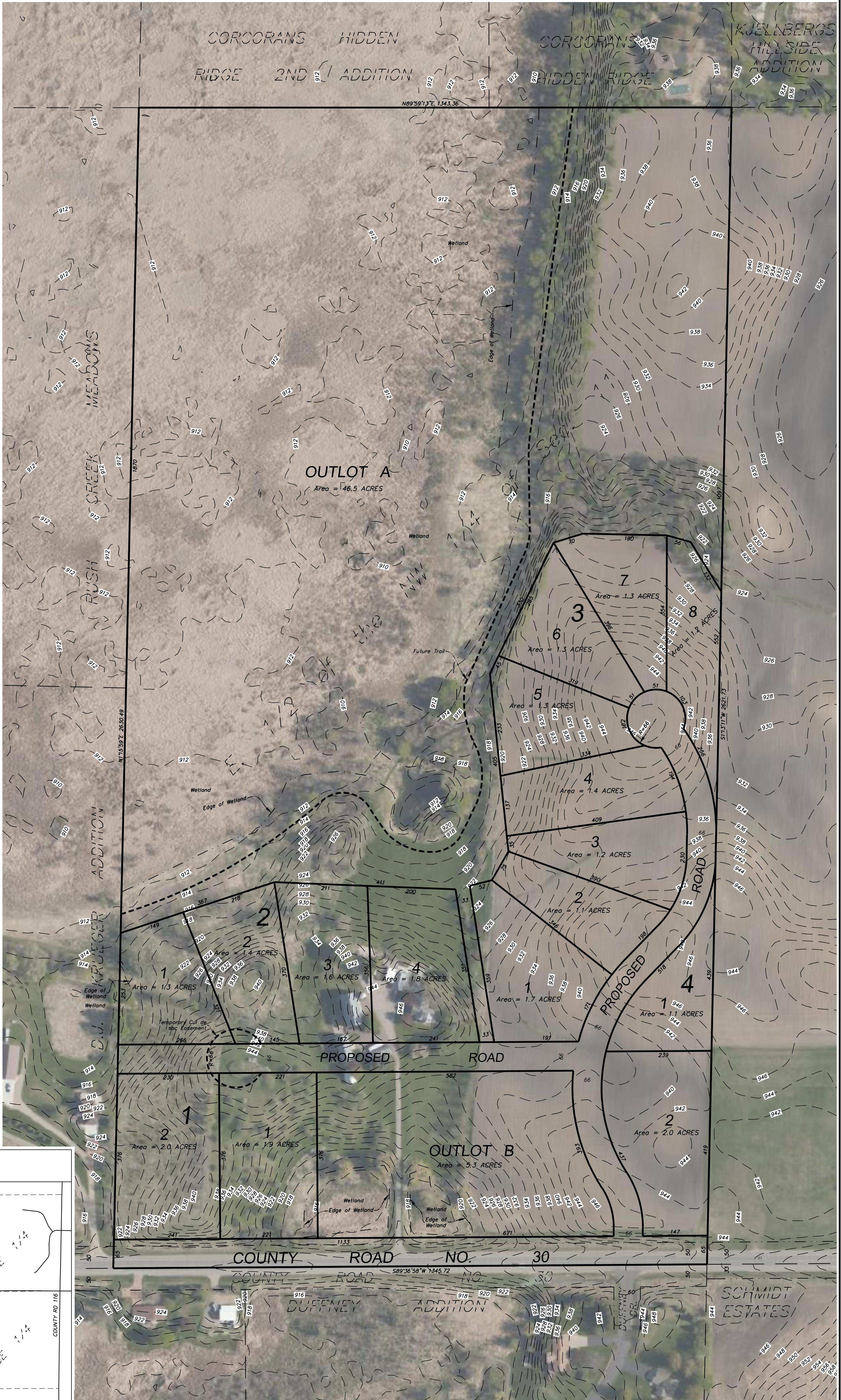


PARCEL ID: 1111923210002
 TOTAL PLAT AREA = 81.03 ACRES
 OPEN SPACE PROVIDED = 51.8 ACRES
 UPLAND OPEN SPACE PROVIDED = 20.70 ACRES
 OS&P OPEN SPACE REQUIRED = 40.52 ACRES
 UPLAND OPEN SPACE REQUIRED = 20.26 ACRES
 EXISTING DEVELOPMENT RIGHTS = 8
 PROPOSED OS&P PLAT WITH AN URBAN ROAD =
 200% DENSITY INCREASE = 16 LOTS ALLOWED
 LOTS PROPOSED = 16

PROPERTY DESCRIPTION:

The East Half of the Northwest Quarter of
 Section 11, Township 119, Range 23, Hennepin
 County, Minnesota.

Note: Wetlands and Topography shown are
 based on Hennepin County GIS data.



Concept Plan on the East 1/2 of the NW
 1/4 of Section 11, Township 119, Range 23,
 Hennepin County, Minnesota

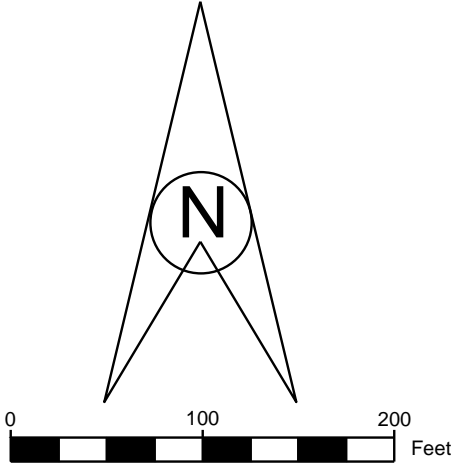
I hereby certify that this survey, plan, or
 report was prepared by me or under my
 direct supervision and that I am a duly
 Licensed Land Surveyor under the laws
 of the State of Minnesota.
Paul E. Otto
 Paul E. Otto
 License #40062 Date: 8-28-23

Requested By:
Nathan Kariniemi
 Date: 8-28-23 Drawn By: T.J.B. Scale: 1"=100' Checked By: P.E.O.

www.ottoassociates.com
 9 West Division Street
 Buffalo, MN 55313
 (763)682-4727
 Fax: (763)682-3522

● denotes iron monument found
 ○ denotes 1/2 inch by 14 inch iron pipe set
 and marked by License #40062
 Project No. 23-0256

Ghost Plat

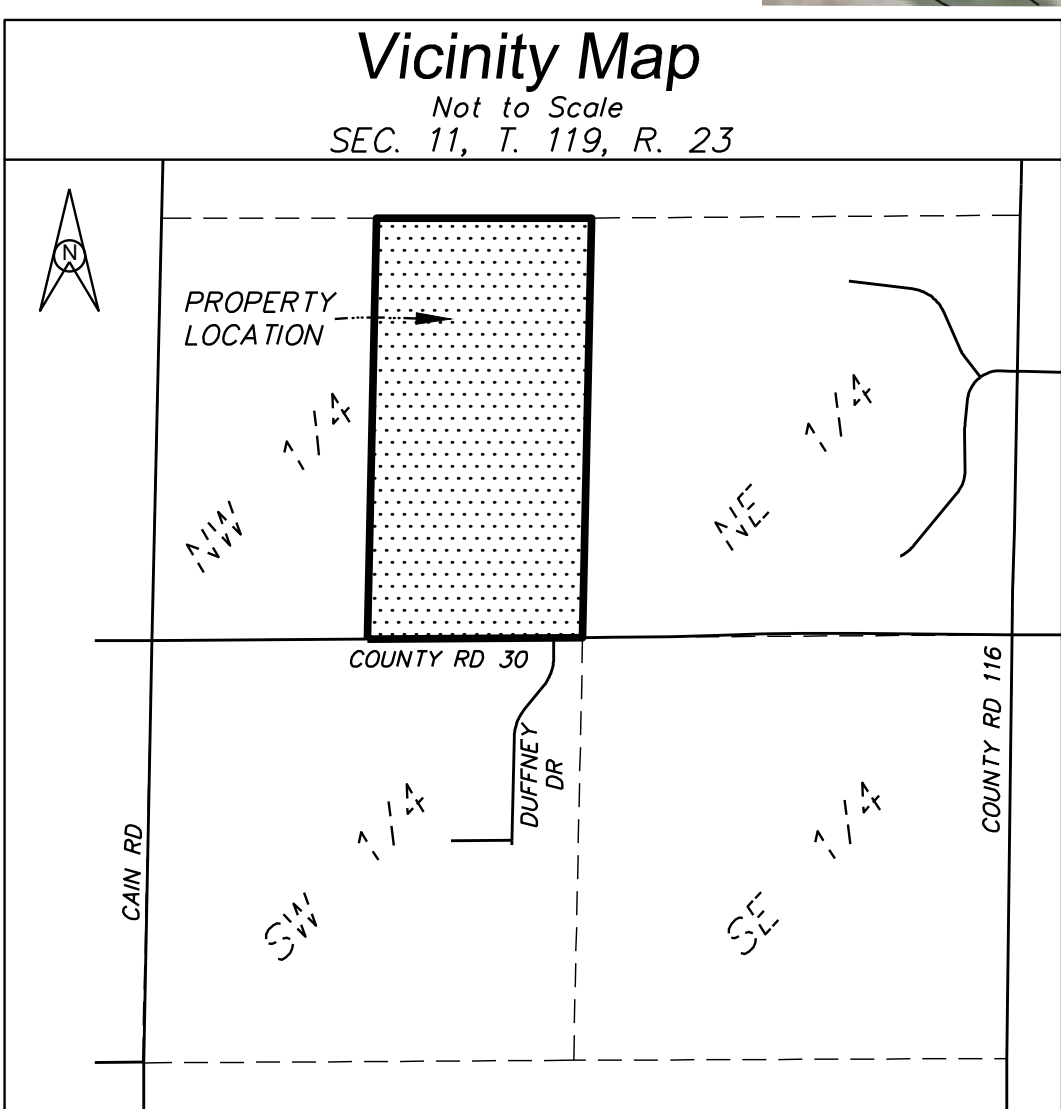
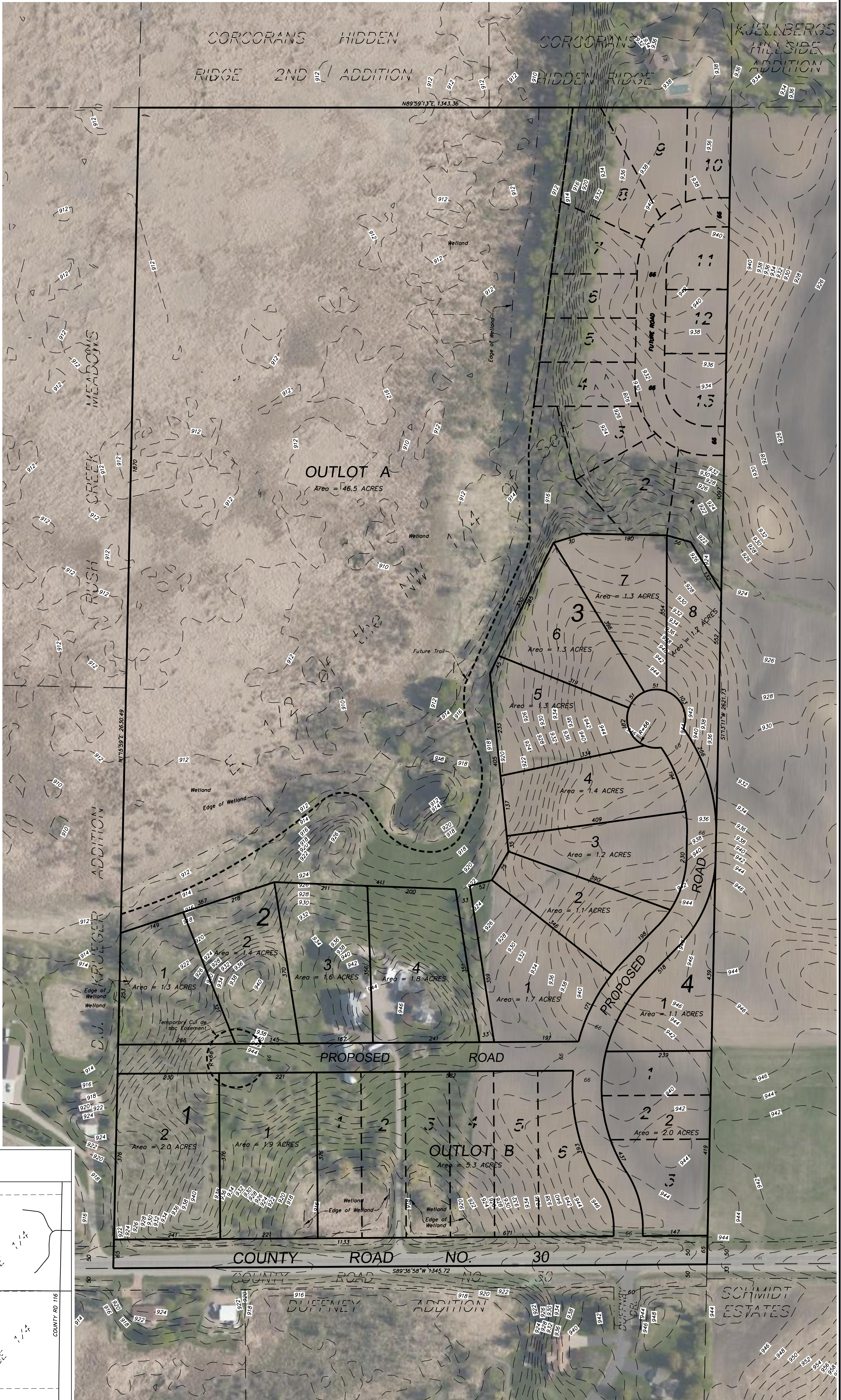


PARCEL ID: 1111923210002

PROPERTY DESCRIPTION:

The East Half of the Northwest Quarter of Section 11, Township 119, Range 23, Hennepin County, Minnesota.

Note: Wetlands and Topography shown are based on Hennepin County GIS data.



Ghost Plat on the East 1/2 of the NW 1/4 of Section 11, Township 119, Range 23, Hennepin County, Minnesota

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.

Requested By:
Nathan Kariniemi

www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

● denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Revised:

Paul E. Otto
License #40062 Date: 8-28-23

Date: 8-28-23

Drawn By: N.N.B.

Scale: 1"=100'

Checked By: P.E.O.



Engineers & Land Surveyors, Inc.

Project No. 23-0256

Revised 12/18/20

Please attach a brief description of your project/reason for your request.

The applicant requests feedback on proposed os&p bonus development plat to utilize up to 8 development rights for up to 16 final lots. New access would be requested to be built coming off of CR 30. Open space is available to be reserved to meet the formula.

----- Forwarded message -----

From: **Nate Kariniemi** <natekariniemi.1@gmail.com>

Date: Mon, Aug 28, 2023 at 6:59 AM

Subject: OS&P Narrative

To: Paul Otto <paul@ottoassociates.com>

The attached concept plan is updated based on Council and Staff feedback from the July 27th meeting. There was general consensus from that meeting that the site had potential to meet most of the OS&P objectives but that the concept should be re-designed to meet as many of the nine Development Design Guidelines as possible. To supplement the new concept the applicant has provided notes in regard to each Guideline:

- 1) Re-oriented the design North in order to arrange the lots around the natural resource feature.
- 2) Re-located most lots such that over 50% of the lots now directly abut the natural resource feature (12 of 16 total lots) with the other lots separated by a local street yet still maintaining an elevated overview of the natural resources.
- 3) Preserved more views from off-site vantage points (ie CR 30) by creating less density in the Southern area of the property, directly abutting lots to the natural resources and utilizing the higher elevation vantage points available.
- 4) Created breaks between lots so that open space can be accessed at regular intervals. A proposed trail is intended to be connected to an existing trail system when Parks identifies the optimal path in the future. This will be accomplished through an easement for future trail continuity since there is a gap to adjoin to nearby trail connections.
- 5) Located lots to preserve Open Space adjacent to an extensive wetland area allowing pedestrians to approach and view natural resources.
- 6&7) Covenants proposed to create an architectural theme and yet allow some rural characteristics and flexibility in line with Corcoran's unique culture and history. Garage doors to be located on side or rear to enhance OS&P theme.
- 8) Initial soils due diligence has been performed with suitable primary and secondary sites identified to serve each proposed lot. Note that 50% of space to be preserved with new houses accessed on paved road and served by curb and gutter.
- 9) The agricultural portions that can be maintained in crop production to be continued with native vegetation planted into the balance of land area affected by the site development.

To: Kevin Mattson, PE
Public Works Director

From: Kent Torge, PE, City Engineer
Steve Hegland, PE

Project: Kariniemi Jensen Concept Plan Review Date: September 20, 2023

Exhibits:

This Memorandum is based on a review of the Kariniemi --Jensen Concept Plan with the following documents;

1. Concept Plan for Nathan Kariniemi by Otto Associates revision dated 8-28-23

Comments:General:

1. Comments provided are high level comments based on the concept plan provided. Additional comments should be anticipated on future submittals that include more details of the development.
2. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning, zoning, Public Safety, and all other applicable codes and standards of the City of Corcoran, NPDES, ECWMC, Hennepin County, etc.

Plat:

1. The applicant shall show all drainage and utility easements and all platting requirements are met per the City Code. Drainage and utility easements shall be provided per City requirements.
2. Easements should be provided over all infrastructure used for the maintenance, conveyance, and treatment of stormwater.
3. Easements should be provided over any/all public infrastructure as applicable.
4. Any existing easements should be provided to the City for review. Vacation of existing easements currently in place requires a City process and should be identified in the project schedule.

Transportation

1. All roadways shall be constructed to City standards. If rural road sections are used, all pipe crossings and ditch drainage shall meet minimum City of Corcoran Standards.
2. It is anticipated that turn lanes from County Road 30 into this site will be required. Hennepin County controls the access and would make that ultimate determination. The developer shall be responsible for securing any offsite easements necessary to complete this work.
3. Proposed roadway ROW is shown at 66-feet. Final right of way width shall be reviewed at time of formal application.
4. Consider modifying the tee intersection within the development to a cross with an eastern ROW extension to create better road connectivity in the future. The right of way abuts the lot to the east between lots one and eight which would provide a stub but would result in offset tee intersections.

Stormwater

1. A stormwater management plan will be required for this development in accordance with City of Corcoran and Elm Creek Watershed Management Commission Standards.
2. Reference the City of Corcoran Stormwater Guidelines for Development Review for standards for stormwater systems and modeling.
3. FEMA floodplains are present in the northwest portion of this site. This floodplain shall be taken into consideration when developing the stormwater management plan for the site and all grading and site work shall be done in accordance with all applicable regulations for these floodplains.
4. Wetland delineations for this site shall be completed to confirm if and where wetlands are present within the site and follow WCA protocols.
5. The wetland buffer zones and wetland buffer signage shall be clearly identified and labeled. If existing vegetation is proposed to be used as wetland buffer, these areas shall be reviewed with the City of Corcoran wetland specialist to determine if they are viable candidates.
6. Site plans shall identify stormwater access routes to the ponds and all features of the stormwater management system.
7. All drainage swales shall maintain a minimum of 2% slope and all slopes should be 4:1 or flatter unless approved by the city engineer.
8. If filtration is required by ECWMC for the site, the City strongly prefers a NURP pond with filter bench (offset to one side of the pond) be used with adequate maintenance access. The filter bench design is efficient from land use and requires less future maintenance as compared to other treatment options.
9. The site discharges to the west, to the north to a large wetland complex and south through a presumed culvert across County Road 30. All discharge conveyance shall be provided by applicant.
10. Due to the rural nature of Corcoran conveyance systems, offsite receiving waters will be reviewed for any necessary improvements to manage the impacts from additional drainage from development.

Water and Sewer

1. The parcel is out of the MUSA, therefore utilities will be provided by private well and septic systems.
2. The plans shall identify future corridors for public sewer and water. This corridor may need to be adjacent to the roadway since the timing of street reconstruction (typically 30 years) and utility availability may not be the same. The Comprehensive Sewer Plan shows the trunk sewer alignment directly east of this parcel which suggests the public infrastructure system could be available prior to road reconstruction when MCES makes more capacity available.
3. Applicant shall be responsible for verifying septic sites for the proposed development.





























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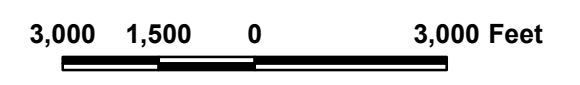


CITY OF CORCORAN

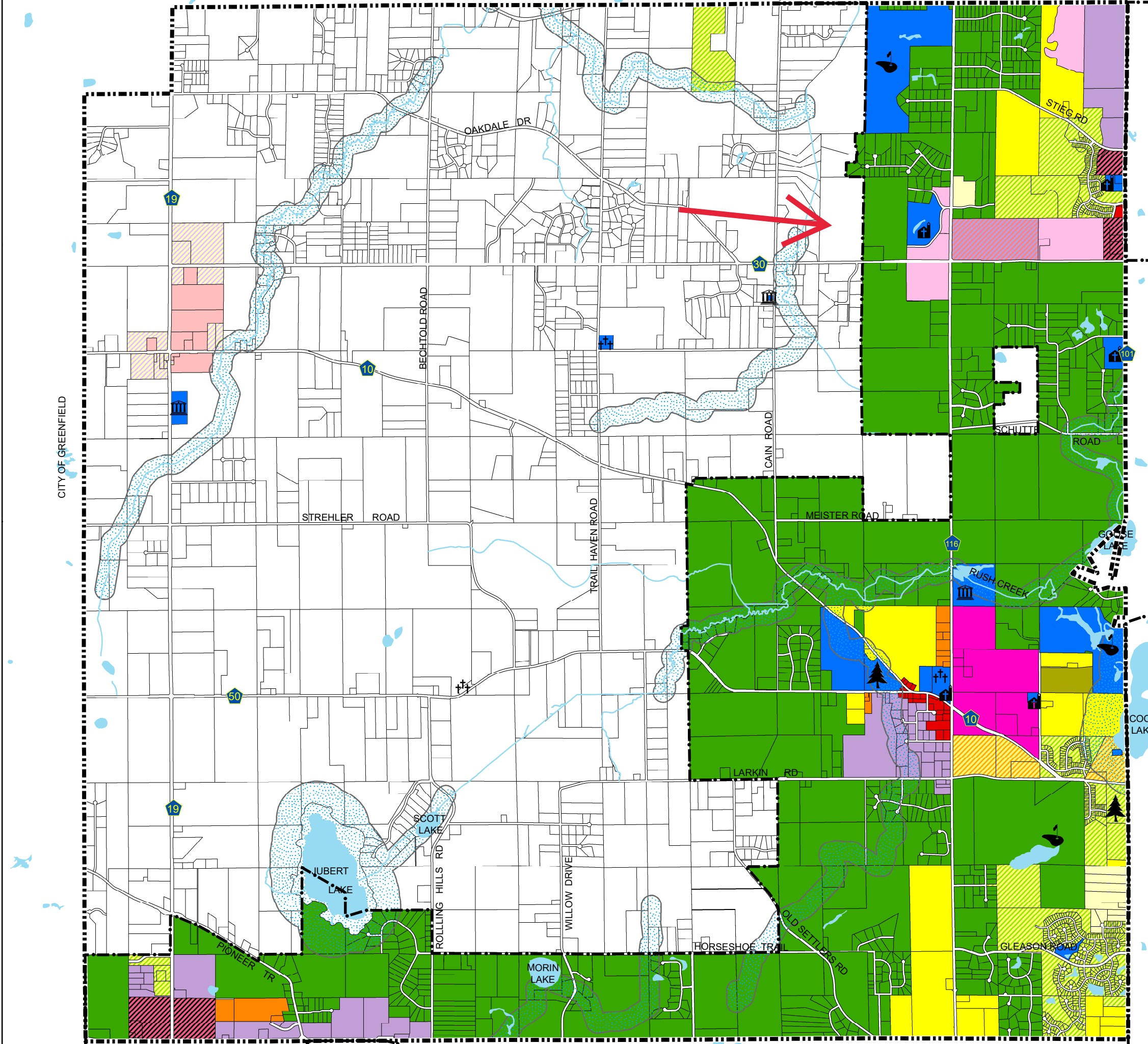
Official Zoning Map

Zoning Districts:

-  UR Urban Reserve
-  RR Rural Residential
-  RSF-1 Single Family Residential 1
-  RSF-2 Single Family Residential 2
-  RSF-3 Single and Two Family Residential 3
-  RMF-1 Medium Density Residential
-  RMF-2 Mixed Residential
-  RMF-3 High Density Residential
-  MP Manufactured Home Park
-  P-1 Public / Institutional
-  TCR Transitional Rural Commercial
-  CR Rural Commercial
-  C-1 Neighborhood Commercial
-  C-2 Community Commercial
-  DMU Downtown Mixed Use
-  GMU General Mixed Use
-  BP Business District
-  I-1 Light Industrial
-  PUD Planned Unit Development
-  Cemetery
-  Church
-  Golf Course
-  Government Building
-  Public Park
-  2040 Metropolitan Urban Service Area
-  City Limit
-  Open Water
-  Shoreland Overlay District



Updated September 2020
Adopted June 2011

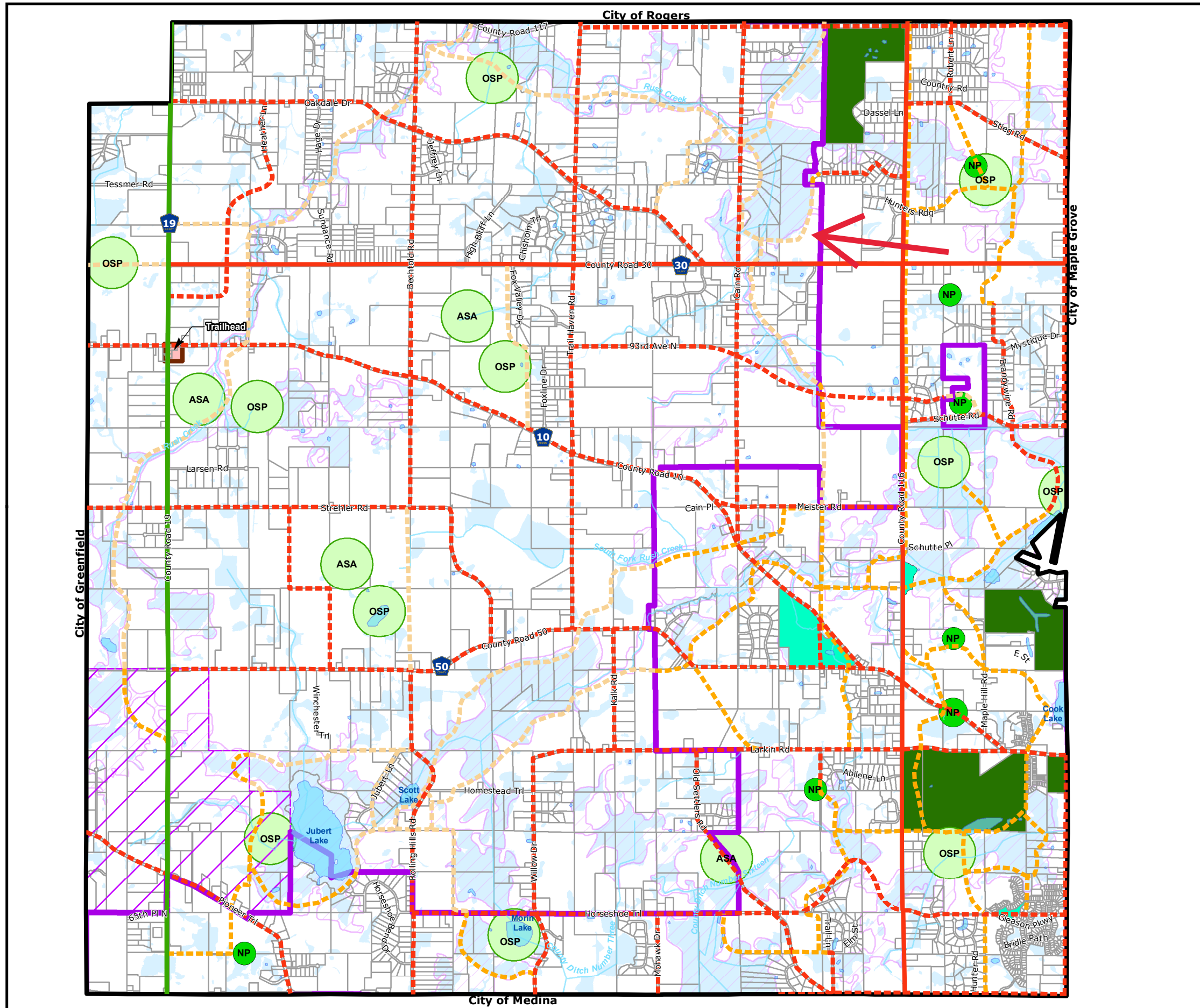




CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 5-1 Parks and Trails Plan

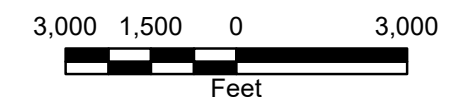


Existing Parks and Trails

- Regional Trail
- Existing On Road Trail
- City Park
- Trailhead
- Private Park/Open Space

Proposed Parks and Trails

- Proposed On Road Trail
- Proposed Off Road Trail
- Proposed Off Road Trail outside 2040 Development Area
- Neighborhood Park
- Community Park
- Greenway Corridor
- Municipal Boundaries
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands



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CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 1-7
Natural Resource Inventory Areas

- ★ Natural Community
- Rare Species Occurrence
- High Quality Natural Community

Natural Plant Communities

Wetlands

- Wet Prairie
- Emergent
- Shrub
- Floodplain Forest
- Open Water
- Flood Plain (Reed Canary Dominant)

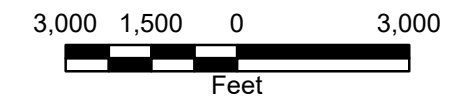
Uplands

- Savanna/Pasture
- Maple/Basswood
- Oak Forest
- Disturbed Woodland
- Old Field

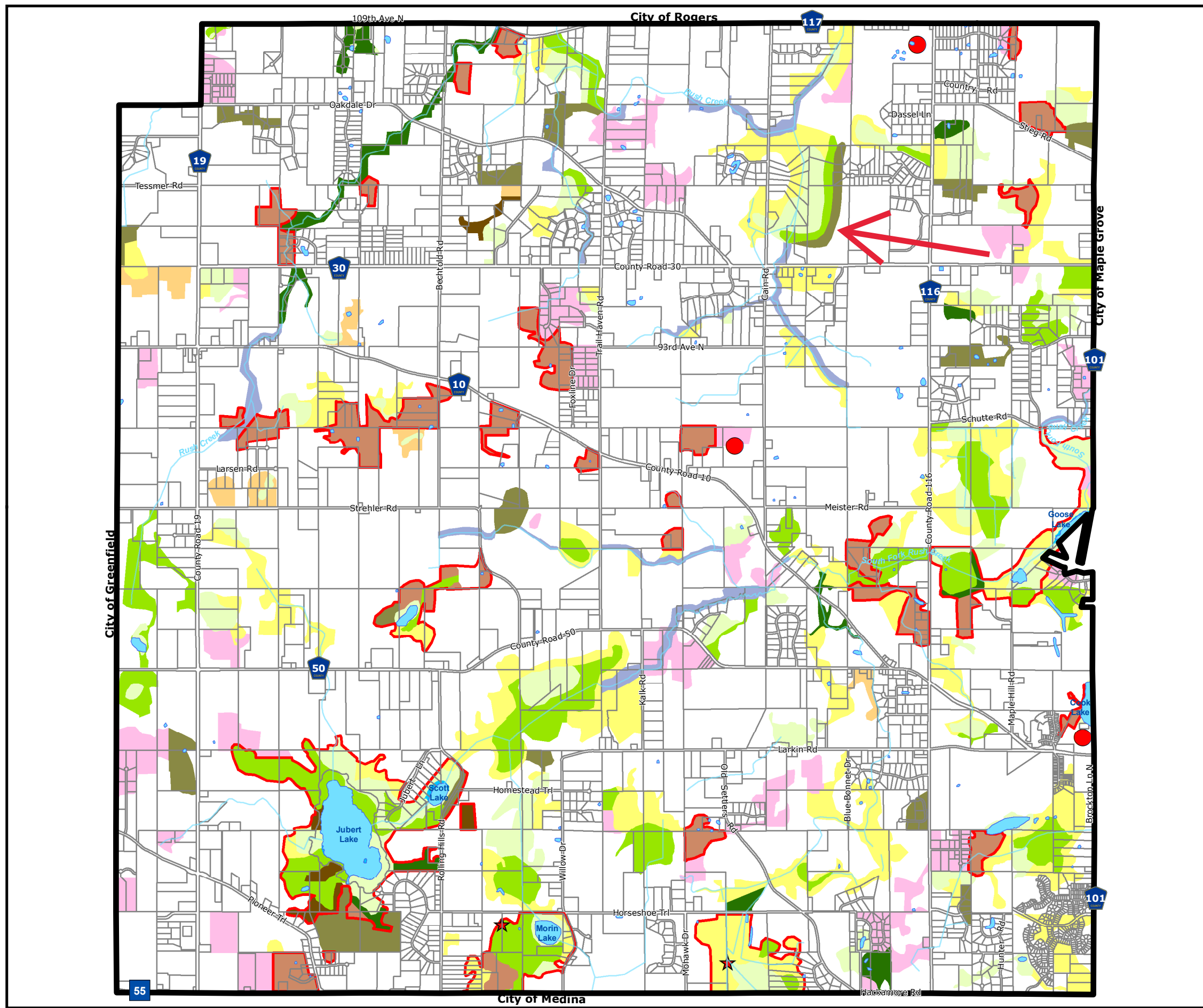
- Municipal Boundary
- Parcel Boundaries
- Streams
- Lake/Open Water

Note: Due to limitations of map scale, distribution and proportion of Natural Community types within each colored area are approximate.

Source: Natural Plant Communities, Rare Species Occurrence (Natural Resource Inventory and Management Plan, Nov. 2001, Bonestroo Rosene Anderlik & Associates)



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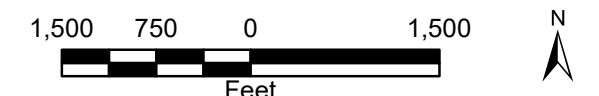
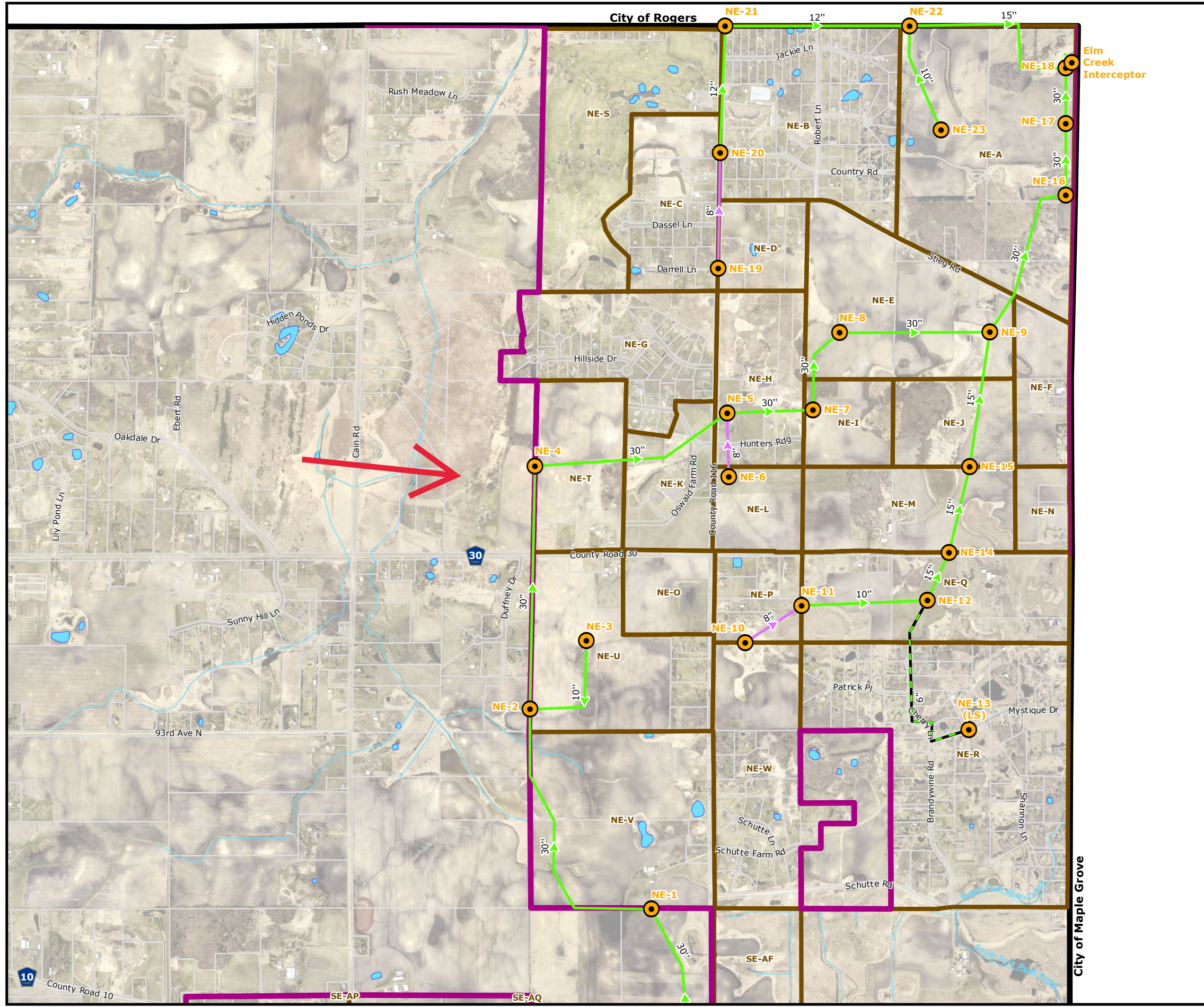


CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 7-2 Proposed Trunk Sanitary Sewer System - NE District

- Proposed Gravity
- Proposed Gravity (Lateral)
- Proposed Forcemain
- Sewer Nodes (LS) = Lift Station
- Sewer Subdistricts
- Municipal Boundary
- 2040 MUSA
- Parcel Boundaries
- Streams
- Lake/Open Water



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STAFF REPORT

Agenda Item ____

City Council Meeting: September 28, 2023	Prepared By: Nicholas Ouellette through Kendra Lindahl, AICP
Topic: Rezoning, Site Plan, Variance and Conditional Use Permit for Corcoran Storage II at 23730 Highway 55 (PID 31-119- 23-33-0001) (City file no. 23-016)	Action Required: Approval

Review Deadline: November 7, 2023

1. Request

The applicant, Craig Scherber of Scherber and Associates, LLC, is requesting approval of a rezoning, site plan, variance and conditional use permit to allow for the development of six new buildings for a proposed mini storage/self storage facility. The six buildings will be subdivided into smaller rental storage units.

The applicant is requesting to rezone the property located at 23730 Highway 55 from Urban Reserve (UR) district to Light Industrial (I-1) district. A conditional use permit is required for the proposed “mini storage/self storage facilities” use which is permitted as a conditional use in the I-1 district. The applicant is also requesting a variance to allow development of the parcel within the Municipal Urban Service Area (MUSA) in advance of municipal sewer and water utilities being available to serve the area.

2. Planning Commission Review

On August 3, 2023, the Planning Commission reviewed this item at a public hearing. Other than the applicant, there was no one present to speak on this item. The Planning Commission indicated support for the variance to allow development in advance of municipal services being able to serve the area. However, the Planning Commission did not support the remaining variances to reduce building setbacks from residential and allow off-site buffer yards. The Planning Commission voted 4-0 to recommend denial of the request.

3. City Council Review

On August 24, 2023, the City Council reviewed this item. The applicant was present at the meeting and asked Council if there would be support for the project and if the two variances for building setback and buffer yards were removed. The Council was generally supportive of the applicants proposal to remove the two variances for building setbacks and buffer yards. At the same meeting, Council confirmed that buffer yard

plant materials are required in addition to the minimum landscape materials required. Council voted 5-0 to table the item to a future Council meeting to allow the applicant time to provide revised plans to the City.

The applicant has provided revised plans to the City which eliminated the need for variances from building setbacks and buffer yard locations. This staff report reflects an analysis of the updated plans.

4. Context

Zoning and Land Use

The property is guided Light Industrial in the 2040 Comprehensive Plan and zoned UR district. The site is within the MUSA and is included in the Future Study Area for sanitary sewer as identified in the Comprehensive Plan. There is an existing single family residence and two detached accessory structures, all of which will be removed as part of the proposed development.

Surrounding Properties

The property that surrounds the site to the north and east is guided Light Industrial and zoned Urban Reserve. The site abuts the City of Greenfield to the west and the City of Medina to the south (across Highway 55). The property to the west, within Greenfield, is zoned Rural Residential and the property to the south, within Medina, is zoned Rural Residential-Urban Reserve. The existing use of the surrounding properties appears to be agricultural and single family residential. The site also abuts Highway 55 to the south.

Natural Characteristics of the Site

The 2040 Comprehensive Plan Natural Resources Inventory Areas Map does not identify any significant natural plant communities within the proposed site.

There are trees along the west property line and patches of woods throughout the east half the property that extends beyond the north and east property lines. A wetland delineation report provided by the applicant indicates there is a small portion of wetland in the southeast corner of the site.



5. Analysis

Staff has reviewed the application for consistency with the Comprehensive Plan, Zoning Ordinance and City Code requirements, as well as City policies. The City Engineer's

and Public Safety Committee's comments are incorporated into this staff report and the detailed comments are included in the attached engineering memo and Public Safety Committee memo. The draft approval conditions require compliance with the memos.

A. Level of City Discretion in Decision Making

The City has a relatively high level of discretion in approving or denying a rezoning application. The proposed zoning for a property must be consistent with the City's Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan the City must deny the rezoning application.

The City's discretion in approving a site plan is limited to whether or not the plan meets the standards outlined in the Zoning Ordinance. The City must approve the site plan if it meets these standards.

The City's discretion in approving or denying a conditional use permit is limited to whether or not the proposed request meets the standards outlined in the City Code. If it meets these standards, the City must approve the conditional use permit.

The City has a higher level of discretion with a variance because the burden of proof is on the applicant to show that the variance standards have been met.

B. Consistency with Ordinance Standards

Rezoning

The site is currently zoned UR district and the applicant is requesting the site be rezoned to I-1 district. The rezoning request shall be evaluated by the following factors from Section 1070.010, Subd. 2 of the Zoning Ordinance:

- A. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.*

The proposed mini storage/self storage facility is consistent with the policies and provisions for the I-1 district in the Comprehensive Plan, which intends to provide areas for manufacturing, warehousing, automotive, trucking office and other related uses throughout the I-1 district, except that the I-1 standards in Section 1040.125 of the Zoning Ordinance states "New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area." The applicant is requesting a variance to allow development in advance of municipal sewer and water being available. This is discussed in the variance section of the staff report. The City could find that development of this site in advance of municipal sewer and water is premature development and inconsistent with the Comprehensive Plan.

The Future Land Use Map from the Comprehensive Plan designates the property at 23730 Highway 55 as Light Industrial. If the City Council believes that the variance standards have been met to allow development in advance of municipal services, the City could find that the proposed action is consistent with plans for public facilities and capital improvements and require the developer to connect to those utilities once they are available.

- B. The proposed action meets the purpose and intent of this Ordinance or, in the case of a map amendment, it meets the purpose and intent of the individual district.*

The proposed mini storage/self storage use of the site meets the purpose and intent of the Light Industrial district which is to provide a full range of industrial, manufacturing, warehousing and similar uses.

- C. There is adequate infrastructure available to serve the proposed action.*

The applicant has indicated that the mini storage/self storage facility will not require sewer and water to operate. Fire protection will be provided exterior fire walls and fire department connections to the rear sides of Buildings C and D. The proposed use will not have any demand for municipal or private sewer and water; therefore, there is adequate infrastructure available to serve the proposed use.

- D. There is adequate buffer or transition provided between potentially incompatible districts.*

Adjacent properties to the south and west are within the jurisdiction of other cities. A buffer yard is provided in the west portion of the site and Highway 55 buffers the site from properties to the south. Buffer yards are provided along the north and east property lines and are situated entirely within the site. The proposed buffers comply with the ordinance standards for buffer yards.

Site Plan

The request is for approval of a site plan to allow a mini storage/self storage facility use in the I-1 district. The proposed development includes six buildings and a total of 56 individual rental storage units. The existing buildings and on-site utilities will be removed.

Lot Standards and Setbacks

The proposed development complies with the lot standards for the I-1 district. The applicant is proposing building setback flexibility to allow a 71-foot setback from Highway 55. Section 1060.070, Subd. 2(K) allows landowners to reduce the minimum setback from 100 feet to 60 feet with additional landscaping. The landscaping and building setback flexibility are discussed further in the landscaping section of this report.

Lot standards for the I-1 district are as follows:

	I-1 District Standards	Proposed Mini Storage/Self Storage Facility
Minimum lot area	1 acre	4.87 acres
Minimum lot width	100 feet	711 feet*
Minimum lot depth	200 feet	223 feet
Setbacks		
Front, from major roadways	100 feet/60 feet (with landscaping)	71 feet
Front, from all other streets	50 feet	50 feet**
Side	20 feet	50 feet
Rear	20 feet	50 feet
Adjacent to residential	50 feet	50 feet
Maximum Principal Building Height	45 feet	20 feet
Maximum impervious surface coverage	70%	45.2%

* Lot width measured from the east property line to the new street easement.

** Setback measured from proposed Building B to the new street easement.

Design Guidelines and Architecture

The proposed development is subject to the performance standards in Section 1060 of the Zoning Ordinance and the Southwest District Design Guidelines in Appendix A of the Zoning Ordinance.

Architectural elevations for the proposed development show six buildings ranging in size from 3,750- to 9,900-square feet and height from 18.4- to 19.8-feet tall. The number of units ranges from 5 to 11 units per building for a total 56 rental units. The proposed site plan has been modified and some building sizes have changed; the applicant shall provide revised architectural plans that reflect the updated site plan.

Building materials include gray integral color concrete block walls with wainscot of a contrasting color in the same material, lap siding for the sides of gabled roofs and asphalt shingles. The material for the lap siding elements is shown as either fiber cement planks or engineered wood siding.



The south elevations of the buildings that front Highway 55 include windows, gables and cantilevered elements with lap siding, which provide visual contrast and break up the long stretch of building facades. The north elevation of the northern buildings has windows to break up the long elevations but not a change in materials or building articulation. The building materials comply with ordinance standards for design and architecture.

- The design guidelines in Appendix A of the Zoning Ordinance state “Buildings should be designed with quality materials on all sides; all facades shall be articulated with a variety of materials, glazing or other details to add visual interest, although the front façade may have a unique design or more significant glazing; long blank exterior surfaces shall be avoided.” The City Council should discuss whether these building elevations comply with these guidelines.

Additionally, foundation planting shrubs are proposed along the south, east and west perimeters of buildings, which provide visual interest along the building walls.

The design guidelines for commercial development in the Southwest District, while minimal, call for high quality business parks with well-landscaped setbacks and buffers. The orientation of buildings and individual unit entrances generally face away from adjacent residential properties. Landscape buffer yards are also provided and are discussed further in this report.

Like the Garages Two project by the same developer planned east of this site, no trash enclosure is proposed. Tenants are responsible for disposal of trash off-site.

Lighting

Plans do not indicate the location for any proposed lighting; however, for safety we expect that some lighting will be provided. The applicant shall be required to update plans to show the location of proposed building and freestanding lighting. A light fixture cut sheet and photometric plan shall be provided to ensure compliance with the Zoning Ordinance standards for lighting.

Parking

The site plan shows a bituminous parking surface with concrete curb and gutter. No designated parking spaces are provided on the site. The applicant’s narrative indicates

there will be no public traffic, extended on-site employee presence or overnight parking allowed. Customers will be able to park in the drive aisle in front of their units on a temporary basis to load and unload materials from the unit, the plans show 50- to 65-foot of separation between buildings, which would be adequate for parking in front of a unit and allowing traffic to pass unobstructed. A turnaround is provided between proposed buildings E and F so larger vehicles may maneuver within the site.

The applicant has submitted a sample lease agreement, which indicates that no parking of vehicles is permitted outside of the units and no overnight parking is permitted on site. To enforce the overnight parking rule, the property will be equipped with surveillance equipment and a controlled gate to restrict access to customers only.

Streets and Access

Access to the mini storage/self storage facility is provided through a 24-foot wide private driveway along the west property line that connects to Highway 55 to the south. The driveway narrows to approximately 21 feet in width where a gate is proposed to restrict access to the site. There is an existing driveway to the residential building that will be removed with the redevelopment. MnDOT approval must be obtained by the applicant for the new access from Highway 55.

The Southwest District Design Guidelines indicate that future driveways and other direct access to new developments from Highway 55 shall not be permitted. As shown on the Southwest District map, a street extension is shown along the west side of the proposed development. The plans provide a street easement for the future street. An encroachment agreement is necessary for the access drive located within the street easement. The driveway will be removed once the street is constructed and the mini storage/self storage facility will then have access from the new public street. This has been allowed for other developments in the City. This has been included as a condition of approval.



The future street is positioned along the boundary between the Cities of Corcoran and Greenfield. Development of the future street will be done in coordination with the City of Greenfield.

The Public Safety Committee requires that a turning radius exhibit be provided to the City for review and approval to ensure adequate space is provided for emergency vehicles to maneuver within the site. Staff has included the requirement that a turning radius exhibit be provided as a condition of approval.

Grading

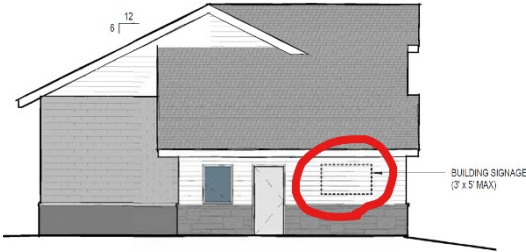
The City Engineer’s memo provides detailed comments on the proposed development. There are three existing road signs that are not shown on the plans which will be impacted by grading and installation of site improvements. The signs are in the Highway 55 right-of-way where the proposed access drive is located. The plans must be revised to show the signs and proposed relocation areas (subject to MNDOT approval).



There are 3:1 slopes around the perimeter of the buildings where required landscaping and buffer yards are necessary. The slope can make it difficult to install the required number of plant materials and ensure they adequately grow and provide a transitional buffer.

Signage

One 15 square foot sign is proposed on the west façade of Building A for owner and lease contact information. Signs in the industrial districts are restricted to 10% of the primary building face; it appears the proposed signage complies with this standard. Further details for the proposed sign shall be provided with a sign permit application.



The sample lease agreement provided by the applicant indicates no tenant signage is allowed by the business. Rental units will have unit number identification signs by the entrance to each unit.

Utilities

The existing septic and well systems will be removed and abandoned according to MPCA and MDH requirements. Development of the site does not include any new well or septic utilities. The proposed mini storage/self storage facility will not have any extended employee or customer presence and does not necessitate the installation of on-site well and septic.

The site is located within the MUSA and is required to connect to municipal services prior to any new development; however, municipal services are not available to the site at this time. The applicant has requested variance from the requirement to connect with municipal services is discussed further in this report. Staff has included a condition that connections to municipal services shall be required once they are available to connect with the site.

Stormwater Management

The City Engineer's memo provides detailed comments on stormwater management for the site. The proposed stormwater management basin is situated in the south half of the property. Stormwater is ultimately discharged off-site via an existing MnDOT culvert and the applicant is required to obtain MnDOT approval.

Wetlands

A wetland report has been completed showing a small wetland in the southeast corner of the site. Section 1050.010 establishes standards for the wetland overlay district. Wetland buffer monuments are required at each lot line where it crosses a wetland buffer and where needed to indicate the contour of the buffer, with a maximum spacing of 200 feet along the buffers edge. Plans show a 25-foot wetland buffer with adequate signage to delineate the wetland buffer edge. The developer shall be responsible for installation and maintenance of the wetland buffer in compliance with City standards. A detailed planting plan and maintenance plan must be provided for review and approval by the City.

Landscaping and Buffer Yards

The Southwest District Design Guidelines recommend landscaping be designed to work with the existing topography of the area, preserving the rolling hills and natural view corridors. In this case, the majority of the site will be graded and most of the existing vegetation will be removed. The grading plan shows that the finished floor elevations for the proposed buildings will be approximately 8- to 9-feet higher than the finished grades at the north and east property lines.

For the development, Section 1060.070 of the Zoning Ordinance requires one overstory tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater, and one understory shrub for each 300 square feet of gross building floor area or one shrub per 30 lineal feet of site perimeter, whichever is greater. The Zoning Ordinance standards require 48 overstory trees and 161 shrubs for the proposed development (i.e. the "development trees"). Plans show 48 overstory trees and 161 shrubs in compliance with the required number of development trees.

Section 1060.070 of the Zoning Ordinance also requires buffer yards and buffer yard plantings be provided when a developing property is adjacent to or across a local street from property in a less intensive zoning district. Buffer yards are required to be located on the outer perimeter of a parcel, extending to the parcel boundary line. Buffer yards must also be located within permanent easements. The Zoning Ordinance requires the provision of buffer yards shall be responsibility of the more intensive use.

The applicant is proposing buffer yards extending out to the perimeter of the parcel (excluding the right-of-way easement) where the site is adjacent to less intensive zoning districts. The buffer yards are situated entirely within the applicant's parcel and no off-site buffer yards are proposed. No buffer yard is provided along the south property line

as the ordinance allows the Council to waive the buffer requirements on the south because the residential property in Medina is separated from this site by a major roadway (Highway 55).

A 40-foot wide street easement is provided along the west property line. The future street and easement area could serve as a natural buffer yard to the west; however, the classification for the future road is not shown on the Comprehensive Plan and buffer yards are required when a property is developed, regardless of future street locations or classifications. The Council may find that the combination of space and landscaping is adequate to meet the intent of the buffer yard requirements in Section 1060. The draft resolution accepts this as an adequate buffer; however, if the Council believes additional buffering is required in this area they should amend condition #21 in Resolution 2023-80.

Plans do show trees within the street easement that will require removal when the future street is constructed in the future. However, because there are no immediate plans to construct that street, staff is comfortable allowing those trees to be planted to provide a buffer for surrounding properties in the interim.

This industrial site abuts residentially zoned property in the City of Corcoran to the north and east and residentially zoned property in the City of Greenfield to the west. Class D 50-foot-wide buffer yards are provided along the north, east and west sides of the development for a total lineal length of 1,271 feet. Six overstory trees, nine understory plantings and 18 shrubs or native prairie plantings must be provided for every 100 feet along the length of a Class D buffer yard.

The applicant has also proposed a reduced building setback to Highway 55 from 100 feet to 71 feet. Section 1060.070 of the Zoning Ordinance allows building setback flexibility through additional landscaping. The building setback from Highway 55 may be reduced up to 40% if one overstory tree, one overstory coniferous tree, two ornamental trees and 10 shrubs are provided per 100 lineal feet of the property line where the reduced setback is proposed. Plans show a reduced setback is requested along 750 lineal feet of frontage and the required number of plant materials for the setback reduction has been provided. As such, the minimum number of required overstory trees, understory trees and shrubs for the development, reduced setback and buffer yards is shown in the table below. Some setback reduction trees are situated within the pond access drive. Plans will need to be revised to show the access on the landscape plans and relocate trees outside of the proposed pond access.

	Required Overstory Trees	Required Understory Trees	Required Shrubs
Development Trees	48	N/A	161
Highway 55 Setback	16	15	75
Class D 40-foot Buffer Yard (North, East and West)	76	114	229
TOTAL	140	129	465

At the August 23, 2023 meeting the City Council confirmed that the intent of the buffer yard standards is to have buffer yard plant materials in addition to the required development trees. This clarification will be included in the ordinance amendments tentatively scheduled for Council action at the October 26th meeting.

The plans show that adequate numbers of trees and shrubs are provided to satisfy the required number of development trees and buffer yard plant materials. The applicant has noted that the high concentration of trees within the site may inhibit the health of landscaping over the long term.

Conditional Use Permit

The applicant is requesting a conditional use permit to allow “self storage facilities” for the site. Section 1040.090, Subd. 4 of the Zoning Ordinance allows the landowner to request a conditional use permit if they comply with the following standards:

1. *Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.*

Units will be leased to companies and private individuals for storage of items ranging from company vehicles, supplies, automobiles, recreational vehicles, trucks and trailers. No commercial-type vehicles will be allowed within the units. No public traffic or extended employee presence will be allowed. The applicant has also indicated no outdoor storage or outside over-night parking of any kind will be allowed. The City has approved other self-storage projects and has determined that commercial businesses using the units for storage is allowed.

2. *Combining office and/or retail space with a self-service storage facility may be allowed by Conditional Use Permit.*

Combining office and/or retail space with the proposed mini storage/self storage facility is not proposed. The mini storage/self storage facility will not allow for retail or leasing office operations because no bathroom facilities will be provided on site. Signage on proposed Building A will provide prospective customers with contact details for renting units.

3. *Storage of hazardous or flammable materials is prohibited.*

Staff has included a condition that the storage of hazardous or flammable materials is prohibited.

4. *No exterior storage is allowed.*

The applicant has indicated that no exterior storage or over-night parking is allowed on the site. To that effect, the applicant has indicated that they will contract with a towing service to remove vehicles in violation of these rules.

5. *The facility shall be secured by either the walls of the structure and/or fencing. All the doors on the units shall face inward and away from the street and property lines.*

Each unit is secured by the walls of the structure. A gate secures the entrance drive and restricts access to the public. All doors on the units face inwards and away from the adjacent properties.

6. *An on-site manager is only allowed where adequate sanitary facilities are provided, either through the use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement.*

As indicated by the applicant, no extended employee presence is planned for the operation of the mini storage/self storage facility. As such, sanitary facilities are not necessary or provided.

The proposed mini storage/self storage must also comply with the general conditional use standards in Section 1070.020 of the Zoning Ordinance, specifically:

A. *Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.*

The proposed mini storage/self storage facility use is consistent with the commercial uses anticipated for areas guided Light Industrial in the Comprehensive Plan. The proposed use does not impact public facilities and capital improvement plans.

B. *The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and not be detrimental to or endanger the public health, safety, morals or comfort.*

The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community if the conditions of approval are met.

- C. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed use is a conditional use in the I-1 district and the applicant has provided the required buffer yards to screen the development from adjacent properties in less intensive zoning districts.

- D. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

- E. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

Municipal sewer and water are not available to the site and private utilities will not be provided; however, the proposed use does not require sewer or water utilities in order to operate.

Alternatively, if the variance to develop the site in advance of municipal services is not granted the City Council could find this condition is not met.

- F. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

Staff has proposed draft conditions to ensure compliance with the Zoning Ordinance regulations.

- G. The conditional use and site conforms to the performance standards as specified by this Chapter.*

Staff has analyzed the performance standards of this Chapter and has included conditions to ensure compliance with the performance standards.

Variance

The applicant has requested a variance from the requirement in Section 1040.125, Subd. 1 of the Zoning Ordinance that new development in the I-1 district will be allowed only when a full range of municipal services and facilities are available to serve the area.

A. There are practical difficulties in complying with the zoning ordinance.

New development within the MUSA shall only be allowed when a full range of municipal services and facilities are available to serve the area. The site is located in the 2035-2040 stage of the Comprehensive Plan 2040 Staging Plan map, but the area is subject to a Metropolitan Council study which is not expected to be completed until the next Comprehensive Plan update.

Alternatively, the City Council could find that there is no practical difficulty because the applicant can wait for municipal services to be extended prior to development. In the interim, the applicant does have the ability to develop the property consistent with the UR district standards.

B. That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.

The property does not have access to municipal sewer and water services which restricts the ability to develop the site and this condition will not change if the proposed development is approved. This development does not require sewer or water services. The constraints to conform with a connection to municipal sewer and water services were not created by the current landowners.

Alternatively, the City Council could find that all properties outside of the initial Sanitary Sewer Staging area are subject to the same restrictions and the conditions are not unique to this property.

C. That the granting of the variation will not alter the essential character of the locality.

The granting of the variation will not alter the essential character of the locality. Allowing redevelopment of the site to Light Industrial from Low Density Residential is consistent with the future land use projected for the site. The surrounding residential properties will remain essentially unchanged. This property is on the western border of the City and allowing development without municipal utilities will preclude development of adjacent properties.

Alternatively, the City Council could find that granting the variation will alter the essential character of the locality because light industrial redevelopment is not anticipated until municipal services are available to serve the area.

D. The proposed variance would be in harmony with the general purposes and intent of the ordinance.

The variance will be in harmony with the general purpose and intent of the I-1 district, which is to provide for the establishment of warehousing and light industrial development. While this development is proposed without municipal services available to the site, such services are not required to facilitate the proposed use. The development would be required to connect to municipal services once they become available. Staff recommend this as a condition of approval.

E. The variance is consistent with the Comprehensive Plan.

The variance would allow for the development of a mini storage/self storage facility that is consistent with the industrial uses anticipated in the Comprehensive Plan.

F. The City may impose conditions on the variance to address the impact of the variance.

Staff has included a condition that when municipal sewer and water are available to the site the applicant will be required to connect the facility to those services.

Summary

Staff has reviewed the plans with the applicable standards outlined in the Comprehensive Plan and Zoning Ordinance and finds that the standards for the proposed rezoning, conditional use permit, variance and site plan could be met.

Staff has prepared drafted resolutions for approval of all requests for Planning Commission consideration and has provided copies of those in the packet should the City Council find that the variance standards have been met. Any outstanding issues that must be addressed have been included as conditions in the attached draft resolutions.

6. Recommendation

Move to adopt the following:

- a. Ordinance 2023-501 amending the Zoning Map
- b. Resolution 2023-79 approving findings of fact for rezoning
- c. Resolution 2023-80 approving the site plan and conditional use permit
- d. Resolution 2023-81 approving the variance

Attachments

1. Ordinance 2023-501 Amending the Zoning Map
2. Resolution 2023-79 with Findings of Fact for Rezoning
3. Resolution 2023-80 Approving Site Plan and Conditional Use Permit
4. Resolution 2023-81 Approving the Variance
5. Draft Site Improvement Performance Agreement
6. Draft Encroachment Agreement
7. Site Location Map
8. Landscaping Ordinance Amendment dated April 27, 2023
9. City Engineer Memo dated September 20, 2023
10. Public Safety Memo dated July 24, 2023
11. Applicant Narrative dated July 19, 2023
12. Site Plan and Civil Plans dated September 8, 2023
13. Landscape Plan dated September 8, 2023
14. Architectural Plans dated July 20, 2023
15. Architectural Rendering dated September 8, 2023
16. Architectural Materials dated September 8, 2023
17. Sample Lease Agreement dated July 10, 2023

ORDINANCE NO. 2023-501

**Motion By:
Seconded By:**

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED AT 23730 HIGHWAY 55 (PID 31-119-23-33-0001) (CITY FILE NO. 23-016)

THE CITY OF CORCORAN ORDAINS:

Section 1. Amendment of the City Code. Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended by changing the classification on the City of Corcoran Zoning Map from Urban Reserve (UR) district to Light Industrial (I-1) district, described as follows:

See Exhibit A

Section 2. Effective Date. This Ordinance shall be in full force and effect upon its adoption.

ADOPTED by the City Council on the 28th day of September, 2023.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

ORDINANCE NO. 2023-501

Exhibit A

THAT THAT PART OF SW 1/4 OF SECTION 31, TOWNSHIP 119, RANGE 23, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SW 1/4, 379.48 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 751.4 FEET, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SW 1/4 TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY NO. 55, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW 1/4, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT ROAD.

ABSTRACT PROPERTY

RESOLUTION NO. 2023-79

Motion By:
Seconded By:

**APPROVING FINDINGS OF FACT FOR REZONING FOR 23730 HIGHWAY 55 (PID
31-119-23-33-0001) (CITY FILE NO. 23-016)**

WHEREAS, Craig Scherber, (the “applicant”), has requested approval to rezone 4.87 acres legally described as follows:

See Exhibit A

WHEREAS, the Planning Commission has reviewed the site plan and conditional use permit request at a duly called Public Hearing and recommends denial based on the finding that the variance standards had not been met;

WHEREAS, the applicant revised plans to eliminate the two buffer setback and variances;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does support the request for reclassification of the property, based on the following findings and conditions:

1. The proposed development has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans. The proposed development is consistent with the policies and provisions for the Light Industrial (I-1) district and the Future Land Use Map designates the site as Light Industrial.
2. The proposed mini storage/self storage use of the site meets the purpose and intent of the I-1 district which is to provide a full range of industrial, manufacturing, warehousing and similar uses.
3. There is adequate infrastructure available to serve the proposed action. The proposed mini storage/self storage use does not require sewer and water to operate and no sewer and water infrastructure is proposed as part of the development.
4. There is an adequate buffer or transition provided between potentially incompatible districts. Adjacent properties to the north and east are zoned Urban Reserve (UR) district and properties to the south and west are residential. Buffer yard space and vegetation is provided along the north, east and west perimeters of the site to provide adequate transition between the different intensity of uses. Highway 55 to the south of the site provides an adequate transition for residential property to the south.

VOTING AYE

- McKee, Tom**
- Bottema, Jon**
- Nichols, Jeremy**
- Schultz, Alan**
- Vehrenkamp, Dean**

VOTING NAY

- McKee, Tom**
- Bottema, Jon**
- Nichols, Jeremy**
- Schultz, Alan**
- Vehrenkamp, Dean**

RESOLUTION NO. 2023-79

Whereupon, said Resolution is hereby declared adopted on this 28th day of September, 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2023-79

Exhibit A

THAT THAT PART OF SW 1/4 OF SECTION 31, TOWNSHIP 119, RANGE 23, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SW 1/4, 379.48 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 751.4 FEET, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SW 1/4 TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY NO. 55, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW 1/4, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT ROAD.

ABSTRACT PROPERTY

RESOLUTION NO. 2023-80

Motion By:
Seconded By:

**APPROVING A SITE PLAN AND CONDITIONAL USE PERMIT FOR THE PROPERTY
LOCATED AT 23730 HIGHWAY 55 (PID 31-119-23-33-0001) (CITY FILE NO. 23-016)**

WHEREAS, Craig Scherber, (the “applicant”), is requesting approval of a site plan and conditional use permit for the property located at 23730 Highway 55, legally described as follows:

See Exhibit A

WHEREAS, the Planning Commission has reviewed the site plan and conditional use permit request at a duly called Public Hearing and recommends denial based on the finding that the variance standards had not been met;

WHEREAS, the applicant revised plans to eliminate the two buffer setback and variances;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request, subject to the following findings and conditions:

1. A site plan and conditional use permit are approved to allow for the construction of six buildings for a mini storage/self storage facility as shown on the application and plans received by the City on June 20, 2023 and additional information received on July 10, 2023, July 13, 2023, July 19, 2023 and September 28, 2023, except as amended by this resolution.
2. Approval of the site plan and conditional use permit is contingent upon approval of the requested rezoning and variance.
3. A conditional use permit is approved, subject to the finding that the applicable criteria as outlined in Section 1070.020 (Conditional Use Permits) of the Zoning Ordinance have been met, specifically:
 - a. The proposed mini storage/self storage use is consistent with the commercial uses anticipated for areas guided Light Industrial in the Comprehensive Plan. The proposed use does not impact public facilities and capital improvement plans.
 - b. The establishment of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort of the community if the conditions of approval are met.
 - c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood. The proposed use is a conditional use in the I-1 district and the applicant has

RESOLUTION NO. 2023-80

- provided adequate buffer yards and buffer landscaping to adjacent properties in less intensive zoning districts.
- d. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
 - e. The site is located within the MUSA but municipal sewer and water are not available to the site, nor will private utilities be provided. The proposed use does not require sewer or water in order to operate.
 - f. Staff has proposed draft conditions to ensure compliance with the Zoning Ordinance regulations.
 - g. Staff has analyzed the performance standards of this Chapter and has included conditions to ensure compliance with the performance standards.
4. The conditional use permit must comply with the criteria as outlined in Section 1040.090, Subd. 4 of the Zoning Ordinance, specifically:
 - a. Units will not be used for retailing, auto repair, human habitation or any commercial activity, except as allowed by Section 1040.090.
 - b. The only proposed use for the site is a mini storage/self storage facility. No retail sales of goods or purchases will be allowed and no office space will be provided on site for staff or customers.
 - c. No hazardous or flammable materials are allowed for storage on the property.
 - d. No exterior storage or overnight parking (outside of units) is allowed.
 - e. Each unit is secured by the walls of the structure and all unit doors face inwards and away from residential property lines as much as possible.
 - f. No extended employee presence is planned for the mini storage/self storage facility. As such, no sanitary facilities are provided on the site.
 5. The applicant must comply with all conditions in the City Engineer's memo dated September 20, 2023.
 6. The applicant must comply with the Public Safety Plan review comments dated July 24, 2023.
 7. Revised architectural plans shall be provided to reflect the updated building sizes as shown on the September 8, 2023 site plan.
 8. Prior to initiation of grading or any other site work, the applicant must provide a turning radius exhibit to ensure that emergency vehicles can safely move throughout the site and update the site plan as needed to ensure compliance.

RESOLUTION NO. 2023-80

9. The applicant is responsible for obtaining an access permit from MnDOT for the driveway connection and pond access.
10. The applicant is responsible for obtaining approval and financing any required improvements from MnDOT including for any work within or affecting the MnDOT right-of-way.
11. The plans must be revised to show all signs in the Highway 55 and City of Greenfield rights-of-way adjacent to the new access road. The applicant is responsible for obtaining approval from sign owners for removing and relocating road signs where the proposed access drive is situated.
12. The landscape plans shall be revised to show the pond access drive and relocate all landscaping outside the access drive.
13. The existing driveway and access to the residential building on 23730 Highway 55 shall be removed.
14. When the public street (as shown in the Southwest District Guidelines) along the west property line is constructed, the private access shall be removed and access to the property shall be provided via a new curb cut on the public street subject to City engineering standards.
15. A light fixture cut sheet and photometric plan must be provided to the City to ensure compliance with Zoning Ordinance standards for lighting.
16. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.
 - a. Wetland buffer monument signs must be purchased from the City.
 - b. Wetland buffer monument signs must be installed on treated 4"x4" wooden posts.
 - c. The installation of wetland monument buffer signs according to the approved plan must be certified by a registered land surveyor.
 - d. Wetland buffers must be planted and inspected by the City prior to issuance of building permits.
 - e. Where buffer areas are not vegetated or have been disturbed within the last 10 years, such buffer areas shall be replanted and maintained according to the standards in Section 1050.010, Subd. 8 of the Zoning Ordinance.
 - i. If existing wetland buffers are proposed to remain, the City's wetland buffer specialist must inspect and confirm existing buffers are undisturbed and in an acceptable condition.
17. A detailed wetland buffer establishment plan and wetland buffer maintenance agreement must be provided for review and approval by the City.
18. Drainage and utility easements shall be provided over all wetlands, wetland buffers and ponds.
19. Sign permits will be required prior to the installation of any signs.

RESOLUTION NO. 2023-80

20. If trees marked for preservation are removed during construction the applicant shall be required to provide an equivalent caliper-inch replacement for the lost trees.
21. Once constructed, the future street and easement area may serve as a natural buffer yard to the west. The combination of space and landscaping is adequate to meet the intent of the buffer ordinance.
22. A lighting plan and lighting cut sheets shall be provided for review and approval by the City.
23. A building permit is required prior to beginning construction.

FURTHER, that the following additional conditions must be met prior to issuance of building permits:

24. The developer shall enter into a site improvement performance agreement and submit a financial guarantee for the work as outlined in Section 1070.050, Subd. 9 of the Zoning Ordinance.
25. Cost estimates for the proposed development shall be provided to the City for use in the Site Improvement Performance Agreement.
26. The applicant shall submit any and all necessary permits to the watershed and receive approval and provide proof of permits to the City.
27. Easement exhibits in recordable form shall be provided for the following:
 - a. Drainage and Utility Easements over stormwater ponds and wetlands and wetland buffers.
 - b. Street Easement.
 - c. Buffer yards.
 - d. Encroachment Agreement
28. The following documents must be approved by the City Attorney:
 - a. Site Improvement Performance Agreement.
 - b. Drainage and Utility Easements.
 - c. Street Easement.
 - d. Buffer Yard Conservation Easements.
 - e. Stormwater Maintenance Agreement.
 - f. Wetland Buffer Maintenance Plan
 - g. Encroachment Agreement
 - h. Rental/Lease Agreement.
29. The following documents must be recorded at Hennepin County and proof of recording provided to the City:
 - a. Approving Resolutions.
 - b. Site Improvement Performance Agreement.
 - c. Drainage and Utility Easements.

RESOLUTION NO. 2023-80

- d. Street Easement.
- e. Buffer Yard Conservation Easements.
- f. Stormwater Maintenance Agreement.
- g. Wetland Buffer Maintenance Plan
- h. Encroachment Agreement
- i. Rental/Lease Agreement.

FURTHER, that the following conditions must be met prior to release of remaining escrow:

- 30. Any request for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.
- 31. Any request for the City to inspect the required pond and wetland buffers in order to reduce financial guarantees must be accompanied by a recertification/verification of field inspection by the project Landscape Architect. A letter signed by the Landscape Architect verifying buffers have been correctly seeded in compliance with the plans and specifications will suffice.
- 32. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 28th day of September, 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2023-80

Exhibit A

THAT THAT PART OF SW 1/4 OF SECTION 31, TOWNSHIP 119, RANGE 23, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SW 1/4, 379.48 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 751.4 FEET, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SW 1/4 TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY NO. 55, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW 1/4, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT ROAD.

ABSTRACT PROPERTY

RESOLUTION NO. 2023-81

Motion By:
Seconded By:

APPROVING A VARIANCE FOR THE PROPERTY LOCATED AT 23730 HIGHWAY 55 (PID 31-119-23-33-0001) (CITY FILE NO. 23-016)

WHEREAS, Craig Scherber, (the “applicant”), is requesting approval of variances for the property located at 23730 Highway 55, legally described as follows:

See Exhibit A

WHEREAS, the Planning Commission has reviewed the site plan and conditional use permit request at a duly called Public Hearing and recommends denial based on the finding that the variance standards had not been met;

WHEREAS, the applicant revised plans to eliminate the two buffer setback and variances;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request, subject to the following findings and conditions:

1. The requested variance from the Municipal Services Requirement is approved based on the following findings:
 - a. That there are practical difficulties in complying with the Zoning Ordinance. New development within the MUSA shall only be allowed when a full range of municipal services and facilities are available to serve the area. The site is located in the 2035-2040 stage of the Comprehensive Plan 2040 Staging Plan map, but the area is subject to a Metropolitan Council study which is not expected to be completed until the next Comprehensive Plan update. The property does not have access to municipal sewer and water services which restricts the ability to develop the site and this condition will not change if the proposed development is approved. This development does not require sewer or water services. The constraints to conform with a connection to municipal sewer and water services were not created by the current landowners.
 - b. That the conditions upon which a petition for a variation is based are unique to the parcels of land for which the variance is sought and were not created by the landowners. The property does not have access to municipal water and sewer services which restricts the ability to develop the site and this condition will not change with an approved development.
 - c. That the granting of the variation will not alter the essential character of the locality. The granting of the variation will not alter the essential character of the locality. Allowing redevelopment of the site to Light Industrial from Low Density Residential is consistent with the future land use projected for the site. The surrounding residential properties will remain essentially unchanged.

RESOLUTION NO. 2023-81

- d. The proposed variance would be in harmony with the general purposes and intent of the ordinance. The variance will be in harmony with the general purpose and intent of the I-1 district, which is to provide for the establishment of warehousing and light industrial development.
- e. The variance is consistent with the Comprehensive Plan. The variance would allow for the development of a mini storage/self storage facility that is consistent with the industrial uses anticipated in the Comprehensive Plan.
- f. The applicant shall be required to connect the site to municipal sewer and water when those services are available to the site and pay all applicable charges and fees as required by Chapter 51 of the City Code.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 28th day of September, 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2023-81

Exhibit A

THAT THAT PART OF SW 1/4 OF SECTION 31, TOWNSHIP 119, RANGE 23, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SW 1/4, 379.48 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 751.4 FEET, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SW 1/4 TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY NO. 55, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW 1/4, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT ROAD.

ABSTRACT PROPERTY

(reserved for recording information)

SITE IMPROVEMENT PERFORMANCE AGREEMENT

CORCORAN STORAGE II (FILE NO. 23-016)

This **SITE IMPROVEMENT PERFORMANCE AGREEMENT** (this “Agreement”) dated _____, 2023, is entered into by and between the **CITY OF CORCORAN**, a Minnesota municipal corporation (the “City”), and **SCHERBER AND ASSOCIATES, LLC, a LIMITED LIABILITY COMPANY** (the “Developer”), for Corcoran Storage II, and shall be effective upon full execution by the City and the Developer. The City and the Developer are sometimes collectively referred to herein as the “parties” or each a “party”.

- 1. REQUEST FOR APPROVAL.** The Developer has asked the City to approve a site development plan (referred to in this Agreement as the “site plan”). The site plan is for property situated in the County of Hennepin, State of Minnesota, addressed at: 19925 75th Avenue, and legally described in Exhibit A, attached hereto, (the “Subject Property”).
- 2. CONDITIONS OF APPROVAL.** The City approved the site plan ([under City Council Resolution 2023-80](#)) on the condition that the Developer enter into this Agreement, furnish the security and escrow required by it, and comply with applicable ordinances, statutes, and regulations.
- 3. PLANS.** The Subject Property shall be developed in accordance with the following plans. The plans shall not be attached to this Agreement, but are on file in the office of the City

Administrator at Corcoran City Hall. If the plans vary from the written terms of this Agreement, the written terms herein shall control.

Plan A: Site Plan received September 8, 2023
Plan B: Grading, Drainage and Erosion Control Plan received September 8, 2023
Plan C: Utility Plan received September 8, 2023
Plan D: Landscape Plan received September 8, 2023
Plan E: Wetland Buffer Establishment Plan received XXX
Plan F: Lighting Plan received XXX
Plan G: Project and Standard Details Plan received September 8, 2023

4. IMPROVEMENTS. The Developer shall install and fully pay for the following required site improvements:

- Restoration of associated disturbance of public streets
- Surface water facilities and any associated public street restoration
- Grading and Erosion Control
- Underground Utilities
- Street Signs and Traffic Control Signs
- Landscaping Required by Section 1060 of the Zoning Ordinance
- Wetland Buffer Establishment
- Wetland Mitigation and Buffers
- Monuments Required by Minnesota Statutes
- Miscellaneous Facilities

Any public improvements shall be installed in accordance with the approved plans and specs, City Design Standards and Standard Details. For these improvements, the Developer shall submit plans and specifications that have been prepared by a competent registered professional engineer to the City for approval by the City Engineer or the City Engineer's designated representative.

5. SECURITY REQUIREMENTS. To guarantee compliance with the terms of this Agreement and construction of all required site improvements, the Developer shall furnish the City with a financial guarantee ("security") in the form of: 1) a letter of credit from a bank (pursuant to the form attached hereto as Exhibit B); or 2) a cash deposit; or 3) a combination thereof. The form of the security shall be determined by the City at its sole discretion, and shall be in the amount of \$_____ (100% of the total cost of improvements, per Section 1070.050, Subd. 9 of the Zoning Ordinance). Any bank or financial institution providing a letter of credit or other surety shall be subject to the approval of the City Administrator or his/her designated representative.

6. CONSTRUCTION OF IMPROVEMENTS.

All labor and work shall be performed and completed in the best and most workmanlike manner and in strict conformance with the approved plans and City Engineering Design Standards. No deviations from the approved plans will be permitted unless approved in writing by the Zoning Administrator or City Engineer or their designated representative. The Developer agrees to furnish to the City a list of contractors being considered for retention by the Developer for the performance of the work required by this Agreement. The Developer shall not do any work or furnish any materials not covered by the plans and special conditions of this Agreement, for which reimbursement is expected from the City, unless such work is first ordered in writing by the City Engineer or their designated representative, as provided in the specifications.

- 7. EROSION CONTROL.** Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. Erosion control practices must comply with the Minnesota Pollution Control Agency's Best Management Practices. The City may impose additional erosion control requirements which the City determines would be beneficial. All erosion control shall comply with Section 950 (Erosion Control) of the Corcoran City Code and the Corcoran Engineering Design Standards. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan. Further, the City shall have the authority to stop work on the Subject Property and/or withhold additional building permits or certificates of occupancy in the event that the Developer fails to comply with the approved erosion control plan.

- 8. STREET MAINTENANCE DURING CONSTRUCTION.** The Developer shall be responsible for all street maintenance until the streets affected by the project are accepted by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on the same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable to traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and around the subdivision swept clean of dirt and debris that may spill, track, or wash onto the street from Developer's operation.

- 9. TIME OF PERFORMANCE.** The Developer shall install all required site improvements by [October 31, 2024](#). The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

- 10. LICENSE.** The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Subject Property to perform all work and inspections deemed appropriate by the City in conjunction with site development.

11. RESPONSIBILITY FOR COSTS.

- A. The Developer shall pay all costs incurred by it or the City in conjunction with the development of the site, including but not limited to legal (including, without limitation, attorneys' fees), planning, permitting, engineering and inspection expenses incurred in connection with approval of the site plan, the preparation of this Agreement, review of construction plans and documents.
- B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from site approval, development or noncompliance with this Agreement. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.
- C. The Developer shall reimburse the City for costs incurred in the enforcement of this Agreement, including engineering and attorneys' fees.
- D. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Agreement within 30 days after receipt. Bills not paid within 30 days shall accrue interest at the rate of 8% per year. Further, the City shall have the right to access Developer's posted security to obtain reimbursement for unpaid invoiced amounts. Should Developer's security be insufficient to cover any amounts owed to the City and unpaid after invoicing, the City may assess such amounts against the Subject Property. Developer, on behalf of itself and its successors and assigns, hereby waives any assessment notice requirements and any right to appeal such assessment pursuant to Minnesota Statute 429.

12. MISCELLANEOUS.

- A. Third parties shall have no recourse against the City under this Agreement.
- B. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Agreement.
- C. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by the Zoning Administrator or City Engineer or their designated representative. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.
- D. This Agreement shall run with the land and may be recorded against the title to the Subject Property. The Developer covenants with the City, its successors and assigns, that the Developer has unencumbered fee title to the Subject Property and/or has obtained consents to this Agreement, in the form attached hereto, from all parties

who have an interest in the Subject Property; that there are no unrecorded interests in the Subject Property; and that the Developer will indemnify and hold the City harmless for any failure to fulfill the foregoing covenants.

- E. Certain retaining walls will require a building permit. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the building official evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls identified on the development plans shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.
- F. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to the City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.
- G. Failure to fulfill the terms of this Agreement by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits and certificates of occupancy, and the halting of all work on the Subject Property.
- H. The Developer represents to the City that the development complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision regulations, zoning ordinances, and environmental regulations. If the City determines that the development does not comply, the City may, at its option, refuse to allow construction or development work in the development until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.
- I. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligations hereunder shall continue in full force and effect even if the Developer sells the project. Notwithstanding anything herein to the contrary, in conjunction with a sale of the entire land, the Developer may, without the consent of the City, assign this Contract to a limited liability company or other entity in which the Developer or an affiliate thereof has a controlling membership or other controlling ownership interest, provided that such assignee assumes in writing the obligations of Developer under this Contract and all posted security correspondingly secures the performance of the assignee.

13. DEVELOPER'S DEFAULT. In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given notice of the work in default, not less than 48 hours in advance. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek a court order for permission to enter the Subject Property. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part to the Subject Property and the Developer, on behalf of itself and its successors and assigns, hereby waives any right to appeal said assessment.

14. NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: _____.

Notices to the City shall be in writing and shall be either hand delivered to Corcoran City Hall, or mailed to the City by certified mail to the attention of the Corcoran City Administrator at the following address:

Corcoran City Hall
Attn: City Administrator
8200 County Road 116
Corcoran, MN 55340

15. ESTIMATED COSTS

ITEM	Total
Sanitary Sewer System	\$0
Watermain System	\$0
Stormwater System	\$0
Street Construction	\$0
Street Lighting	\$0
Grading/Erosion Control	\$0
Landscaping/Tree Preservation	\$0
Wetland Buffer Establishment	\$0
Installing Wetland Buffer Monuments*	\$0
Setting Iron Monuments	\$0
SUB-TOTAL:	
Design, Admin, Insp, As-Builts (8%)	
Total:	

This breakdown is for historical reference; it is not a restriction on the use of the security. If the City approves use of a letter of credit for posting of any portion of the security, the bank or financial institution which provides the same shall be subject to the approval of the City Administrator. The City may draw down the security, without notice, for any violation of the terms of this Agreement or upon receipt of notice that the security will be cancelled or otherwise lapse prior to the end of the required term and no City-approved replacement security has been provided. If the required improvements are not completed at least 30 days prior to the expiration of the security, the City may also draw it down. If the security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City Engineer or designee that work has been completed and financial obligations to the City have been satisfied, with City Engineer or designee approval the security may be reduced from time to time by 75% of the financial obligations that have been satisfied. Twenty-five percent (25%) of the public improvement, wetland buffer establishment and landscaping amounts certified by the Developer's engineer shall be retained as security until: (1) all improvements have been completed; (2) iron monuments for lot corners and wetland buffer monuments have been installed; and (3) all financial obligations to the City, both actual and anticipated, have been satisfied.

16. SUMMARY OF FINANCIAL SURETY.

Security for Improvements (Paragraph 5):	\$ _____
Engineering Escrow (Cash)	\$5,000.00

17. INSURANCE REQUIREMENTS. Developer shall take out and maintain or cause to be taken out and maintained until after the City's written acknowledgment of the Developer's successful completion of the project in compliance with all plans referenced in Section 3 above:

- A. Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury, including death, and property damage (to include, but not be limited to damages caused by erosion or flooding) which may arise out of Developer's work or the work of any of its subcontractors.
- B. Limits for bodily injury or death shall not be less than \$750,000.00 for one person and \$1,500,000.00 for each occurrence; limits for property damage shall not be less than \$2,000,000.00 for each occurrence.
- C. Worker's compensation insurance, with statutory coverage, if applicable.
- D. Developer shall file a Certificate of Insurance with the City Administrator prior to commencing site grading. The City and the City Engineer shall be named as Additional Insureds on a primary and non-contributory basis on the Certificate. The Certificate shall be modified to bear the following language:

"Should any of the above policies be canceled, materially changed, or not renewed before the expiration date thereof, the issuing company shall give thirty (30) days written notice of the same to the Certificate Holder. In the event of cancellation due to non-payment, ten (10) day's written notice shall be given to the Certificate Holder."

Developer shall be responsible for providing the above language to its insurer. The City does not warrant that these amounts will be sufficient to cover all Developer liability related to the work on the Subject Property and Developer shall be responsible for conducting its own analysis of the appropriate levels of coverage.

CITY OF CORCORAN

BY: _____
Tom McKee, Mayor

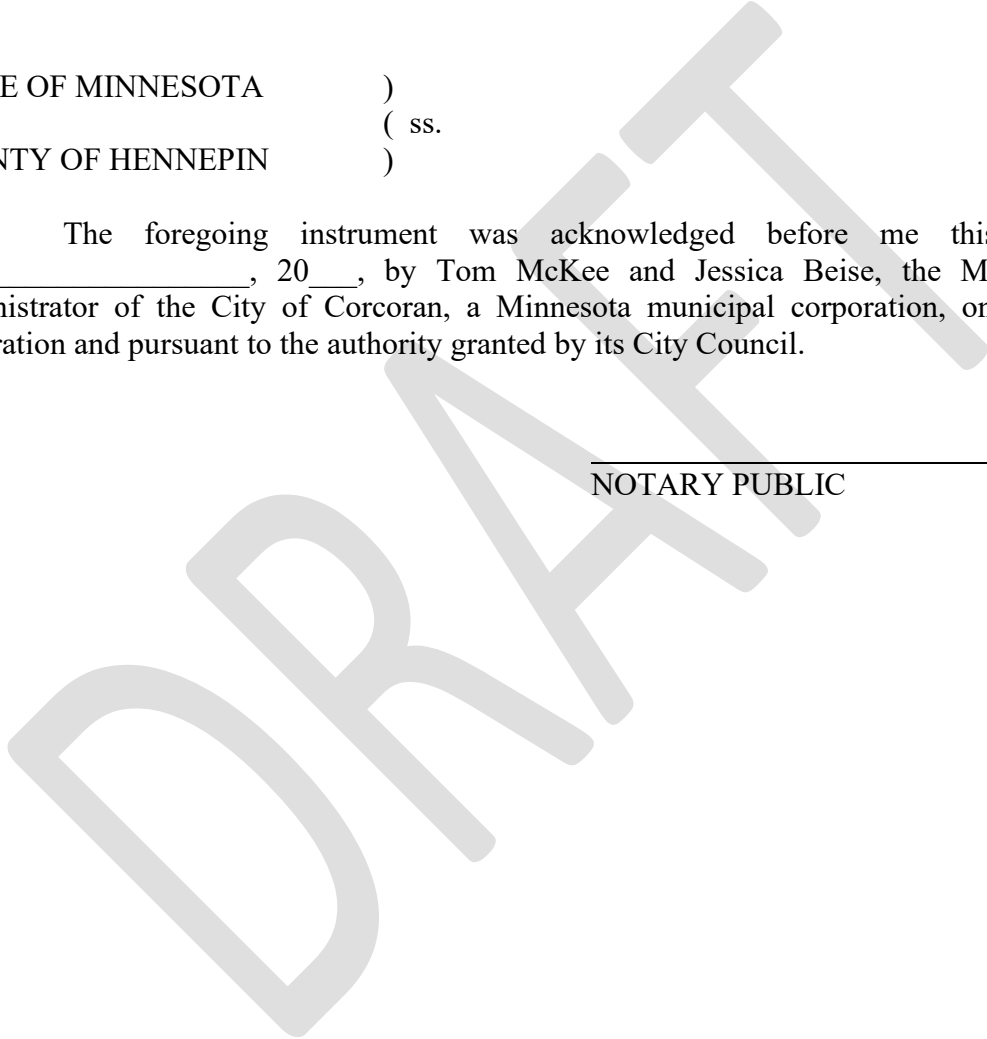
(SEAL)

AND _____
Jessica Beise, City Administrator

STATE OF MINNESOTA)
 (ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Tom McKee and Jessica Beise, the Mayor and City Administrator of the City of Corcoran, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

NOTARY PUBLIC



DEVELOPER:

By: _____
Its

STATE OF MINNESOTA)
 (ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ the _____ of _____, on behalf of the _____.

NOTARY PUBLIC

DRAFT

EXHIBIT A
(the "Subject Property")

THAT THAT PART OF SW 1/4 OF SECTION 31, TOWNSHIP 119, RANGE 23, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SW 1/4, 379.48 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 751.4 FEET, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SW 1/4 TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY NO. 55, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW 1/4, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT ROAD.

ABSTRACT PROPERTY

DRAFT

EXHIBIT B

IRREVOCABLE LETTER OF CREDIT TEMPLATE

Letter of Credit No.: _____

Date: _____

TO: City of Corcoran
8200 County Road 116
Corcoran, MN 55430

RE: (*Insert project name/address)

Dear Sir or Madam:

We hereby issue, for the account of _____, and in your favor, our irrevocable letter of credit in the amount of \$ _____, for the purpose of _____ available to you by your draft drawn on sight on the undersigned financial institution.

To draw on the Letter of Credit, the draft letter must:

- a. Bear the clause, "drawn under the Letter of Credit No. _____, dated _____, 2_____, of (Name of Bank);
- b. Be signed by the Mayor or City Administrator of the City of Corcoran.
- c. Be presented for payment at _____, on or before the expiration date of the letter of credit.
- d. List the reason for the draw and the cost to be drawn against the letter of credit.

THE FOLLOWING STATEMENT MUST BE INCLUDED ON ALL LETTERS OF CREDIT SUBMITTED TO THE CITY OF CORCORAN:

This Letter of Credit shall automatically renew for successive one year terms unless, at least forty-five (45) days prior to the next annual renewal date the financial institution delivers written notice to the City of Corcoran City Administrator that it intends to modify the terms of, or cancel, this letter of credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: City of Corcoran, Attn: City Administrator, Corcoran City Hall, 8200 County Road 116, Corcoran, MN 55340, and is actually received by the City Administrator at least thirty (30) days prior to the renewal date.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation of Letter of Credit. More than one draw may be made under this Letter of Credit.

We hereby agree that a draft drawn under and in compliance with this letter of credit shall be duly honored upon presentation if presented for payment together with the documents required herein to _____, phone _____, if presented before 4:00 p.m. on or before the expiration date. Presentations may be made in person or by certified mail, return receipt requested or by federal express or any other nationally recognized courier company.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 590 ("ISP98")."

We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

BY: _____
Signature

Its

Printed Name of Signator

Copy: City of Corcoran City Planner
City of Corcoran City Engineer
City of Corcoran City Administrator

**FEE OWNER CONSENT
TO
SITE IMPROVEMENT PERFORMANCE AGREEMENT**

_____, fee owners of all or part of the Subject Property, the development of which is governed by the foregoing Agreement, affirm and consent to the provisions thereof and agree to be bound by the provisions as the same may apply to that portion of the Subject Property owned by them. Fee Owners further consent to the recording of the Agreement against the Subject Property.

Dated this ____ day of _____, 20__.

STATE OF MINNESOTA)
 (ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by
_____.

NOTARY PUBLIC

DRAFTED BY:
CITY OF CORCORAN
8200 County Road 116
Corcoran, MN 55340

**MORTGAGEE CONSENT
TO
SITE IMPROVEMENT PERFORMANCE AGREEMENT**

_____, which holds a mortgage on the Subject Property, the development of which is governed by the foregoing Agreement, agrees that the Agreement shall remain in full force and effect even if it forecloses on its mortgage.

Dated this ____ day of _____, 20____.

STATE OF MINNESOTA)
 (ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by _____.

NOTARY PUBLIC

DRAFTED BY:
CITY OF CORCORAN
8200 County Road 116
Corcoran, MN 55340

ENCROACHMENT AGREEMENT

THIS ENCROACHMENT AGREEMENT (“**Agreement**”) is made effective as of September _____, 2023, by and between Scherber and Associates, LLC, (“**Landowner**”) and the City of Corcoran, a Minnesota municipal corporation (“**City**”).

RECITALS:

- A. Landowner is the owner of certain real properties located in Hennepin County, Minnesota, legally described on Exhibit A, attached hereto and incorporated herein (the “**Properties**”).
- B. An access driveway has been constructed on portions of the Properties, as depicted on Exhibit B attached hereto and incorporated herein (the “**Encroachment**”), which encroaches into the recorded street easement on the Properties in the area further described and labeled on Exhibit B as the “**Encroachment Areas**.”
- C. Required landscape materials have been installed on portions of the Properties, as depicted on Exhibit C attached hereto and incorporated herein (the “**Encroachment**”), which encroaches into the recorded street easement on the Properties in the area further described and labeled on Exhibit C as the “**Encroachment Areas**.”
- D. Required landscape materials have been installed on portions of the Properties, as depicted on Exhibit D attached hereto and incorporated herein (the “**Encroachment**”), which encroaches into the recorded drainage and utility easements on the Properties in the area further described and labeled on Exhibit D as the “**Encroachment Areas**.”
- E. The parties desire to enter into this Agreement to clarify the parties’ rights and obligations with respect to the Encroachments.

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

1. Recitals. The above recitals are true and correct and incorporated herein by reference.
2. Encroachment. The parties agree that the Encroachment is permitted to remain as constructed within the Encroachment Area during the term of this Agreement and subject to the requirements and obligations of this Agreement. Landowner may not remove the Encroachment unless Landowner has received City’s prior written approval.

3. Ownership; Maintenance. Landowner, as sole owner of the Encroachment, shall maintain, repair and replace the Encroachment at Landowner's sole cost and expense. Landowner, its contractors, agents, representatives, heirs and assigns shall have the right at all reasonable times to enter upon the Encroachment Area to maintain, repair and replace the Encroachment, however, such right shall be subject to and inferior to City's easement rights on the Properties.
4. Indemnification. Landowner shall defend, indemnify and hold harmless City from and against any and all claims, losses, costs, damages, liens and liabilities, including reasonable attorneys' fees (collectively "Claims") arising from or related to Landlord's use or occupancy of the Encroachment. This provision shall survive termination of this Agreement.
5. Insurance. Landowner shall disclose this Agreement and Landowner's obligations relating to the retaining walls to Landowner's homeowner's insurance provider and any additional or subsequent insurance provider who provides insurance on the Properties.
6. Termination. In the event that the City, in City's discretion, determines that the Encroachment interferes with the City's use of drainage and utility easements, the City may terminate this Agreement with the owners of all of the Properties or may limit the termination to apply only to individual parcels which make up the Properties, upon 60 days' notice to Landowner, or the successor owner of the affected parcel(s) within the Properties, as applicable. In the event that the City terminates this Agreement with the owners of less than all of the parcels which make up the Properties, then the terms of this Agreement shall remain in full force and effect as to those parcels on which no termination is initiated. This Agreement may also be terminated upon the mutual agreement of both parties. In either case, notice of termination shall be recorded in the Hennepin County land records within 30 days of the effective date of such termination.
7. Runs with the Land. This Agreement shall run with the title to Landowner's Properties and shall be binding upon Landowner's successors and assigns, including without limitation all subsequent owners of the Properties and all persons claiming under them.
8. Landowner Covenants. The Landowner, for itself, its successors and assigns, does hereby covenant with the City, its successors and assigns, that Landowner is well seized in fee of the Properties and that it has the sole right to grant and convey this Agreement, and that it will indemnify and hold the City harmless for any breach of the foregoing covenants. This indemnification obligation shall also bind Landowner's successors and assigns.
9. City's Easement Rights Superior. Landowner agrees that City's easement rights on the Properties shall be superior to those rights conveyed within this Agreement. At any time during this Agreement, and upon giving 30 days' notice, City may remove all or a portion of the retaining wall to facilitate use of the City's drainage and utility easement. This 30 day notice requirement shall not apply in emergency situations, as reasonably determined by the City. In the event the City removes all or a portion of a retaining wall(s), the City shall use all reasonable efforts to minimize damage to the affected retaining wall(s). Upon completion of the work, Landowner shall repair or restore the retaining wall and City shall have no obligation to repair or restore the retaining wall.
10. Restoration. Upon termination of this Agreement and/or the end of Landowner's use of the Encroachment for the purposes stated within this Agreement, Landowner shall restore the Encroachment to the condition of the land prior to construction of the retaining wall, including but

not limited to, removal of supplies, equipment and debris and re-seeding of the land within the Encroachment where it has been disturbed. Should Landowner fail to restore the Encroachment as required by this Agreement within 30 days of receiving notice to do so, City may restore the Encroachment and charge the costs of restoration to Landowner. If Landowner fails to pay such costs within 30 days of invoice, the parties agree that the costs shall be assessed against the affected Properties and Landowner hereby waives any appeal of assessment of such costs.

11. Attorneys' Fees and Costs. Should either party commence an action against the other to enforce any obligation contained within this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party, whether or not such action is pursued to judgment.
12. Miscellaneous. This Agreement shall be governed by the laws of the State of Minnesota and may only be amended in writing. This Agreement may be executed in several counterparts, each of which when executed is considered an original, but all of which together shall constitute one instrument. Should either party commence an action against the other to enforce any obligation under this Agreement, the prevailing party shall be entitled to recover its costs and attorneys' fees from the other.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Encroachment Agreement as of the date set forth above.

LANDOWNER:

SCHERBER AND ASSOCIATES, LLC

By: _____
Craig Scherber, Chief Executive Officer

STATE OF MINNESOTA

} ss.

COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this ___ day of _____, 202__, by Craig Scherber, the Chief Executive Officer of Scherber and Associates, a Minnesota limited liability corporation, on behalf of the corporation.

Notary Public

CITY:

CITY OF CORCORAN

By: _____
Name: _____
Title: City Administrator

STATE OF MINNESOTA)
)
COUNTY OF HENNEPIN) ss.

This instrument was acknowledged before me on this _____ day of _____, 202__,
by _____, as City Administrator for the City of Corcoran, a Minnesota
municipal corporation, on behalf of the municipal corporation.

Notary Public

DRAFTED BY:
CITY OF CORCORAN
8200 County Road 116
Corcoran, MN 55340

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTIES

THAT THAT PART OF SW 1/4 OF SECTION 31, TOWNSHIP 119, RANGE 23, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SW 1/4, 379.48 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 751.4 FEET, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SW 1/4 TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY NO. 55, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW 1/4, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT ROAD.

ABSTRACT PROPERTY

EXHIBIT B
DESCRIPTION AND DEPICTION OF ENCROACHMENT AREA

Insert encroachment exhibit

DRAFT

EXHIBIT C
DESCRIPTION AND DEPICTION OF ENCROACHMENT AREA

Insert encroachment exhibit

DRAFT

EXHIBIT D
DESCRIPTION AND DEPICTION OF ENCROACHMENT AREA

Insert encroachment exhibit

DRAFT



Hennepin County Property Map

Date: 7/26/2023



PARCEL ID: 3111923330001

OWNER NAME: Craig E Scherber

PARCEL ADDRESS: 23730 State Hwy No 55, Corcoran MN 55357

PARCEL AREA: 4.87 acres, 211,960 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2022, PAYABLE 2023
PROPERTY TYPE: Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: \$300,000
TAX TOTAL: \$3,870.36

ASSESSED 2023, PAYABLE 2024
PROPERTY TYPE: Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: \$271,900

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

COPYRIGHT © HENNEPIN COUNTY 2023

1060.070 – LANDSCAPING

- Subd. 1. Purpose. The purpose of this Ordinance is to provide for a diversity of landscaping plant materials and design elements within the City through the establishment of minimum standards for landscape plans and maintenance requirements for required landscaping.
- Subd. 2. Required Landscaping and Maintenance. Prior to approval of a building permit, all semi-public, non-residence uses, and residential developments of four units or more, shall be subject to a mandatory landscape plan and specification requirements. Residential developments of less than 4 units shall not require a landscape plan but shall be required to install a minimum number of trees as outlined in this Section, item G.
- A. The landscape plan shall be developed with an emphasis upon the boundary or perimeter of the proposed site at points adjoining other property and the immediate perimeter of the structure.
 - B. Required Ground Cover. The lot area remaining after providing for off-street parking, off-street loading, sidewalks, driveways, building site and/or other requirements shall be sodded or seeded and mulched within 30 days of building occupancy or a financial guarantee shall be provided to guarantee said installation.
 - C. Required Plantings. In addition to required ground cover specified in Subd. 2(B) above and exclusive of required buffering or screening, all new development shall be landscaped using ornamental grass, shrubs, trees or other acceptable vegetation or treatment generally used in landscaping within one year following the date of building occupancy. Where landscaping is required as part of City approvals, any plant material that is diseased or dies shall be replaced with a like kind of the original size. No landscaped area shall be used for the parking of vehicles or for the storage or display of materials, supplies or merchandise, unless specifically approved by the City.
 - D. Minimum Size Requirements. All plants must at least equal the following minimum size:

Table 1 – Minimum Plant Size Requirements	
	Potted/Bare Root or Balled and Burlapped
Shade Trees (overstory)	2.5-inch diameter
Ornamental Trees (understory)	1.5-inch diameter
Evergreen Trees (overstory)	4-6 feet high
Tall Shrubs and Hedge Material (deciduous or coniferous)	3-4 feet high
Low Shrubs (deciduous)	5 gallon

- E. Spacing. Plant material centers shall not be located closer than 3 feet from the fence line or property line and shall not be planted to conflict with public plantings based on the judgment of the City staff.

- F. Types of Plantings. The landscape plan shall be reviewed by City staff to ensure that appropriate plant materials are used to accomplish the intent of the landscaping, including screening where required.

- G. Number of Plantings. The minimum number of plantings on any given site shall be as follows:
 - 1. Residential uses shall provide a minimum of one overstory tree per dwelling unit.
 - 2. Non-Residential Uses. Non-residential uses shall contain at a minimum:
 - a. One overstory tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater.
 - b. One understory shrub for each 300 square feet of building or one tree per 30 lineal feet of site perimeter, whichever is greater.
 - 3. Understory Trees. Up to 50 percent of the required number of overstory trees may be substituted with the use of understory trees in combination with other design elements. In such cases, not less than 3 understory trees shall be provided for each one required overstory tree substituted.
 - 4. At the sole discretion of the City, a portion of the total number of required trees for any development may be planted at a public location when it is determined by the City that site constraints or existing vegetation limit the ability to plant on site. Cash fees based on the estimated cost of materials and installation of required

materials may be substituted for public location planting at the discretion of the City.

5. No more than 33 percent of the required number of trees shall be of one species.
- H. Irrigation. Underground irrigation shall be required on all new multi-family and non-residential development where municipal water is available.
- I. Landscape Guarantee. All new plants shall be guaranteed for 2 full years from the time planting has been completed. All plants shall be alive and in satisfactory growth at the end of the guarantee period or be replaced per the approved plan. Security in the form of letter of credit or cash shall be provided to guarantee the installation per the approved plan.
- J. Required Screening and Buffering.
 1. Buffer Yards.
 - a. Definition. For the purpose of this Section, a buffer yard shall be a land area containing landscaping, berms, fences, or some combination thereof used to promote orderly transition between developments and to minimize the adverse impacts of differing land uses. Buffer yards shall be preserved in perpetuity by an easement or an outlet.
 - b. Required Buffer Yard. A buffer yard shall be required when a developing property is adjacent to or across a local street from property in a less intensive zoning district.
 - i. The buffer yard standards only apply to the parcels abutting the conflicting zoning district.
 - ii. Parcels within the same development are not required to adhere to the buffer yard requirements. The buffer yard requirement applies only to the perimeter of the development.
 - iii. A buffer yard shall not be required for new developments adjacent to or across a local street from a permanently undevelopable parcel, such as an outlet for stormwater ponds, but shall be required adjacent to outlots that may be developed in the future.

- iv. A buffer yard shall not be required for existing developed parcels if they are replatted as long as there is no change in use or building expansion.
- c. Responsibility. Provision of buffer yards shall be the responsibility of the more intensive use and shall be required at the time of development.
- d. Location of Buffer Yard. Buffer yards, when required, shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line.
 - i. Buffer yards shall not be located on any portion of an existing or dedicated public right-of-way or private street easement, unless otherwise specified by this ordinance.
 - ii. Buffer yards may be located within required yard setbacks. Structures must comply with both the setbacks in the zoning district and the buffer yard requirements.
- e. Determination of Buffering Level. This subsection applies to proposed developments that are adjacent to an existing residential neighborhood. Matching the development to the adjacent existing neighborhood in the following chart determines the level of buffering required.
 - i. If the proposed development is in a PUD zoning district, the underlying zoning district used to establish the PUD shall be used to determine the buffering level.
 - ii. A buffer level of "X" denotes a buffer yard is not required.
 - iii. Perimeter Setback. For a buffer yard requirement noted with an asterisk (*) in Table 2, the development is required to maintain side and rear setbacks equivalent to the rear setback requirement. No additional buffer plantings are required in the setback.

Table 2 – Determination of Buffering Level												
		Proposed Development Zoning District										
		UR	RR	RSF-1	RSF-2	RSF-3	RMF ₁	MP	TCR	PI	C ₂	BP, I-1
Zoning of Existing Neighborhood	UR	*	X	A	A	B	C	C	D	D	D	D
	RR	X	*	A	A	B	C	C	D	D	D	D
	RSF-1	X	X	*	A	A	B	B	C	C	C	D
	RSF-2	X	X	X	*	A	B	B	C	C	C	D
	RSF-3	X	X	X	X	*	A	B	B	B	B	C
	RMF ₁	X	X	X	X	X	*	A	B	B	B	C
	MP	X	X	X	X	X	X	*	B	B	B	B

1 Zoning district RMF includes RMF-1, RMF-2, and RMF-3

2 Zoning district C includes DMU, GMU, CR, C-1, and C-2

- f. Options for Buffer Yard Classes. The following table is used to list appropriate landscape buffer options to fulfill the requirements of the buffer yard classes in Table 2 of this Section. Proposed alternatives must be approved by City Council.

Table 3 – Buffer Yard Options					
Buffer Yard Class	Width	Overstory Plantings ₁	Understory Plantings ₁	Shrubs or Tall Native Prairie Plantings _{1 2}	Structures ₃
A ₄	10 feet	1	2	0	None
	15 feet	1	1.5	0	None
	20 feet	0.5	1.25	0	None
B	10 feet	1	4	6	Minimum 4-foot fence
	20 feet	3	6	9	None
	20 feet	1	2	3	Minimum 4-foot fence
	30 feet	2	4	12	None
	30 feet	1	2	4	Minimum 4-foot berm
C	20 feet	3	3	12	Minimum 4-foot fence
	30 feet	2	2	9	Minimum 4-foot fence
	30 feet	4	6	24	None
	40 feet	3	4	18	None
	40 feet	2	2	12	Minimum 4-foot berm
D	30 feet	6	9	36	Minimum 6-foot fence
	40 feet	4	6	24	Minimum 6-foot fence
	40 feet	8	12	24	None
	50 feet	6	9	18	None
	50 feet	3	4	9	Minimum 6-foot berm

₁ per 100 feet of distance

₂ Requirement must be met by shrubs, tall native prairie plantings, or a combination deemed acceptable by the City

₃ Fences are subject to requirements in Section 1060.080

₄ A local road fulfills the Buffer Yard Class A requirement

- g. Planting Requirements.
 - i. All plantings shall be subject to the size and spacing requirements in Subd. 2(D) and 2(E) of this Section.
 - ii. Plantings used to meet the buffer yard requirement shall be native or naturalized species approved by City Council. Naturalized plants are defined as plant species that grow and reproduce outside their native homelands, with little to no effect on their new environment.
- h. Natural Buffers. Any of the following buffers may qualify as an acceptable method of attainment for transitioning (in whole or in part) if deemed acceptable by City Council:
 - i. Existing topographical features on vacant lands such as hills and swales.
 - ii. Wetlands, lakes, rivers and streams.
 - iii. Major Roadways. Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.
 - iv. Local Roads as shown on the as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan may fulfill the Buffer Yard Class A requirement.
 - v. Existing wooded areas.
- i. Use of buffer yards. Buffer yards shall be left in a predominantly undeveloped state.
 - i. Plantings in addition to those required by this ordinance are permitted.
 - ii. No passive recreation, paths, storage containers, lighting fixtures, raised planting beds or any permanent structures shall be allowed.
 - iii. Temporary structures such as benches shall be allowed.
 - iv. Paving shall be limited to areas necessary to provide access to the subject property.

- v. Stormwater ponds and bio-retention ponds are allowed in perimeter setbacks. They are allowed to encroach a maximum of 10 feet into required buffer yards.
 - j. Ownership of Buffer Yards. Ownership of the buffer yard will vary depending on whether it is an outlot or an easement.
 - i. Buffer yards shall remain in the ownership of the original developer, or they shall be transferred to any consenting grantees, such as adjoining landowners, a homeowners association, or an open-space or conservation group, subject to City approval.
 - ii. Any such conveyance must adequately guarantee the establishment, maintenance, and protection of the buffer yard for its intended purpose in perpetuity.
 - iii. Easements protecting the buffer shall be recorded against the property and filed at Hennepin County.
 - k. Enforcement. Any person, firm, or corporation who violates any provision of this code for which another penalty is not specifically provided, shall, upon conviction, be guilty of a misdemeanor. The penalty for any crime that is a misdemeanor under this code, including Minnesota Statutes specifically adopted by reference, shall be identical to the penalty enumerated in MN Stat. §609.02, Subd. 3, as amended from time to time.
2. Screening with the use of landscaping, fencing and walls should be accomplished with the existing topography where possible. When the existing topography prohibits effective screening, berming may be used.
- a. Planting screens are the preferred method of screening. The planting screen shall consist of hardy trees that will provide a minimum of 80 percent opacity year-round. Planting screens shall contain a mix of overstory and understory plantings and a mix of deciduous and coniferous materials.
 - b. Fences or walls may be used in conjunction with landscaping to provide screening. When required for screening, a minimum of 80 percent opacity shall be provided. No landscaping or screening shall interfere with driver or pedestrian visibility for vehicles entering or exiting the premises.

- c. Earth berms may be used for screening when topography requires the earth berm to adequately screen the property. Berms shall not exceed 3:1 slope.
 - 3. Parking areas with 4 or more stalls shall be screened from properties guided or zoned residential and from public streets. Screening to a height of at least 3 feet shall be provided to screen vehicle headlights.
 - 4. Loading and service areas shall be screened from properties guided or zoned residential and from public streets.
- K. Building Setback Flexibility through Additional Landscaping. A reduction in the required front setback adjacent to arterial streets may be approved by the City Council if the applicant provides landscaping beyond the minimum requirements or preserves significant landscaping in this area. The required setback may be reduced up to 40 percent if the applicant provides a minimum of one overstory deciduous tree, one overstory coniferous tree, 2 ornamental trees and 10 understory shrubs per 100 feet of the length of the property line where the flexibility is requested, or preserves the equivalent amount of existing trees and shrubs. These materials must be provided in addition to the minimum landscape requirements.
- L. Parking Setback Flexibility through Additional Landscaping. A reduction in the required front setback adjacent to arterial streets may be approved by the City Council if the applicant provides landscaping beyond the minimum requirements or preserves significant landscaping in this area. The required setback may be reduced to the required front setback from other streets in that district if the applicant provides a minimum of one overstory deciduous tree, one overstory coniferous tree, 2 ornamental trees and 10 understory shrubs per 100 feet of the length of the property line where the flexibility is requested, or preserves the equivalent amount of existing trees and shrubs. These materials must be provided in addition to the minimum landscape requirements.

To: Kevin Mattson, PE
Public Works Director

From: Kent Torve, PE City Engineer
Steve Hegland, PE
Ben Otto, EIT

Project: Corcoran Storage II

Date: September 20, 2023

Exhibits:

This Memorandum is based on a review of the following documents:

- Drainage Analysis, Civil Engineering Site Design, 09/07/2023
- Corcoran Storage II Civil Site Plans, Civil Engineering Site Design, 09/07/2023

General:

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning comments and all other applicable codes of the City of Corcoran.
3. Final approval by the Elm Creek Watershed Management Commission (ECWMC) must be attained before any grading or site work activity may commence. City must provide signature on application to watershed.
4. Preparation of and compliance with a SWPPP shall be required for construction.
5. The plans shall identify any of the wetland buffer is to be provided with existing vegetation or where new wetland buffer vegetation will be established. If the existing vegetation is to be utilized, the City LGU contact should be contacted to inspect the existing materials to verify if they are appropriate for a buffer. If new buffers are to be established, the buffer plan shall identify how the buffer will be established as well as a plan for maintaining these areas to the required buffer standards.

Future Street and Storage Facility Access Driveway

1. Submit copy of MnDOT access approval. Also submit approval for retaining the stormwater access.
2. Applicant is proposing a 24' street driveway from State Highway 55 also the drive entrance into their site. Both of these meet the standard as required by the City of Corcoran.
3. A 40' street easement is being proposed at the entrance to the development. At this time, the developer is proposing to construct a 24' driveway access within the 40' easement which shall be constructed by and maintained by the developer. If in the future, additional development to the north necessitates the need for a shared drive or public road, this corridor should be further evaluated. This may include a shared road with the City of Greenfield as there is an existing 39.5' ROW within the City of Greenfield along the shared lot line.
4. The language for the street easement shall be reviewed and approved by the City Attorney.

Grading

1. The contours to the south and east of the pond shall be a maximum of 4:1 slopes. Applicant shall verify that all other 3:1 are adequate for their site operations and can be maintained by their staff.
2. Additional spot elevations shall be added along western property line to ensure water isn't trapped and affects offsite property to the west.

Stormwater

1. Show the offsite path for the north drainage route that appears to eventually discharge to the TH 55 / MnDOT 48-inch pipe.
2. The pond discharge is into an existing gully that has been field inspected and is eroded with downed timber and debris.
 - a. Submit a design to stabilize around the MNDOT culvert. Current plans showing stabilization with a seed mix is not considered sufficient for the amount of drainage through this area.
 - b. The stabilization design shall be approved by the WCA process since delineated wetland and buffer is in the gully.
 - c. MnDOT shall review and approve of any work in the ROW.
3. Show temporary stabilization for those gully slopes steeper than 3:1 on the Erosion Control Plan. This also shall comply with WCA requirements.
 - As an interior drainage improvement, the applicant should install a culvert from CB-4 directly into the pond instead of combining it with the central CB-3 (flat) system.

Modeling

1. Provide stage-storage-discharge HydroCAD tables.

Construction Plans

Stormwater

1. Provide additional detail for the revised filtration basin.
 - a. Provide elevations on the filtration cross section detail.
 - b. Label the 955.25 spot elevation on grading plan for the trench.
1. MNDOT approval of the stormwater maintenance access needs to be provided. An alternative route may be needed.
2. Bituminous/pavement details call out a sand drainage layer but no drain tile is provided. Standard practice is to place draitile within the sand section.

Sewer and Water

1. This area is not within the current MUSA. The applicant has not identified the need for sewer or water with this development.
2. Provide a copy of County and State permits for the abandonment of the existing well and septic system.

End of Comments



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288

E-mail - general@corcoranmn.gov / Web Site - www.corcoranmn.gov

Memo

To: Planning (Planners Lindahl and Davis McKeown)
From: Lieutenant Burns
Date: July 24, 2023
Re: City File 23-016 Corcoran Storage II Site Plan

A Public Safety plan review meeting was held on July 12, 2023 to review a site plan application received by the City on June 20, 2023 for 23730 Highway 55. In attendance were: Lieutenant Ryan Burns, Planner Davis McKeown, Fire Chief Leuer, Fire Chief Malewicki, Fire Chief Farrens, and Building Official Geske. The comments below are based on the preliminary review of the plans and are intended as initial feedback, and further plan review will need to be completed as construction plans are finalized.

1. 150' hose pull is required throughout the site.
2. A turn radius exhibit is required.
3. The proposed turn around needs to meet City standards.
4. The driveway into the site needs to accommodate two-way traffic with a minimum width of 24' to meet engineering standards.

Executive Summary

Storage space is in demand and this development responds to fill that need for the area surrounding the West Metro of Hennepin County. The buildings are attractive, well-built and will be a welcomed addition to the City of Corcoran.

Overview

Craig Scherber proposes this project for the City of Corcoran's consideration. The Project will be located at 23730 State Highway 55 in Corcoran, Minnesota. Building spaces will be leased to companies and private individuals seeking protected and secure storage for their possessions ranging from company vehicles, supplies, automobiles, recreational vehicles, trucks and trailers. Each rental space has its own entrance, its individual level of interior finishes, its own power, heat and lighting.

Home-based businesses located in the City of Corcoran and surrounding communities will now have an option to office out of their home per city ordinances, but store their business equipment, supplies and other non-ordinance compliant items off-site in this facility. This option will allow Corcoran residents to conduct their business in compliance with city regulations. However, no public traffic or extended employee presence will be allowed for this development and no outdoor storage or over-night parking of any kind will be allowed on this property. Finally, the only signage allowed is located on Building "A" (leasing information) and the unit number at each rental space.

This property will be equipped with surveillance equipment and a controlled access gate to maintain a high level of security for tenants.

Programming

Business model research revealed area market needs in the leasing of large volume storage spaces with limited office space. This was evident in the West Metro of Hennepin County for small service-oriented businesses as well as certain private individuals. To meet this market need the Project has been designed with the following features:

- 1) Rental Lease Agreement- standard company form will be used for this project as submitted by Garages Too LLC in a recently approved development; detailed limits and responsibilities are outlined for both Owner and Tenant
- 2) Upon final City Council approval, developer requests immediate approval for a Site Improvement permit allowing site clearing and rough grading to commence ahead of building construction
- 3) Six Total Structures- development proposes six (6) stand-alone buildings to maximize development in most efficient manner (identified as Buildings "A" thru "F"); all buildings are non-sprinkled (NS)
- 4) Building "A" Signature Unit- storage unit with special features identifying it as the main focal point of the project (includes the facility maintenance space)
- 5) Typical Rental Unit
 - a) Large Warehouse Space- 12' x 12' high overhead door; 45' & 34' depths for large items
 - b) Electrical Service- 200amp with separate / individual meters
 - c) Heating System- ceiling mounted individual direct-fired natural gas heaters for each unit

Site Development

A 24 foot wide access road will be constructed to provide access to the facility from Highway 55. No change to Highway 55 is anticipated other than the improvement connected to the new site access. No turn lane improvements are required for Highway 55 as this facility will generate only 30 trips per day far below the 100 daily trips threshold required for any new turn lane¹. Chapter 3 of Mn/DOT Access Management Manual includes a series of requirements or warrants when considering design criteria for its roadway system². None of the 9 warrants listed are triggered by this project. Six separate buildings are served by bituminous paving. Surface storm water will be collected and routed to a storm water management basin on-site with discharge on-grade. The discharge point is protected with rip-rap to address erosion. No exterior storage of any kind is allowed on the property.

Landscape Design

Landscape design is proposed that is reasonable and appropriate for the proposed development.

Tree plantings are proposed with a variety of coniferous and deciduous trees with a quantity that complies with the city requirement based on building square footage by code 1060.070.2.G.2. Tree plantings are proposed along the perimeter north, west, and south sides of the site where appropriate. Plantings on the west boundary are located outside of future street right-of-way and are positioned to allow for future street construction. Plantings on the south provide screening from MN Highway 55. Adjacent properties to the north and east have comprehensive plan designation of Light Industrial and like kind uses are anticipated. The total number of tree plantings proposed meets the calculation result based on building square footage required by code 1060.070.2.G.2. The number of tree plantings exceeds the calculation result based on site perimeter required by code 1060.070.2.G.2.

Shrub plantings are proposed along select building walls that have primary visibility from adjacent MN Highway 55 and future street along west boundary. The total number of shrubs proposed exceeds the calculation result based on building square footage required by code 1060.070.2.G.2. The number of shrubs proposed exceeds the calculation result based on site perimeter required by code 1060.070.2.G.2.

Buffer yards are provided meeting the intent of code 1060.070.2.J. A 50 ft width Class D Buffer Yard is provided on the west side of the site between proposed buildings and future street right-of-way. A 40 ft width Class D Buffer Yard is provided on the north and east boundaries of the project. The 40 ft width is to be provided by combination of 20 ft width between buildings and property line, and 20 ft width on adjacent property. A landscape easement will be secured from the adjacent landowner for preservation of landscape screening and plantings. The landscape easement will be recorded with defined legal description of the 20 ft wide area. A variance is requested to allow the 20 ft width landscape easement on adjacent property to be considered acceptable in combination with 20 ft width provided along the outer perimeter of the north and east boundaries of the development parcel.

Building Construction

- Project consists of six (6) masonry structures, using decorative masonry units for all exterior walls and wood roof trusses with asphalt shingle roofing, pre-finished metal fascia, and soffits; 14'-0" truss bearing height, pre-finished doors and windows (see attached Drawings);
- Building "A" – 5 individual rental units; the signature design feature is finished with stone veneer base and stone cap, lap siding and trim; includes the space to house maintenance equipment and supplies required to keep this facility looking and operating at high levels
- Building "B" – 7 individual rental units;
- Building "C" – 11 individual rental units;
- Building "D" – 11 individual rental units;
- Building "E" – 11 individual rental units;
- Building "F" – 11 individual rental units;
- Total Individual Rental Units – 56
- No outdoor / exterior storage is allowed at any time.

Site Information

Parcel Identification Number (PIN): 31-119-23-33-0001

Total parcel size: 4.87 acres

Development Density: FAR = 0.236

Total Allowed Impervious Surfaces: 70%

Total Proposed Impervious Surface: 45.2%

City Approvals Requested

The following is a summary of the city approvals needed:

- 1) Rezone to I1 Light Industrial
- 2) Variance for municipal services requirement (municipal services not needed)
- 3) Variance for buffer yard requirement (20 ft width on-site in combination with 20 ft width on adjacent property)
- 4) Site Plan
- 5) Conditional Use Permit

Variance Requests

Two variances are requested.

Variance for municipal services requirement:

The project proposed does not need sanitary sewer or water service. It is not practical to delay the development of a site that will not require municipal sewer and water service connection. The constraint to conform to with a connection to municipal sewer and water services was not created by the landowner. The development proposed is consistent with future land uses for this property and adjacent properties.

Variance for buffer yard required by Section 1060.070, Subd. 2.

Owner proposes to satisfy the intent of the buffer yard requirement by securing a 20 ft landscape easement area parallel and adjacent to north and east boundaries to provide for preservation of existing landscape screening and proposed landscape screening. The existing parcel configuration has limited north-south width and results in a practical difficulty once setback and site development constraints are imposed. The parcel configuration was not created by the landowner. The development proposed is consistent with future land uses for this property and adjacent properties.

Footnotes:

- 1 Tod Sherman Email, dated 12-14-20 (attached)
Tod Sherman, Planning Director
Office of Planning, Program Management and Transit
1500 West County Road B-2
Roseville, MN 55113
(651) 234-7794
Tod.sherman@state.mn.us
- 2 Mn/DOT Access Management Manual – Chapter 3
Section 3.4.9 Turn Lanes
<http://www.dot.state.mn.us/accessmanagement/resources.html>

CORCORAN STORAGE II

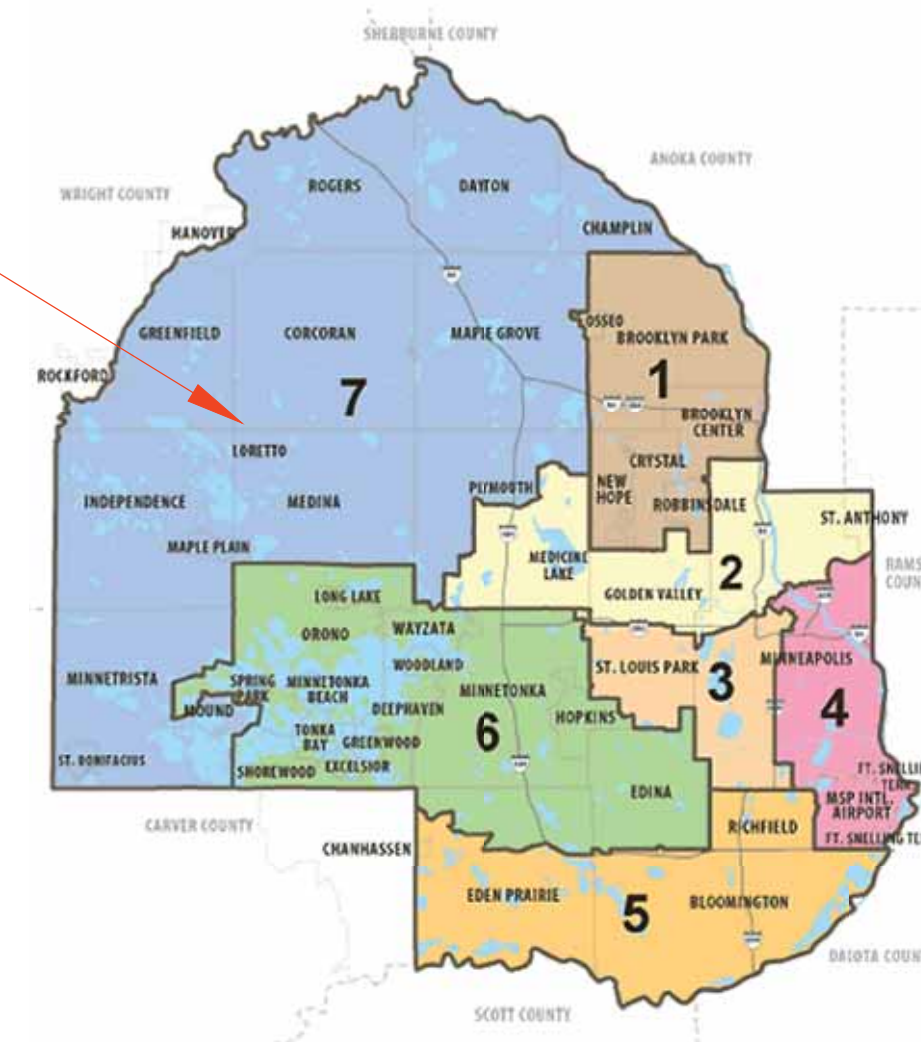
SITE IMPROVEMENT PROJECT

CORCORAN, MN



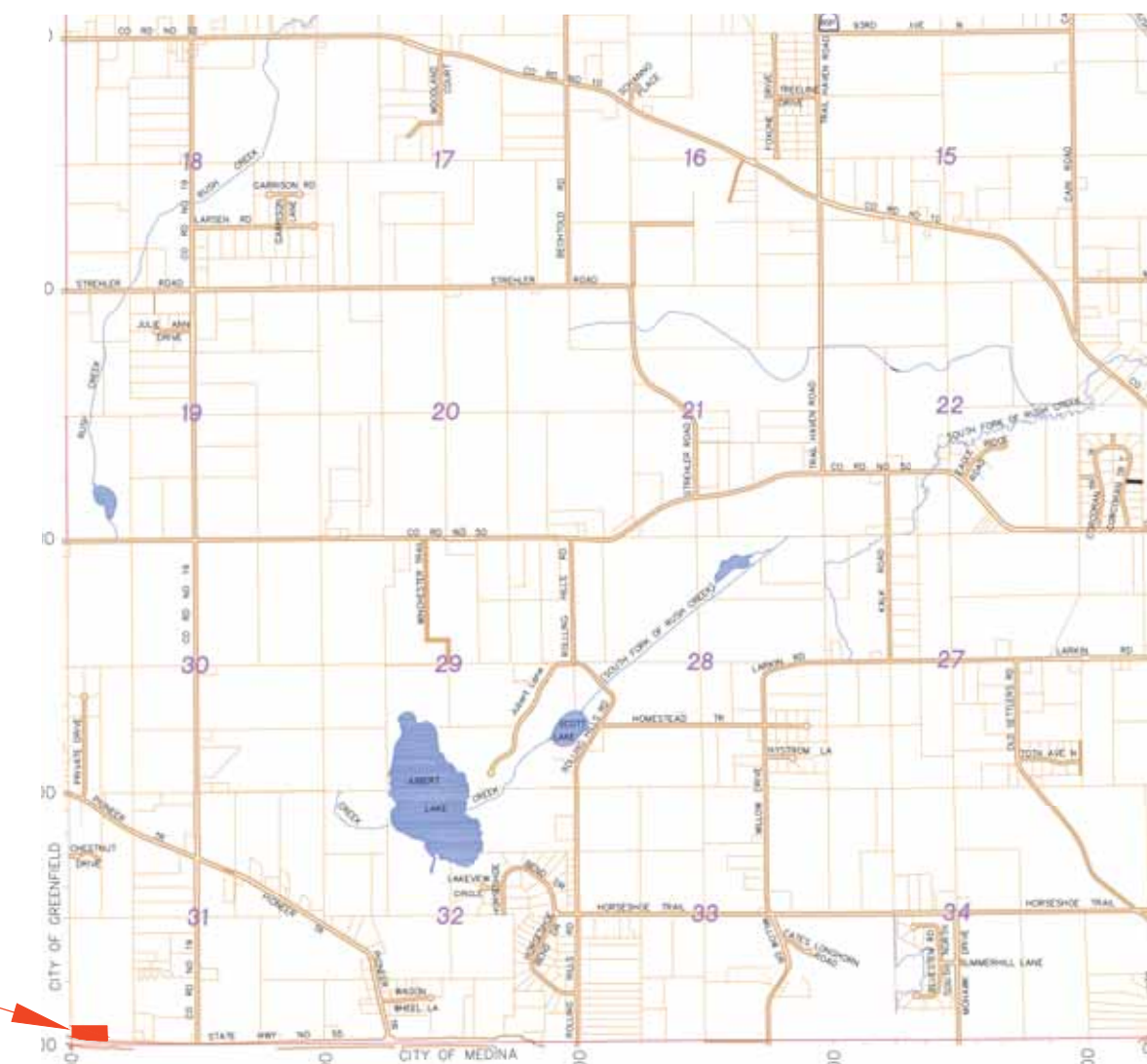
MINNESOTA

SITE



HENNEPIN COUNTY

SITE



CITY OF CORCORAN, MN



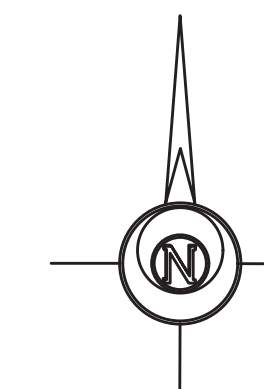
SITE

Town Line Road

State Highway No. 55

Hwy 55

PROJECT LOCATION



INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 SITE PLAN
- C2 GRADING AND DRAINAGE PLAN
- C3 STORM SEWER PLAN
- C4 STORM WATER POLLUTION PREVENTION PLAN
- C5 EXISTING CONDITIONS & REMOVAL PLAN
- C6 DETAILS
- C7 DETAILS

CLIENT:

**SCHERBER &
ASSOCIATES, LLC**

305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400
cescherber@yahoo.com

**CORCORAN STORAGE II
SITE IMPROVEMENT PROJECT**

**23790 State Highway No. 55
Corcoran, Minnesota 55340**

PROJECT LOCATION PLAN

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.

Date: 9/7/23 Reg. No. 24348
PREPARED BY: **CIVIL ENGINEERING**
SITE DESIGN

1118 East Broadway St.
Monticello, Mn 55362
Phone: 763-314-0929
www.civillead.com

REVISIONS
07/10/23 INDICATE LANDSCAPE EASEMENT, SHEET ACCESS, LOCATION
07/19/23 CLARIFY BUFFER YARD LOCATION, ADJ. SITE ELEVATIONS
08/04/23 CITY COMMENTS
08/24/23 ADJUST SITE LAYOUT TO ACHIEVE SETBACK AND BUFFER
08/27/23 SITE DESIGN EDITS FOR UPDATED LAYOUT

DATE 06/20/23

DRAWN BY SD

DESIGNED BY SD

CHECKED BY SD

FILE NO. 00915

CO

Project Location plan

SITE PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. MATCH EXISTING GRADES AT EXISTING PAVEMENT TO REMAIN.
3. EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT FOR CLEAN EDGE. TACK SHALL BE USED ON ALL VERTICAL EDGES PRIOR TO PATCHING.
4. CONTRACTOR SHALL VERIFY AND COORDINATE CONDUIT REQUIREMENTS FOR UNDERGROUND UTILITIES IF ANY WITHIN THE WORK ZONE WITH THE OWNER PRIOR TO PAVING.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHALL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE AS REQUIRED.
6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.

GENERAL NOTES

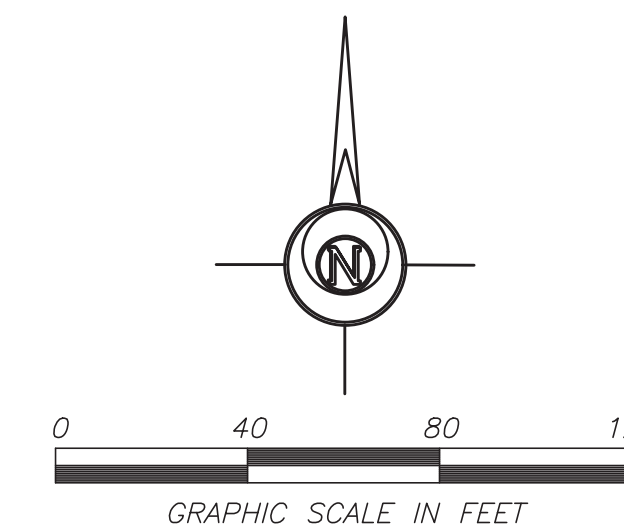
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
3. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT IF OWNER HAS PROVIDED SUCH REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. IF REQUESTED BY THE OWNER, CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE SURVEY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
6. ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. ALL EXISTING CONCRETE CURBING AND PAVEMENT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR TO REPAIR ANY DAMAGED EXISTING CURB AND PAVEMENT AT CONTRACTOR'S EXPENSE.

KEY NOTES:

- 1 BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
- 2 4 FT CONCRETE VALLEY GUTTER (SEE DETAIL)
- 3 CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
- 4 CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET (PRIVATE SIDEWALK)
- 5 B612 (6") CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
- 6 B612 (6") CONCRETE OUTFLOW CURB & GUTTER (TIP-OUT FLOWLINE) MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
- 7 PVIOUS AREA. SEE LANDSCAPE PLAN
- 8 SITE ACCESS PRIVATE DRIVE
- 9 CONTROLLED ACCESS GATE AND CLEARED TURN-AROUND AREA. CONTROLS TO LIMIT ACCESS TO CODE ENTRY AND LIMITED ACCESS TO OPEN HOURS.
- 10 FIRE DEPARTMENT CONNECTION. DRY LINE STANDPIPE FOR SUPPLY TO CONNECTION AT REAR WALL OF BUILDING. CONFIRM LOCATION AND SIGNAGE WITH FIRE DEPARTMENT. ADJUST LOCATION AS NECESSARY.
- 11 WETLAND BUFFER SIGN. SEE CITY DETAIL GEN-8.
- 12 20" CONCRETE RIBBON CURB, SEE DETAIL ON C7
- 13 TRANSITION TO 20" RIBBON CURB
- 14 DIRECTIONAL TRAFFIC SIGN ON STEEL CHANNEL POST
a = STOP SIGN
b = NO PARKING SIGN
c = TURN-AROUND / NO PARKING SIGN
- 15 POND MAINTENANCE ACCESS ROUTE

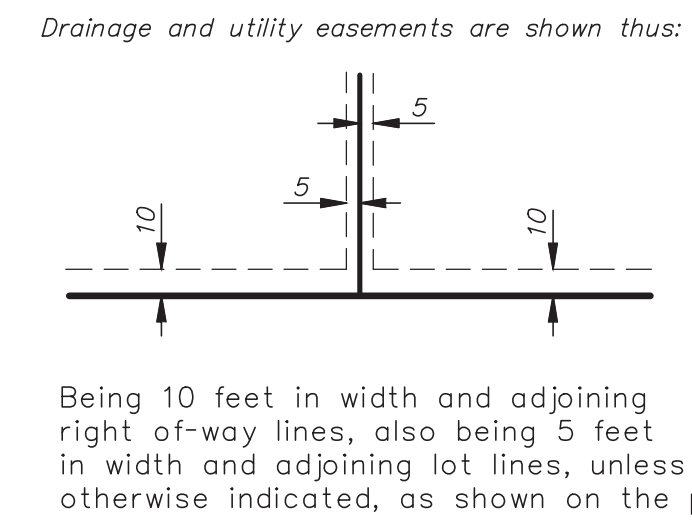
SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORTHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601
DATED: 06/16/2023
BENCHMARK:
MNDOT MONUMENT 2722 L
ELEVATION=1063.794 NAVD88
NGVD29+0.40=MAVD88



LEGEND:

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING R/W LINE
- CONCRETE LIGHT DUTY
- CONCRETE HEAVY DUTY
- BITUMINOUS PAVEMENT
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- 50 FT WIDTH BUFFER YARD
- 25 FT WIDTH WETLAND BUFFER



Being 10 feet in width and adjoining right-of-way lines, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plot.

PROJECT LOCATION

PART OF THE SW 1/4 SECTION 31 TOWNSHIP 119, RANGE 23, HENNEPIN COUNTY, MINNESOTA.

EXISTING PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF SAID SW 1/4, 379.48 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 751.4 FEET, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SW 1/4 TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY NO. 55, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW 1/4, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT ROAD.

SITE DATA:

EXISTING ZONING:	UR URBAN RESERVE
PROPOSED ZONING:	I1 LIGHT INDUSTRIAL
GROSS AREA:	212,096 SF = 4.87 ACRES
TOTAL PROPOSED BUILDINGS:	48,250 SF
PERCENT BUILDING COVERAGE:	22.7 %
FLOOR AREA RATIO (48,250 / 212,096)	0.227
EXISTING IMPERVIOUS AREA: (includes existing buildings, existing pavement areas)	5,126 SF
PROPOSED IMPERVIOUS AREA:	93,328 SF
PROPOSED PERCENT IMPERVIOUS: (% of lot area; 93,328 / 212,096)	44.0 %
PROPOSED PVIOUS AREA: (landscape, turf areas)	118,768 SF
PROPOSED PERCENT PVIOUS AREA: (% of lot area; 118,768 / 212,096)	56.0 %
DISTURBANCE AREA:	210,811 SF = 4.8 AC

SETBACKS: (I1 LIGHT INDUSTRIAL REQUIREMENTS)

LOCATION:	BUILDING:
FRONT, FROM MAJOR ROADWAYS	100'
FRONT, FROM ALL OTHER STREETS	50'
SIDE YARD	20'
REAR YARD	20'
ADJACENT TO RESIDENTIAL	50'

LOCATION:	PARKING:
FRONT	50'
SIDE YARD	10'
REAR YARD	10'

MINIMUM LOT REQUIREMENTS

I-1 LOT MINIMUMS:	
LOT AREA	1.0 AC.
LOT WIDTH	100 FT
LOT DEPTH	200 FT
MAXIMUM LOT COVERAGE	70%

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 SITE PLAN
- C2 GRADING AND DRAINAGE PLAN
- C3 STORM SEWER PLAN
- C4 STORM WATER POLLUTION PREVENTION PLAN
- C5 EXISTING CONDITIONS & REMOVAL PLAN
- C6 DETAILS
- C7 DETAILS

CLIENT:

SCHERBER & ASSOCIATES, LLC
305 Lakeview Ave.
Tonka Bay, MN 55331

Craig Scherber
612-810-8400
cescherber@yahoo.com

**CORCORAN STORAGE II
SITE IMPROVEMENT PROJECT**

23790 State Highway No. 55
Corcoran, Minnesota 56340

SITE PLAN

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.

DATE: 9/7/23 REG. NO. 243418
PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
Monticello, MN 56362
Phone: 763-314-0929
www.civilsd.com

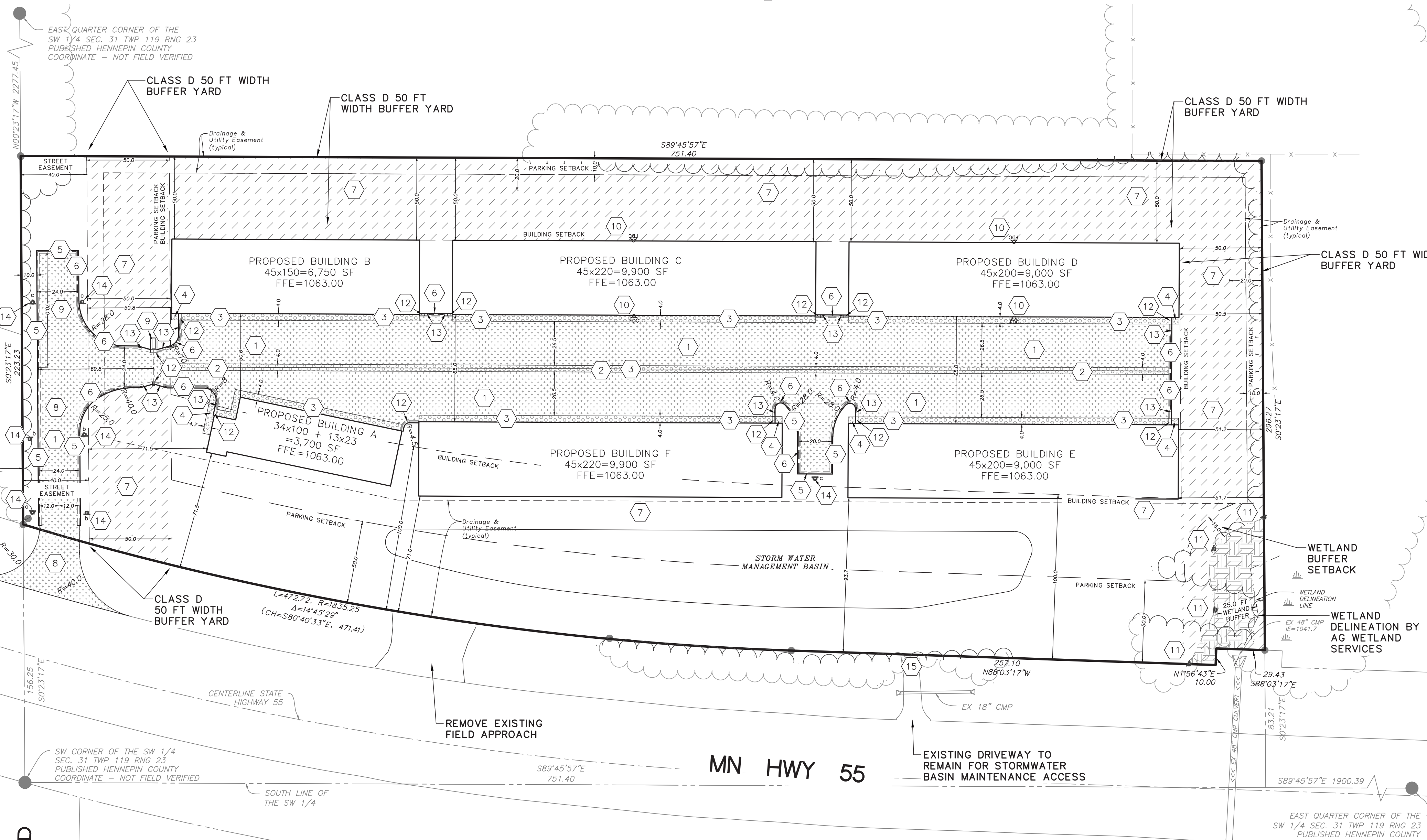
REVISIONS
07/10/23 INDICATE LANDSCAPE EASEMENT, SHIF ACCESS, LOCATION
07/19/23 CLARIFY BUFFER YARD LOCATION, ADJ. SITE ELEVATIONS
08/04/23 CITY COMMENTS
08/24/23 ADJUST SITE LAYOUT TO ACHIEVE SETBACK AND BUFFER
09/07/23 SITE DESIGN EDITS FOR UPDATED LAYOUT

DATE 06/20/23
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

FILE NO. 00915

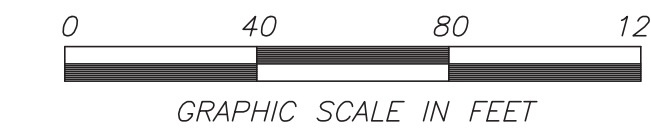
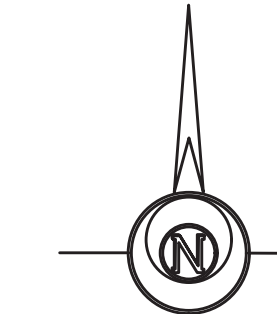
C1

Site Plan



GENERAL GRADING NOTES:

- Specifications applicable for this project: Current standard specifications for City of Corcoran, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
- OSHA requirements shall be followed for all work on this project.
- The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
- The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
- Erosion Control shall be constructed, as applicable, as sequenced below:
 - Silt Fence.
 - Rock Construction Entrance.
 - Demolition
 - Common excavation (grading).
 - Seed and mulch or sod (See notes on Landscape plan).
- Final Plat shall govern for easements and lot dimensions.
- Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
- Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
- The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
 - Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor Test--ASTM: D-698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.
 - Grading tolerances for the remainder of the site shall be 0.25'.
- All areas of unsuitable soils found in the pad described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
- The Grading contractor shall provide positive drainage on the site at all times.
- The Grading Contractor shall keep public streets and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.
- All silt fence shall be removed at project completion.
- All proposed elevations are at curb flow line or finished bituminous surface unless otherwise noted.
- All erosion control best management practices shall be per City standards.

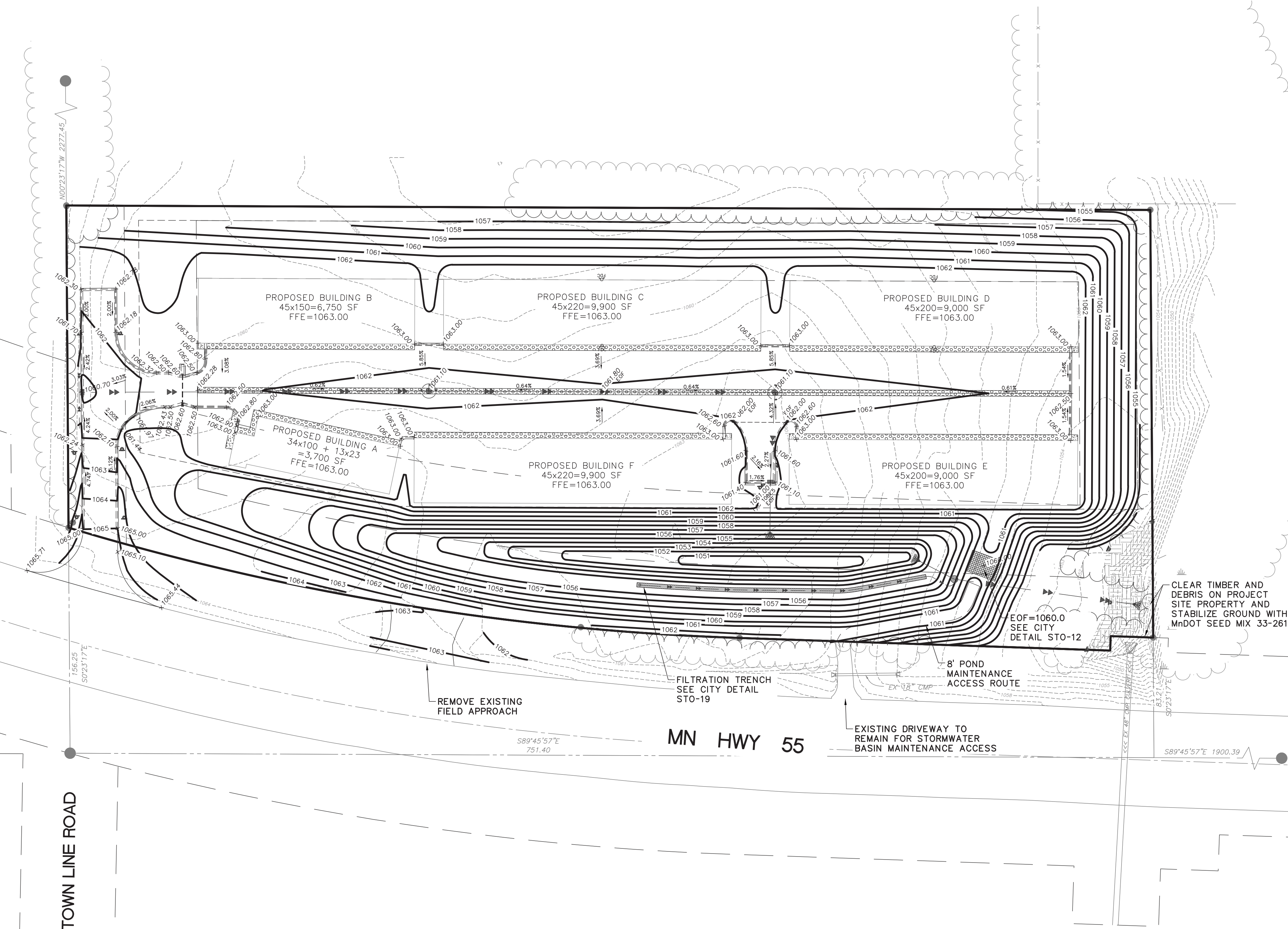


LEGEND:

- 908 — Existing Contours
- >> Existing Storm Sewer
- x 908.0 Existing Spot Elevation
- 908 — Proposed Contours
- ▶ Proposed Storm Sewer
- x 943.50 Proposed Spot Elevation
- ↘ 2.40% Flow Direction
- ⇒ Overflow Route

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 NORTHWESTERN SURVEYING & ENGINEERING, INC.
 P.O. BOX 3067
 BEMIDJII, MN 56601
 DATED: 06/16/2023
 BENCHMARK:
 MNDOT MONUMENT 2722 L
 ELEVATION=1063.794 NAVD88
 NGVD29+0.40=MAVD88



CLEAR TIMBER AND DEBRIS ON PROJECT SITE PROPERTY AND STABILIZE GROUND WITH MNDOT SEED MIX 33-261

EXISTING DRIVEWAY TO REMAIN FOR STORMWATER BASIN MAINTENANCE ACCESS

MN HWY 55

TOWN LINE ROAD

CLIENT:

SCHERBER & ASSOCIATES, LLC
 305 Lakeview Ave.
 Tonka Bay, MN 55331
 Craig Scherber
 612-810-8400
 ccscherber@yahoo.com

CORCORAN STORAGE II SITE IMPROVEMENT PROJECT

23790 State Highway No. 55
Corcoran, Minnesota 56340

GRADING & DRAINAGE PLAN

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.
 Date: 9/7/23 Reg. No. 24348
 PREPARED BY: CIVIL ENGINEERING SITE DESIGN
 1118 East Broadway St.
 Monticello, Mn 56362
 Phone: 763-314-0929
 www.civillead.com

REVISIONS
 07/10/23 INDICATE LANDSCAPE EASEMENT, SHIF ACCESS LOCATION
 07/19/23 CLARIFY BUFFER YARD LOCATION, ADJ. SITE ELEVATIONS
 08/04/23 CITY COMMENTS
 08/24/23 ADJUST SITE LAYOUT TO ACHIEVE SETBACK AND BUFFER
 09/07/23 SITE DESIGN EDITS FOR UPDATED LAYOUT

DATE	06/20/23
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00915

INDEX OF CIVIL SITE DRAWINGS:

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C2

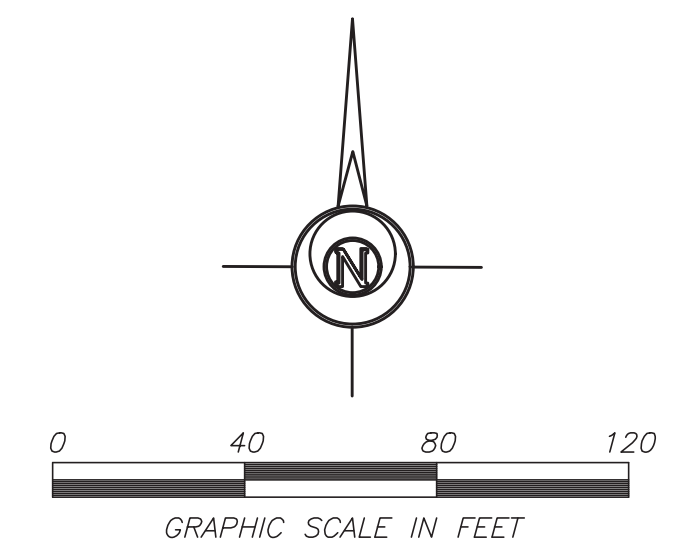
Grading & Drainage Plan

GENERAL UTILITY NOTES

- Specifications applicable for this project: Current standard specifications for the City of Corcoran, MN and all Minnesota Department of Health and MPCA requirements except where modified by these contract documents.
- OSHA requirements shall be followed for all work on this project.
- The Contractor shall notify "Copher State One Call" prior to any excavation (651-454-0002 or 1-800-252-1166 out state.)
- The Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction (storm sewer, sanitary sewer, water, natural gas, telephone, electric, etc.), and immediately notify the Engineer of any conflicts.
- The Contractor shall protect all existing utilities and facilities to allow proper functioning during and after construction. Any required supporting structures shall be supplied by the Contractor as work incidental to the contract.
- The contractor shall immediately notify the Engineer of any conflicts between existing utilities, and the proposed construction. The Engineer will coordinate with the Utility Company in question to determine the need for relocation of the existing utility.
- Existing conditions such as sand in manholes or valve boxes shall be identified by the Contractor and these shall be reported to the Engineer prior to excavation by the Contractor. Once construction has begun, all damage to underground utilities will be assumed to have been caused by the Contractor, any repairs necessary shall be performed by the Contractor at the Contractor's expense.
- Final Plat shall govern for easements.
- The Contractor shall coordinate with the local jurisdiction to obtain permits and meter for water source. All associated costs shall be incidental to the Contract, including disposal of test water into City's sanitary sewer system. The Contractor shall not operate gate valves or hydrants on the City's water supply system.
- The Contractor shall notify the City Engineer and the Project Engineer 48 hours prior to starting work or as required by the local jurisdiction or be subject to being shut down.

- The Contractor shall keep access roads clear of soil or other debris, and perform daily street cleaning as required by the NPDES permit. Positive drainage, controlled with erosion control and erosion prevention measures as required by the NPDES permit shall be performed. Inlet protection shall be installed within 48 hours after inlet construction. Unless specified on the plans or as a bid item on the Bid Form, any temporary culverts, ditches, filter fabric, etc. necessary to accomplish this shall be performed as incidental to the Contract.
- The Contractor shall preserve and protect the markers and monuments set for the subdivision of the land.
- The Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
 - Density tests shall be taken on all trenches at locations as determined by the Engineer or his representative.
 - Within the upper 3' of streets, private drives and parking lots, Contractor shall utilize approved soils that are within 1% optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with 100% Standard Proctor Density and not exceeding compaction by more than 1%. Below the upper 3', compaction shall meet 95%. Grading tolerances shall be 0.1'.
- The Owner shall pay for all testing of soils compaction. Any areas which fail to meet the above standards shall be corrected and re-tested by the Owner's testing agent at the Contractor's expense.
- Contractor shall provide temporary traffic control in compliance with MN/DOT "Temporary Traffic Control Zone Layouts Field Manual" most recent version for construction adjacent to travel ways.
- Contractor shall be responsible for verification of the depth of existing stubs listed on this plan prior to the ordering of any fittings, structures, castings, etc. Engineer, Owner or City shall not be responsible for any discrepancies found as depths are estimated.
- All manhole castings in pavement shall be sumped 0.05'. All catch basin castings in curb shall be sumped 0.10'. Rim elevations on plan reflect sumped elevations.

- Castings shall be Neenah or equivalent.
- The contractor shall be responsible for coordinating with utility companies for power pole and/or line relocation required.
- The contractor shall provide all necessary traffic control.
- The contractor shall be responsible for all grading and restoration required to restore surfaces to like kind existing condition.
- Existing curb and pavement damaged or impacted on adjacent property shall be restored with in-kind materials and section. All match lines are to be sawcut.
- Pipe lengths shown are measured center of structure to center of structure and includes FES length.
- The contractor shall obtain a Utility Excavation Permit from the City Public Works Department prior to commencement of utility connections.
- PVC pipe crossing over watermain pipe shall be ASTM D 1785, ASTM D 2241, or AWWA C900
- Perforated PVC Pipe Subdrains to be installed PER CITY DETAIL STR-4.
- Contractor or owner to provide an as-built utility plan once construction is complete.

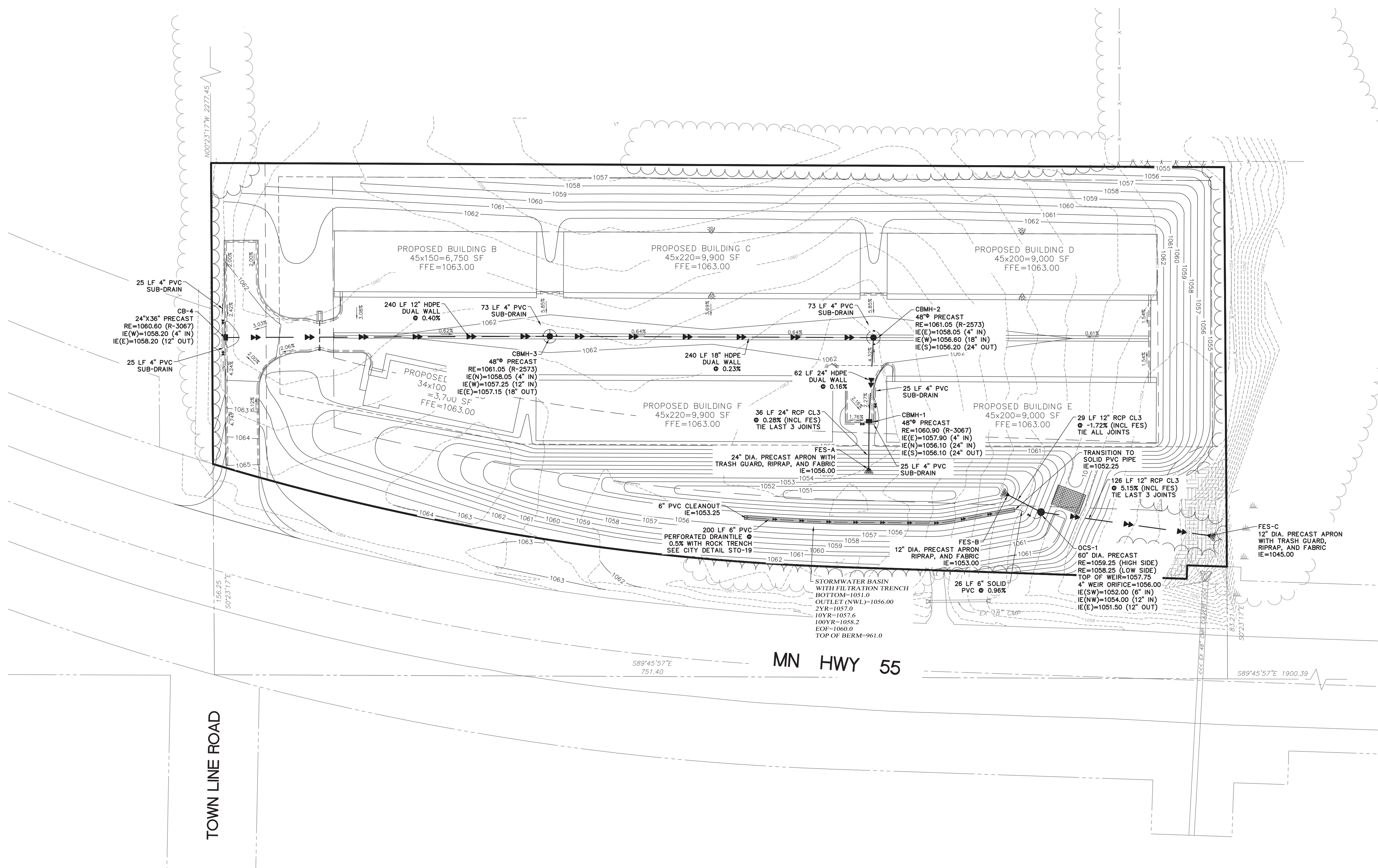


LEGEND:

	Existing Contours
	Existing Storm Sewer
	Existing Water Main
	Existing Sanitary Sewer
	Existing Trees
	Existing Body Line
	Proposed Sanitary Sewer
	Proposed Water Main
	Proposed Gate Valve
	Proposed Storm Sewer
	Proposed Fire Hydrant

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 NORTHWESTERN SURVEYING & ENGINEERING, INC.
 P.O. BOX 3067
 BEMIDJI, MN 56601
 DATED: 06/16/2023
 BENCHMARK:
 MNDOT MONUMENT 2722 L
 ELEVATION=1063.794 NAVD88
 NGVD29+0.40=MAVD88



CLIENT:
SCHERBER & ASSOCIATES, LLC
 305 Lakeview Ave.
 Tonka Bay, MN 55331
 Craig Scherber
 612-810-8400
 ccscherber@yahoo.com

**CORCORAN STORAGE II
 SITE IMPROVEMENT PROJECT**
 23790 State Highway No. 55
 Corcoran, Minnesota 56340
STORM SEWER PLAN

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.
Sheri D. Walker
 Date: 9/7/23 Reg. No. 24348
 PREPARED BY: CIVIL ENGINEERING SITE DESIGN
 118 East Broadway St.
 Monticello, Mn 56362
 Phone: 763-314-0929
 www.civileng.com

REVISIONS

07/10/23	INDICATE LANDSCAPE EASEMENT, SHIF ACCESS LOCATION
07/19/23	CLARIFY BUFFER YARD LOCATION, ADJ. SITE ELEVATIONS
08/04/23	CITY COMMENTS
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DATE	06/20/23	SD
DRAWN BY		SD
DESIGNED BY		SD
CHECKED BY		SD

FILE NO. 00915

INDEX OF CIVIL SITE DRAWINGS:

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C6	DETAILS
C7	DETAILS

C3
 Storm Sewer Plan

SWPP NARRATIVE

This LIGHT industrial project construction will consist of site clearing, grading, utilities, and parking lot construction. Construction is planned for 2023.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, building constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

POLLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overflowing.

DESIGN CALCULATIONS

Design calculations, including soil types are on file with: Civil Engineering Site Design

SWPPP Designer: Scott Dahike (Expires 2025)

EROSION CONTROL MAINTENANCE SCHEDULE

1. Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence - 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance - refresh as necessary to conform to detail; inlet protection inserts - remove sediment after each rain event, clean or replace filter when clogged; surface water - drain and stabilize, within 7 days of discovery; and street sweeping - remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
2. Replacement - Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
3. Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
4. Removal of the silt fence - Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

VEGETATION GROUND COVER SCHEDULE

1. Stabilization of all exposed soil areas must be initiated immediately but in no case completed later than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
2. Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil and sodded or seeded as allowed by City, or as proposed on City approved landscape plan for the project. If not otherwise specified, turf seed to be MnDOT mix 25-141 applied at 59 lbs/ac and stormwater pond seed to be 33-261 applied at 35 lb/ac to be planted for 10 feet outside of the normal water level (pond bottom not to be seeded). Transition zone seed to be MnDOT mix 35-241 applied at 36.5 lb/ac to be planted to the top of the embankments. MnDOT Type 3 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
3. Temporary ground cover to be MnDOT seed mix 22-111 shall be applied at 31 lbs/ac, or equivalent as approved by City. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Fertilizer for stormwater basin seed shall be Type 4, 18-1-8 at 120 lb/ac. Specification reference is MnDOT 2274.
4. Fertilizer for turf shall be MnDOT Type 3 22-5-10 and applied at 350 lb/ac. Disc fertilizer into top 3" of soil. Fertilizer for transition zone native grass away from water shall be MnDOT Type 3 22-5-10 and applied at 200 lb/ac. Fertilizer for stormwater basin seed shall be Type 4, 18-1-8 at 120 lb/ac. Specification reference is MnDOT 2274.
5. Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using some rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
6. Any seeded areas that do not become established with vegetation shall be re-seeded at Contractor's expense.
7. Erosion blanket shall be installed in seed areas with ground surface slopes of 3H:1V or steeper.

EROSION CONTROL NOTES

1. All devices necessary to control erosion and sediment (i.e. perimeter silt fence, rock construction entrances, swales, ponds, berms, etc.) shall be installed prior to any other construction operations.
2. After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc-anchored seed & mulch, HECP with fiber reinforced matrix, erosion blanket with seed, or sod.
3. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
4. Entering/exiting the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
5. Stormwater discharge pipe outlet energy dissipation shall be provided by rip-rap with size, quantity, and placement in accordance with City standards. Rip-rap installation shall be within 24 hours of pipe installation.
6. Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
7. Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blanket.
8. Sufficient personnel, equipment, and materials shall be mobilized within 24 hours of written order (i.e. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

EROSION CONTROL INSTALLATION SCHEDULE

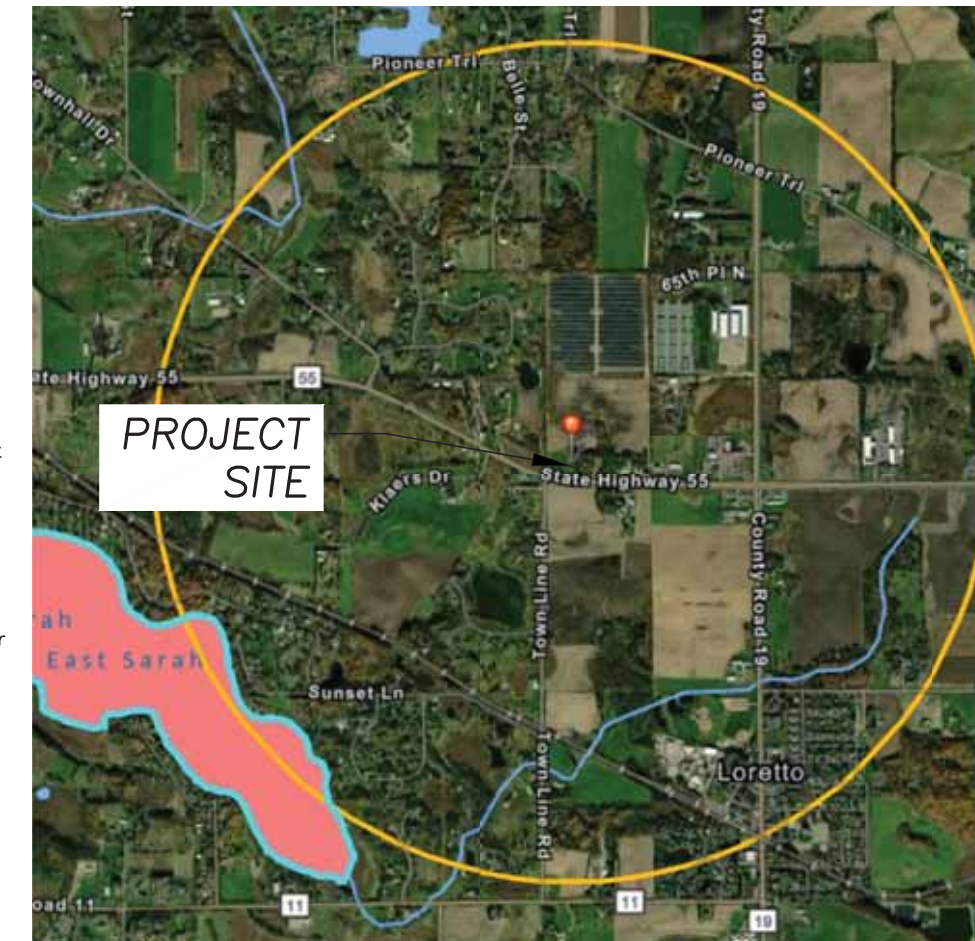
1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain-Top Slab" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacturer's recommendations.
3. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
4. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re-vegetated.
5. The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re-seeded soon after disturbance. Areas that will not be subject to construction traffic for 14 days shall be seeded and mulched or sodded within 7 days of final grading.

RESPONSIBLE PARTY

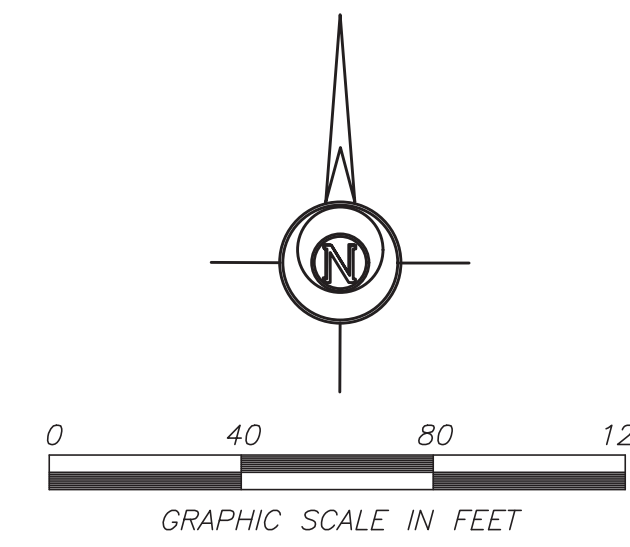
Contact information for the responsible party for erosion control is:
 Owner: SCHERBER AND ASSOCIATES, LLC
 305 Lakeview Ave.
 Tonka Bay, MN 55331
 Contractor: Not Known Yet
 Manager: Not Known Yet

FILTRATION BASIN NOTES

1. Filtration area shall be staked off during construction to restrict heavy equipment traffic from compacting native soils.
2. Install appropriate temporary erosion control devices to prevent sediment from entering the practice during construction.
3. Grading of the filtration basin shall be accomplished using low impact earth-moving equipment to prevent compaction of the underlying soils. Small tracked dozers and skid-steers with runner tracks are recommended.
4. In the event that sediment is introduced into the BMP during or immediately following excavation, this material will need to be removed from the basin prior to initiating the next step in the construction process.
5. Install sediment control around basin after completion of basin grading.
6. Seeding and installation of erosion control shall be completed within 48 hours of final grading of basin.



EAST SARAH, IMPAIRED WATER WITHIN 1 MILE RADIUS OF PROJECT SITE



LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- 908 — Proposed Contours
- >> — Proposed Storm Sewer
- - - - Proposed Silt Fence
- 0 — Proposed Fiber Logs
- () — Proposed Storm Sewer Inlet Protection
- 1.9% — Flow Direction
- [] — Proposed Erosion Blanket

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
 NORTHWESTERN SURVEYING & ENGINEERING, INC.
 P.O. BOX 3067
 BEMIDJI, MN 56601
 DATED: 06/16/2023
 BENCHMARK:
 MNDOT MONUMENT 2722 L
 ELEVATION=1063.794 NAVD88
 NGVD29+0.40=MAVD88

PROJECT LOCATION

PART OF THE SW 1/4 SECTION 31, TOWNSHIP 119, RANGE 23, HENNEPIN COUNTY, MINNESOTA.

EXISTING PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF SAID SW 1/4, 379.48 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 751.4 FEET, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SW 1/4 TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY NO. 55, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW 1/4, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT ROAD.

SITE DATA:

EXISTING ZONING:	UR URBAN RESERVE
PROPOSED ZONING:	I1 LIGHT INDUSTRIAL
GROSS AREA:	212,096 SF = 4.87 ACRES
TOTAL PROPOSED BUILDINGS:	48,250 SF
PERCENT BUILDING COVERAGE:	22.7 %
FLOOR AREA RATIO:	0.227
(48,250 / 212,096)	
EXISTING IMPERVIOUS AREA:	5,126 SF
(includes existing buildings, existing pavement areas)	
PROPOSED IMPERVIOUS AREA:	93,328 SF
PROPOSED PERCENT IMPERVIOUS:	44.0 %
(% of lot area; 95,845 / 212,096)	
PROPOSED PERVIOUS AREA:	118,768 SF
(landscape, turf areas)	
PROPOSED PERCENT PERVIOUS AREA:	56.0 %
(% of lot area; 118,768 / 212,096)	
DISTURBANCE AREA:	210,811 SF = 4.8 AC

EROSION CONTROL QUANTITIES:

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	1	EA
SILT FENCE	1,700	LF
10" WOOD FIBER LOG	800	LF
MULCH TYPE 3 & DISC ANCHORING	1.29	AC
EROSION BLANKET CAT. 3	4,310	SY
INLET PROTECTION	4	EA

INDEX OF CIVIL SITE DRAWINGS:

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- C7 DETAILS

CLIENT:

SCHERBER & ASSOCIATES, LLC
 305 Lakeview Ave.
 Tonka Bay, MN 55331

Craig Scherber
 612-810-8400
 ccscherber@yahoo.com

CORCORAN STORAGE II SITE IMPROVEMENT PROJECT

23790 State Highway No. 55
 Corcoran, Minnesota 56340

STORM WATER POLLUTION PREVENTION PLAN

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.

Date: 9/7/23 Reg. No. 24348
 PREPARED BY: CIVIL ENGINEERING SITE DESIGN
 116 East Broadway St.
 Monticello, Mn 56362
 Phone: 763-314-0929
 www.civildesign.com

REVISIONS

DATE	INDICATE LANDSCAPE EASEMENT, SHIF ACCESS LOCATION
07/10/23	INDICATE LANDSCAPE EASEMENT, SHIF ACCESS LOCATION
07/19/23	CLEAR BUFFER YARD LOCATION, ADJ. SITE ELEVATIONS
08/04/23	CITY COMMENTS
08/24/23	ADJUST SITE LAYOUT TO ACHIEVE SETBACK AND BUFFER
09/07/23	ADJUST SITE DESIGN EDITS FOR UPDATED LAYOUT

DATE	06/20/23	SD
DRAWN BY		SD
DESIGNED BY		SD
CHECKED BY		SD

FILE NO. 00915

C4

Storm Water Pollution Prevention Plan

DEMOLITION NOTES

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" of topsoil in disturbed areas to be re-vegetated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

SURVEY DATA

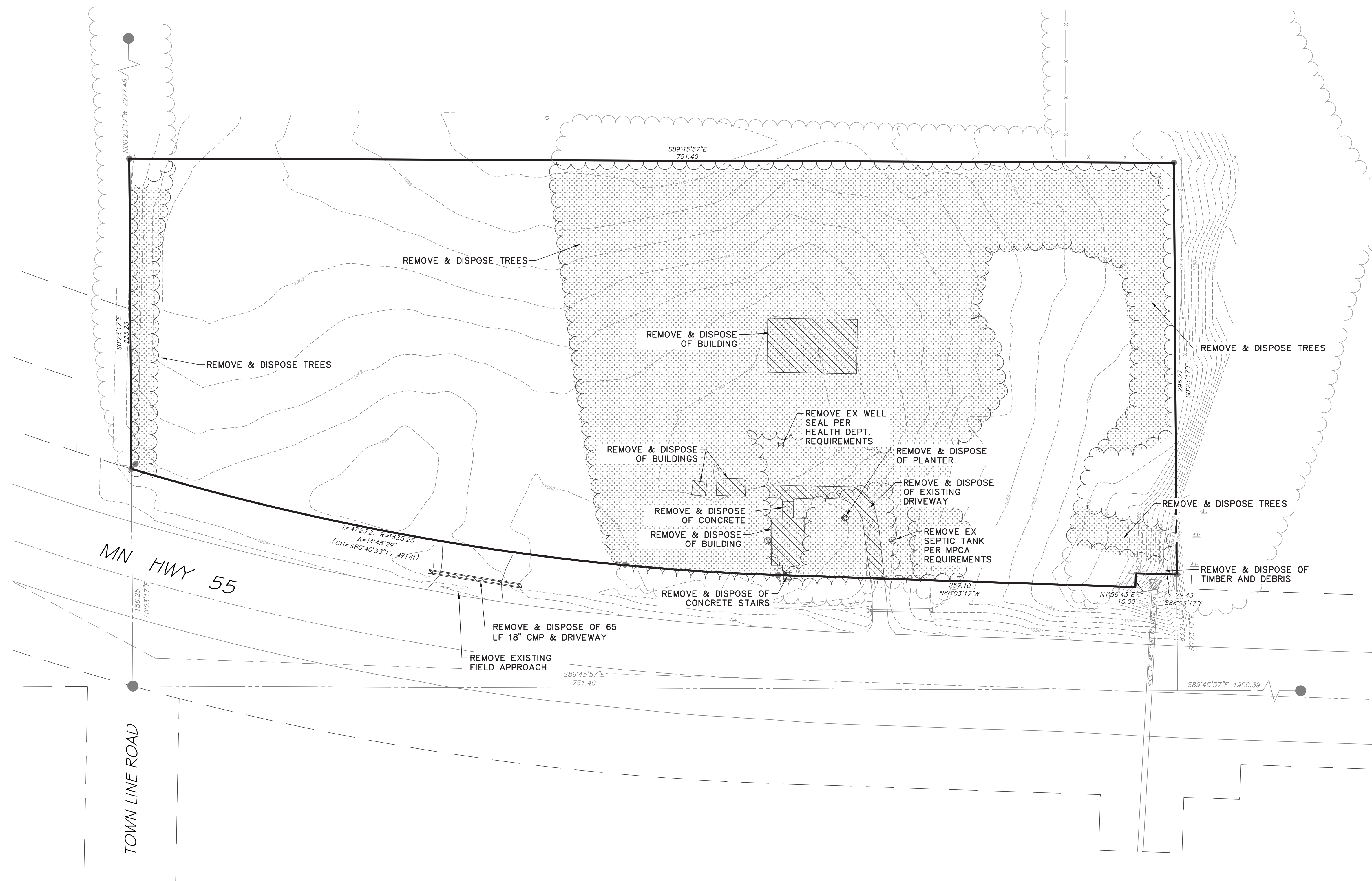
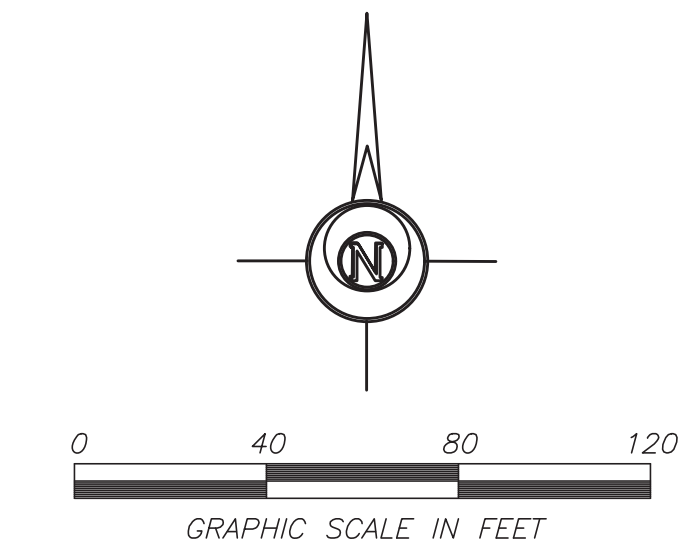
SURVEY INFORMATION PROVIDED BY:
 NORTHWESTERN SURVEYING & ENGINEERING, INC.
 P.O. BOX 3067
 BEMIDJI, MN 56601
 DATED: 06/16/2023
 BENCHMARK:
 MNDOT MONUMENT 2722 L
 ELEVATION=1063.794 NAVD88
 NGVD29+0.40=MAVD88

LEGEND:

- 908 --- Existing Contours
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- [Hatched Box] PROPOSED DEMOLITION & REMOVAL AREA
- [Dotted Box] PROPOSED TREE REMOVAL AREA

EXISTING PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF SAID SW 1/4, 378.48 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SW 1/4, 751.4 FEET, THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SW 1/4 TO THE NORTHERLY LINE OF STATE TRUNK HIGHWAY NO. 55, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO ITS INTERSECTION WITH THE WEST LINE OF SAID SW 1/4, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPT ROAD.



CLIENT:
SCHERBER & ASSOCIATES, LLC
 305 Lakeview Ave.
 Tonka Bay, MN 55331
 Craig Scherber
 612-810-8400
 ccscherber@yahoo.com

**CORCORAN STORAGE II
 SITE IMPROVEMENT PROJECT**
 23790 State Highway No. 55
 Corcoran, Minnesota 56340
**EXISTING CONDITION &
 REMOVAL PLAN**

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.
Sar Dalk
 Date: 9/7/23 Reg. No. 24348
 PREPARED BY: **CIVIL ENGINEERING**
SITE DESIGN
 118 East Broadway St.
 Monticello, Mn 55362
 Phone: 763-314-0929
 www.civiled.com

REVISIONS

DATE	DESCRIPTION
07/10/23	INDICATE LANDSCAPE EASEMENT- SHIF ACCESS LOCATION
07/19/23	CLARIFY BUFFER YARD LOCATION, ADJ. SITE ELEVATIONS
08/04/23	CITY COMMENTS
08/24/23	ADJUST SITE LAYOUT TO ACHIEVE SETBACK AND BUFFER
09/07/23	SITE DESIGN EDITS FOR UPDATED LAYOUT

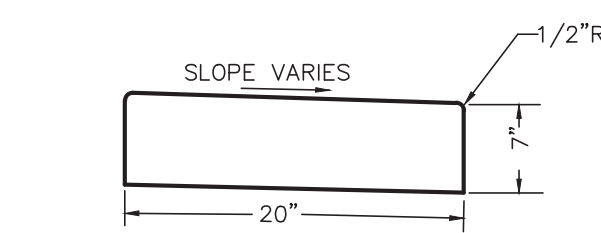
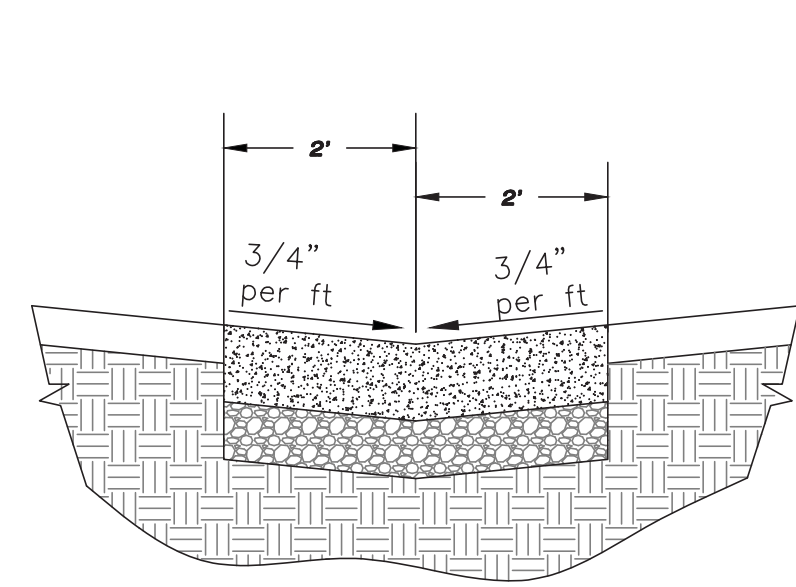
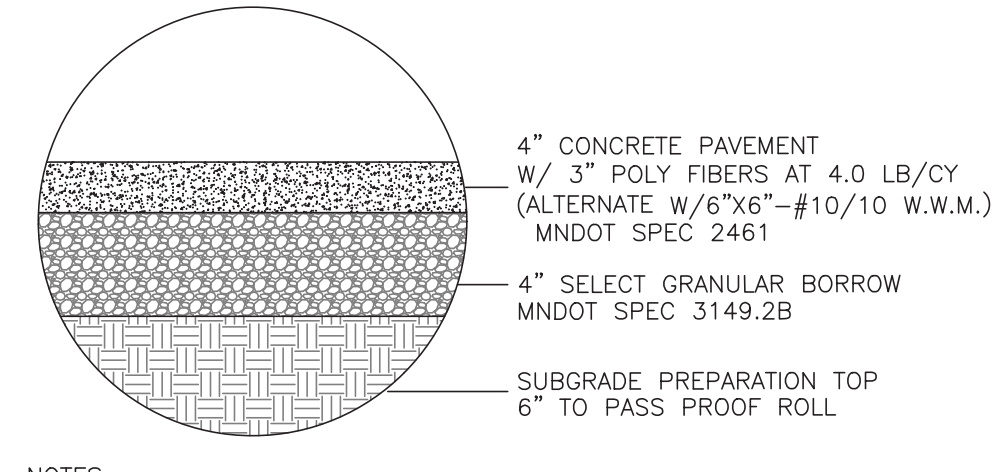
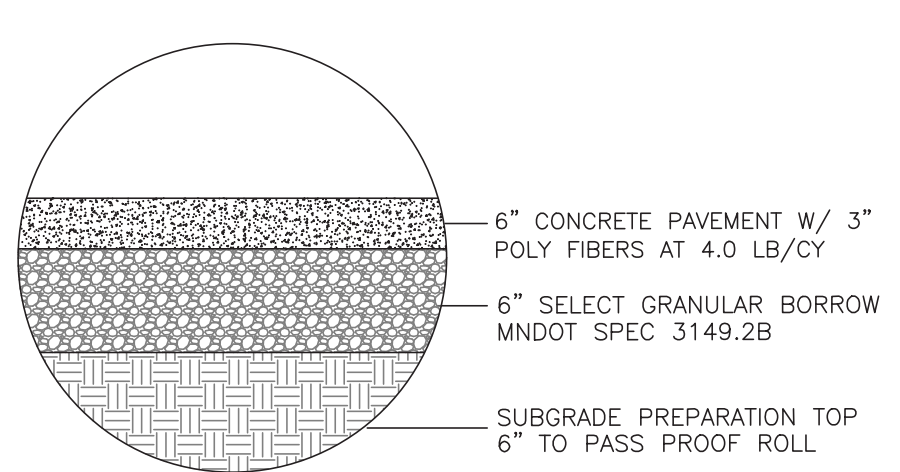
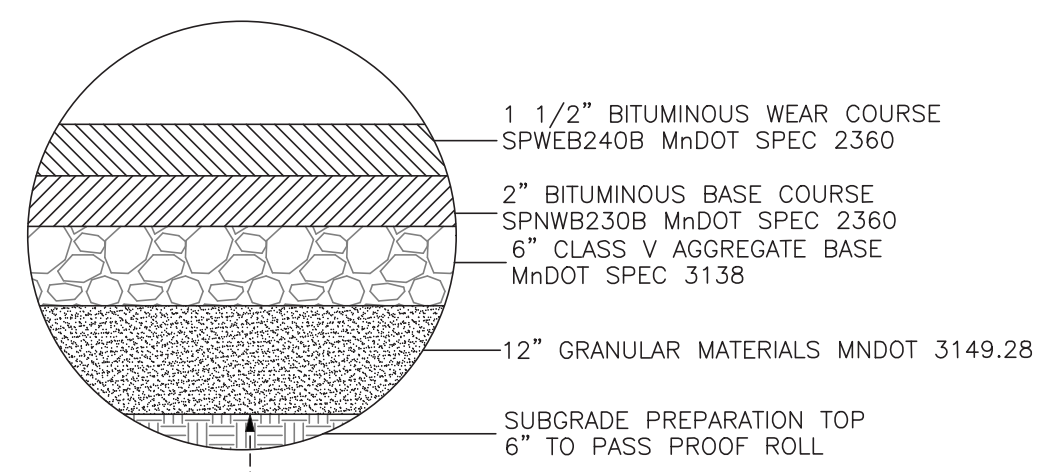
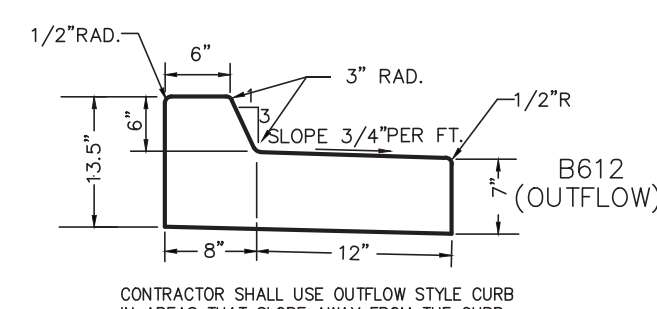
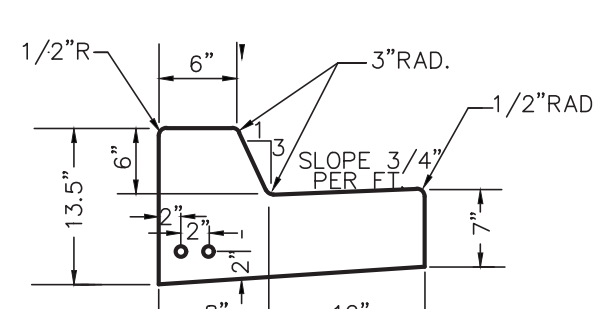
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DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00915

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1	SITE PLAN
C2	GRADING AND DRAINAGE PLAN
C3	STORM SEWER PLAN
C4	STORM WATER POLLUTION PREVENTION PLAN
C5	EXISTING CONDITIONS & REMOVAL PLAN
C6	DETAILS
C7	DETAILS

C5
 Existing Conditions &
 Removal Plan



20" CONCRETE RIBBON CURB DETAIL

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

BITUMINOUS PAVEMENT

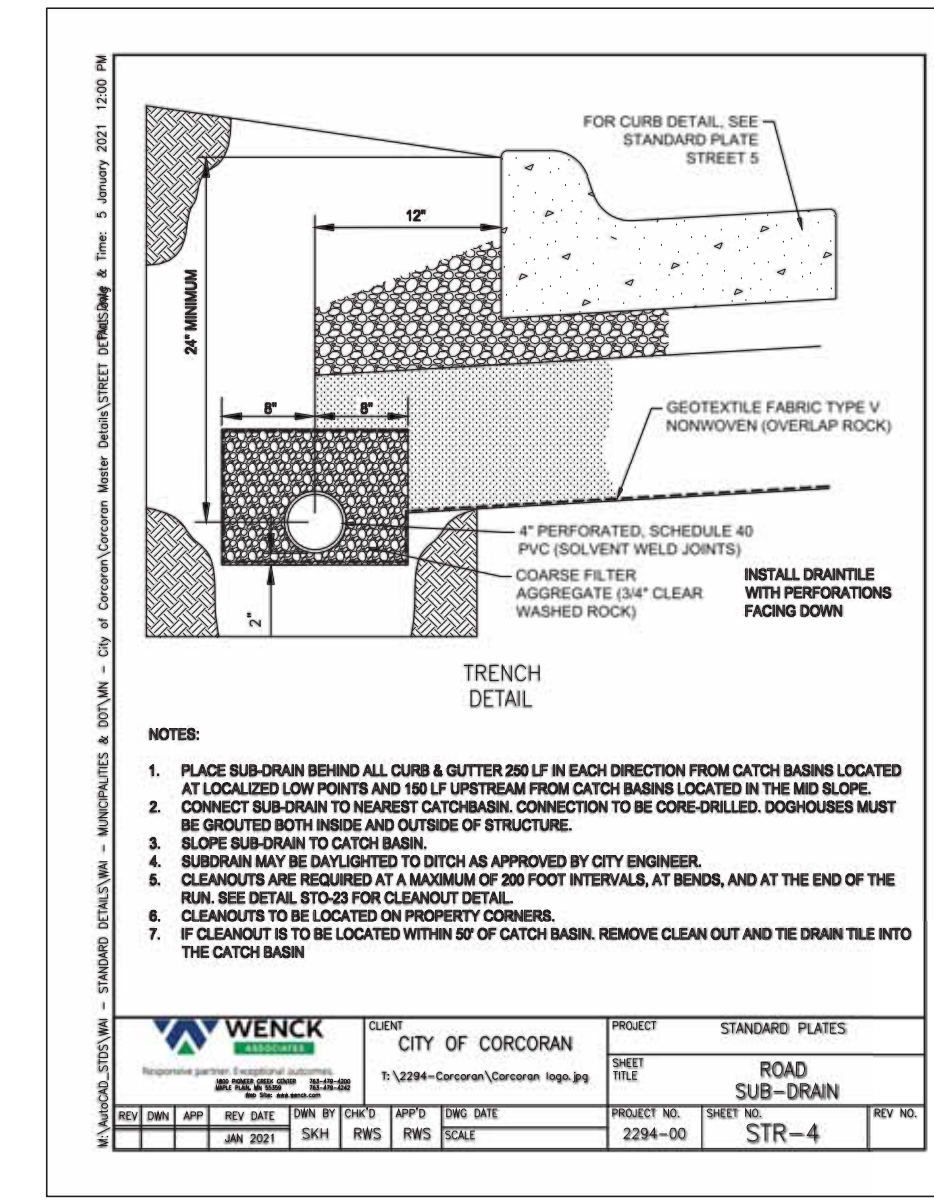
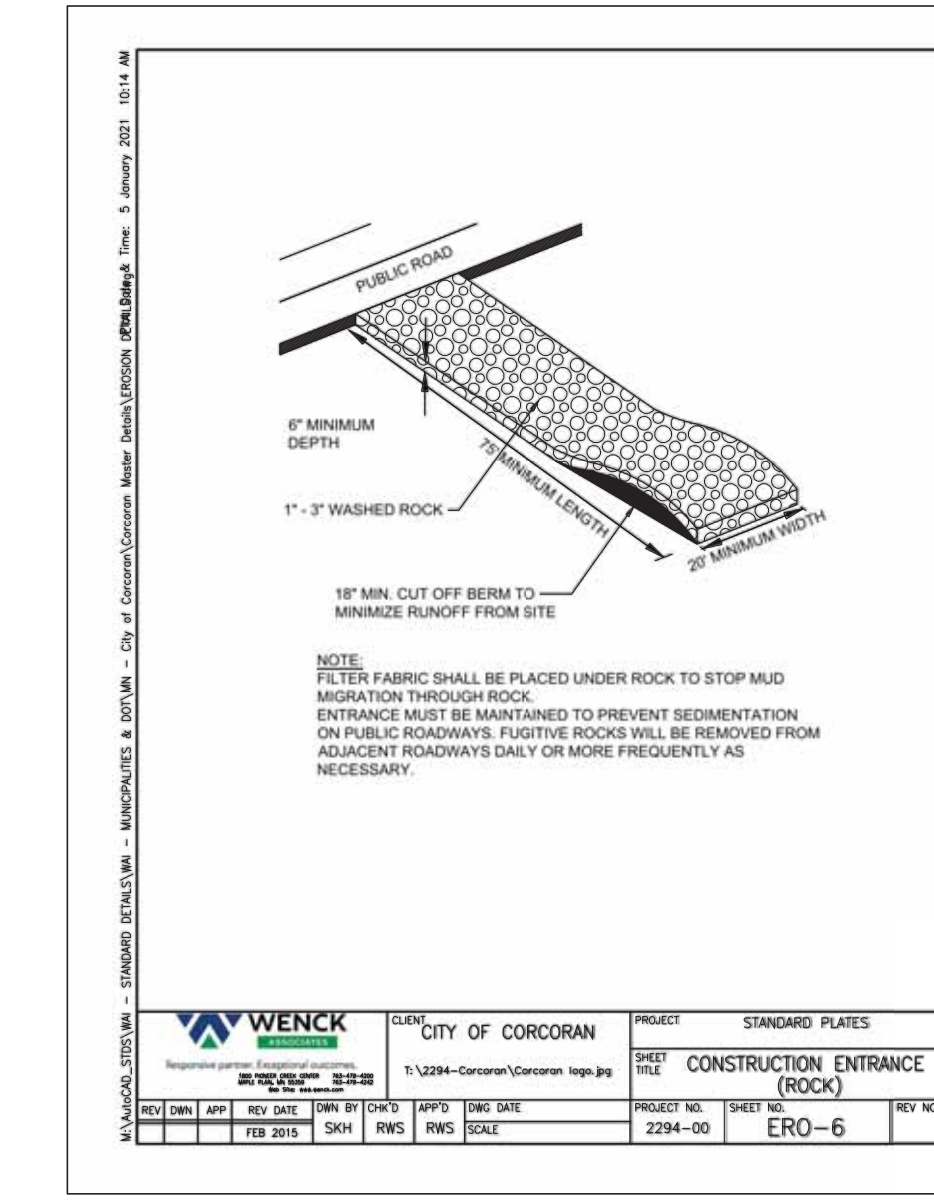
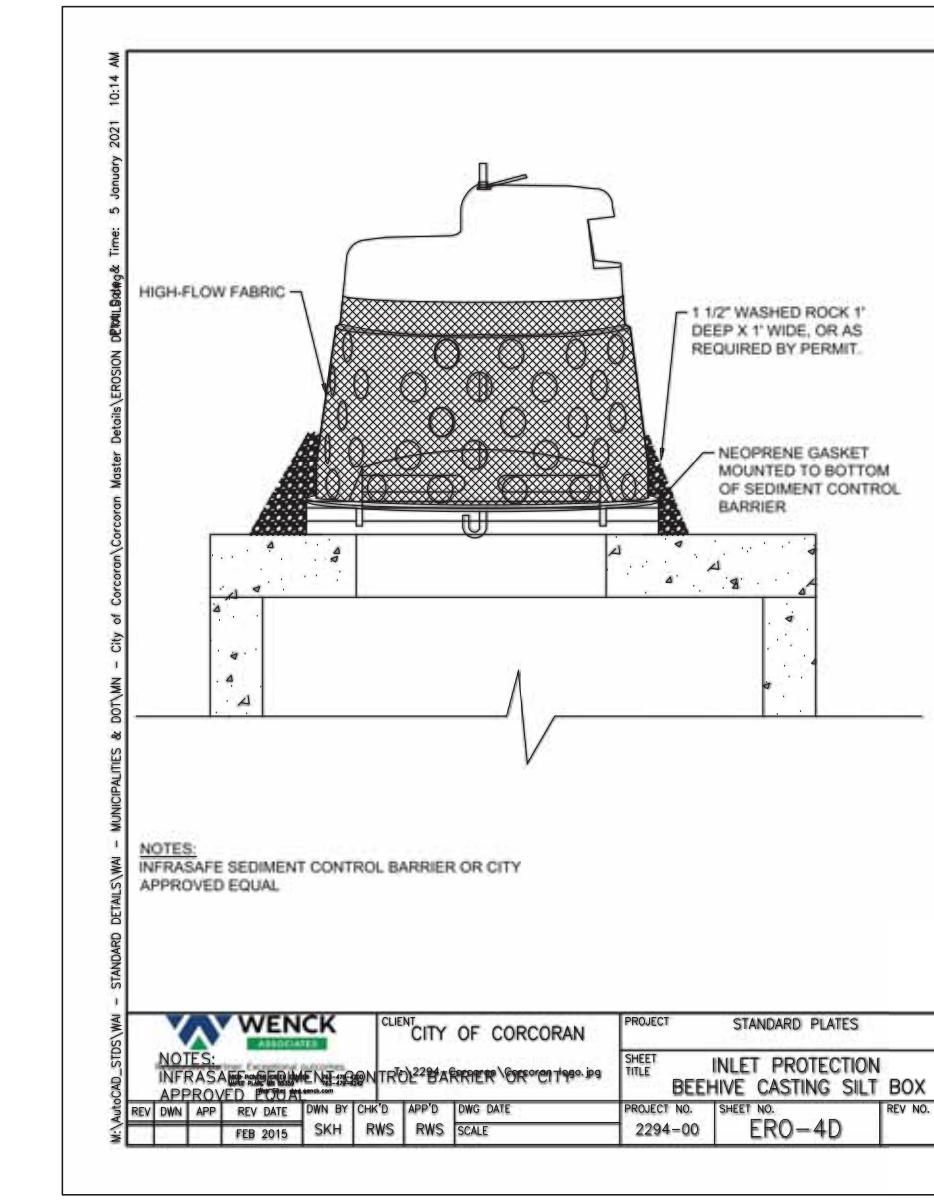
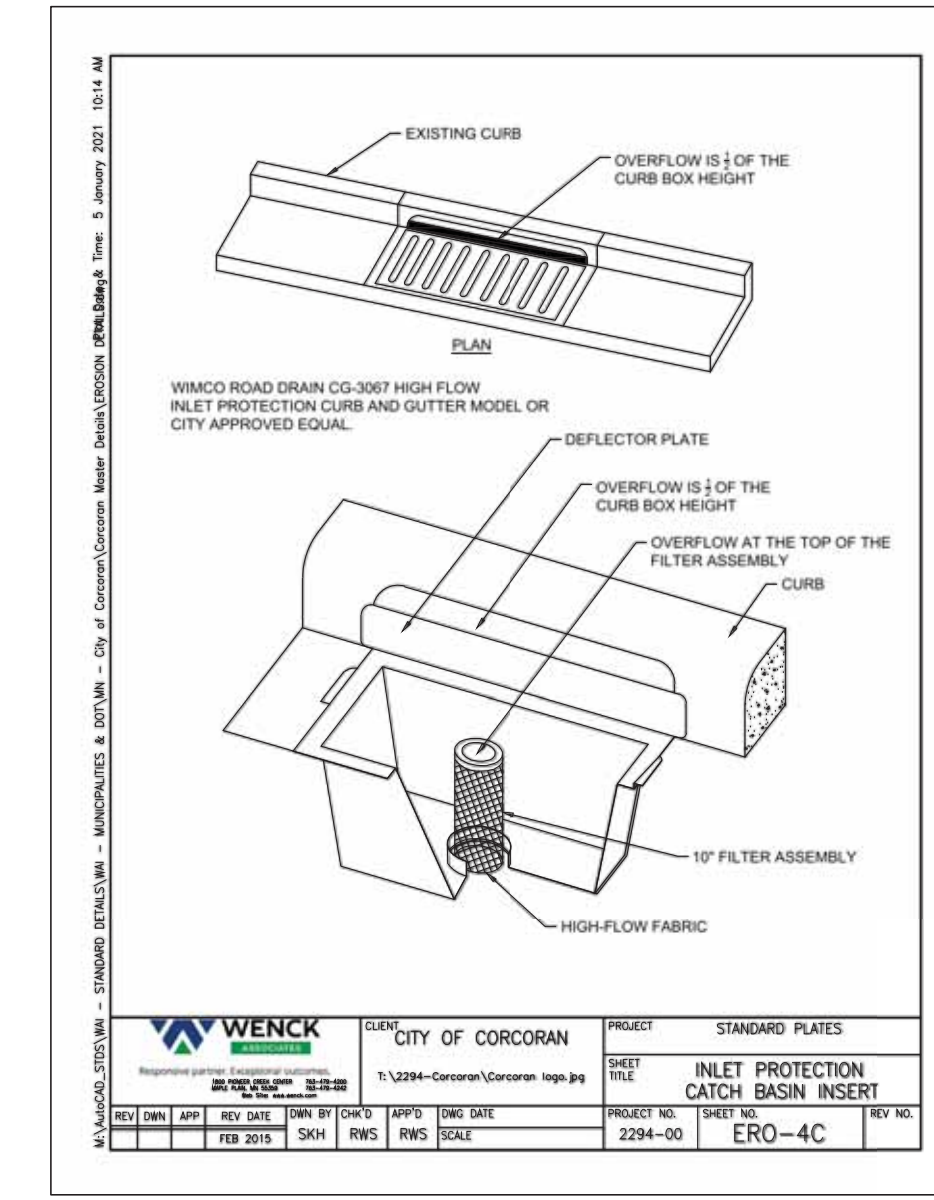
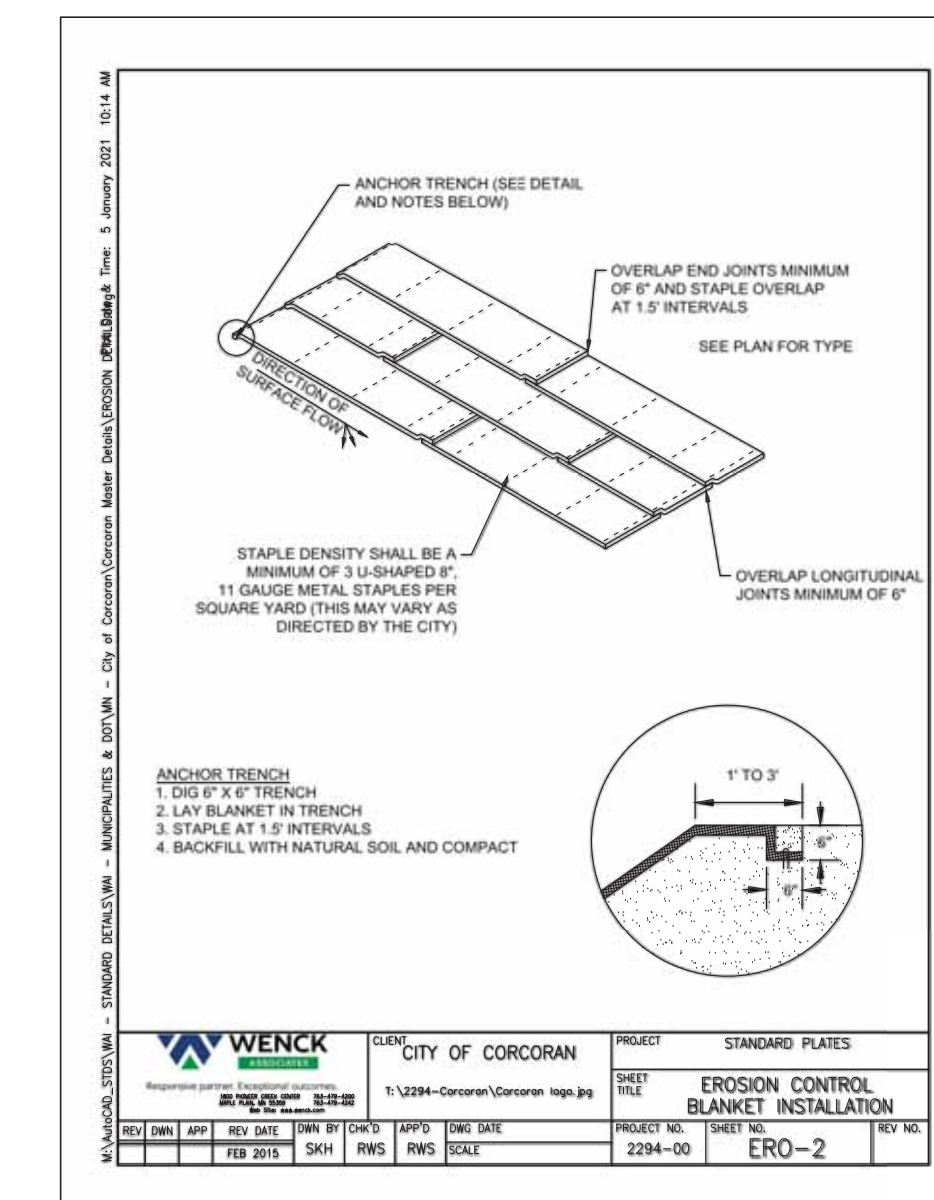
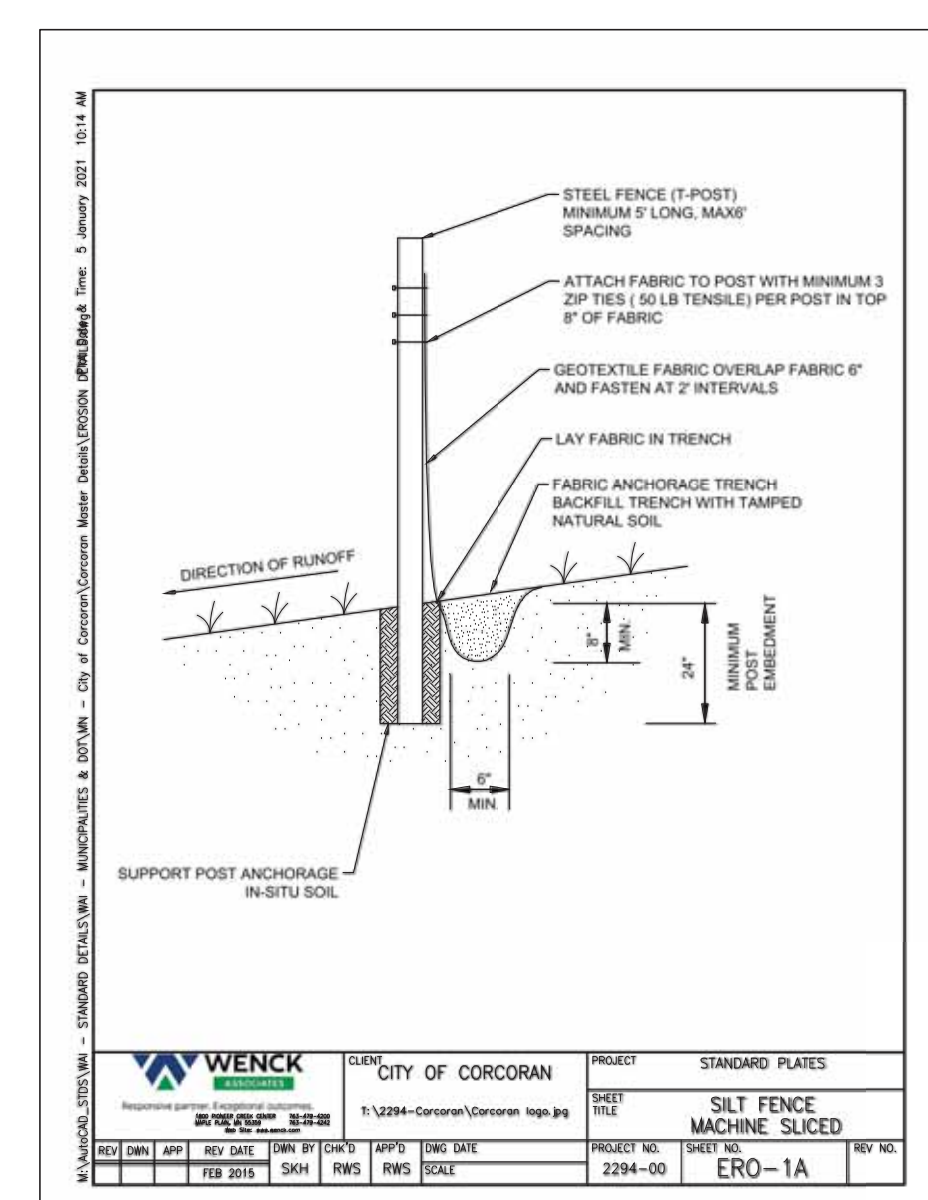
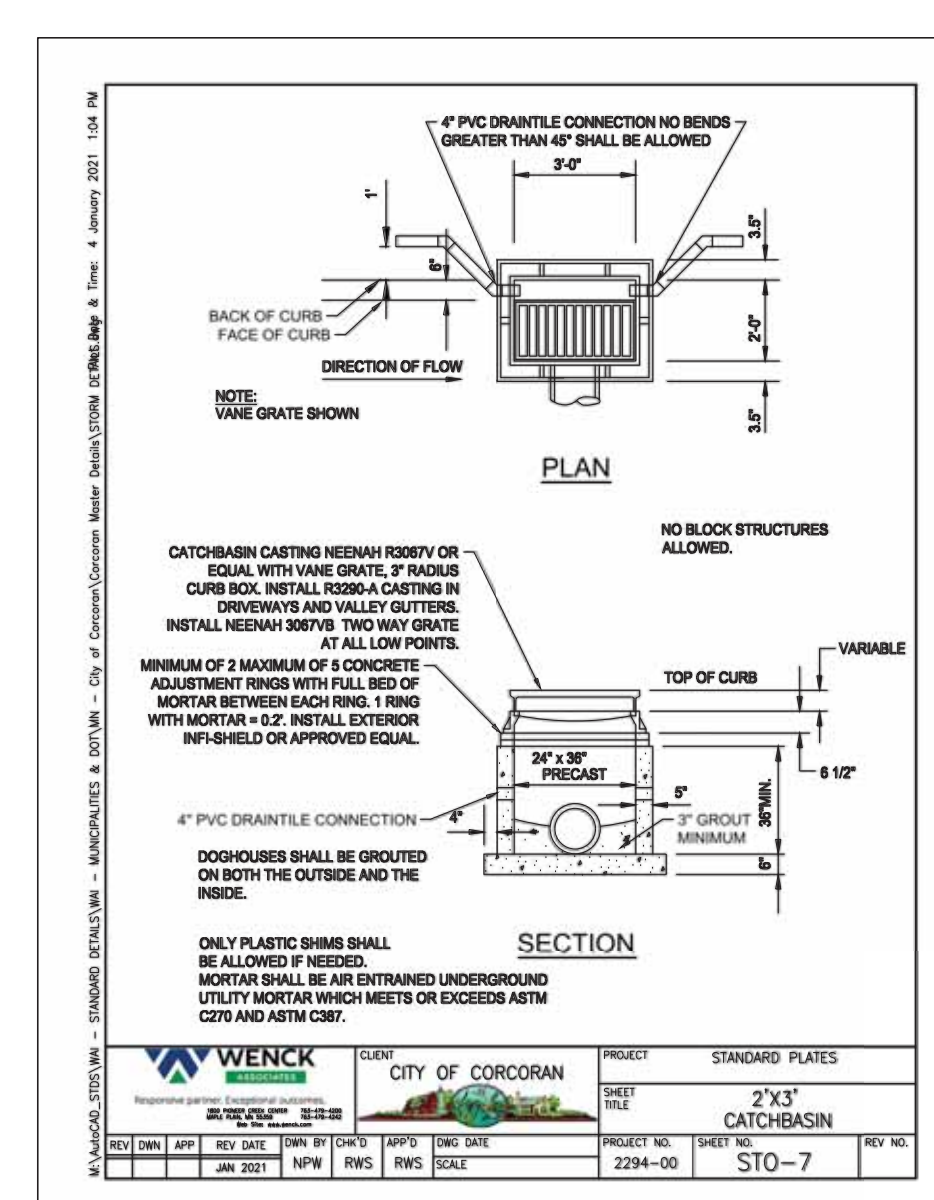
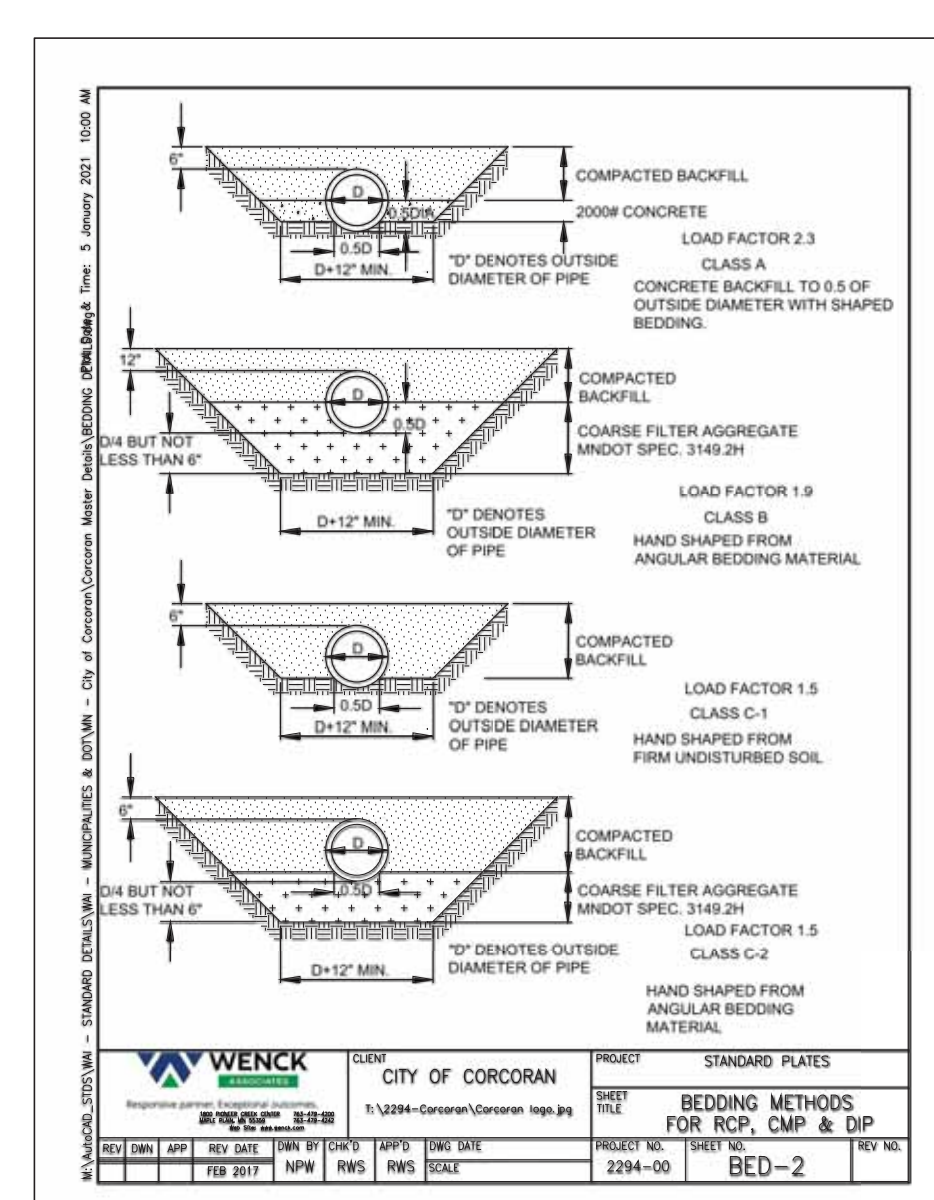
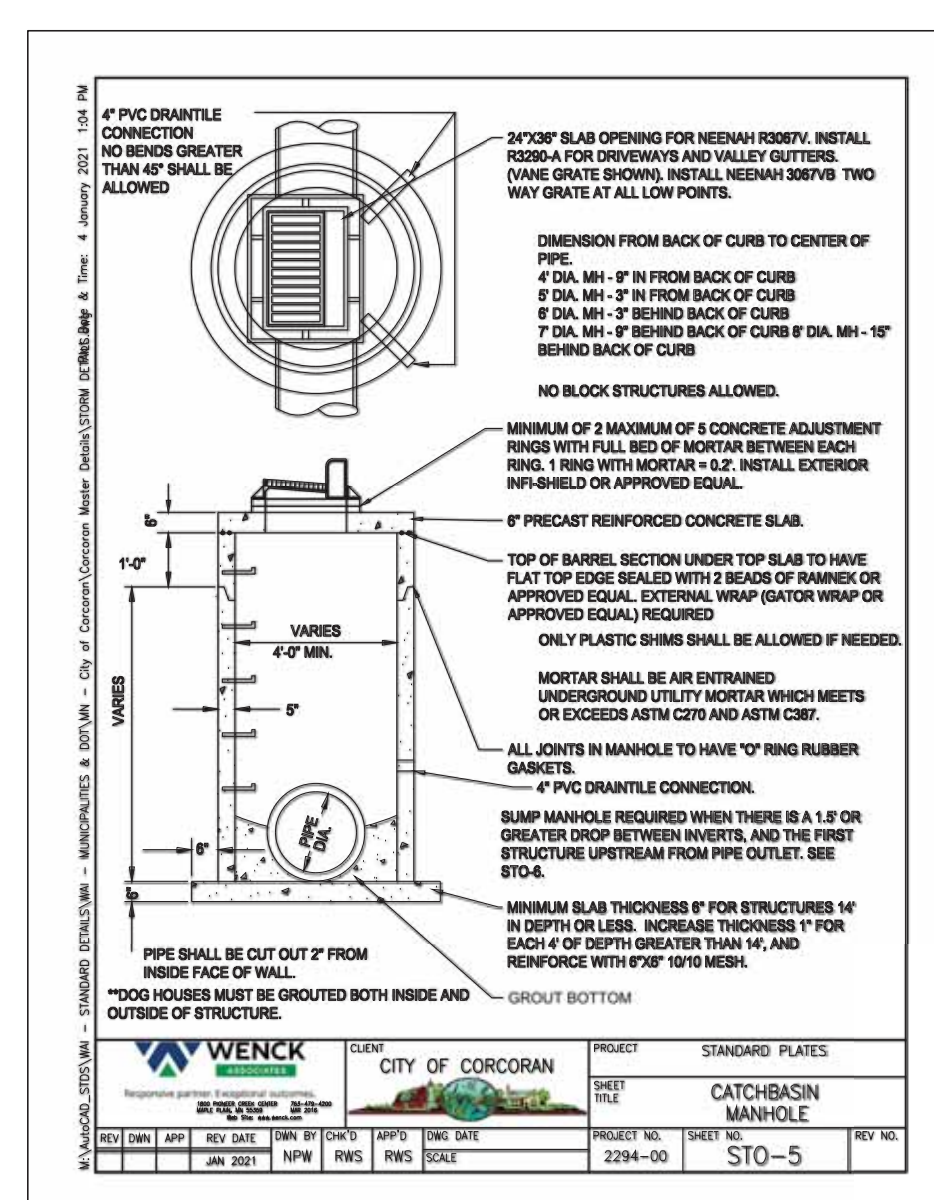
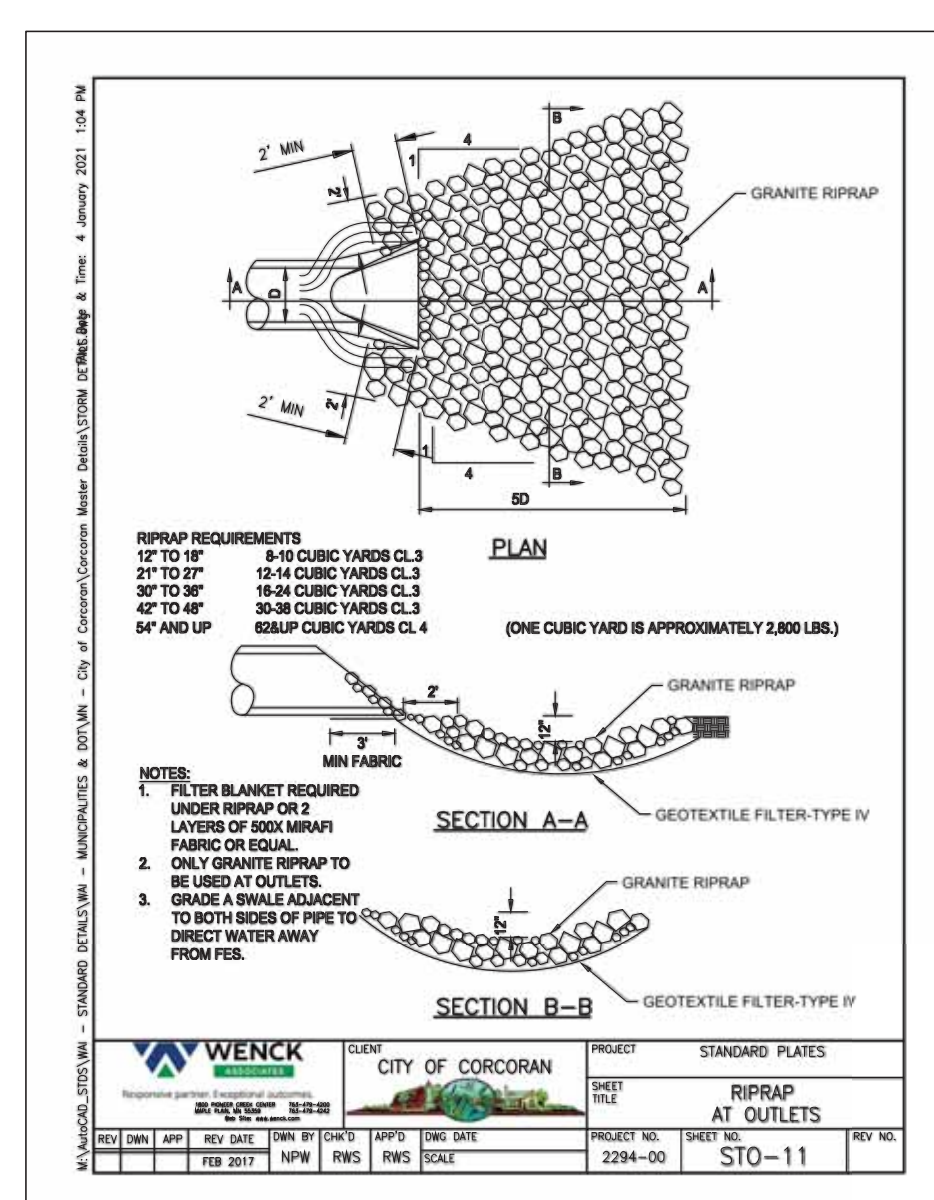
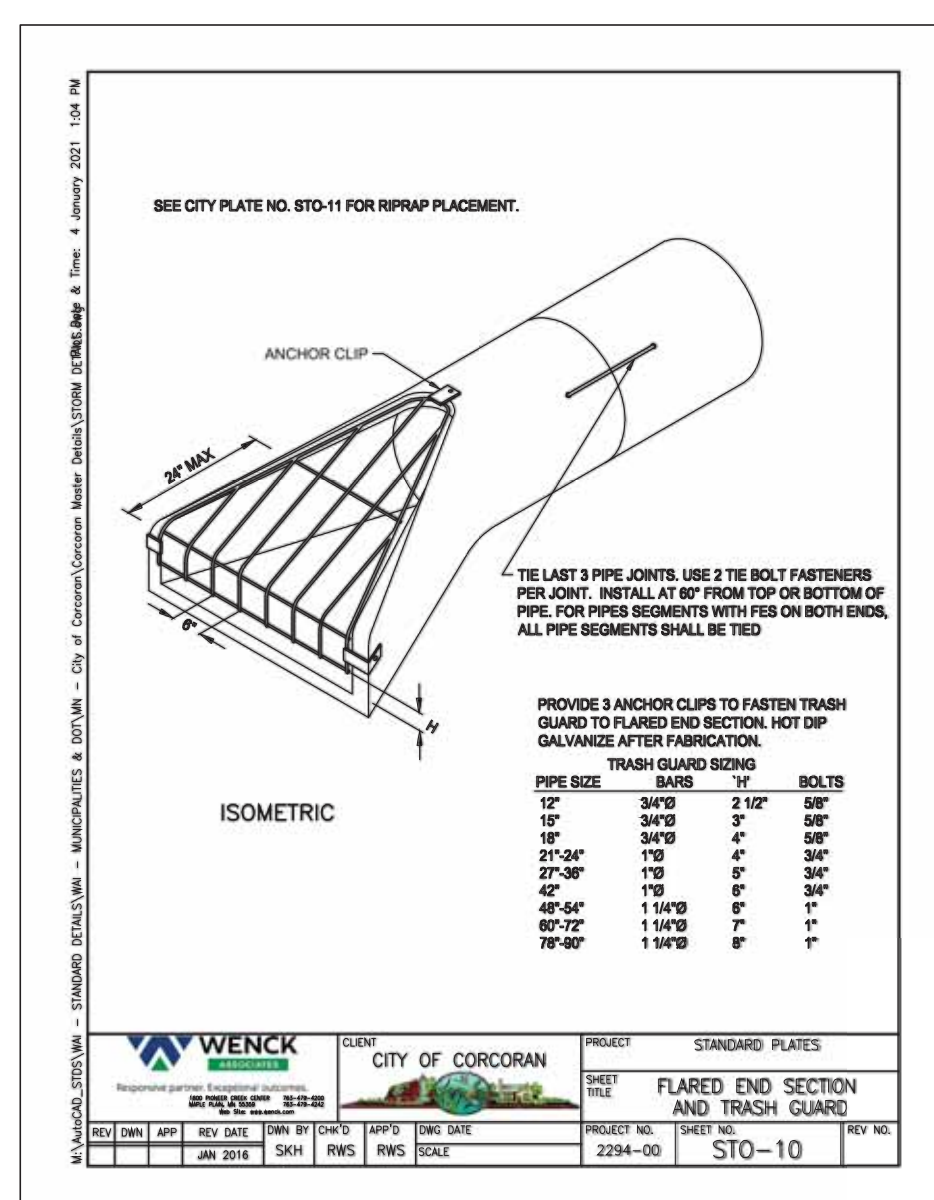
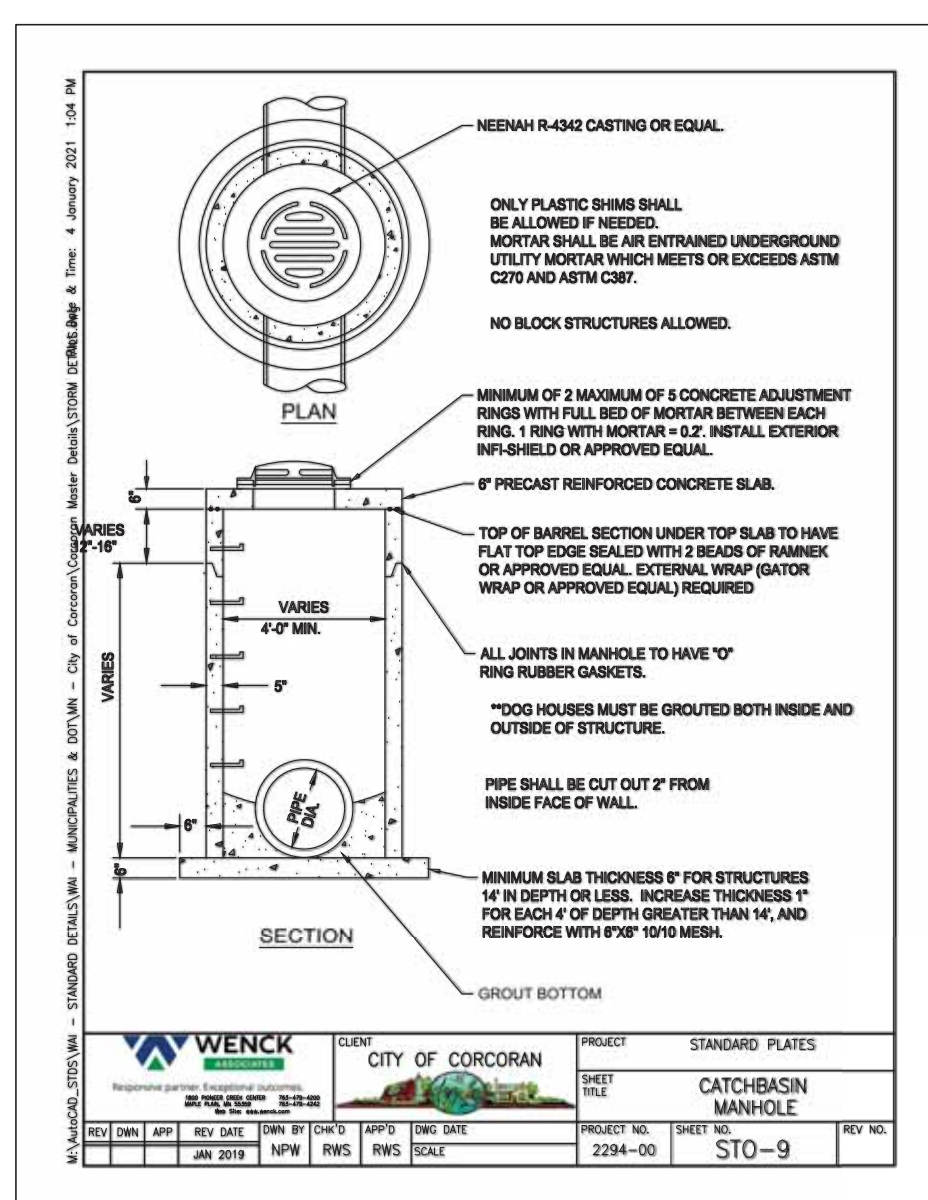
CONCRETE PAVEMENT - HEAVY DUTY

CONCRETE PAVEMENT - LIGHT DUTY (PRIVATE SIDEWALK)

CONCRETE VALLEY GUTTER WITH HEAVY DUTY CONCRETE PAVEMENT SECTION

- NOTES:
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461 MIX No. 3F32 FOR SLIPFORM PLACEMENT MIX No. 3F52 FOR MANUAL PLACEMENT
 2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
 3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 12'-0" O.C.
 4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

- NOTES:
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461 MIX No. 3F32 FOR SLIPFORM PLACEMENT (4,500 PSI) MIX No. 3F52 FOR MANUAL PLACEMENT (4,500 PSI)
 2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
 3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'-0" O.C.
 4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS



CLIENT:
SCHERBER & ASSOCIATES, LLC
305 Lakeview Ave.
Tonka Bay, MN 55331
Craig Scherber
612-810-8400
cescherber@yahoo.com

CORCORAN STORAGE II SITE IMPROVEMENT PROJECT
23790 State Highway No. 55
Corcoran, Minnesota 56340

DATE: 9/7/23
REG. NO. 24348
PREPARED BY: CIVIL ENGINEERING SITE DESIGN
1116 East Broadway St.
Monticello, Mn 56362
Phone: 763-314-0929
www.civiland.com

REVISIONS
07/10/23 INDICATE LANDSCAPE EASEMENT, SHIF ACCESS, LOCATION
07/19/23 CLARIFY BUFFER YARD LOCATION, ADJ. SITE ELEVATIONS
08/04/23 CITY COMMENTS
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DATE 06/20/23
DRAWN BY SD
DESIGNED BY SD
CHECKED BY SD

FILE NO. 00915

C6
Details

INDEX OF CIVIL SITE DRAWINGS:
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C1 SITE PLAN
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C4 STORM WATER POLLUTION PREVENTION PLAN
C5 EXISTING CONDITIONS & REMOVAL PLAN
C6 DETAILS
C7 DETAILS

BASE LANDSCAPE REQUIREMENTS:

PER THE CITY OF CORCORAN LANDSCAPE ORDINANCE, REQUIRED BASE LANDSCAPE QUANTITIES ARE DETERMINED USING CALCULATIONS OF THE GROSS BUILDING FLOOR AREA OR SITE PERIMETER AT THE FOLLOWING RATIOS:

OVERSTORY TREES:
GROSS BUILDING AREAS DIVIDED BY 1,000 OR SITE PERIMETER DIVIDED BY 50 (WHICHEVER IS GREATER). FOR THIS PROJECT, BUILDING AREA IS BEING USED AS FOLLOWS:
1. GROSS BUILDING AREA = 48,250 SF DIVIDED BY 1,000 = 48 OVERSTORY TREES REQUIRED
2. 48 TREES PROVIDED INCLUDING:
●●●● 36 - DECIDUOUS OVERSTORY TREES
●●●● 11 - OVERSTORY CONIFEROUS TREES
●●●● 1 - DECIDUOUS ORNAMENTAL TREES (3 @ A 3:1 RATIO)
48 TOTAL

SHRUB PLANTINGS:
GROSS BUILDING AREAS DIVIDED BY 300 OR SITE PERIMETER DIVIDED BY 30 WHICHEVER IS GREATER. FOR THIS LOT, BUILDING AREA IS BEING USED AS FOLLOWS:
1. GROSS BUILDING AREA = 48,250 SF DIVIDED BY 300 = 161 SHRUBS REQUIRED
2. SHRUBS PROVIDED = 161

SETBACK FLEXIBILITY LANDSCAPE REQUIREMENTS:

SETBACK FLEXIBILITY ON THE SOUTHERN BOUNDARY REQUIRES ADDITIONAL LANDSCAPING BASED ON THE FRONTAGE AND IS CALCULATED AS FOLLOWS:

AFFECTED FRONTAGE = 750 LF
●●●● 9 - DECIDUOUS OVERSTORY TREES (1 PER 100 LF) - 9 PROVIDED
●●●● 8 - OVERSTORY CONIFEROUS TREES (1 PER 100 LF) - 8 PROVIDED
●●●● 15 - DECIDUOUS ORNAMENTAL TREES (2 PER 100 LF) - 15 PROVIDED
●●●● 75 - SHRUBS (10 PER 100 LF) - 75 PROVIDED

BUFFER YARD LANDSCAPE REQUIREMENTS:

BUFFER YARD LANDSCAPE REQUIREMENTS AFFECT THE WEST, NORTH, AND EAST SIDES OF THIS PROJECT. ADDITIONAL LANDSCAPING BASED ON THE FRONTAGE AND IS CALCULATED AS FOLLOWS:

AFFECTED PROPERTY LINE LENGTH = 1,271 LF
●●●● 76 - OVERSTORY TREES (6 PER 100 LF) - 76 PROVIDED
●●●● 114 - DECIDUOUS ORNAMENTAL TREES (9 PER 100 LF) - 114 PROVIDED
●●●● 229 - SHRUBS (18 PER 100 LF) - 229 PROVIDED

GRAPHIC	MATERIAL	SPECIFICATION
	ROCK MULCH	1.5" DIA. CRUSHED GRANITE ROCK MULCH COLOR TO MATCH/COMPLIMENT BUILDING
	SOD	BLUEGRASS PEAT SOD
	NATIVE SEED	MN/DOT SEED MIX #33-261 35 LBS/ACRE

GROUNDCOVER SCHEDULE:

BASE LANDSCAPE REQUIREMENTS:

- OVERSTORY TREES - EQUAL AMOUNTS OF THE FOLLOWING:
SWAMP WHITE OAK *Quercus bicolor*
PRINCETON ELM *Ulmus americana 'Princeton'*
FALL FIESTA MAPLE *Acer saccharum 'Bailista'*
RIVER BIRCH *Betula nigra*
BOULEVARD LINDEN *Tilia americana 'Boulevard'*
HACKBERRY *Celtis occidentalis*
- CONIFEROUS TREES - EQUAL AMOUNTS OF THE FOLLOWING:
BLACK HILLS SPRUCE *Picea clauca densata*
COLORADO SPRUCE *Picea pungens*
AUSTRIAN PINE *Pinus nigra*
SCOTCH PINE *Pinus sylvestris*
- ORNAMENTAL TREES - EQUAL AMOUNTS OF THE FOLLOWING:
SPRING SNOW CRAB *Malus x 'Spring Snow'*
JAPANESE TREE LILAC *Syringa reticulata*
MOUNTAIN ASH *Sorbus decora*
- CONIFEROUS SHRUBS:
DAUB'S FR. JUNIPER *Juniperus chinensis 'Daub's Frosted'*
- DECIDUOUS SHRUBS:
PINK SPIREA *Spirea bumalda 'Anthony Waterer'*
ANNABELLE HYDRANGEA *Hydrangea arborescens 'Annabelle'*

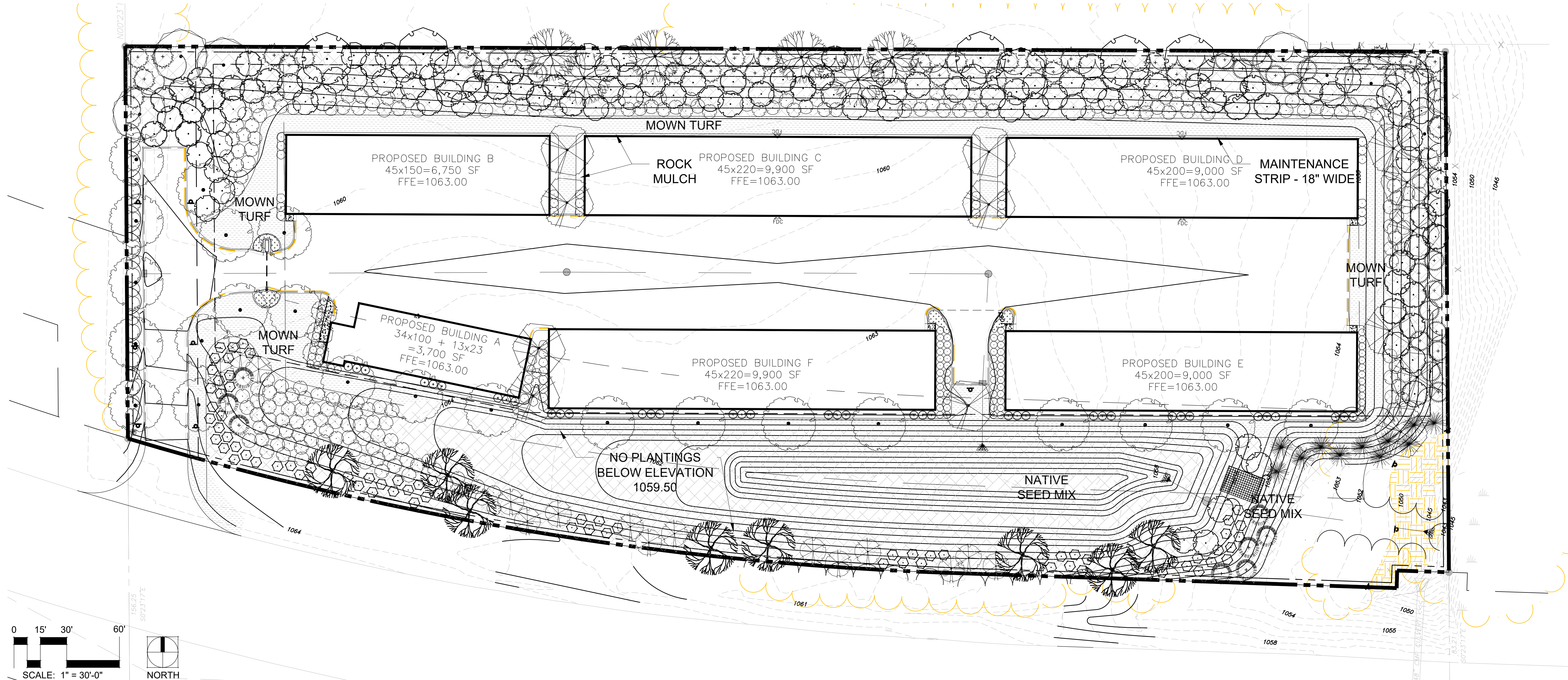
SETBACK FLEXIBILITY REQUIREMENTS:

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SPRING SNOW CRAB *Malus x 'Spring Snow'*
JAPANESE TREE LILAC *Syringa reticulata*
MOUNTAIN ASH *Sorbus decora*
- SHRUBS - EQUAL AMOUNTS OF THE FOLLOWING:
RED TWIG DOGWOOD *Cornus sericea 'Cardinal'*
REGENT SERVICEBERRY *Amelanchier alnifolia 'Regent'*
MOHICAN VIBURNUM *Viburnum lantana 'Mohican'*

BUFFER YARD REQUIREMENTS:

- OVERSTORY TREES - EQUAL AMOUNTS OF THE FOLLOWING:
SWAMP WHITE OAK *Quercus bicolor*
PRINCETON ELM *Ulmus americana 'Princeton'*
RIVER BIRCH *Betula nigra*
HACKBERRY *Celtis occidentalis*
- CONIFEROUS TREES - EQUAL AMOUNTS OF THE FOLLOWING:
BLACK HILLS SPRUCE *Picea clauca densata*
COLORADO SPRUCE *Picea pungens*
AUSTRIAN PINE *Pinus nigra*
SCOTCH PINE *Pinus sylvestris*
- ORNAMENTAL TREES - EQUAL AMOUNTS OF THE FOLLOWING:
SPRING SNOW CRAB *Malus x 'Spring Snow'*
JAPANESE TREE LILAC *Syringa reticulata*
MOUNTAIN ASH *Sorbus decora*
- SHRUBS - EQUAL AMOUNTS OF THE FOLLOWING:
BLACK CHOKEBERRY *Aronia melanocarpa elata*
PURPLE LILAC *Syringa vulgaris*
REGENT SERVICEBERRY *Amelanchier alnifolia 'Regent'*

LANDSCAPE CALCULATIONS:



TREE PLANTING PLAN:



14165 James Road - Suite 200A
Rogers, MN 55374
Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
CORCORAN STORAGE II

Corcoran, Minnesota
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a Registered Landscape Architect under the laws of the State of Minnesota.

Name: [Redacted]
Registration #: 26017
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

Project #: 23-012
Date: CITY SUBMITTAL | 9-8-2023
Revision:
Drawn By: PK
Checked By: PK

Sheet Title:
LANDSCAPE PLAN CONFORMING

Sheet Number:

L1-1

PROJECT DIRECTORY:

OWNER:
 CRAIG SCHERBER
 305 LAKEVIEW AVENUE
 TONKA BAY, MN 55331
 (612) 810-8400
 CONTACT: CRAIG E. SCHERBER

ARCHITECT:
 SDK ARCHITECTS LLC
 3030 COUNTY ROAD 101 NORTH
 PLYMOUTH, MINNESOTA 55447
 (763) 331-5178
 CONTACT: STEPHEN D. KRAUSE

CIVIL ENGINEER:
 CIVIL ENGINEERING SITE DESIGN, LLC
 118 EAST BROADWAY STREET
 MONTICELLO, MN 55362
 (763) 314-0929
 CONTACT: SCOTT DAHLKE

SHEET INDEX:

ARCHITECTURAL DRAWINGS:
 A1 ARCHITECTURAL SITE DEVELOPMENT PLAN
 A2 BUILDING "A" - FLOOR PLAN / ELEVATIONS
 A3 BUILDING "B" - FLOOR PLAN / ELEVATIONS
 A4 BUILDING "C" - FLOOR PLAN / ELEVATIONS
 A5 BUILDING "D" - FLOOR PLAN / ELEVATIONS
 A6 BUILDING "E" - FLOOR PLAN / ELEVATIONS
 A7 BUILDING "F" - FLOOR PLAN / ELEVATIONS

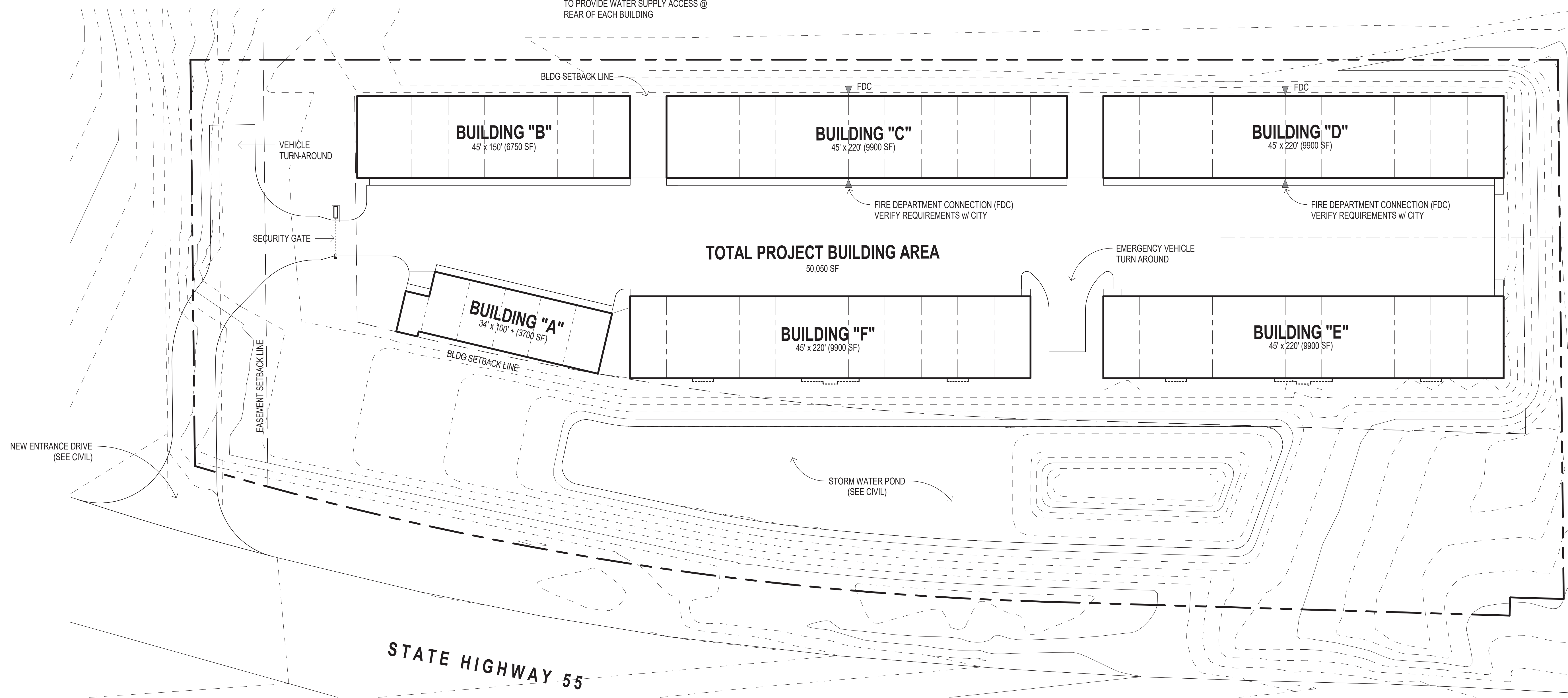
CIVIL DRAWINGS:
 C0 PROJECT LOCATION PLAN
 C1 SITE PLAN
 C2 GRADING & DRAINAGE PLAN
 C3 STORM SEWER PLAN
 C4 STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
 C5 EXISTING CONDITIONS & REMOVAL PLAN
 C6 DETAILS
 C7 DETAILS
 C8 LANDSCAPE PLAN

PROJECT SUMMARY:

BUILDING CODES	2020 MINNESOTA STATE BUILDING CODE 2020 MINNESOTA ACCESSIBILITY CODE
BUILDING USE CLASSIFICATION	S-1 (MODERATE HAZARD STORAGE)
BUILDING AREA SUMMARY	BUILDING "A" - 5 RENTAL UNITS TOTAL ALLOWABLE AREA- 17500 SF TOTAL ACTUAL AREA- 3700 SF BUILDING "B"- 7 RENTAL UNITS TOTAL ALLOWABLE AREA- 17500 SF TOTAL ACTUAL AREA- 6750 SF BUILDING "C"- 11 RENTAL UNITS TOTAL ALLOWABLE AREA- 17500 SF TOTAL ACTUAL AREA- 9900 SF BUILDING "D"- 11 RENTAL UNITS TOTAL ALLOWABLE AREA- 17500 SF TOTAL ACTUAL AREA- 9900 SF BUILDING "E"- 11 RENTAL UNITS TOTAL ALLOWABLE AREA- 17500 SF TOTAL ACTUAL AREA- 9900 SF BUILDING "F"- 11 RENTAL UNITS TOTAL ALLOWABLE AREA- 17500 SF TOTAL ACTUAL AREA- 9900 SF
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT- 55 FEET ACTUAL BUILDING HEIGHT- 20 FEET
BUILDING STORIES	MAXIMUM BUILDING STORIES- 2 ACTUAL BUILDING STORIES- 1
CONSTRUCTION TYPE	III - B ("NS" / NON-SPRINKLED)
FIRE RATED ASSEMBLIES	EXTERIOR WALLS- 2 HR FIRE RATING
FIRE PROTECTION SYSTEMS	ALL FIRE AREAS < 12000 SF. THEREFORE, NO AUTOMATIC FIRE SUPPRESSION SYSTEMS ARE REQUIRED 2" DIAMETER DRY LINE @ BUILDINGS "C" & "D" TO PROVIDE WATER SUPPLY ACCESS @ REAR OF EACH BUILDING



CHARACTER SKETCH @ MAIN ENTRY



SDK ARCHITECTS
 3030 County Road 101 North
 Plymouth, Minnesota 55447
 (763) 331-5178
 info@sdk-architects.com

I HEREBY CERTIFY THAT THIS DRAWING, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT IN THE STATE OF MINNESOTA.
 Stephen D. Krause #17979 DATE 6-20-23

NEW STORAGE FACILITY
CORCORAN STORAGE II
 23730 State Highway 55 - Corcoran, Minnesota

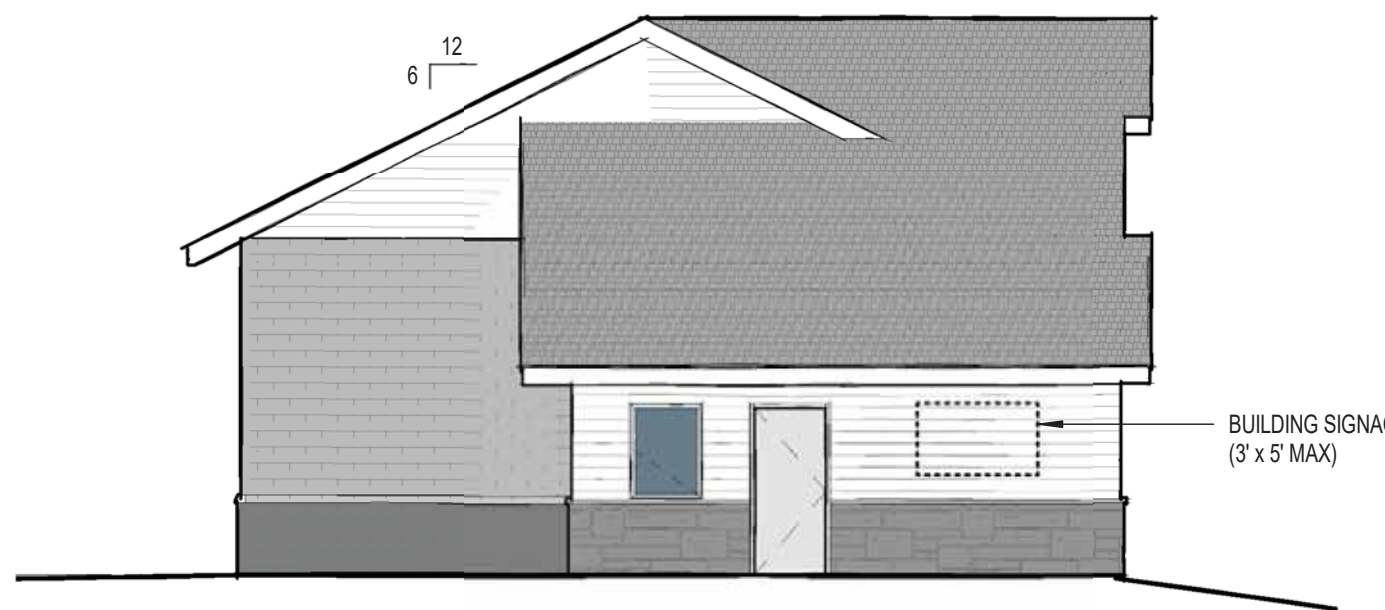
REVISIONS

#	Description	Date

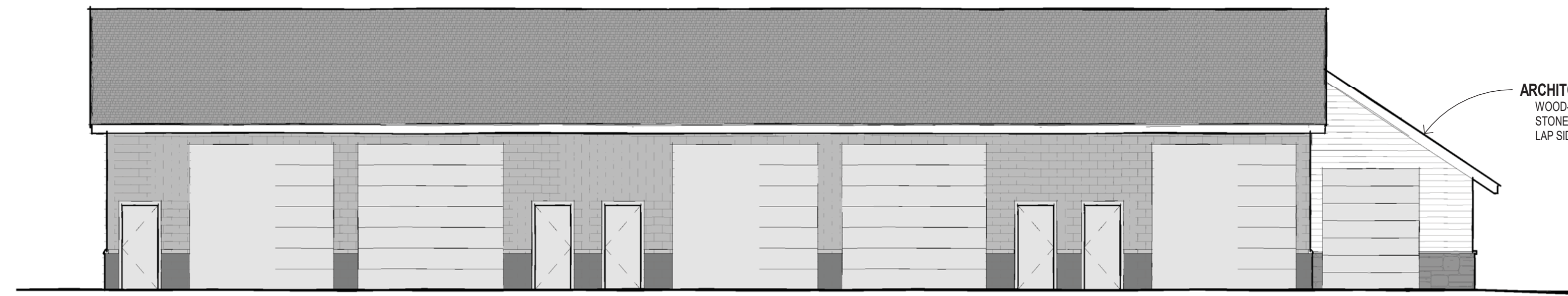
SITE PLAN

Project Number: 23-009
 Date: JUN 20, 2023
 Drawn By: SDK
 Checked By: SDK
 Site Plan Application
A1
 Scale: As indicated



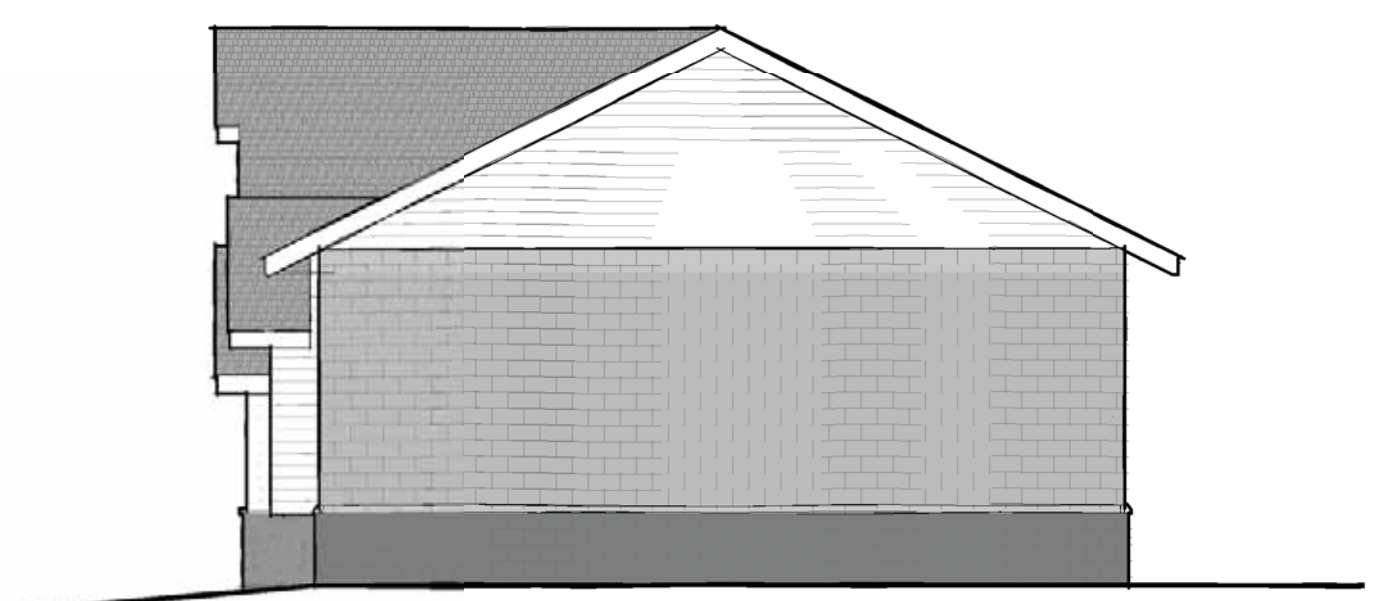


5 BUILDING "A" - WEST ELEVATION
A2 SCALE: 1/8" = 1'-0"

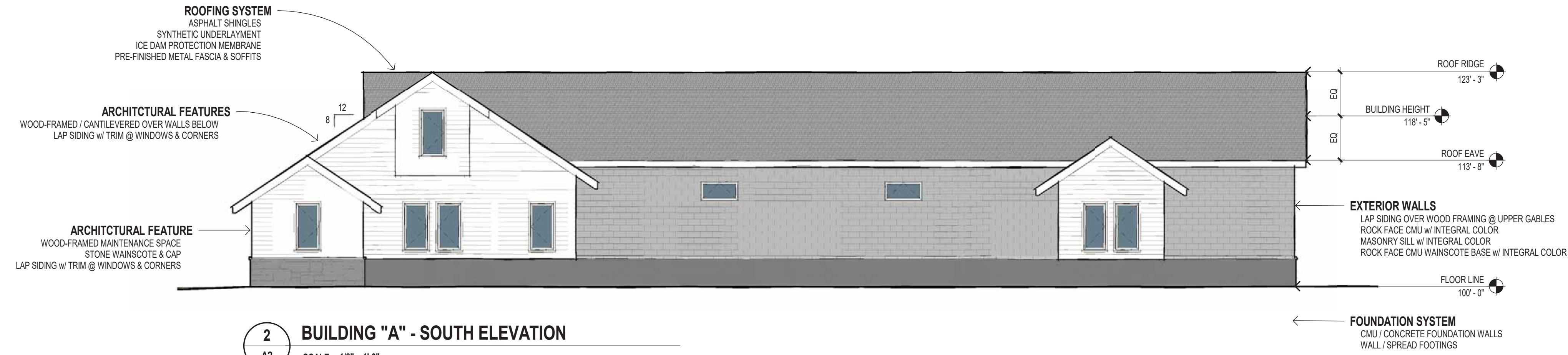


3 BUILDING "A" - NORTH ELEVATION
A2 SCALE: 1/8" = 1'-0"

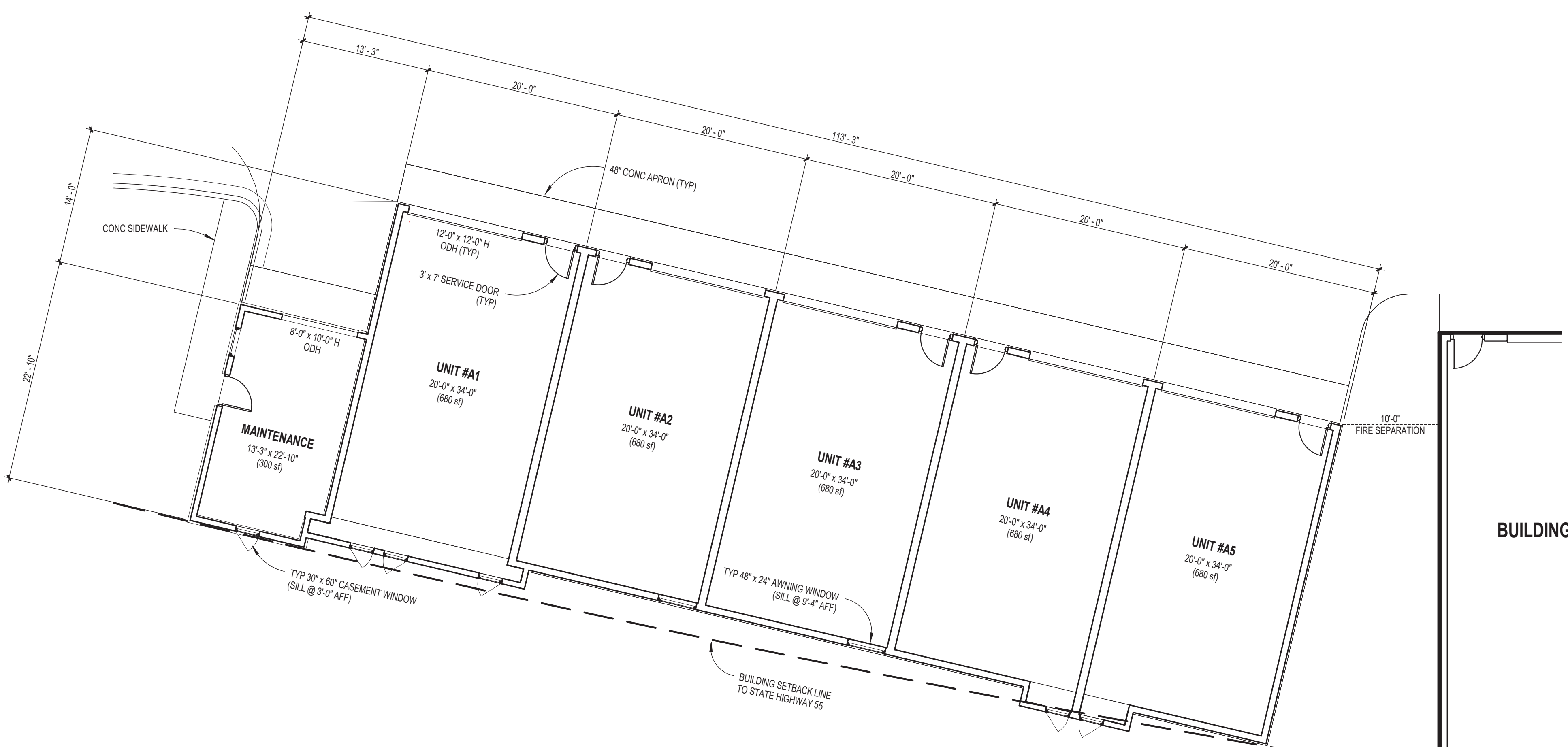
ARCHITECTURAL FEATURE
WOOD-FRAMED MAINTENANCE SPACE
STONE WAINSCOTE & CAP
LAP SIDING w/ TRIM @ WINDOWS & CORNERS



4 BUILDING "A" - EAST ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 BUILDING "A" - SOUTH ELEVATION
A2 SCALE: 1/8" = 1'-0"



1 BUILDING "A" - FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

NEW STORAGE FACILITY
CORCORAN STORAGE II
23730 State Highway 55 - Corcoran, Minnesota

REVISIONS		
#	Description	Date

BUILDING "A"

Project Number: 23-009
Date: JUN 20, 2023
Drawn By: SDK
Checked By: SDK
Site Plan Application
A2
Scale: 1/8" = 1'-0"



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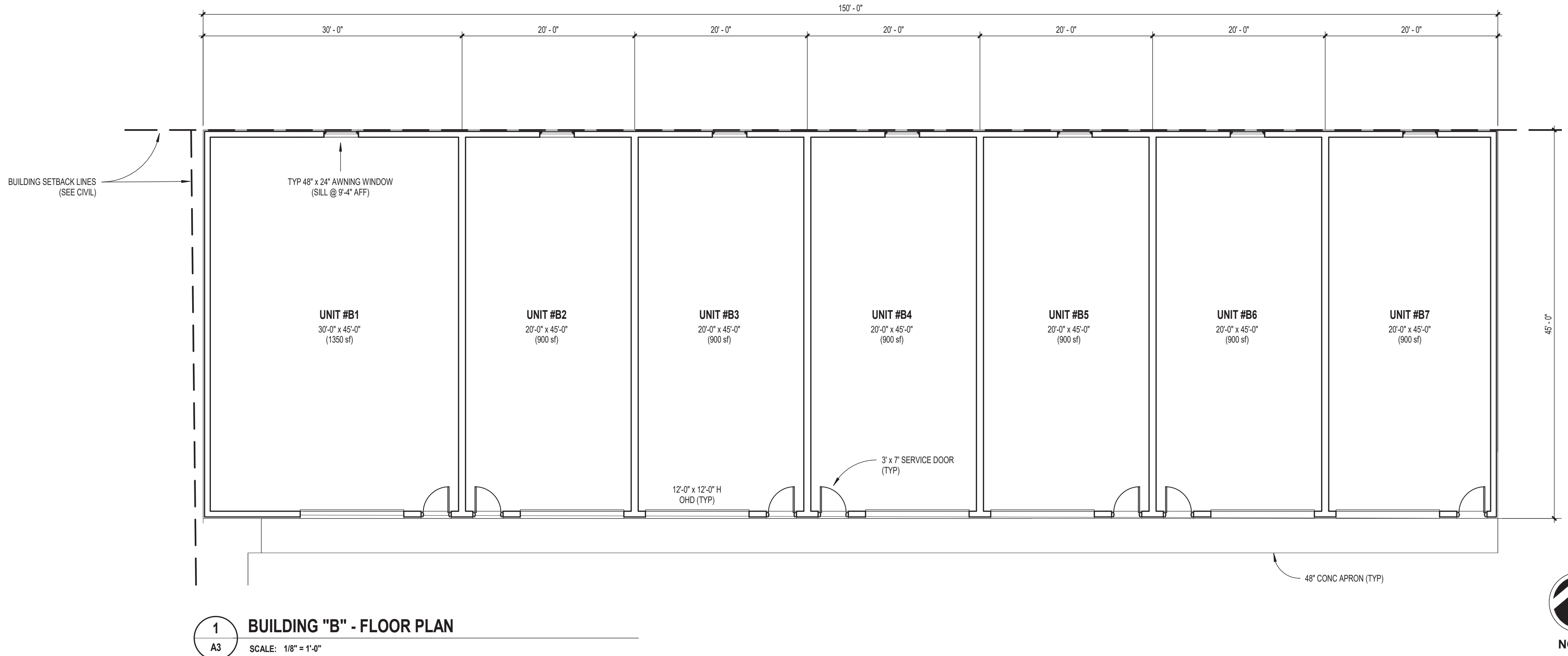
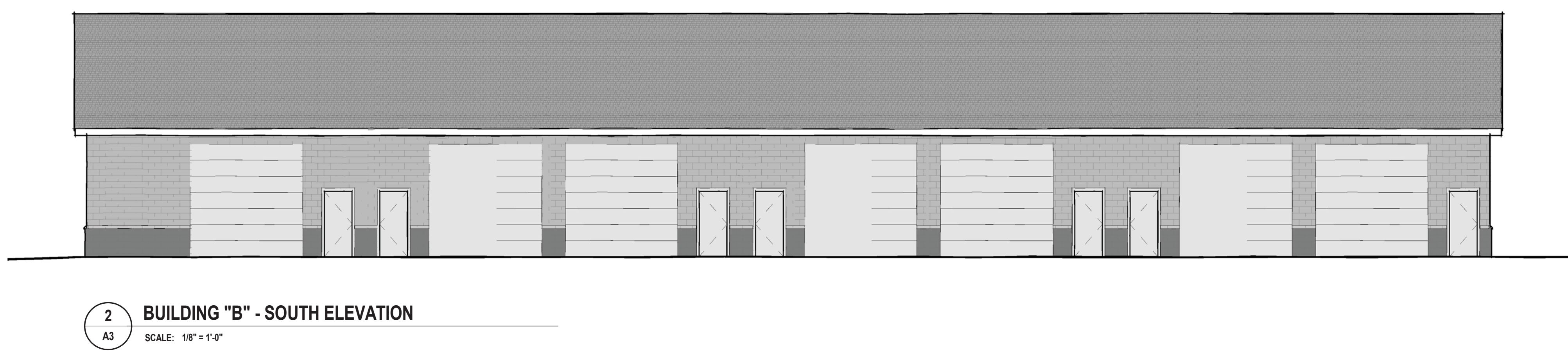
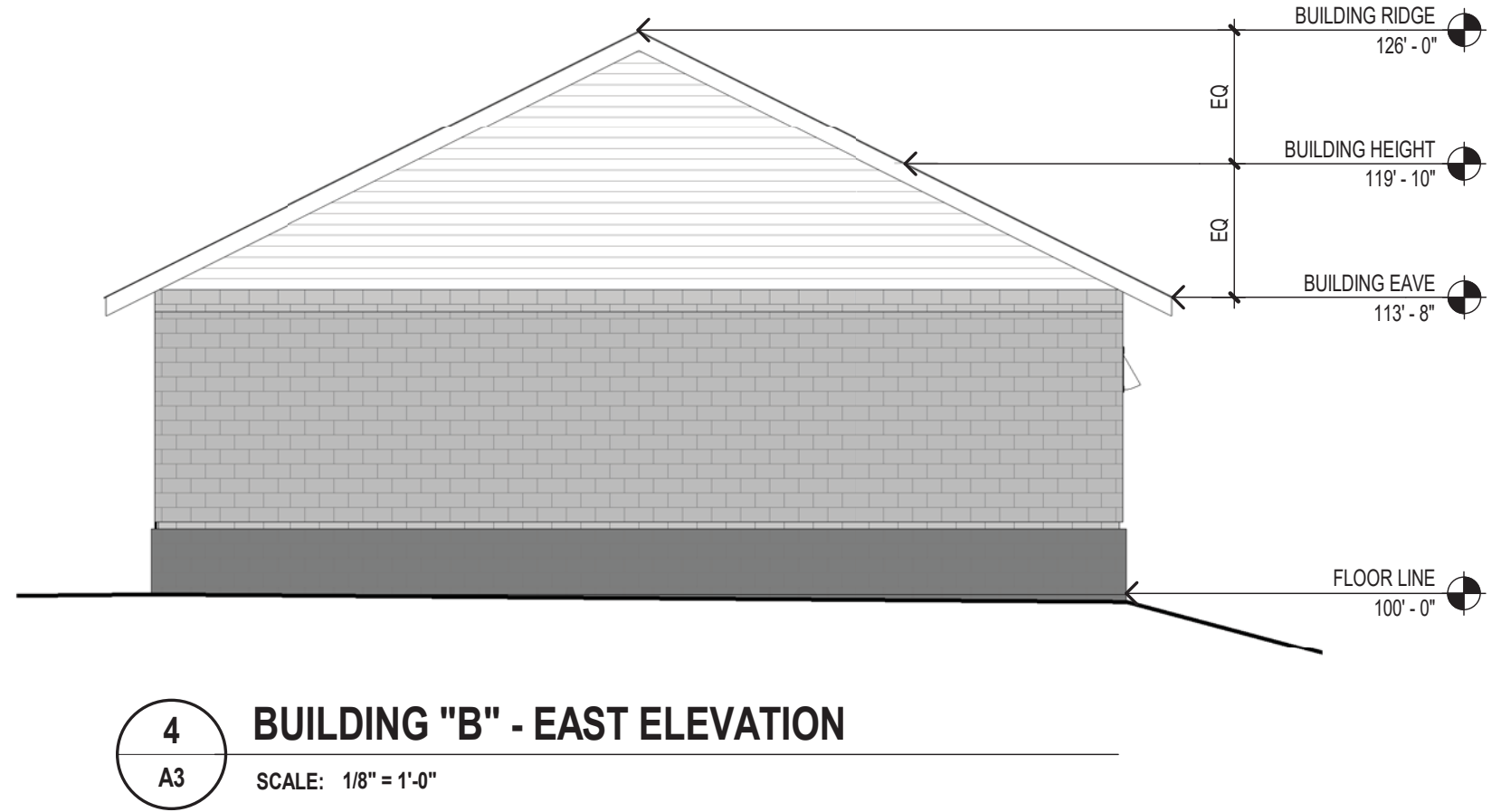
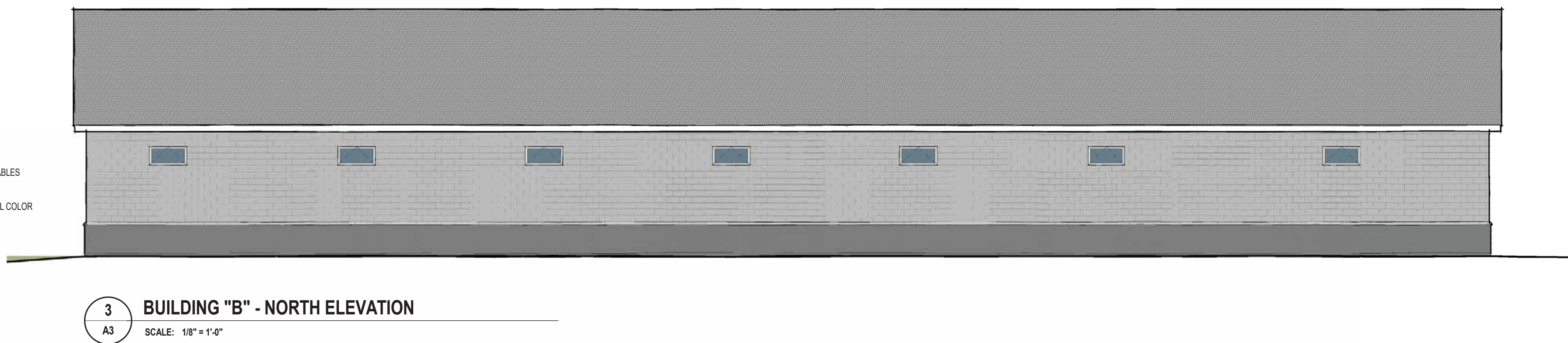
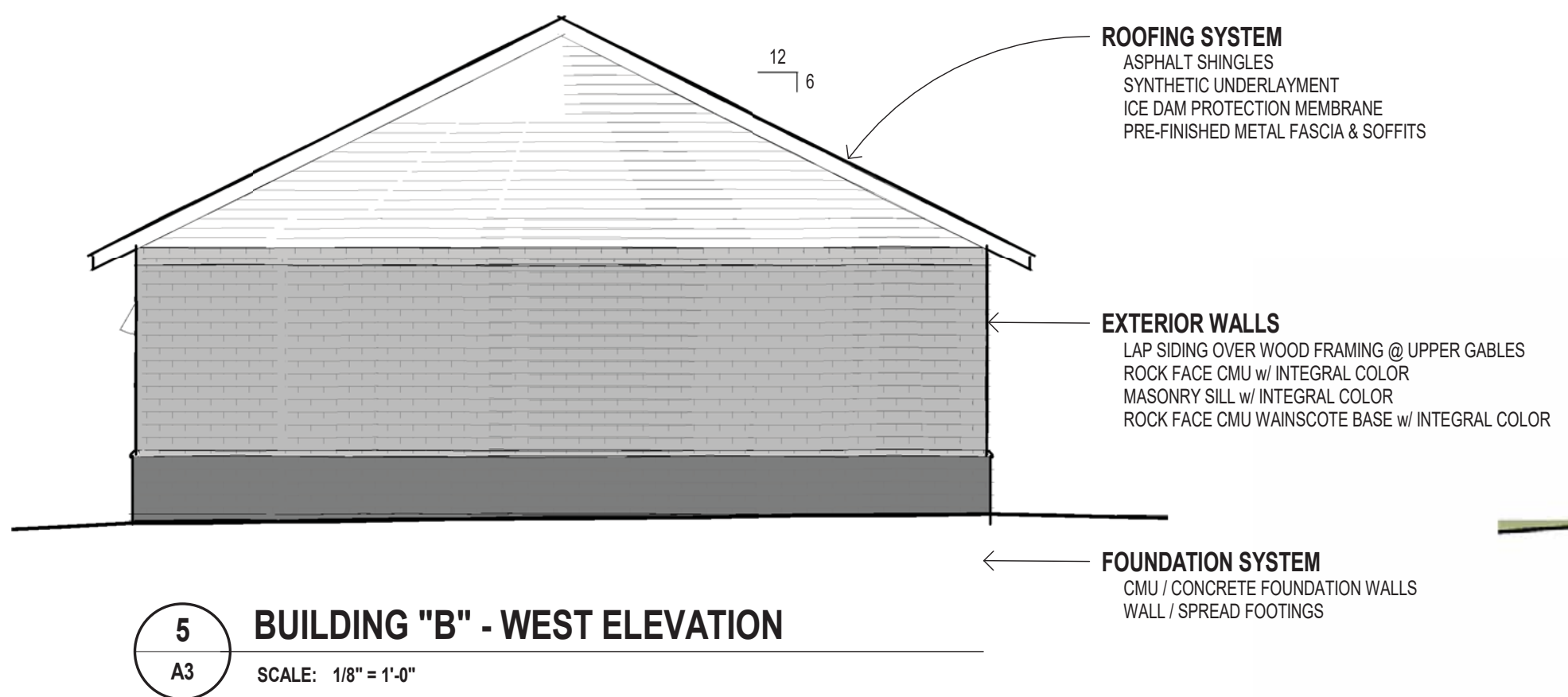
Stephen D. Krause DATE: 6-20-23
#17979

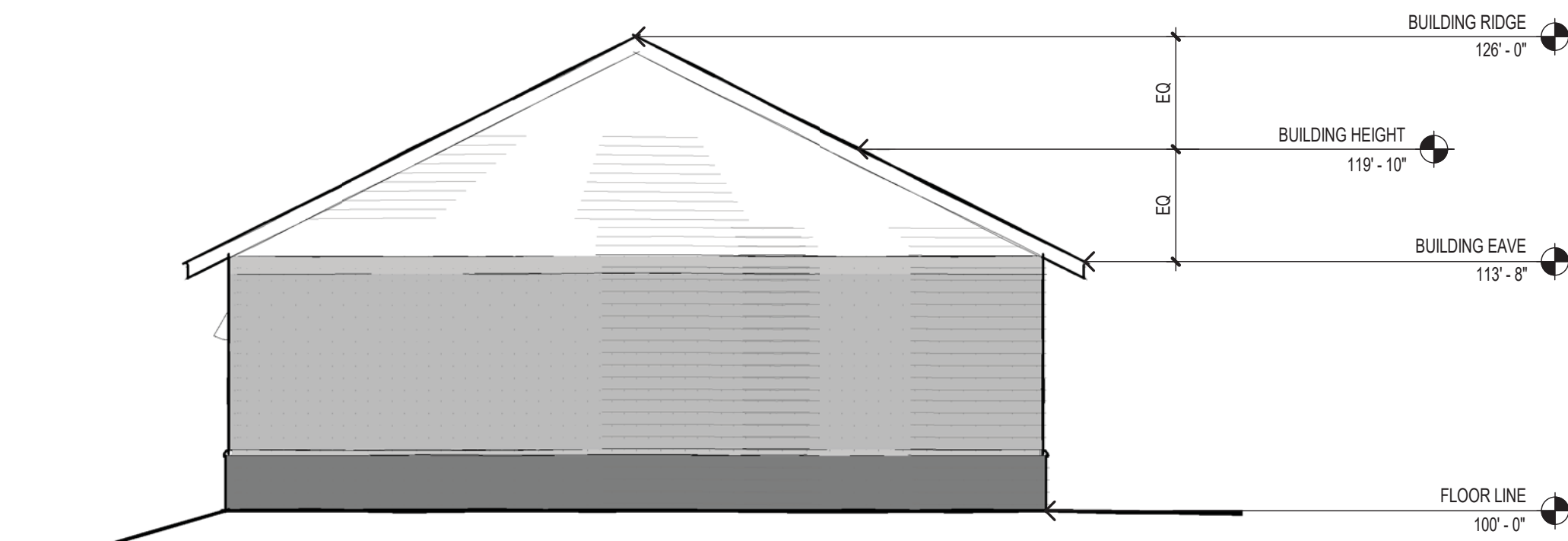
NEW STORAGE FACILITY
CORCORAN STORAGE II
23730 State Highway 55 - Corcoran, Minnesota

REVISIONS		
#	Description	Date

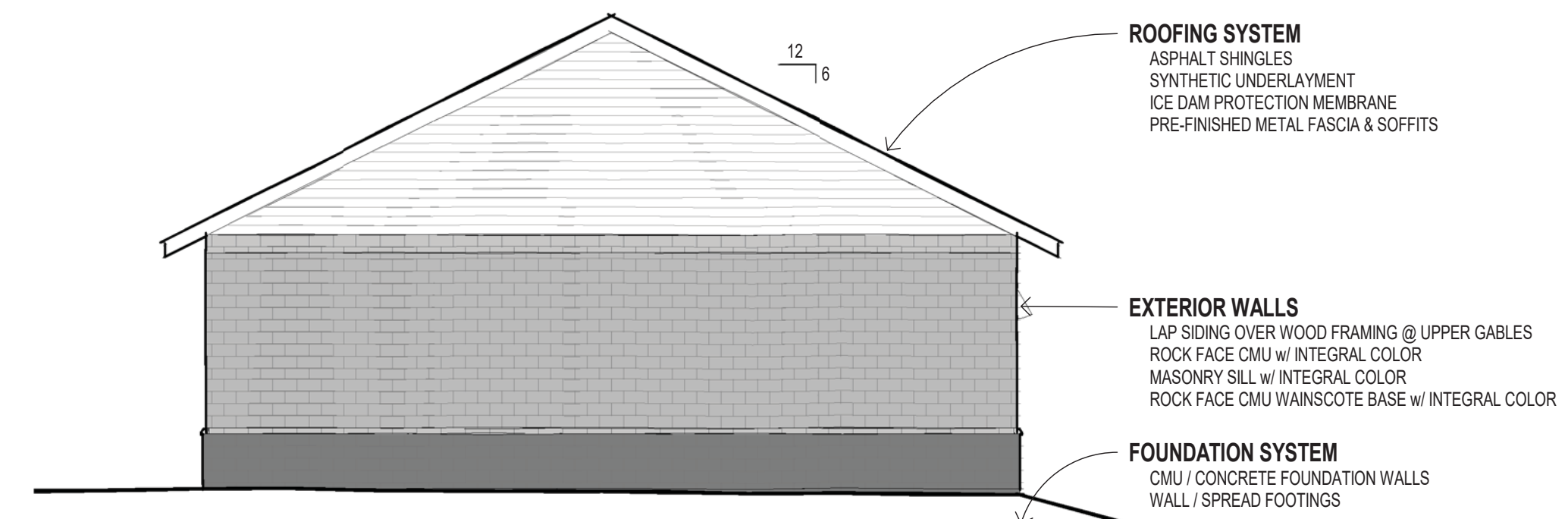
BUILDING "B"

Project Number: 23-009
Date: JUN 20, 2023
Drawn By: SDK
Checked By: SDK
Site Plan Application
A3
Scale: 1/8" = 1'-0"

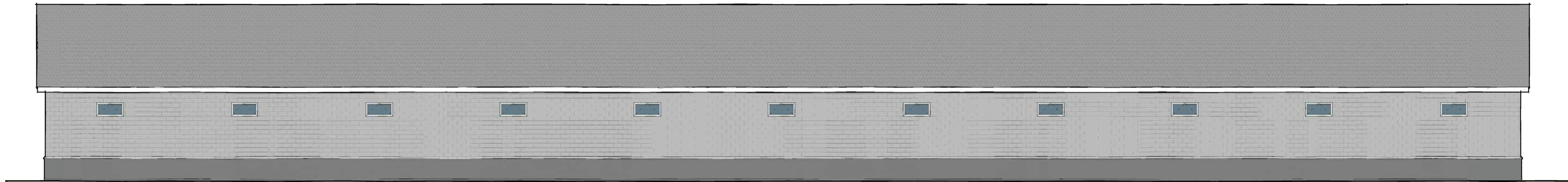




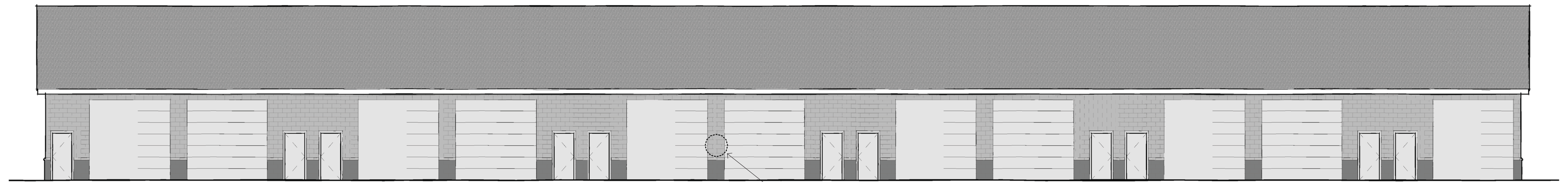
5 BUILDING "C" - WEST ELEVATION
A4 SCALE: 1/8" = 1'-0"



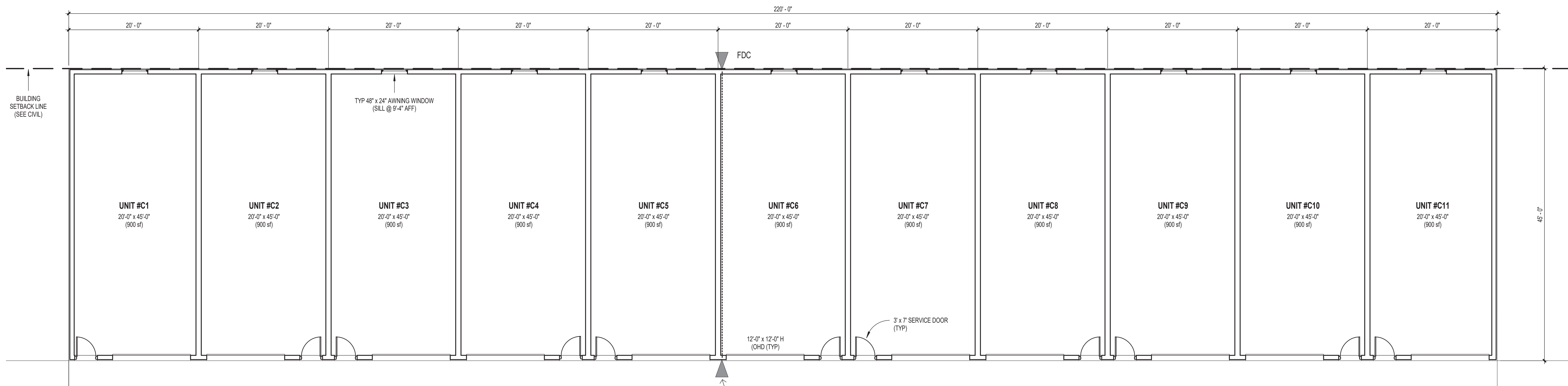
4 BUILDING "C" - EAST ELEVATION
A4 SCALE: 1/8" = 1'-0"



3 BUILDING "C" - NORTH ELEVATION
A4 SCALE: 1/8" = 1'-0"



2 BUILDING "C" - SOUTH ELEVATION
A4 SCALE: 1/8" = 1'-0"



1 BUILDING "C" - FLOOR PLAN
A4 SCALE: 1/8" = 1'-0"

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

Stephen D. Krause #17979 DATE 6-20-23

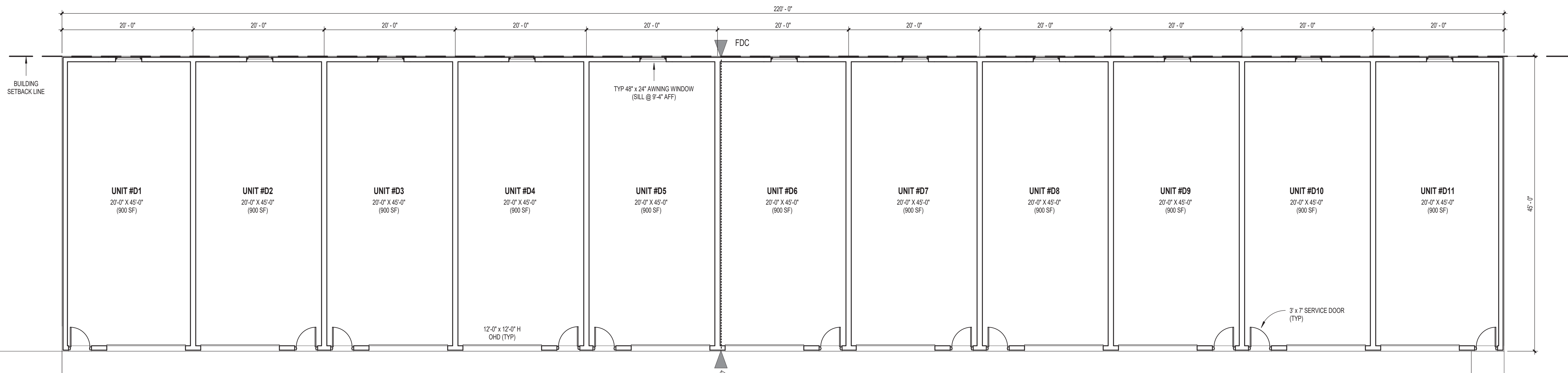
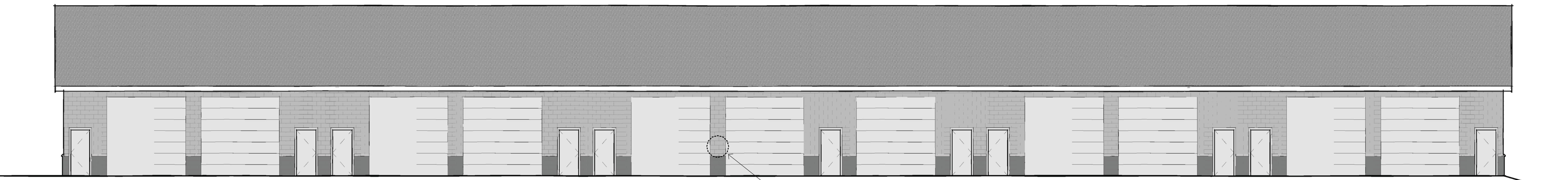
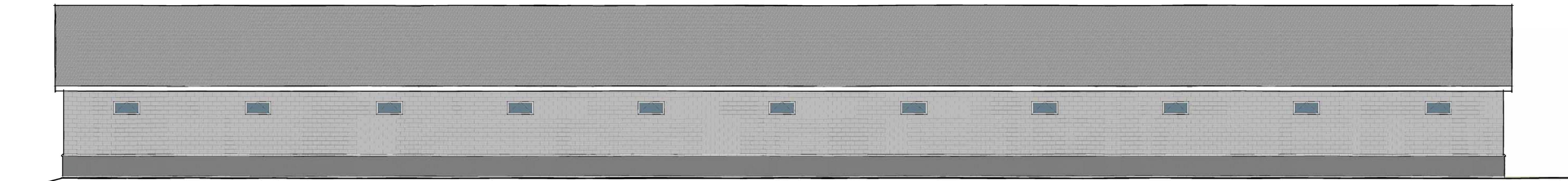
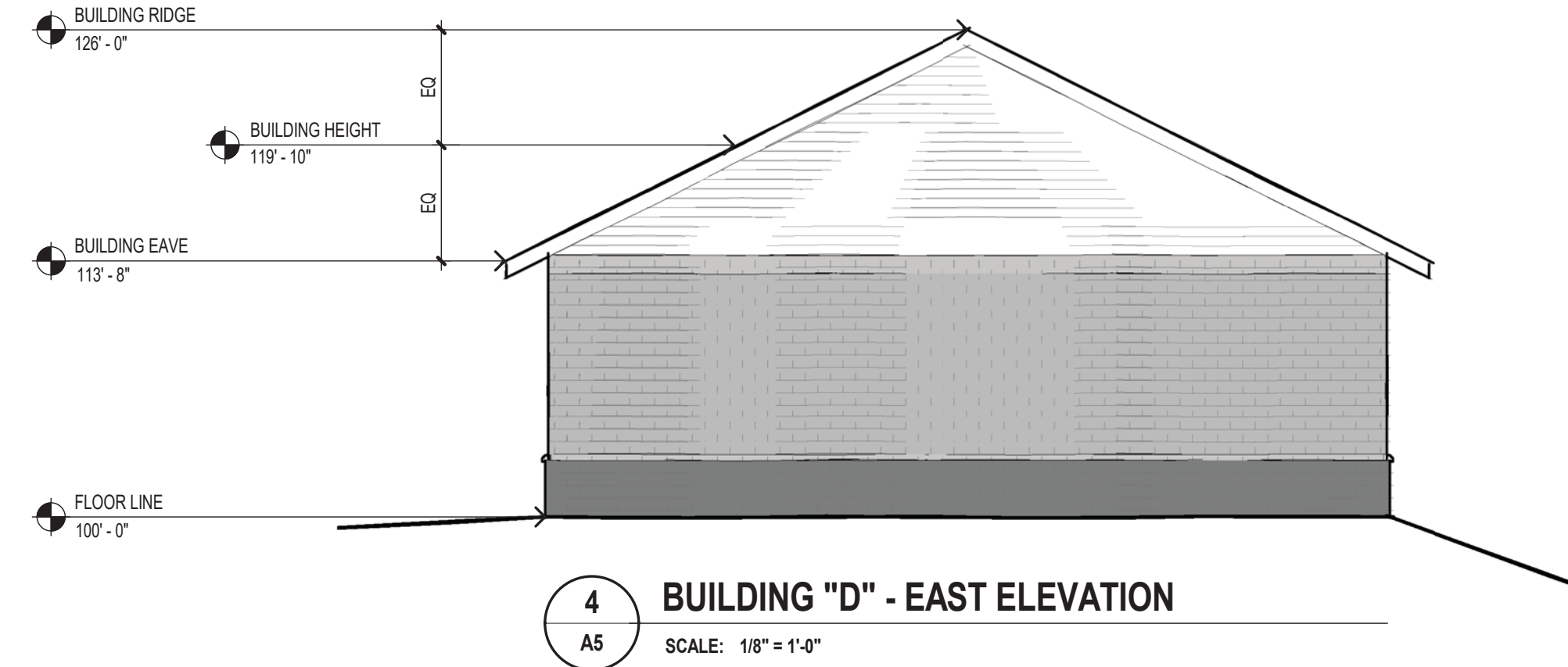
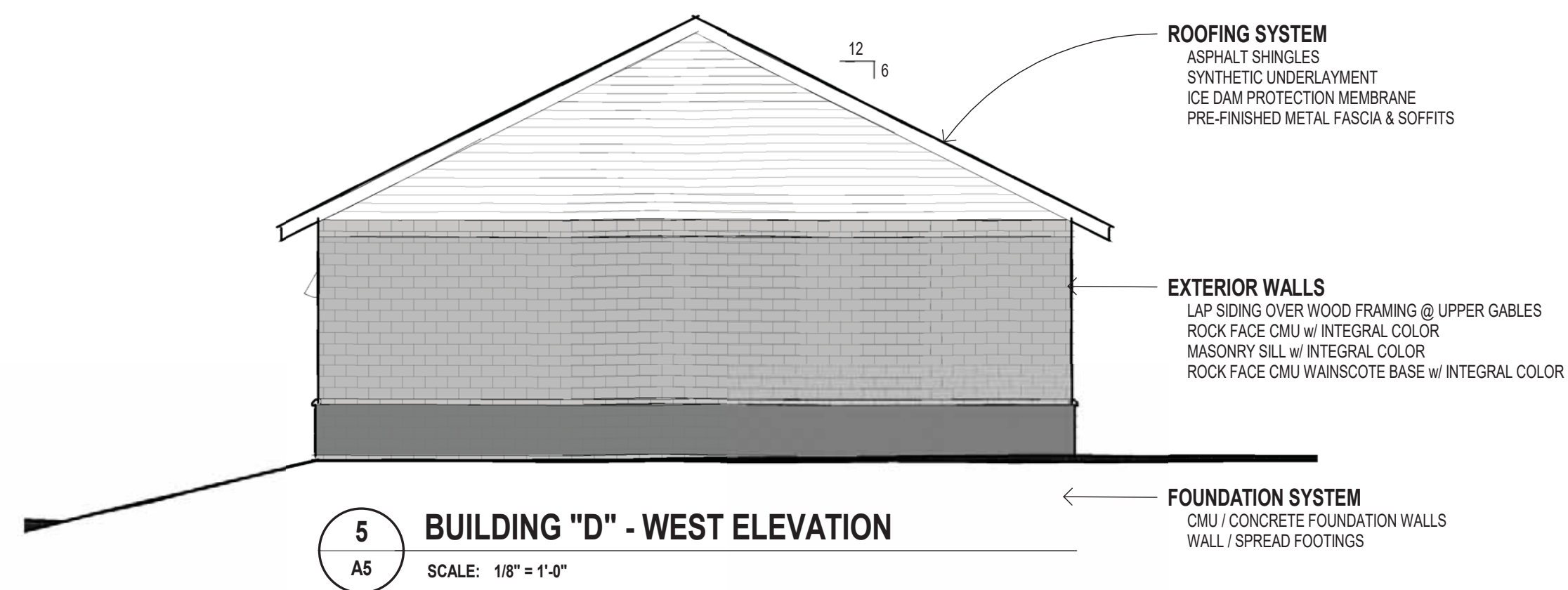
NEW STORAGE FACILITY
CORCORAN STORAGE II
23730 State Highway 55 - Corcoran, Minnesota

REVISIONS		
#	Description	Date

BUILDING "C"

Project Number: 23-009
Date: JUN 20, 2023
Drawn By: SDK
Checked By: SDK
Site Plan Application
A4
Scale: 1/8" = 1'-0"





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Stephen D. Krause DATE 6-20-23
#17979

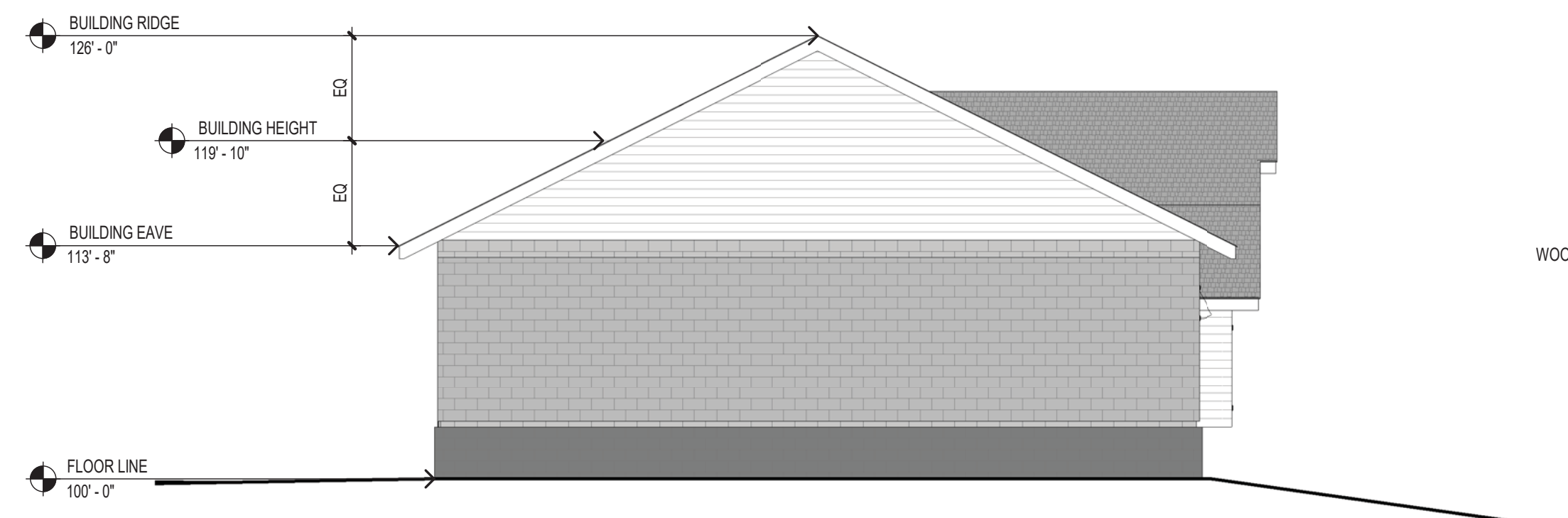
NEW STORAGE FACILITY
CORCORAN STORAGE II
23730 State Highway 55 - Corcoran, Minnesota

REVISIONS		
#	Description	Date

BUILDING "D"

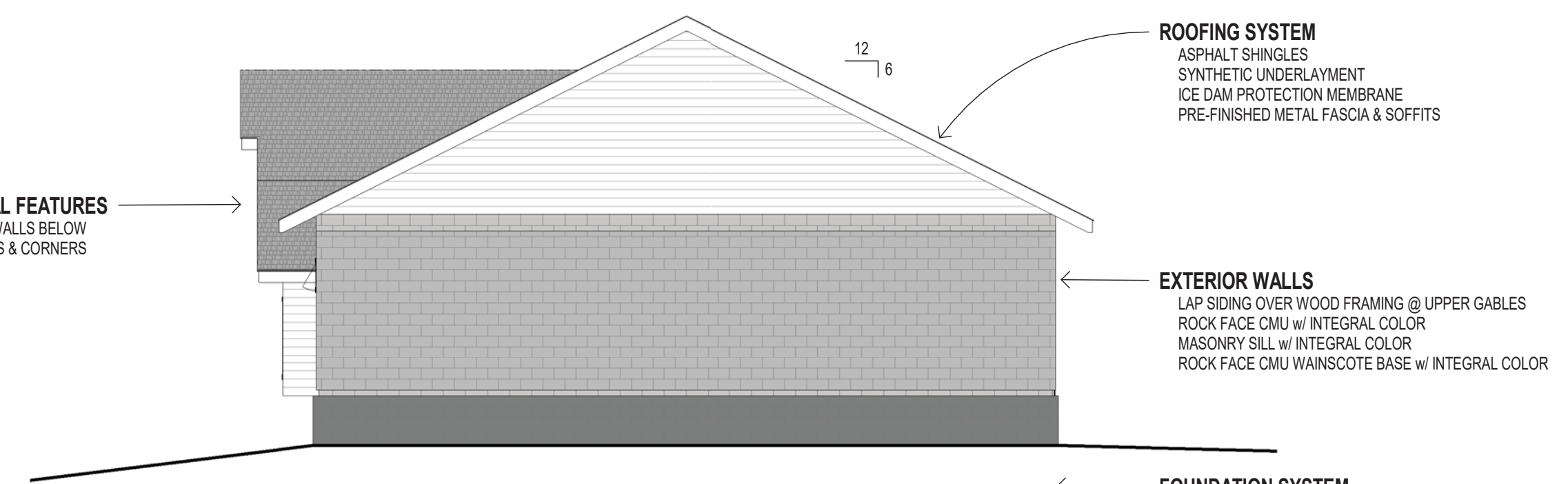
Project Number: 23-009
Date: JUN 20, 2023
Drawn By: SDK
Checked By: SDK
Site Plan Application
A5
Scale: 1/8" = 1'-0"





5 BUILDING "E" - WEST ELEVATION
A6 SCALE: 1/8" = 1'-0"

ARCHITECTURAL FEATURES
WOOD-FRAMED / CANTILEVERED OVER WALLS BELOW
LAP SIDING w/ TRIM @ WINDOWS & CORNERS

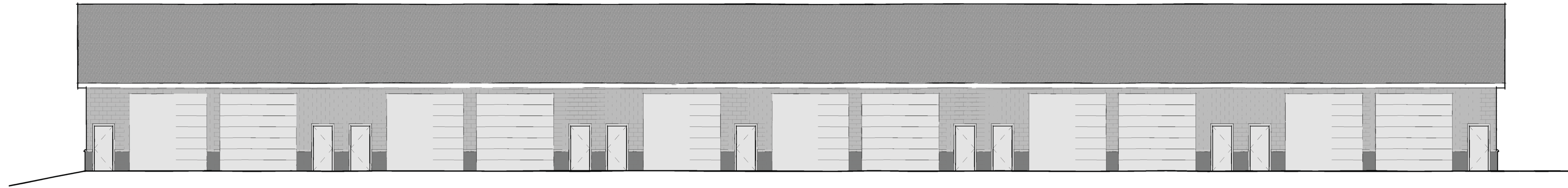


4 BUILDING "E" - EAST ELEVATION
A6 SCALE: 1/8" = 1'-0"

ROOFING SYSTEM
ASPHALT SHINGLES
SYNTHETIC UNDERLAYMENT
ICE DAM PROTECTION MEMBRANE
PRE-FINISHED METAL FASCIA & SOFFITS

EXTERIOR WALLS
LAP SIDING OVER WOOD FRAMING @ UPPER GABLES
ROCK FACE CMU w/ INTEGRAL COLOR
MASONRY SILL w/ INTEGRAL COLOR
ROCK FACE CMU WAINSCOTE BASE w/ INTEGRAL COLOR

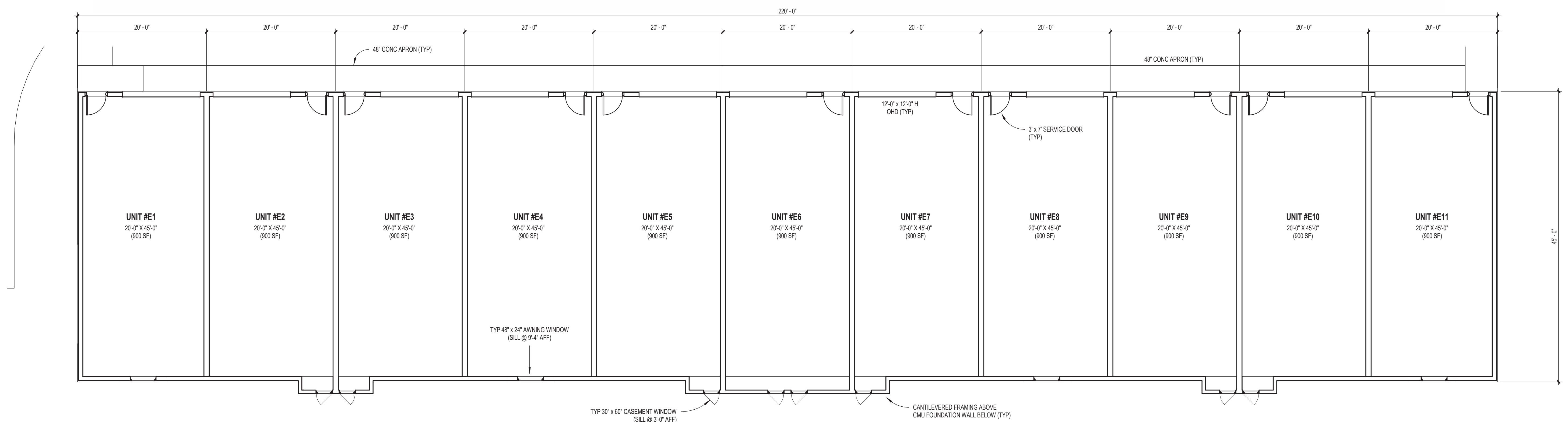
FOUNDATION SYSTEM
CMU / CONCRETE FOUNDATION WALLS
WALL / SPREAD FOOTINGS



3 BUILDING "E" - NORTH ELEVATION
A6 SCALE: 1/8" = 1'-0"



2 BUILDING "E" - SOUTH ELEVATION
A6 SCALE: 1/8" = 1'-0"



1 BUILDING "E" - FLOOR PLAN
A6 SCALE: 1/8" = 1'-0"

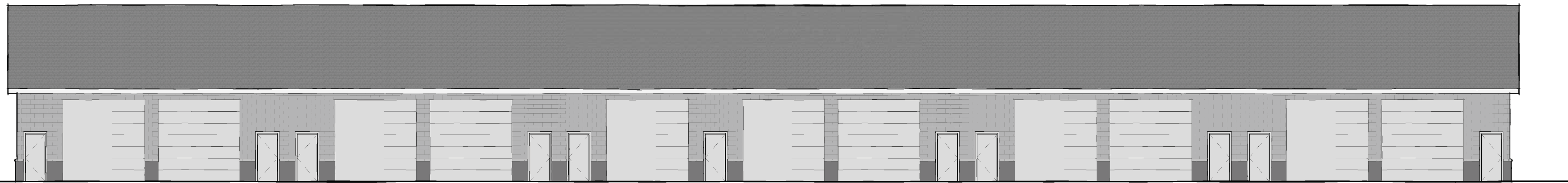
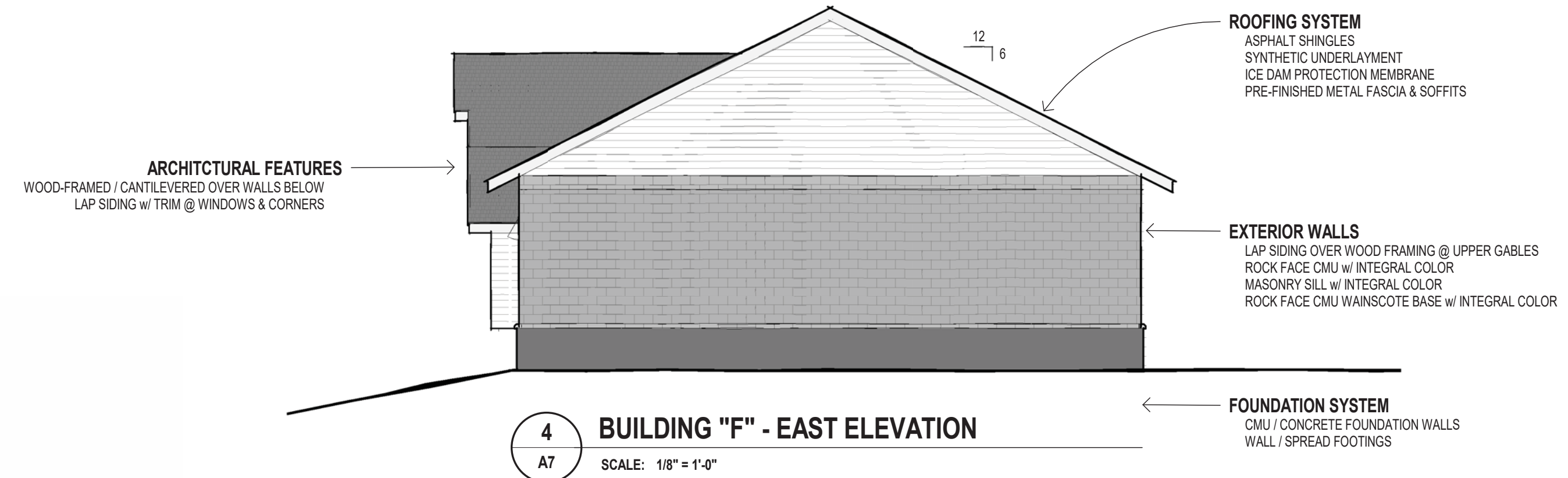
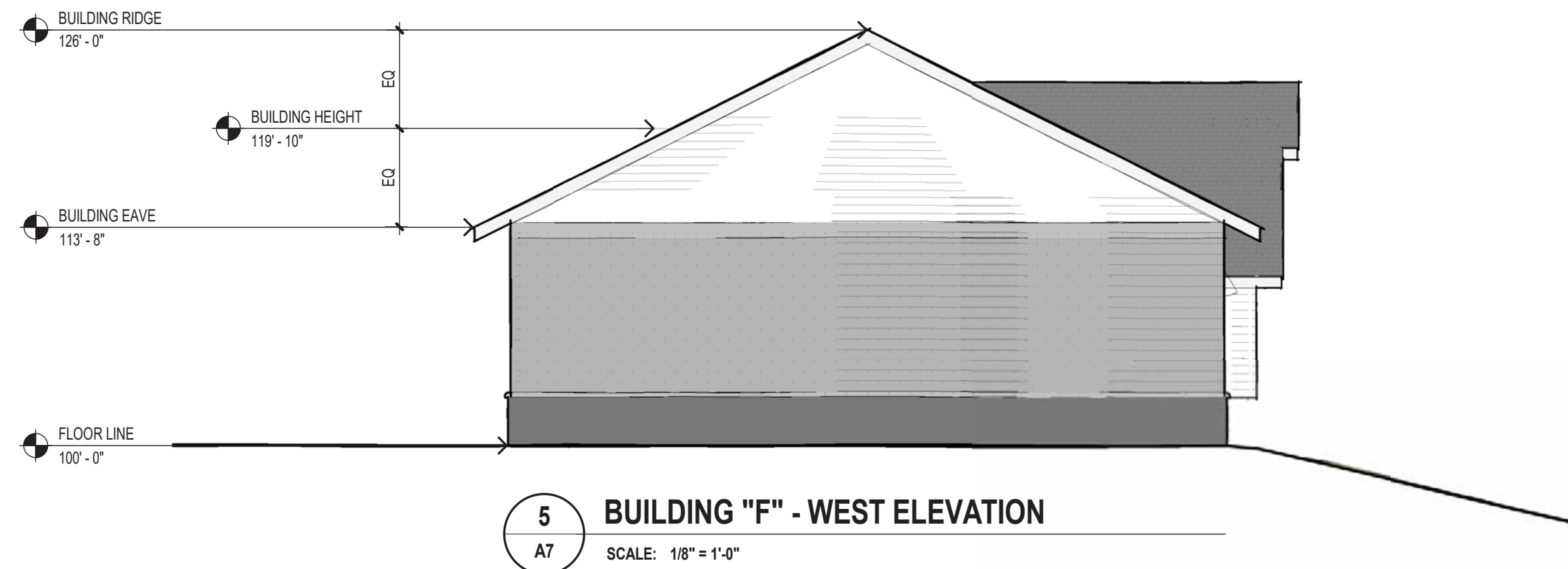
TYP 30" x 60" CASEMENT WINDOW (SILL @ 3'-0" AFF)
CANTILEVERED FRAMING ABOVE CMU FOUNDATION WALL BELOW (TYP)



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Stephen D. Krause DATE 6-20-23
#17979

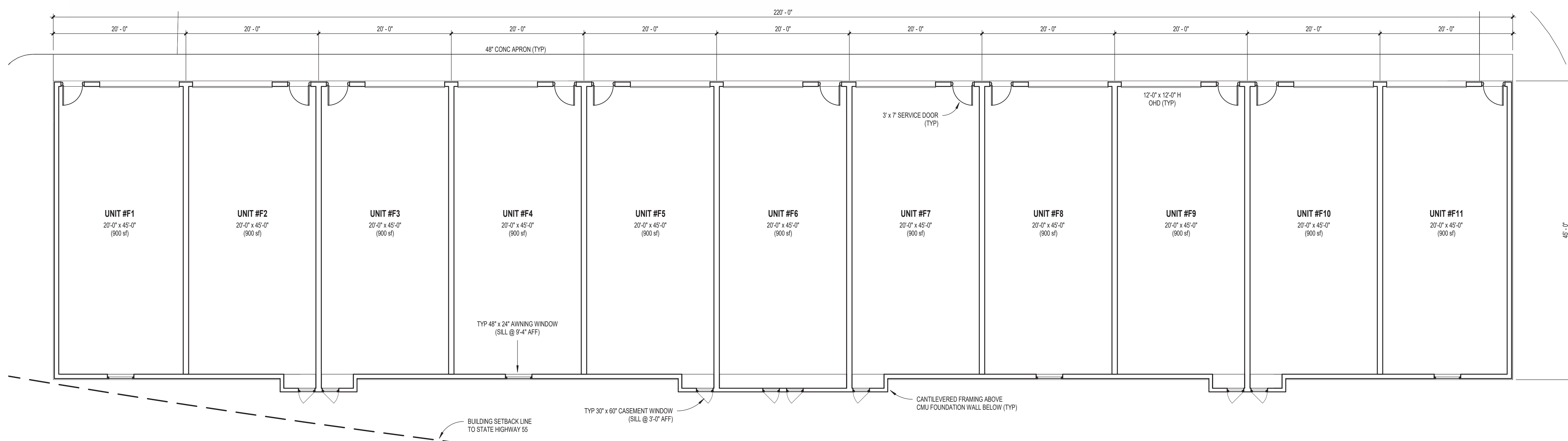
REVISIONS		
#	Description	Date



3 BUILDING "F" - NORTH ELEVATION
A7 SCALE: 1/8" = 1'-0"



2 BUILDING "F" - SOUTH ELEVATION
A7 SCALE: 1/8" = 1'-0"



1 BUILDING "A" - FLOOR PLAN
A7 SCALE: 1/8" = 1'-0"

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Stephen D. Krause #17979 DATE 6-20-23

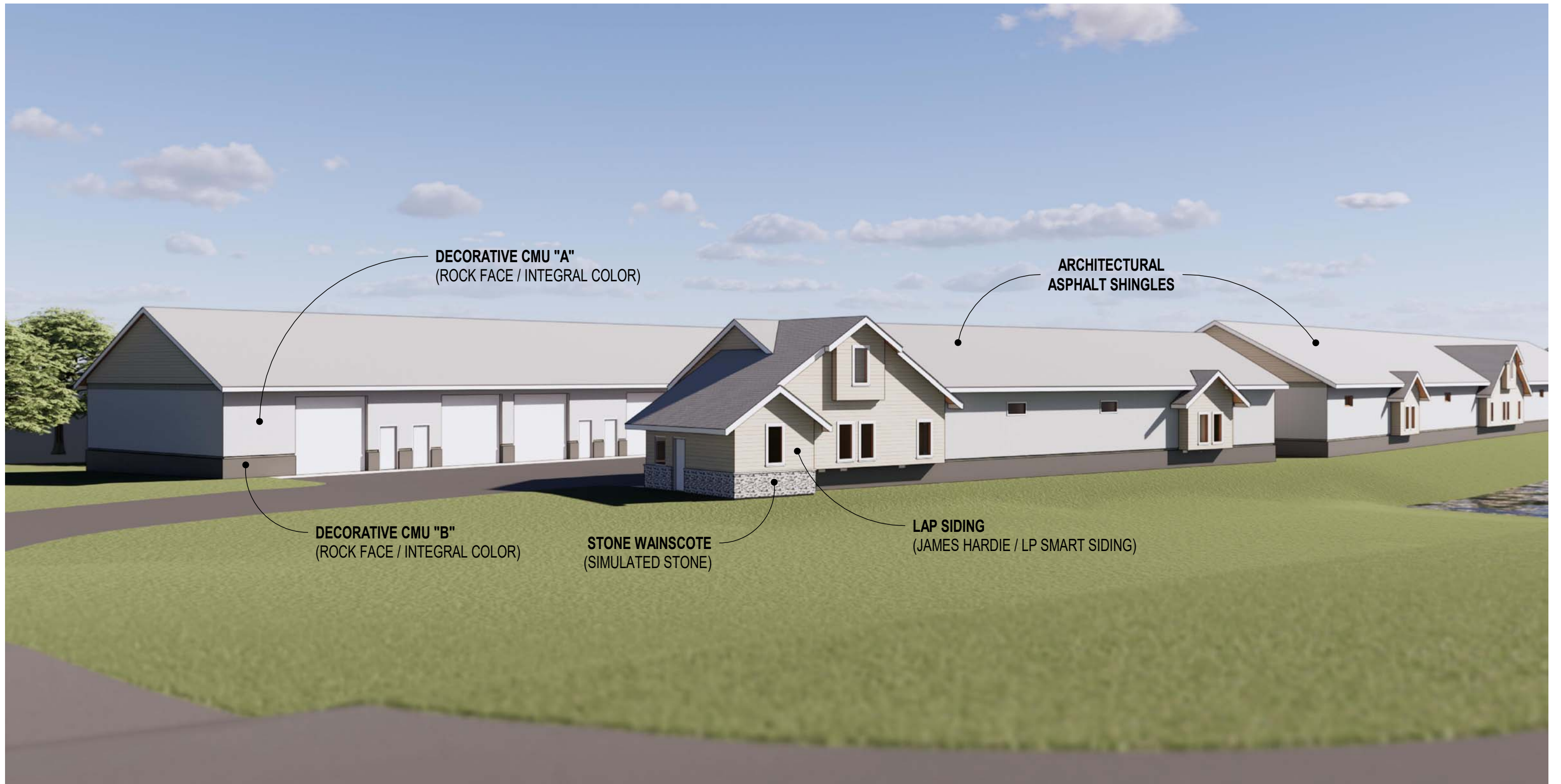
NEW STORAGE FACILITY
CORCORAN STORAGE II
23730 State Highway 55 - Corcoran, Minnesota

REVISIONS		
#	Description	Date

BUILDING "F"

Project Number: 23-009
Date: JUN 20, 2023
Drawn By: SDK
Checked By: SDK
Site Plan Application
A7
Scale: 1/8" = 1'-0"





DECORATIVE CMU "A"
(ROCK FACE / INTEGRAL COLOR)

**ARCHITECTURAL
ASPHALT SHINGLES**

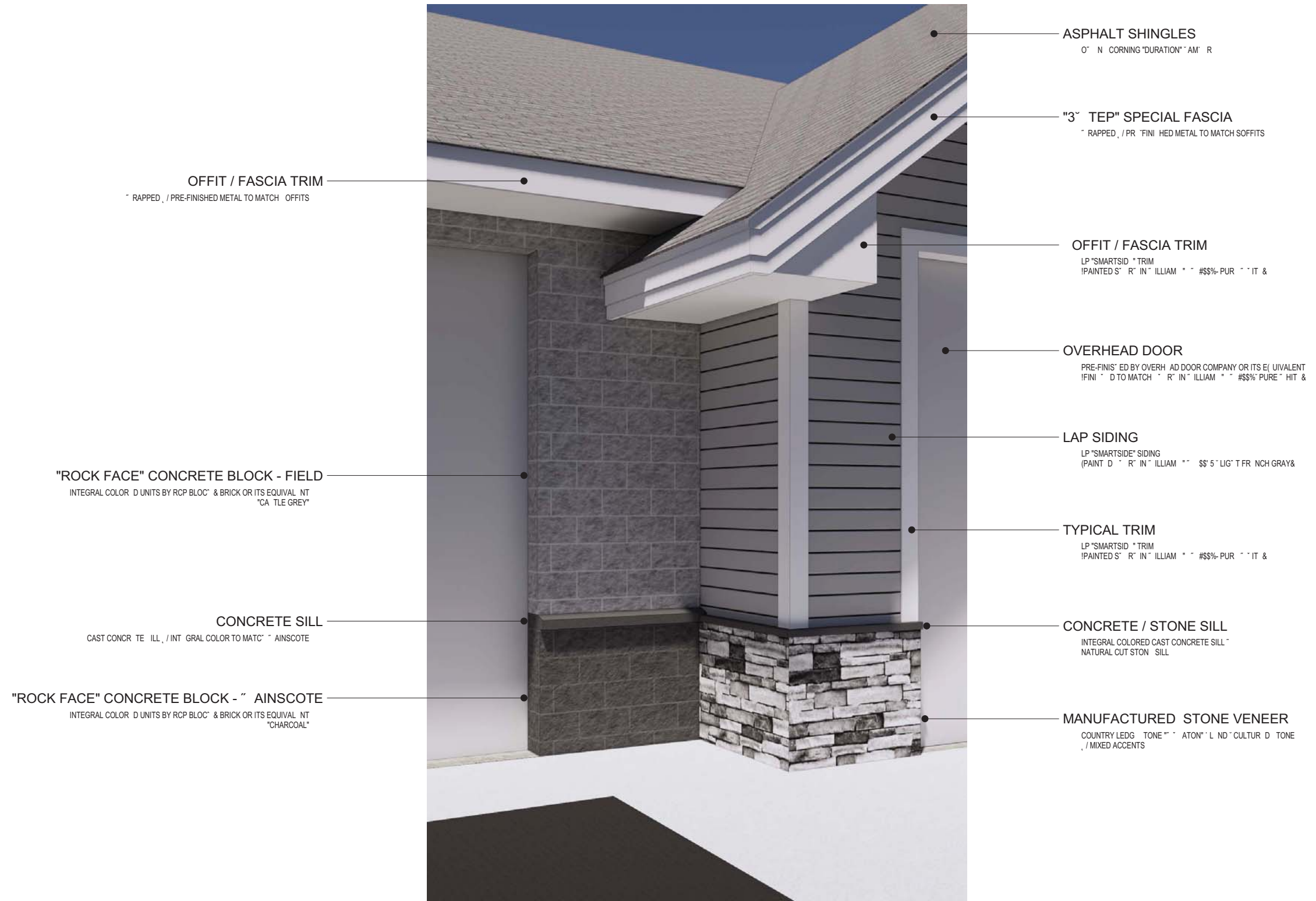
DECORATIVE CMU "B"
(ROCK FACE / INTEGRAL COLOR)

STONE WAINSCOTE
(SIMULATED STONE)

LAP SIDING
(JAMES HARDIE / LP SMART SIDING)



New Storage Facility
Corcoran Storage II



MATERIALS DISPLAY BOARD

LEASE

THIS LEASE is made as of _____, _____, between _____
_____ ("**Landlord**") and _____ ("**Tenant**").

The contact information for the Tenant and Personal Guarantor(s) is as follows:

TENANT:

Principal Contact Person (Name and Relation to Tenant):	
Address:	
Email Address:	
Phone Number No. 1	
Phone Number No. 2	

PERSONAL GUARANTOR(S)

Name of Personal Guarantor(s), and Relation to Tenant	
Address:	
Email Address:	
Phone Number No. 1	
Phone Number No. 2	

The following are short summaries and references to Sections in the Lease regarding certain matters and requirements to which Landlord wants to direct Tenant's attention. According Tenant must initial next to each item to confirm that Tenant has read and understands each of the short summaries.

No.	Item	Section	Initial Box
1	Overnight parking by the Tenant or Tenant's agents, employees, or invitees is strictly prohibited, and will result in the immediate towing, of the vehicle. The cost of such towing will be considered to be Additional Rent	3	
2	Substantial Late Fees incurred if the Rent payments are not made on a timely basis.	7	
3	Premises cannot be used for "residential" purposes.	3	
4	Upon the termination of the Lease, the Tenant is required to remove all personal property and trash from the Premises, and return the Premises to the same condition as they were in at the time of the commencement of the Lease. If this requirement is not met, Landlord will remove the personal property and trash, clean the Premises, and the Tenant shall pay a "clean out" fee in the amount of One Thousand Dollars (\$1,000).	26	
5	The Landlord has a lien on all personal property in the Premises and has the right to prohibit access to Premises if the Rent is not paid in a timely manner.	28	

1. Premises. Landlord hereby leases to Tenant and Tenant hereby leases from Landlord a portion of the property located at _____ ("Property"), commonly referred to as Unit No. _____, as crosshatched on Exhibit A attached hereto (the "Premises").

2. Term. The term of this Lease is two (2) years, and shall commence on _____ (the "Commencement Date") and shall expire _____ ("Expiration Date"), unless earlier terminated as provided in this Lease. If for any reason, Landlord cannot deliver possession of the Premises to Tenant on the Commencement Date, this Lease shall not be void or voidable, nor shall Landlord or its agents be liable to Tenant for any loss or damage resulting from such delay. In that event, however, the Commencement Date shall be extended for the period of such delay except that if in Landlord's judgment any part of the delay is caused by Tenant, rent shall not be abated for the period of delay caused by Tenant. Landlord will use reasonable good faith efforts to deliver the Premises to Tenant on or before the Commencement Date. If Landlord determines that it cannot deliver possession of the Premises to Tenant, Landlord may by notice to Tenant terminate this Lease without any liability to Tenant, in which case Tenant shall have no further liability to Landlord. In no event shall the expiration of this Lease be extended beyond the Expiration Date.

3. Use of Property. Tenant shall not permit use of any portion of the Premises for residential purposes. For the purposes of this section, the term "residential purposes" includes, but is not limited to, activity such as sleeping or napping; watching television or video screens; consumption of alcohol or illegal drugs; sitting or resting on furniture or other items being stored in the Premises; cooking;

congregating with others in the Premises except for the purposes of moving stored items in or out of the Premises; or, studying. Tenant shall not store, keep or place anything outside the Premises, except during the moving in or removal of stored items in the Premises. Tenant shall not park or store any vehicles, equipment, or trailers in any areas of the Property for any continuous period in excess of two (2) hours without Landlord's prior written consent, which consent may be granted or denied in the sole discretion of the Landlord. Overnight parking by the Tenant or Tenant's agents, employees, or invitees is strictly prohibited, and will result in the immediate towing, of the vehicle. The cost of such towing will be considered to be Additional Rent. TENANT HEREBY ACKNOWLEDGES THAT FAILURE TO COMPLY WITH THIS SECTION SHALL BE A MATERIAL BREACH OF THIS AGREEMENT RESULTING IN IMMEDIATE TERMINATION OF THIS LEASE AND LOSS OF ACCESS TO PREMISES AND THE PROPERTY. Tenant shall not make any alterations or improvements to the Premises (the "Tenant Improvements") except as expressly agreed to by the Landlord as set forth in the attached Exhibit B.

4. **Base Rent.** Tenant will pay Landlord Base Rent in the sum of _____, per month. The Base Rent shall be payable as provided in Section 6 of this Leases.

5. **Additional Rent.** It is the express intent of the parties that Tenant will pay, as Additional Rent, the cost of all utilities and communication services, including water and power, sewer, heating (steam or other), lighting, air conditioning and ventilating the Premises ("Utilities"). If the Utilities are sub-metered to the Premises, Tenant shall make arrangements with the utility provider to bill the Tenant directly. If the Utilities to the Premises are not sub-metered Tenant shall pay to Landlord, as Additional Rent, the amount of Fifty Dollars (\$50) per month, which amount shall be paid together with the monthly payments described in Section 6. All charges payable according to the terms of the Lease, including, but not limited to Late Charges, shall be considered Additional Rent, due according to the terms of the lease. The Base Rent together with Utilities and any other Additional Rent shall be collectively referred to as "Gross Rental." Tenant shall timely pay Utilities as required by the utility provider. .

6. **Rent Payment and Security Deposit.** Base Rent shall be paid, in lawful money of the United States, to the Landlord at a place as Landlord may hereafter designate in writing in monthly installments. The first installment of is due on execution of this Lease. Subsequent monthly installments of Base Rent of are due on or before the first day of each calendar month beginning on _____, and continuing until the expiration of the term of this Lease. Rent is due as provided in this Lease, without demand and without any reduction, abatement, counterclaim or setoff. If the term of this Lease commences on other than the first day of a month or terminates on other than the last day of a month, then the monthly installments of Base Rent provided for herein for such month or months shall be prorated and paid in advance.

A security deposit to secure the Tenant's performance under this Lease in the amount of _____ shall also be due on the execution of this Lease.

7. **Late Charge.** Late payment by Tenant of any rent or other sums due under this Lease will cause Landlord to incur costs not contemplated by this Lease, the exact amount of such costs being difficult and impracticable to ascertain. Such costs include, without limitation, processing and accounting charges and late charges that may be imposed on Landlord by the terms of any encumbrance on or note secured by the Premises. Therefore, if any rent is not paid within five (5) days after it is due or any other sum due from Tenant is not paid when due, Tenant shall pay to Landlord an additional sum of Seventy-Five and no/100 Dollars (\$75.00). If any rent remains unpaid ten (10) days after it is due, Tenant shall pay to Landlord an additional sum of \$250.00, which represents a fair and reasonable estimate of the costs that Landlord will

incur by reason of any such late payment. Additionally, all delinquent rent or other sums, plus this late charge, shall bear interest at the lesser of the then maximum lawful contract rate permitted to be charged by Landlord, or 18% per annum (the "Default Rate"). All interest and late charges owed pursuant to this section shall referred to as "Late Charges" and considered additional rent.

8. Definitions. For the purpose of this Lease, the following are additional defined terms;

(a) "Building" means the structure(s) situated on the Property, whether now or hereinafter constructed.

9. Acceptance of Premises. Taking of possession of the Premises by Tenant shall be conclusive evidence that the Premises was, on that date, in good, clean and Tenantable condition, and that Tenant has accepted the Premises "AS IS." Tenant acknowledges that no representations as to the repair of the Property or promises to alter, remodel or improve the Property, have been made by Landlord, except as may be provided in Exhibit B or in another writing signed by the parties.

10. Alterations, Additions, Improvements by Tenant. Tenant agrees not to make or allow to be made any alterations or physical additions in or about the Property without first obtaining the written consent of Landlord, which consent may be granted, withheld, or conditioned in Landlord's sole discretion.

11. Tenant Equipment.

Tenant shall not install any other equipment of any kind or nature whatsoever which will or may require any changes, replacements or additions to or in the use of heating, air conditioning, electrical or plumbing systems of the Property or of the Building without first obtaining the prior written consent of Landlord, which consent may be granted, withheld, or conditioned in Landlord's sole discretion.

12. Maintenance and Repairs.

Tenant shall maintain Utilities to the Premises. Tenant agrees to keep the inside and outside of the Premises clean and maintain the Premises in good repair, ordinary wear and tear excepted, at its sole expense. Tenant shall not paint or decorate any part of the interior or exterior of the Premises or any part of the interior of the Premises visible from the exterior, nor post or any signs visible from the exterior of the Premises. Tenant shall maintain the Premises in a clean, orderly and sanitary condition and free from all insects, rodents, vermin and other pests. Tenant shall remove any garbage, trash, rubbish or refuse on a regular basis in accordance with local codes; Tenant shall maintain the Premises, including in good repair, all mechanical, electrical and plumbing apparatus within the Premises, ordinary wear and tear excepted. Tenant shall replace promptly, at its expense, any broken door closers and any cracked or broken glass of the Premises with glass of like kind and quality, and replace all light bulbs and tubes when no longer serviceable.

Landlord shall exercise reasonable diligence to remove snow from the parking areas of the Property and other areas which provide access to the Premises.

Any and all damages or injury to the Property or Premises caused by moving the property of Tenant in or out of the Property, or due to the same being on the Property, shall be repaired by and at the sole cost of Tenant.

13. Mechanic's Liens. Tenant will not permit any mechanic's, laborer's or materials supplier's liens to stand against the Property or the Building for any labor or material furnished to or on

account of Tenant, or claimed to have been so furnished in connection with any work performed or claimed to have been performed in, or about the Property. Tenant shall indemnify and hold Landlord harmless from and against any and all losses, liabilities, costs and expenses, including reasonable attorneys' fees, based on or arising out of asserted claims or liens against the Tenant's leasehold estate or against the right, title and interest of the Landlord in the Premises, the Building, or the Property on account of any labor performed or materials furnished in connection with any work performed by, or at the instance of, Tenant.

14. Compliance with Ordinances, Rules and Regulations; Nuisances.

(a) Tenant agrees not to occupy or use, or permit any portion of the Property to be occupied or used for any business or purpose which is unlawful, disreputable, or deemed to be extra hazardous on account of fire, or permit anything to be done which would in any way increase the rate of fire or other insurance coverage on the Building or its contents; and if any increase in the rate of fire or other insurance is stated by any insurance company or by the applicable insurance rating bureau to be due to the activity or equipment of Tenant in, on or about the Property, such statement shall be conclusive evidence that such increase in such rate is due to such activity and/or equipment and as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore.

(b) Tenant agrees to comply with all applicable laws, ordinances, orders, rules and regulations now or hereafter in force which impose a duty on Landlord or Tenant relating to the use, condition alteration or occupancy of the Premises and the Property. Tenant will comply with the rules of the Landlord adopted by Landlord from time to time for the safety, care and cleanliness of the Property, the Premises, and the Building and for the preservation of good order therein.

(c) Tenant agrees to control its agents, employees, and invitees in such manner as not to create any nuisance, or interfere with, annoy or disturb any other tenant or Landlord in its use or operation of the Property.

(d) Tenant represents, warrants, and covenants to Landlord that Tenant shall at no time use or permit the Property to be used in violation of any statute, regulation, rule, order or governmental determination of any kind whatsoever which relate to or govern hazardous materials and/or environmental conditions. Tenant shall assume sole and full responsibility for, and shall remedy at its sole cost and expense, all such violations, and fully indemnify Landlord from any liability for any such violation.

15. Landlord's Right of Entry. Tenant agrees to permit Landlord, or its agents or representatives, upon reasonable notice to Tenant, to enter into any part of the Property at all reasonable hours to inspect the same, clean, make repairs, alterations or additions thereto or exhibit the Premises to prospective Tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Base Rent, Operating Costs, or any other sums due under this Lease by reason of any inconvenience, annoyance or injury to business caused by any such activities. Landlord has the right to enter upon the Property at any time with or without notice in case of emergency.

16. Assignment or Sublease by Tenant.

(a) Tenant shall not assign, encumber or in any manner transfer this Lease or any interest therein nor sublet the Property or any part or parts thereof, nor permit occupancy by anyone without the prior written consent of Landlord, which consent may be granted, withheld, or conditioned in the sole discretion of the Landlord. Consent by the Landlord to one or more assignments of this Lease or to one or more sub-lettings of the Property shall not operate as a waiver of Landlord's rights under this Section.

No assignment or other such encumbrance or transfer shall release Tenant of any of its obligations under this Lease or be construed or taken as a waiver of any of Landlord's rights hereunder. The acceptance of rent from someone other than Tenant shall not be deemed to be a waiver of any of the provisions of this Lease or consent to any assignment or subletting of the Property. Landlord shall have the right to terminate this Lease in the event of Tenant's failure to comply with the terms of this Section.

(b) Neither this Lease nor any interest therein shall pass to any trustees or receiver in bankruptcy, or any assignee for the benefit of creditors, or by operation of law. This Lease shall terminate upon the happening of any one of the events in this sub-paragraph (b) or subparagraph (d).

(c) Tenant shall promptly pay to Landlord as Additional Rent hereunder any rent or other payments pursuant to any sublease which exceed the amounts payable hereunder and all other consideration paid or to be paid by reason of any assignment or sublease.

(d) No interest of Tenant in this Lease shall be assignable by involuntary assignment through operation of law (including without limitation the transfer of this Lease by will, intestacy, merger, consolidation, dissolution or foreclosure), including, but not limited to the following occurrences;

(1) Tenant becomes insolvent as defined in the Federal Bankruptcy Code, admits in writing its insolvency or its present or prospective inability to pay its debts as they become due, is unable to or does not pay all or any material portion (in number or dollar amount) of its debts as they become due, permits or suffers a judgment against it which affects Tenant's ability to conduct its business in the ordinary course, (unless enforcement thereof is stayed pending appeal), makes or proposes an assignment for the benefit of creditors, convenes or proposes to convene a meeting of its creditors, or any class thereof, for purposes of effecting a moratorium upon, or extension or composition of its debts, proposes any such moratorium, extension, or composition, or commences or proposes to commence any bankruptcy, reorganization, or insolvency proceeding, or other proceeding under any provision or chapter of the Federal Bankruptcy Code or any other federal, state, or other law for the relief of debtors.

(2) Tenant fails to obtain the dismissal, within thirty (30) days after the commencement thereof, of any bankruptcy, reorganization, or insolvency proceeding, or other proceeding, or other proceeding under any law for the relief of debtors, instituted against it by one or more third parties or fails actively to oppose any such proceeding, or, in any such proceeding, defaults or files an answer admitting the material allegations upon which the proceeding was based or alleges its willingness to have an order for relief entered or its desire to seek liquidation, reorganization, or adjustment of any of its debts.

(3) Any receiver, trustee, or custodian is appointed to take possession of all or any assets of Tenant or any committee of Tenant's creditor, or any class thereof, is formed for the purpose of monitoring or investigating the financial affairs of Tenant or enforcing such creditors' rights.

17. **Subordination to Mortgage.** Tenant covenants and agrees that this Lease is subject and subordinate to any mortgage or deed of trust which may now or hereafter encumber the Property, and to all renewals, modifications, consolidations, replacements and extensions thereof. This clause shall be self operative and no further instrument of subordination need be requested by any mortgagee. In confirmation of such subordination, however, Tenant shall at Landlord's request execute promptly any appropriate certificate, instrument or other document that Landlord may request. In the event of the enforcement by the trustee, mortgagee or the beneficiary under any such mortgage of the remedies

provided for by law or by such mortgage, Tenant will, upon receiving an assurance of nondisturbance from any person or parties succeeding to the interest of Landlord as a result of such enforcement, and upon request therefrom, automatically become the Tenant of, and attorn hereunder to, such successor in interest without change in the terms or other provisions of this Lease. Within 10 days of receipt of written request by such successor in interest, Tenant shall execute and deliver any instrument or instruments prepared by such successor in interest confirming the attornment herein provided for. Notwithstanding any foregoing provision hereof to the contrary, if the mortgagee or holder of any Mortgage hereinbefore described elects to have Tenant's interest in this Lease superior to any such instrument, then by notice to Tenant from such mortgagee or holder, this Lease shall be deemed superior to such lien whether this Lease was executed before or after said mortgage. Tenant shall at any time hereafter on demand execute any instruments, releases or other document which may be required by any such mortgagee or holder for the purpose of evidencing the superiority of this Lease to the lien of any such mortgage.

18. Estoppel Certificate. At Landlord's request, Tenant will execute an estoppel certificate addressed to any mortgagee, assignee or any other transferee of Landlord certifying as to information required by such mortgagee, trustee, assignee or transferee and agreeing to such notice provisions and other matters as any mortgagee may reasonably require in connection with Landlord's transfer or financing.

19. Signs and Graphics. Tenant shall not be permitted to place any lettering, signage, advertisement, notice or object and permit no such display on any windows or doors or on the outside of the perimeter walls of the Premises or Property or any other portion of the outside or inside of the Property except with the prior written consent of Landlord, which consent may be granted, withheld, or conditioned in Landlord's sole discretion. Any sign, lettering, or other display not approved by the Landlord may be removed by it and the cost of such removal and the restoration of the Property resulting therefrom shall be deemed additional rent and paid forthwith by Tenant.

20. Acceptance of Goods. Tenant hereby releases Landlord, its agents and employees from any and all liabilities resulting from or related to the acceptance by Landlord of goods addressed to Tenant and delivered to the Building.

21. Tenant Insurance.

(a) Tenant at its cost, shall maintain broad form comprehensive general liability insurance, including personal injury, property damage, products liability, completed operations and fire legal liability coverage with a single combined liability limit of not less than \$1,000,000 for bodily injury, property damage and personal injury. Such coverage shall insure against all liability of Tenant and its authorized representatives arising out of or in connection with Tenant's use or occupancy of the Property. The broad form comprehensive liability insurance shall insure performance by Tenant of the indemnity provisions of this Lease, and the policy shall name Landlord as additional insured.

(b) Tenant shall, at its cost, maintain workers' compensation and employers' liability insurance affording statutory workers' compensation benefits for the state in which the Property are located, if Tenant is obligated by law to provide such insurance, and employers' liability coverage in an amount not less than \$100,000.00

(c) At its sole cost, Tenant shall maintain a policy of standard fire and extended coverage insurance with vandalism and malicious mischief endorsements and "all risk" coverage, including earthquake and flood, on all Tenant's property in or about the Property, for all of its full replacement value. Such insurance shall include Contingent Liability from Operation of Building Laws, demolition and increased costs to rebuild coverage's; valuable papers and records coverage, providing for reproduction

costs measure of recovery; and coverage for damage to electronic data processing equipment and media, including coverage of the perils of mechanical breakdown and electronic disturbance. The proceeds from any such policy shall be used by Tenant for the replacement of personal property and the restoration of Tenant's improvements or alterations, if any. Tenant may, with the prior written consent of Landlord, elect to have reasonable deductibles.

(d) Tenant shall maintain all other insurance Landlord requires in connection with Tenant's work or improvement of the Property, if any is expressly allowed by the Landlord. All insurance required to be provided by Tenant under this Lease shall be in a form, and in amounts acceptable to Landlord, and include a provision that they insurance will not be terminated or modified by the insurer without providing Landlord with thirty (30) days notice thereof.

(e) If Tenant fails to comply with this Section, Landlord may obtain such insurance, and Tenant shall pay to Landlord upon demand as additional rent the premium cost thereof.

(f) Prior to the Tenant's occupancy of the Premises, and at any time thereafter if requested by Landlord, Tenant shall provide Landlord with proof of all insurance required to be maintained by the Tenant pursuant to the provisions of this Lease.

22. Landlord's Obligations. Landlord agrees as follows:

(a) To request public utilities to furnish any electricity and water utilized in operating any and all of the facilities serving the Property.

(b) That Tenant shall and have the Property, subject to the other terms hereof, provided that Tenant pays the rental herein recited and performs all of Tenant's covenants and agreements herein contained. It is understood and agreed that this covenant and any and all other covenants of Landlord contained in this Lease shall be binding upon Landlord and its successors or assigns only with respect to breaches occurring during its and their respective ownership of the Landlord's interest hereunder.

(c) Landlord shall insure the Property and maintain public liability insurance for the protection of Tenant and Landlord, as their interests may appear. If Landlord elects to insure the Property and maintain such insurance, the amounts thereof and the deductibles in connection therewith shall be determined by Landlord in its sole discretion, provided that the limits of said insurance for covering the Tenant's personal property in the Premises shall be _____. Tenant shall, as additional rent, pay, or reimburse Landlord for the premiums for any insurance obtained by Landlord within 10 days of Landlord's request.

23. Assignment by Landlord. Landlord shall have the right to transfer and assign, in whole or in part, all its rights and obligations hereunder and in the Property, and in such event and upon its transferee's assumption of Landlord's obligations hereunder (any such transferee to have the benefit of, and be subject to, the provisions of this Lease), no further liability or obligations shall thereafter accrue against Landlord hereunder. Tenant agrees upon notice thereof to attorn to such transferee in accordance with the provisions of this Lease.

24. THIS SECTION INTENTIONALLY OMITTED.

25. Damage to Building. If the Building or any building located on the Property is damaged

or destroyed by fire or other casualty, the Landlord shall have the right to terminate this Lease provided it gives written notice thereof to Tenant within ninety (90) days after such damage or destruction. If a portion of a building located on the Property is damaged by fire or other casualty and this Lease is not thereby terminated, the Landlord may, at its expense, restore the Property to as near the condition which existed prior to such damage or destruction as reasonably possible, and rent shall abate during such time if the Premises are untenable, in the proportion that the untenable portion of the Premises bears to the entire Property. Landlord shall not be responsible to the Tenant for damage to, or destruction of, Tenant's personal property any changes made by Tenant in, on or about the Premises, regardless of the cause of damage or destruction, except as may be expressly stated elsewhere herein.

26. Surrender of Premises; Holding Over.

(a) Upon the expiration of the Term, the Tenant is required, at its own expense, to remove all personal property and trash from the Premises, and return the Premises to the same condition as they were in at the time of the commencement of the Lease. If this requirement is not met, Landlord, in its sole discretion, will remove all personal property and trash, clean the Premises, and the Tenant shall pay a "clean out" fee in the amount of One Thousand Dollars (\$1,000). Landlord shall be permitted to dispose of such personal property as Landlord sees fit, and Tenant waives all claims against Landlord for any damage to Tenant resulting from Landlord's retention or disposition of Tenant's personal property.

(b) If Tenant, *with Landlord's written consent*, remains in possession of the Property after expiration of this Lease, such possession by Tenant shall be deemed to be a month-to-month tenancy on all provisions of this Lease, except those pertaining to term and rent. Tenant shall pay Base Rent in an amount equal to 125% of Base Rent for the last full calendar month during the regular term, which, which payments shall be made in monthly installments as described in to Section 6. Landlord shall have the rights provided it at law or in equity including, without limitation, the right to terminate Tenant's right to possession of the Property upon notice as provided by law with respect to month-to-month tenancies.

27. Attorneys' Fees and Court Costs. Tenant agrees to pay the Landlord's attorneys' fees, court costs, and disbursements incurred by Landlord to enforce this Lease, or any part thereof, or collect any rent due, or to become due hereunder, or recovery of the possession of the Property.

28. Default by Tenant. If default be made in the payment of any sum to be paid by Tenant under this Lease, and default shall continue for fifteen (15) days, or default shall be made in the performance of any of the other covenants or conditions which Tenant is required to observe and to perform, and such default shall continue for seven (7) days, or if the interest of Tenant under this Lease shall be levied on under execution or other legal process, or if any petition shall be filed by or against Tenant to declare Tenant bankrupt or to delay, reduce or modify Tenant's debts or obligations, or if any petition shall be filed or other action taken to reorganize or modify Tenant's capital structure if Tenant is a corporation or other entity, or if Tenant be declared insolvent according to law, or if any assignment of Tenant's property shall be made for the benefit of creditors, or if a receiver or trustee is appointed for Tenant or its property, or if Tenant shall vacate or abandon the Property during the term of this Lease or any renewals or extensions thereof, then Landlord may treat the occurrence of any one or more of the foregoing events as a breach of this Lease (an "Event of Default") and thereupon, at Landlord's option, Landlord may have any one or more of the following described remedies in addition to all other rights and remedies provided at law or in equity:

(a) Landlord may terminate this Lease and forthwith repossess the Property and re-enter and remove all persons or property therefrom as permitted by law, and be entitled to recover forthwith as

damages a sum of money equal to total of:

- (1) the cost of regaining possession of the Property, including the costs of removal of any personal property or trash in the Premises;
- (2) attorney's fees, costs and disbursements incurred by Landlord as a result of the Event of Default;
- (3) unpaid rent;
- (4) a sum equal to the entire amount of rent, including all amounts treated as additional rent hereunder, for the residue of the stated term hereof plus any other sums provided herein to be paid by Tenant for the remainder of the Lease term; and
- (5) any other amounts necessary or provided for under applicable law to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform its obligations under the Lease or which in the ordinary course of things would be likely to result therefrom.

Landlord shall not be obligated to notify Tenant of the due date of rent nor demand payment thereof on its due date, the same being expressly waived by Tenant. The acceptance of any sums of money from Tenant less than the amount due, or after their due date, shall be taken to be payment on account by Tenant and shall not constitute a waiver by Landlord of any rights nor shall it reinstate the Lease or cure a default on the part of Tenant. All rights and remedies of Landlord under this Lease shall be cumulative and shall not be exclusive of any other rights and remedies provided to Landlord under applicable law.

(b) Landlord, in its sole discretion, may terminate Tenant's right of possession (but not this Lease) and may re-enter and repossess the Property without demand or notice of any kind to Tenant and without terminating this Lease, in which event Landlord may, but shall be under no obligation to do so, relet the same for the account of Tenant for such rent and upon such terms as shall be satisfactory to Landlord. For the purpose of such reletting, Landlord is authorized to restore the Property to building standards, and (i) if Landlord shall fail or refuse to relet the Property, or (ii) if the same are relet and a sufficient sum shall not be realized from such reletting after paying the unpaid Gross Rental due hereunder earned but unpaid at the time of reletting plus interest thereon from due date, the cost of recovering possession and all of the costs and expenses of decorations, repairs, changes, alterations and additions by Landlord and the expense of such reletting and of the collection of the rent accruing therefrom, to satisfy the rent provided for in this Lease to be paid, then Tenant shall pay to Landlord as damages a sum equal to the amount of the rent reserved in this Lease for such period or periods, or if the Property has been relet, Tenant shall satisfy and pay any such deficiency upon demand therefore from time to time and Tenant agrees that Landlord may file suit to recover any sums falling due under the terms of this Section from time to time on one or more occasions without Landlord being obligated to wait until expiration of the term of this Lease; such reletting shall not be construed as an election of the part of Landlord to terminate this Lease unless a written notice of such intention be given to Tenant by Landlord. Notwithstanding any such reletting without termination Landlord may at any time thereafter elect to terminate this Lease for such previous breach.

(c) Landlord shall have a statutory lien upon all of the personal property located in the Premises, and may deny access to any such personal property pursuant to the provisions of the "Minnesota Liens on Personal Property in Self-Storage Act" Minn. Stat. Sections 514.970 – 514.979 (the "Self-Storage Lien Act"), and also enforce the statutory lien pursuant

to the Self-Storage Lien Act.

Failure of Landlord to declare any default immediately upon occurrence thereof, or delay in taking any action in connection therewith, shall not waive such default, but Landlord shall have the right to declare any such default at any time thereafter.

If Tenant defaults in the observance or performance of any Tenant's covenants, agreement or obligations hereunder wherein the default can be cured by the expenditure of money, Landlord may, but without obligation, and without limiting any other remedies which it may have by reason of such default, cure the default, charge the costs thereof to Tenant, and Tenant shall pay the same as additional rent forthwith upon demand, together with interest thereon.

29. Hold Harmless/Waiver of Subrogation. Tenant shall indemnify Landlord from and against any and all demands and liabilities arising from or relating to injury or loss of life to persons or arising from Tenant's negligence or intentional misconduct in the use of the Property and the conduct of Tenant's agents and invitees in or around the Premises, Building and the Property. Landlord shall indemnify Tenant from and against any and all demands and liabilities for or relating to injury or loss of life to persons or damage to or loss of property to the extent arising from Landlord's negligence or willful misconduct in and around that portion of the Building other than the Premises. In the event of an act or occurrence in which both Landlord and Tenant are attributed some degree of fault, the parties' respective rights to contribution and indemnity shall be as generally provided at law or in equity. The duty to indemnify contemplated hereby includes the duty to pay all reasonable and necessary attorneys' fees and costs incurred by the indemnitee in connection with any such proceedings.

To the extent possible, Landlord and Tenant release one another, and their respective shareholders, members, partners, officers, directors, governors, director, employees, and agents, from all liability to the other, or anyone claiming through them by way of subrogation or otherwise, for any loss or damage covered by property insurance, or coverable by a customary policy of insurance required by this Lease, even if such loss or damage was caused by the fault or negligence of the other party, or anyone for whom such party may be responsible.

30. Severability. If any term or provision of this Lease, or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each provision of this Lease shall be valid and enforceable to the extent permitted by law.

31. Waiver of Covenants. Failure of Landlord to insist in any one or more instances upon strict performance of any term, covenant or condition of this Lease or to exercise any remedy or option herein contained, shall not be construed as a waiver or a relinquishment for the future of such term, convenient, condition, remedy or option, but the same shall continue and remain in full force and effect. The receipt by Landlord of rents with knowledge of a breach in any of the terms, covenants or conditions of this Lease to be kept and performed by Tenant shall not be deemed a waiver of such breach, and Landlord shall not be deemed to have waived any provision of this Lease until expressed in writing and signed by Landlord.

32. Notices. All notices, demands consents and approvals which may or are required to be given by either party to the other hereunder shall be in writing and shall be deemed to have been fully given

when deposited in the United States mail by “verified mail” to the addresses of the Party set forth below. The term “verified mail” is defined the Self-Storage Lien Act as any method of mailing that is offered by the United States Postal Service or private delivery service that provides evidence of mailing.

Landlord:	
Tenant:	

The above address may be changed by a party on at least fifteen (15) days' notice to the other party.

The Self-Storage Lien Act requires that the Tenant be allowed to provide an alternate contact person for the purposes of providing notice(s) of default under Minn. Stat. Section 514.973. That alternate contact person is:

Tenant’s Alternate Contact Person:	
------------------------------------	--

If the Tenant declines to name an Alternate Contact Person, the Tenant MUST initial the statement below:

Tenant hereby confirms that Tenant declines to provide an alternate contact. _____
Tenant’s Initials

33. Miscellaneous.

(a) No rights to light or air over any property, whether belonging to Landlord or any other person, are granted to Tenant by this Lease.

(b) This Lease shall be binding upon and inure to the benefit of Landlord its successors and assigns, and shall be binding upon and inure to the benefit of Tenant, and, to the extent assignment may be approved by Landlord hereunder, Tenant's successors or assigns.

(c) All rights and remedies of Landlord under this Lease shall be cumulative and none shall exclude any other rights or remedies allowed by law; and this Lease is declared to be a Minnesota contract, and all of the terms hereof shall be construed according to the laws of the State of Minnesota.

(d) The captions in this Lease are for convenience only and are not part of this Lease.

(e) This Lease may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

(f) The exhibit(s) attached to this Lease are hereby made a part of this Lease.

Landlord and Tenant respectively, have duly signed this Lease as of the day and year first above written.

(34) Military Service. Tenant hereby discloses and confirms, by initialing below, whether or not Tenant is, or is not, a member of the uniformed services as the term is defined in United States Code, title 10, section 101(a)(5), or a member of the National Guard or a reserve component under United States Code, title 32, section 101.

Tenant is such a member _____

Tenant is not such a member _____

(35) Statutory Disclosures.

a. The name and address of the person authorized to manage the Property and Premises is:

Name:	Address:

b. The name and address of the owner of the Property, or an agent authorized to by the owner to accept service of process, and give receipt for notices and demands is:

Name:	Address:

[SIGNATURE PAGE FOLLOWS]

Landlord: _____

Tenant: _____

By _____
Craig Scherber
Its: Chief Manager

By: _____
Its: _____

The undersigned personally guaranties performance of Tenant's obligations under the terms of this Lease, and confirms that the Landlord will not enter into the Lease without this personal guaranty and that there is adequate consideration for this personal guaranty.

Date: _____

EXHIBIT A

To Lease Dated _____
_____, **as**

Landlord
And

_____, **as**

Tenant
Depiction of Premises

**EXHIBIT B
To Lease Dated**

_____, as
Landlord

_____, as
Tenant
Tenant Improvements

STAFF REPORT

<p>City Council Meeting: September 28, 2023</p>	<p>Prepared By: Kendra Lindahl, AICP</p>
<p>Topic: Red Barn Pet Retreat Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit and Site Plan (PID 01-119-23-44-0045) (City File No. 23-008)</p>	<p>Action Required: Recommendation</p>

Review Deadline: November 6, 2023

1. Application Request

The applicant, Daniel Benjamin of Red Barn Pet Retreat, asks for approval of a land use application with several components: a comprehensive plan amendment (CPA), rezoning, preliminary plat, conditional use permit (CUP) and site plan. The goal of his application is to expand his existing pet daycare and boarding business that operates out of his home west of this parcel (19520 Stieg Road).

2. Prior Review

A sketch plan for this proposal was reviewed by the Council on December 22, 2022, and feedback was provided to the applicant as they considered their options to move forward with a formal application.



Figure 1 - Location map

The Parks and Trails Commission reviewed this item at their regular meeting on May 18, 2023. The Commission recommended (6-0) park dedication be accepted as cash-in-lieu of land.

The Planning Commission held a public hearing on September 7, 2023. In addition to the applicant, there were several people who spoke in support of the request. There were also several letters of support that were submitted and shared with the applicant.

The Planning Commission voted 4-0 to recommend approval of the request. The Commission specifically indicated support for the proposed lap siding and landscaping calculation based on building size rather than lot size.

3. Background

Red Barn Pet Retreat is an existing business located at 19520 Stieg Rd in Corcoran that offers pet boarding and pet daycare services. Currently, the commercial kennel operates as a conditional home occupation approved through an interim use permit (IUP) in 2016. The current location is limited to 60 dogs per day and 12 part-time employees (6 employees per shift). This will continue to operate as a separate entity.

The business has quickly outgrown the existing capacity of the residential property. The applicant searched for property within Corcoran that will allow his business to expand to a second location to meet the high demand of pet care in the area. The subject property proposed for the business expansion is an outlot that was reserved for future light industrial development as a part of Bellwether 2nd Addition in 2019. There are no existing structures on the site.

4. Context

Zoning and Land Use

The property is guided Light Industrial in the 2040 Comprehensive Plan and zoned Light Industrial (I-1). The subject property was platted as Outlot A, Bellwether 2nd Addition. This part of a larger parcel that was sold to Pulte, but the original landowners retained this 14.89-acre parcel.

Surrounding Properties

The property to the north is Nelson International, guided Light Industrial and zoned I-1. The properties to the west are guided as Low Density Residential and zoned Planned Unit Development (PUD) for Bellwether. The property to the south is guided Commercial and zoned Community Commercial (C-2). The residential properties to the east are located in the City of Maple Grove.

Natural Characteristics of the Site

The 2040 Comprehensive Plan's Natural Resource Inventory Areas map reflects savanna/pasture upland on the site. This plant community is not considered a high-quality natural community.

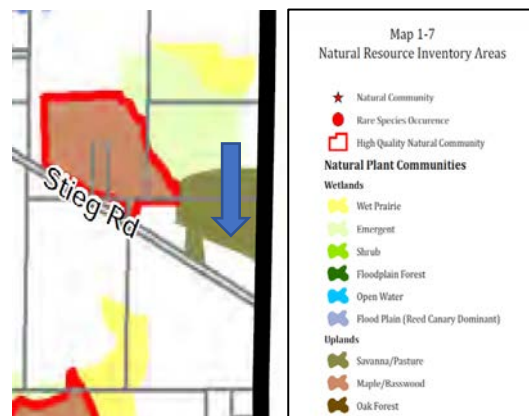


Figure 2 - Natural Resources Inventory Map



Figure 3 - County wetland map

The wetland delineation completed in 2018 for Bellwether included this property. There is a small portion of a DNR protected wetland located in the northwest corner of the property and a larger DNR protected wetland located within the mid-east portion of the parcel (as indicated in purple in the image to the right). There is a small, low-quality wetland located along the north property line and a larger high-quality wetland located along the west property boundary.

5. Analysis

A. Level of Discretion in Decision Making

The City has a relatively high level of discretion in approving or denying a comprehensive plan amendment. The comprehensive use plan is the City's long-range planning tool that indicates what type of development should occur on all land within the City. It is the City's plan for directing future development and growth. The City Council may guide property as it deems necessary to protect and promote the general health, safety, and welfare of the community.

The City has a relatively high level of discretion in approving or denying a rezoning application. The proposed zoning for a property must be consistent with the City's Comprehensive Plan. If the proposed zoning is not consistent with the Comprehensive Plan, the City must deny the rezoning application. The Zoning Ordinance and Map are the enforcement tools used to implement the goals and standards set in the Comprehensive Plan.

The City's discretion in approving a preliminary plat is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance. If the proposed plat meets these standards, the City must approve the preliminary plat.

The City's discretion in approving or denying a CUP is based on whether the proposal meets the standards outlined in the City Code. If it meets these standards, the City should approve the CUP.

The City's discretion in approving or denying a site plan is limited to whether the proposal meets the performance standards outlined in the City Code. If it meets these standards, the City must approve the site plan.

B. Consistency with Ordinance Standards

Staff reviewed the application for consistency with the 2040 Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and other City Code requirements as well as City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached engineering memos and the approval conditions require compliance with these memos. The engineering memos are

consistent with guidance provided to the applicant in the feasibility study completed in February 2023.

Comprehensive Plan Amendment

The primary request of the applicant is to develop a portion of the property for use as a commercial kennel. Commercial kennels are not an allowed use within the I-1 district. Commercial kennels are allowed as a conditional use in the C-2 district. Since the existing underlying land use is Industrial, the property cannot be rezoned to C-2 without a CPA to reguide the property to Commercial in the 2040 Future Land Use Map.

The Comprehensive Plan is a living document. When the City finds evidence to support a change to the plan, the City Council has the discretion to make a change. The City should consider the following issues when reviewing a CPA request:

- Evidence submitted by the applicant demonstrating the reason(s) that the plan should be changed, including, but not limited to, whether new information has become available since the Comprehensive Plan was adopted that supports re-examination of the plan, or that existing or proposed development offers new opportunities or constraints that were not previously considered by the plan.
- Whether or not the change is needed to allow reasonable development of the site.
- The relationship of the proposed amendment to the supply and demand for particular land uses within the City and the immediate vicinity of the site.
- A demonstration by the applicant that the proposed amendment has merit beyond the interests of the proponent.
- The possible impacts of the amendment on all specific elements of the Comprehensive Plan as may be applicable, including, but not limited to:
 - o Transportation;
 - o Sanitary Sewer, including existing and proposed sanitary sewer flows as compared to the adopted plan;
 - o Housing, including the extent to which the proposal contributes to the City's adopted housing goals;
 - o Surface water, including compliance with the City's goals for water quality as well as water quantity management;

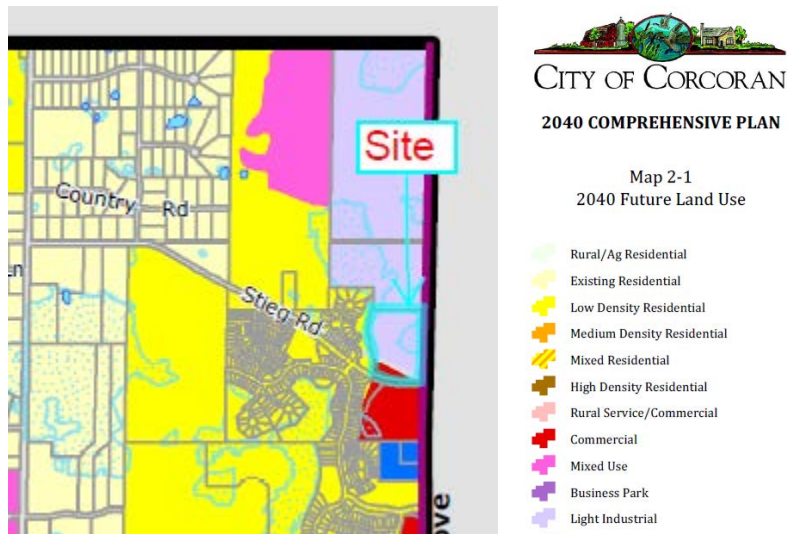


Figure 4 - Land Use Map

- Water supply; and
- Park and open space.
- Consideration of the impact of the proposed amendment upon current and future special assessments and utility area charges, future property tax assessments, or other fiscal impacts upon the City.

This is a policy decision for the City Council. The City should evaluate all of these issues when considering the decision.

Staff believes there is merit to the request. The property directly south across Stieg Rd is guided for commercial, so this request would simply extend the boundary of an existing land use within the vicinity. The commercial intent is consistent with the overall vision for the Northeast District as a job-creation zone that provides a non-residential tax base to the City. Furthermore, commercial uses on this property may be more compatible to the adjacent residential neighborhood to the west than light industrial uses. The land use plan change may be consistent with the goals of the Comprehensive Plan as it will allow reasonable development of the site while supporting the growth of an existing business within the community.

Adjacent jurisdictions were notified of the proposed CPA as required and no concerns were raised. If the request is approved by the City Council, the CPA will be submitted to the Metropolitan Council for review to ensure consistency with regional systems.

Rezoning

The subject property is currently zoned I-1 which allows for manufacturing, warehousing and other similar uses. The applicant requests that the property be rezoned to C-2 which allows for retail and service businesses oriented towards motorists. The change in zoning will allow for a portion of the property to be developed as a commercial kennel for the applicant’s pet daycare and boarding business.

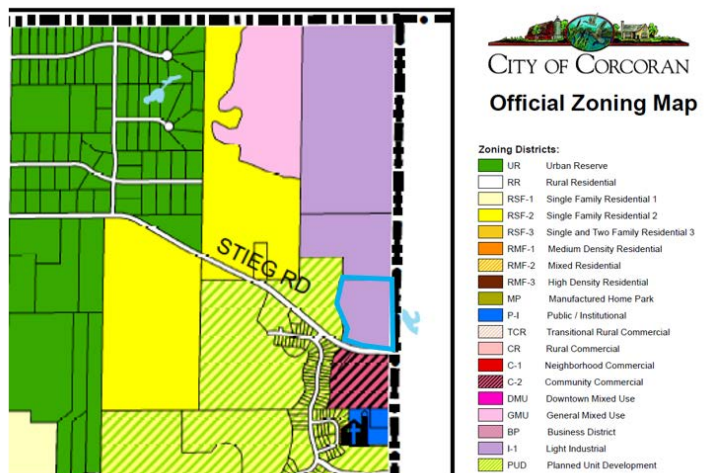


Figure 5 - Zoning Map

The following criteria should be considered when evaluating a rezoning request:

- A. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.*

If granted, the rezoning request will reduce the available amount of light industrial acreage for development within the Northeast District. However, rezoning the property to C-2 may advance the following goal of the 2040 Comprehensive Plan as it relates to land use:

Goal 3: Create new land use opportunities to expand and diversify the City's tax base by encouraging new commercial development.

Furthermore, one of the underlying development goals of the Northeast District is to facilitate a job creation zone. The proposal appears to be consistent with the City's guiding documents and the request does not conflict with public facilities or capital improvement plans.

- B. The proposed action meets the purpose and intent of this Ordinance or in the case of a map amendment it meets the purpose and intent of the individual district.*

The rezoning request is a zoning map amendment. The purpose and intent of the C-2 district requested for the subject property is stated as follows:

This district is intended to provide for a variety of retail and service businesses serving the region, which are oriented towards motorists and require high volumes of traffic and visibility from major roads. The service area for this area will extend beyond the boundaries of Corcoran. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

The rezoning request for this property may be consistent with the purpose of the C-2 district. This general area can accommodate the purpose and anticipated uses of the C-2 district as evidenced by the existing C-2 district boundaries to the south of the subject property.

- C. There is adequate infrastructure available to serve the proposed action.*

The feasibility study confirmed there is adequate infrastructure available to serve the rezoning request.

- D. There is an adequate buffer or transition provided between potentially incompatible districts.*

Stieg Road currently acts as a delineation between the C-2 and I-1 district. This request will simply extend the C-2 district northwards across Stieg Road to encompass the subject property. The C-2 district is relatively compatible with the I-1 district and existing use of the adjacent property to the north. Rezoning the subject property to a C-2 district may arguably provide a better transition in intensity/uses to the Bellwether neighborhood to the west and the I-1 district to the north.

Preliminary Plat

Lot Standards

Assuming the City approves the CPA and rezoning components of the application, the proposed preliminary plat (entitled Red Barn Pet Retreat) should be reviewed based on the following lot standards for the C-2 district:

	C-2	Proposed (Lot 1)
Minimum lot area	1 acre	12.45 acre (1.41 acre outlot)
Minimum lot width	100 ft.	435.78 ft.
Minimum lot depth	200 ft.	959.31 ft.
Minimum Principal Structure Setbacks:		
Front, From Major Roadways*	100 ft.	200.2 ft.
Front, From all other streets	25 ft.	80+ ft.
Side/Rear	20 ft.	500 +/- ft.
Adjacent to Residential	50 ft.	380 +/- ft.
Minimum Parking Setbacks:		
Front	100 ft. 25 ft.	130 +/- ft. 27 +/- ft.
Side/Rear	10 ft.	500+ ft.
Maximum Principal Building Height	35 ft.	27 ft. +/- (est.)
Maximum Impervious Surface	80%	13.17%

*Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.

The preliminary plat shows a 12.45-acre Lot 1, a 1.4-acre Outlot A and dedication of 1.04 acres of right-of-way. The outlot is undevelopable until it is final platted as a lot. The applicant provided a ghost plat showing how the 12.45-acre Lot 1 could be subdivided in the future.

Dedication

A public street with a 60-foot right-of-way and cul-de-sac will be dedicated to the City as part of this plat. However, the applicant requests that he not be required to build the public street at this time as it will be unnecessary for the current phase of development which is limited to Lot 1. The street would be built out at the time of additional phases of development. For the interim, the applicant will construct a driveway in the public right-of-way to serve Lot 1.

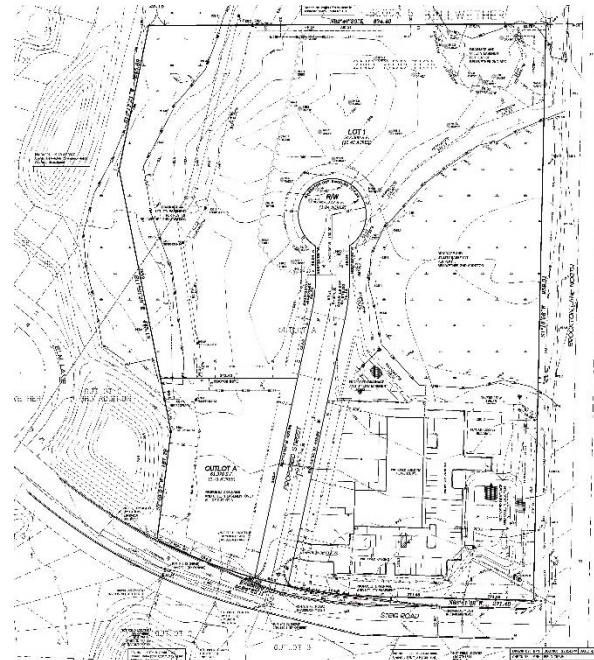


Figure 6 - Preliminary Plat of Red Barn Pet Retreat

This will require an encroachment agreement with the City. This is similar to what the City permitted for Nelson Trucking to the north, which has private drive in a public right-of-way until the public street is built with future development.

Future Development

The ghost plat shows that Lot 1 could potentially be subdivided into four lots ranging from 1.90- to 4.64-acres in size. The ghost plat appears to conform to the C-2 dimensional standards; however, staff notes that stormwater management will need to be addressed on either a development or individual basis prior to any further subdivision. The City Engineer recommends that stormwater analysis be conducted for the entire concept at this time to ensure that stormwater requirements can be met for the future streets and future development sites.

Conditional Use Permit

Commercial kennels are a conditional use in the C-2 district. Other than ongoing compliance with animal regulations as outlined in Chapter 81 of the City Code, no specific standards are outlined for commercial kennels. Section 1070.020 of the Zoning Ordinance outlines general evaluation criteria for CUPs.

A. Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.

Granting the CUP for a commercial kennel to allow the expansion of an existing business within the community aligns with the 2040 Comprehensive Plan. The CUP will support and promote an existing business that has proven to be viable and responsible for the needs of the community. The following land use goals of the 2040 Comprehensive Plan will be accomplished by granting the CUP:

- Goal 3: Create new land use opportunities to expand and diversify the City's tax base by encouraging new commercial development.
- Goal 4: Attract and encourage new light industrial, office-industrial, high tech and professional services, and maintain and expand existing businesses in Corcoran.

B. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.

The proposed conditional use will promote and enhance the welfare of the general public. The popularity of the applicant's existing business location is evident and the driving force behind the expansion to a second location. The applicant's narrative explains that many residents of the surrounding area, including Bellwether residents, rely on his services to take care of their beloved pets.

Granting the CUP for the proposed commercial kennel is not likely to be detrimental or endanger the public health, safety, morals, or comfort of the area. The applicant was intentional with the building design in the hopes of constructing a building that is reflective of Corcoran's rural character. The proposed building pad for Red Barn Pet Retreat is centrally located on the overall plat with the front entrance facing to the south. This allows the kennel to be located away from the nearby residential uses. The exterior play yards will be enclosed by a 7-foot tall privacy fence to reduce any sound created by the dogs. The company has a "no bark policy" to promote a calm and peaceful environment. This means each bark is train corrected through positive reinforcement. The applicant commits to not allowing dogs to bark uncontrolled while outside. Staff has no history of complaints related to barking related to the existing business.

- C. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impar property values within the neighborhood.*

It is unlikely the proposed commercial kennel will be injurious to the use, enjoyment, and property values of surrounding properties. As previously discussed, the applicant's site design and business model minimize sound and barking to the extent possible. The applicant has operated his business out of his home since 2017. The City is not aware of any complaints to suggest the use is injurious to the neighborhood, and there is no evidence the property values of the surrounding area are negatively affected by the business.

- D. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The large acreage (12.45) of Lot 1 allows the applicant to construct a new building and yard for his business and replicate the large trail loop that he constructed on the existing Red Barn Pet Retreat site. The site plan does not show the location of these walking trails and the plan must be updated to show the trails and updated for City approval prior to construction.

- E. *Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.*

The feasibility study completed for this project confirms utilities are available to the site. The applicant will be responsible for improvements to accommodate the site.

- At least 60% of each visible building façade must be of a Class 1 material as designated in the NE District Plan.
- No more than 10% of each visible building façade may be of a Class III material.
- Building elevations exceeding 80 ft. in length must be broken up with at least two of the following: changes in plan, changes in color, texture, materials or masonry pattern, windows or an equivalent element that breaks up the elevation.

All four building facades rely heavily on LP Smart Siding (also known as fiber-reinforced cement board siding which is a permitted Class I material and can be considered a Class I material for non-residential uses) with a thickness of ½ inch. Fiber-reinforced cement board siding with a minimum of thickness of ¼ inch is considered a Class I material for residential uses. However, the City Council can approve the use of this material on a commercial building as an “other materials of a similar quality.”

- The draft resolution allows this siding as recommended by Planning Commission. The Council should modify the resolution if they do not wish to allow this material.

Ten percent of the south elevation includes stone veneer (which is considered architectural cladding which can be a Class I material with a thickness of 5/8 inches). The north and west elevations are comprised entirely of LP Smart Siding with versetta stone incorporated as wrapping on columns.

The plans state that the east elevation includes a combination of red and grey LP Smart Siding and versetta stone wrapping the columns. The plans also show beige shakes with a mural. The applicant indicates that these shakes are LP Smart Siding. Assuming the Council approves the use of LP Smart Siding (and shakes) for this site, then the building materials comply with the NE District standards with a condition of approval added in the draft resolution that the stone veneer comply with the thickness standard of at least 5/8 inches.

All of the building elevations are broken up by the use of different colors, windows, columns, and different textures as required by the City Code.

The applicant proposes to use asphalt shingles for the large majority of the roof. The roof of the front porch overhangs on the north and south are proposed to be standing seam (metal with concealed fasteners). The proposed dark color is depicted in the renderings.

Per Section 1060.050, acceptable roofing materials for non-residential structures include asphalt shingles, wood shingles (including shake), concrete, clay, or ceramic tile roofs. Metal roofs with a pitch greater than 2:12 are permitted if the following standards are satisfied:

- Color samples shall be provided for review and approval by the City Council as part of the site plan review.
- Meets the standards of the MN State Building Code.
- Has concealed fasteners.

- Has a high-quality commercial thickness/weight.
- Has been treated with a factory applied color coating system against any fading or degradation.

The applicant must provide material details for review and approval by City staff to ensure compliance with ordinance standards. Staff believes that the building materials do combine to evoke the rural character envisioned by the NE district standards.

Architectural plans were submitted, but the building plans are missing key building code information. A condition of approval is for the applicant to submit updated architectural plans that include building code details, confirms the overall square footage, and the applicant's calculations used to inform other components of the site plan (e.g., parking and landscaping). The building floor area must be provided to ensure compliance with parking requirements.



Figure 8 - Building rendering

Future Structure

The plans show a future 4,000 sq. ft. building northeast of the main structure. No details have been provided. Accessory buildings are limited to a maximum of 1,000 sq. ft. and are not permitted in the front yard in commercial districts, so this would not be permitted as an accessory building. Section 1060.050 allows more than one principal building on a non-residential lot by conditional use only and access, parking and emergency vehicle access would all need to be addressed. Staff has concerns about access to this building as a principal use. At this time, no approval is requested or granted for this building.

Refuse

The applicant's plans indicate that an exterior trash enclosure will be provided on the north side of the east elevation, but no details have been provided. This information (e.g., details on the trash enclosure) must be provided as a condition of approval. The applicant will be expected to comply with the following standards in Section 1060.020 of the Zoning Ordinance:

- No exterior incineration of trash or garbage.
- No exterior storage of trash or garbage except in an accessory building enclosed by walls and a roof or in closed containers within a totally screened area.

Screening

The plans do not appear to show rooftop or ground mounted mechanical equipment. Based on the building plans, it is assumed that ground mounted mechanical equipment will be utilized. A condition of approval is that a screening plan be provided for such equipment that complies with Section 1060.030 of the Zoning Ordinance as well as the Screening portion of Appendix C. Specifically, utility service structures (such as utility meters, utility lines, transformers, aboveground tanks) and ground mounted mechanical equipment must be screened from off-site views utilizing a double row of landscaping, a privacy fence, or a wall that is at the same height as the structure it is screening or six feet, whichever is less to screen from off-site views. A chain link fence with slats shall not be accepted as screening.

Lighting

A lighting plan was not provided. The applicant confirmed there will be exterior lighting and has shown locations on the plans, but no details have been provided. Staff has included a condition in the draft resolution requiring submittal of a plan and details showing compliance with Section 1060.040 of the Zoning Ordinance:

- Lights shall not exceed one foot-candle as measured from the property line or the centerline of a public street.
- Lenses, deflectors, shields, louvers, or prismatic control devices shall be used to eliminate glare beyond the property line.
- Light fixtures and freestanding luminaires shall have a cutoff angle of less than or equal to 90 degrees.
- The height of a freestanding luminaire shall not exceed 30 feet or extend above the roof line of the building, whichever is less.
- Any accent lighting must be shielded.

Parking

The proposed parking lot and drive aisle complies with the following setbacks required in Section 1060.060 of the Zoning Ordinance:

Property Line	Setback
Side (north)	10 ft.
Front along CR 101 (east)	100 ft.
Front along all other roads (south & west)	25 ft.

The number of required parking stalls is based on the floor area of the building. This is to be calculated by adding up the floor area of each level minus 10% to account for stairwells and utility rooms. The gross floor area is 19,608 sq. ft. (17,647 net sq. ft).

The minimum number of off-street parking spaces based on specific contemplated uses are provided in Section 1060.060, Subd. 8 of the Zoning Ordinance. Pet boarding and pet daycare are not a specific listed use in the table. In such instances, Subd. 9 provides that the Zoning Administrator will compute the minimum requirement on the same basis as required for the most similar listed uses while also consulting off-street parking reference materials.

The applicant's site layout plan shows 61 striped parking stalls including 2 handicapped spaces. The most similar use contemplated in the Subd. 8 table appears to be "office buildings, animal clinics, medical/dental clinics." This requires one parking space for each 200 square feet of floor area with a minimum of 8 spaces required. Under this formula, a minimum of 88 parking spaces are required. Considering the drop-off nature of the facility, this number may be excessive to accommodate employees and peak hours of use. The applicant indicates that the site will have 30-55 employees with an estimated 15 employees on the largest shift.

The narrative also indicates that there will be 34 parking spaces dedicated for customer and 39 for employees (totaling 73); however, the plans only show 61 parking spaces. The applicant noted that employee parking will be on the east side of the site. The applicant indicates that the site will have overnight boarding for 115 pets, grooming, retail and training programs. Some pets will not be boarded overnight, so it is unclear from the narrative how many pets could be on site at any one time. However, staff expects the business to have peak drop off and pick up times where parking is in high demand, however, we believe that parking time is short term.

Staff reviewed the APA and other city's standards for parking at this type of facility and found the following:

- "21st Century Land Development Code" from the American Planning Association: Minimum: 1 per 300 sf GFA Maximum: 1 per 1,500 sf GFA
- Bloomington, IN: 1 space per employee on the largest shift, plus 1 space per 500 sq. ft. GFA
- St. Charles, IL: 3 spaces per 1,000 GFA
- St. Cloud, MN: 1 space per 600 sq. ft. of gross floor area
- St. Louis Park, MN: 1 space per 200 sq. feet not less than 5 stalls

Based on an analysis of other ordinances, staff believes that the proposed 61 parking stalls area reasonable for the proposed use. However, if parking does become a documented problem, it appears that additional stalls could be added to the northeast portion of the parking lot.

Parking areas with 4 or more stalls shall be screened from properties guided or zoned residential and from public streets. Screening to a height of at least 3 feet shall be provided to screen vehicle headlights. The landscaping plan does not show compliance with these requirements. The landscaping plan must be revised to show compliance with these screening requirements on the south and east sides of the parking lot.

The NE District plan has additional parking requirements that apply to the site.

- A bicycle rack is required for all non-residential uses and is shown near the front entrance. No details have been provided and staff has included that as a condition of approval.
- Parking bays must have landscaped islands at each end of the parking bay, and intermediate islands to break up bays in excess of 15 spaces in length. End landscape islands shall provide at least 360 square feet of area for planting trees, shrubs, and/or groundcovers. Intermediate landscape islands shall provide at least 180 square feet of planting area. The site plan shows compliance with these requirements; however, the landscape plan and site plan do not match and must be updated for consistency.
- When the local street serving the larger development is constructed, there should be a landscape buffer between the public sidewalk and the parking area. The buffer must consist of shade trees, low shrubs, or perennial flowers and a 3-4 ft. tall decorative fence or masonry wall. There are four trees currently shown on the landscaping in the buffer area between the eventual public sidewalk and the parking area. The landscaping plan must be revised to include more vegetation within the area that will eventually serve as the required buffer from the future sidewalk.

Signage

The building and site plans show two signs for Red Barn Pet Retreat. One wall sign on the south elevation over the primary entrance. A second monument sign in the southeast corner of Lot 1. The wall sign looks to be well within the parameters for wall signs outlined in Chapter 84.05 of the City Code. The plans do not indicate if there will be a lighting component to the sign. This would be reviewed with the eventual sign permit application and must meet the lighting and brightness standards in Chapter 84.04 (8). The east elevation has what appears to be a mural. A mural is permitted as it is not considered a sign, however, a logo would be considered a sign and would not be permitted. Additional details will be required as part of the building permit.

The applicant confirmed plans for the monument sign to be identical to the monument sign at current business. This does include an external shielded light that is allowed if it complies with the lighting and brightness standards. The sign is allowed to be a maximum of 64 sq. ft. and a maximum of 16 ft. high. The sign appears to comply.

The location of the freestanding sign is shown in a drainage and utility easement and may need to be adjusted as the applicant works through landscaping, parking and stormwater. An encroachment would be required to allow the sign in the easement. There should be plenty of space to accommodate the sign as only a 10 ft. setback from all property lines is required. Compliance with all sign regulations will be confirmed with the submittal of a sign permit.



Figure 9-Existing Freestanding Sign at 19520 Stieg Road

Streets and Access

Access to the site would be provided via a new 60-foot wide public street right-of-way from Stieg Road. The applicant would construct a private driveway in the ROW and defer construction of the public street until development of Outlot A or further subdivision of Lot 1 is proposed. This is similar to the private improvements allowed in a public right-of-way or dedicated public street easement for Park Place Storage and Nelson International. The private improvement will require a formalized encroachment agreement.

While the interim driveway location is allowable as shown, staff strongly recommended that the applicant consider relocating the driveway access for Red Barn Pet Retreat further north (as far north as can be accommodated) to plan and allow for better stacking, site circulation and business operations into the future as the other sites are developed. The applicant chose to keep the driveway in the current location, The applicant will be required to comply with all technical requirements of the attached Engineering Memo.

The feasibility study completed for this project identified the need for the applicant to construct a westbound right turn lane on Stieg Road and restripe an eastbound left turn lane on Stieg Road. These improvements are shown on the plans; however, restriping of the westbound left turn lane will not be required at this time. The Engineering Memo further details additional requirements to finalize the plans for the turn lanes.

Since there is only one access point for the site and the parking lot along the eastern portion of the building exceeds 150 ft., a turnaround for emergency vehicles is required. The plans comply.

Hennepin County has reviewed the plans is requesting a 10-foot trail easement adjacent to Brockton Lane (CSAH 101) and dedication of a 25 ft. x 25 ft. triangle of right-of-way at the NW corner of Stieg/CSAH 101 to accommodate utilities and preserve sight lines. Staff has included compliance with the County memo as a condition of approval.

Public Safety

Public safety reviewed the plans and provided comments. The fire chief also provided comments that must be addressed and are included as conditions of approval.

Stormwater

An Engineering Memo dedicated to stormwater is attached to this report. There are several technical aspects within the memo that must be resolved for the project to move forward. Compliance with this memo is a condition of approval. The NE District also requires non-residential uses to submit a Chloride Management Plan. This is included as a condition of approval in the draft resolution.

Wetlands

A wetland delineation was completed for this property on June 14, 2018 as a part of the delineation completed for Bellwether. Since wetland delineations are only good for five years, the applicant applied for and was granted an extension until July 18, 2028.

Drainage and utility easements were provided over the wetlands and buffers as part of the Bellwether 2nd Addition plat and are shown on the preliminary plat. Wetland buffer monuments are required per Section 1050.010 of the Zoning Ordinance, but these are not shown on the certificate of survey or preliminary plat. The preliminary plat must be revised to show permanent wetland buffer monuments to be installed at each lot line where it crosses a wetland buffer, and where needed to indicate the contour of the buffer, with a maximum spacing of 200 feet of wetland edge. This has been included as a condition of approval. As stated in the Engineering Memo, the applicant will be required to submit a plan for staff review that identifies wetland buffers including which buffers the applicant believes may qualify as an existing buffer as well as which buffers will need to be established with the project and how this will be accomplished.

The plans must be updated to show the 15 ft. structure setback from the edge of the wetland buffer. This setback will apply to the turf pet area, fence, concrete pavement, and building. Wetland buffer, wetland buffer setback and wetland buffer signs for all wetlands must be shown on the plans. This is included as a condition of approval.

Resiliency Strategies

All developments within the Northeast District are required to choose three resiliency strategies. The applicant's narrative did not explain which three are intended to be incorporated into the plans. Based on review, it appears the applicant may be close to achieving the following strategies:

- Xeriscaping
- Rain gardens/Bioretention Systems
- Landscaping with Native Species

However, the landscape plan does show enough information to ensure compliance with ordinance standards and must be updated to ensure compliance. The plans must include:

1. Planting Schedule (table) containing:
 - a. Symbols.
 - b. Quantities.
 - c. Common names.
 - d. Botanical names.
 - e. Sizes of plant material.
 - f. Root specification (bare root, balled and burlapped, potted, etc.).
 - g. Special planting instructions.
 - h. Seed mix for different planting areas clearly defined.
2. Location, type and size of all existing significant trees to be removed or preserved.
3. City of Corcoran Planting details.
4. Typical sections of landscape islands and planter beds with identification of materials used.
5. Details of planting beds and foundation plantings.
6. Note indicating how disturbed soil areas will be restored through the use of sodding, seeding, or other techniques.
7. Delineation of both sodded and seeded areas with respective areas in square feet.
8. Coverage plan for underground irrigation system.

As part of the landscaping plan revisions, the applicant must specify the tree and shrub species proposed to verify the selection will satisfy the xeriscaping and native species requirements as outlined in Appendix C. It appears the south pond is proposed to be a rain garden/bioretention system, but additional details are required. This is included as a condition of approval.

Utilities

The Engineering Memo identifies a number of technical items related to municipal sewer and water for the site that must be addressed as the project moves forward in the review process. There are existing trunk sanitary sewer lines that run through the

northwest corner of the development. The applicant will be responsible for either connecting to one of the trunk sewer manholes or the sewer stubs provided for the lot along Stieg Rd. The plans must be revised to show the existing easement for the trunk sewer line on the site. A 12" trunk watermain line is available along the northern property line and a water stub is provided at Stieg Road. To accommodate the future development plan, the watermain must be looped through the site. The anticipated timeline for Corcoran's water supply system to be operational is the end of 2024, but this date is subject to change. Until then, water would either need to be provided by the City of Maple Grove through an amendment to the existing water agreement with the City of Corcoran, or the applicant will be responsible for providing their own water supply and fire suppression system.

The City of Maple Grove did provide comments that they would be willing to consider an amendment to the water supply contract with "provisions that the City of Corcoran share the cost of a signal at Stieg Road when it is warranted, and to fully construct the left-turn-limiting improvements at 101st Avenue at the same time". City staff is concerned about taking an escrow from the developer for a project that is not scheduled for construction.

If water cannot be provided through Maple Grove and the applicant wishes to develop prior to Corcoran water being available, a private well would need to be constructed to service the site on an interim basis and the applicant will be responsible for verifying the well can support a fire suppression system. Corcoran fees will still apply with the interim use of a private well. This would require a variance to allow development on a private well in advance of municipal water being available and this could be processed with the final plat application. The applicant indicated that he plans to request a variance to use a private well until Corcoran water is available.

Policy Question

The applicant requested that the trunk area lateral charges (TLAC) and connection changes be deferred for water because he is not able to connect to municipal water and it. During a conversation with the applicant last week, he requested that it be deferred for both water and sewer. Sanitary sewer is currently available to the site and staff does not recommend deferring the sanitary sewer charges.

TLAC charges are based on the pre-development net acreage. The developer has not provided that acreage, but for the purposes of this discussion let's assume that is 10 acres on this 12.45-acre Lot 1. Outlot A would be subject to the charges in place at the time the outlot is final platted.

- The combined Watermain & Raw Water and Treatment & Storage TLAC is \$37,121.09 per acre (an estimated \$371,210.90 for this site). This is due when the final plat is released for recording.
- The Sewer TLAC is \$7,526.31 per acre (an estimated \$ 75,263.10 for this site). This is due when the final plat is released for recording.

- The total TLAC due would be approximately \$446,474.00 prior to any oversizing credits that may be available.
- The applicant has not yet obtained a SAC determination from the Metropolitan Council. Water connection charges would be \$1,294 per unit and the Sewer connection charges would be \$1,280.00 per unit.

Staff discussed options and conferred with the City attorney. We have identified four options in order of staff preference:

1. Pay the sewer and water TLAC with the final plat and the sewer and water connection charges at building permit per the adopted fee schedule as required by City ordinance.
2. Pay the sewer TLAC with the final plat, pay the sewer connection charges at building permit and defer water TLAC fees and connection charges until the Corcoran water is available (estimated December 2024). The applicant will not have access to municipal water until the water treatment plan and well are online, so a private well will be required to serve the building (and provide fire suppression) until municipal water is available. *This option was used for the Nelson International project directly to the north of this site as allowed by Chapter 51.030, Subd. 1.1.2.*
3. Ordinance Amendment and Assessment Deferral. The Council could modify the City Code Chapter 51, subd. 1.4 to allow landowners to defer costs through an assessment agreement in circumstances beyond the hardship standards outlined in MN Stat. §435.193-195 . This would be an ordinance amendment and an assessment policy that includes standards for when the City would consider deferment of fee payment. This option allows the City to develop an assessment policy that would treat all landowners equitably. This is a way for the City to help finance developers. If the Council chooses to defer payments for this applicant, the City must establish standards and be aware that other developers will likely wish to pursue this option. We need to ensure it does not provide unfair advantage to one developer over another.
4. Assessment Agreement for Deferral. The City does not have an assessment policy that allows deferment of TLAC and connection charges for new development. If the City Council is interested in this option, staff would recommend developing an assessment policy with a 5-year assessment agreement at 4.74% interest rate (3.74% water treatment plant bond + 1%). An assessment policy would need to develop standards for when the TLAC charges and connections charges could be deferred.

Under the current City Code standards in Chapter 51 (Regulating Public Sanitary Sewer And Water Within The City Of Corcoran), the Council would have to find that the applicant qualified for a deferral under Section 51.030, subd 1.4 (hardship). That section references MN Stat. §435.193-195 which discusses

hardship deferrals on assessment project for senior or disabled persons or those on active military duty. It largely focuses road assessment projects and homestead property. However, part (b) of 435.193 allows for a broader hardship determination “on the basis of exceptional and unusual circumstances.” Staff still believes this provision is for homestead properties and does not clearly allow this process for non-homestead properties like Red Barn. If the Council is interested in granting a hardship exception, City staff could be directed to work with the City Attorney to draft a policy. The policy could memorialize the unique circumstances with the Maple Grove water agreement and the fact that municipal water will likely be available in 15-18 18 months. A policy would also want to identify any other factors that would be considered unique. The City would want to be very thoughtful in what would be considered a “unique” hardship (if any) to minimize the use of a deferral. This should only be considered if Council truly believes that this developer’s circumstances are different from every other developer and landowner.

Park Dedication

The 2040 Comprehensive Plan shows two on-road trails (Stieg Road and County Road 101) and one off-road trail in the vicinity of this site. The off-road trail was previously dedicated with Bellwether. The on-road trails along County Road 101 are factored into the required right-of-way to be dedicated as part of the plat. A 10 ft. trail easement shall be provided over the 10 ft. drainage and utility easement along Stieg Road. On-road trails do not count towards a park dedication credit due to their location within ROW or a public easement.

This subdivision requires park dedication with the creation of a new commercial lot. Staff and the Parks and Trails Commission recommend park dedication be provided as cash-in-lieu of land. Park dedication is calculated based on the net acreage of the lot and the applicant must provide this information with the final plat application. The estimated park dedication based on the 2023 fee schedule and the gross acreage of Lot 1 is expected to be \$73,031.70 (12.49 acres x \$5,866) but will be less when calculated on the net acreage. Park dedication will be due prior to the issuance of a building permit. Park dedication for Outlot A will be due when it is re-platted for future development.

Landscaping

Section 1060.070 of the Zoning Ordinance requires non-residential uses to provide the following landscaping:

- One overstory tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater.
- One understory shrub for each 300 square feet of building or one tree per 30 lineal feet of site perimeter, whichever is greater.



Figure 10 - Landscape Plan

	Site perimeter	Building area
Area	4,118.97 feet	19,608 sq. ft.
One overstory tree per 1,000 square feet of gross building floor area or one tree per 50 lineal feet of site perimeter, whichever is greater.	82	20
One understory shrub for each 300 square feet of building or one per 30 lineal feet of site perimeter, whichever is greater.	137	65
Total	219	85

The applicant's landscape plan shows 35 overstory trees, 6 understory trees and 111 shrubs. Three understory trees can be substituted for overstory trees bringing the total to 37 overstory trees. The plans also notes that the plan will preserve 28 mature trees, but those trees are not shown on the plans.

Staff believes that since the large lot is planned for future subdivision, it would be reasonable to allow less than the 82 trees and 137 shrubs required on site based on the larger site perimeter calculation. As noted previously, the plans must be updated to provide shrubs along south and east side of the parking lot to screen headlines. This will likely require at least 111 shrubs and possibly more. Staff supports the 37 overstory trees and a minimum of 111 shrubs for this site if all other screening requirements are met.

- The City Council should discuss and provide a recommendation.

All landscaping should be moved outside of the drainage and utility easements and County right-of-way.

The NE District Plan has additional landscaping requirements that apply to this site. A full complement of hardy overstory, ornamental, and evergreen trees as well as shrubbery and ground covers are required. Alternatives to traditional lawns are encouraged. The applicant’s turf establishment plan appears to show the majority of the site to be seeded with a turfgrass mix with incorporation of a native grass mix with the stormwater ponding. This appears to comply with the desire of the NE District Plan, but no details have been provided. A maintenance plan must be provided for the native prairie plantings for approval by the City, which is a condition of approval. This is in addition to requirements for the wetland buffers.

The NE District has a preferred trees list. The applicant’s landscaping plan utilizes Black Hills Spruce and maples which are preferred species, but other selected materials are not. The plans must be updated to select from the species list in Appendix C. It is possible that the maple, flowering crab trees and shrubs indicated on the landscaping plan may also be a preferred species, but the exact species would need to be identified. Regardless, specification of the exact species is a requirement of the landscaping plan requirement, particularly to confirm that no more than 33% of the required number of plantings are from a single species. This is included as a condition of approval.

Buffer Yard

Per the newly adopted buffer yard standards, a buffer yard is required when a “developing” property is adjacent to or across a local street from property in a less intensive zoning district. Proposed Outlot A is adjacent to the Bellwether development, but Outlot A is being reserved for future development. Lot 1 that is to be developed is not directly adjacent to the Bellwether development. Therefore, compliance with the buffer yard standard should be reserved for redevelopment of Outlot A when it includes proposed development adjacent to Bellwether. At that time, a “B” buffer yard class would be applied since RSF-3 would be the closest single-family residential zoning district to the Bellwether Planned Unit Development. A “B” buffer yard class can be satisfied in the following ways:

Width	Overstory Plantings ₁	Understory Plantings ₁	Shrubs or Tall Native Prairie Plantings _{1, 2}	Structures
10'	1	4	6	Min. 4' fence ₃
20'	3	6	9	None
20'	1	2	3	Min. 4' fence ₃
30'	2	4	12	None
30'	1	2	4	Min. 4' fence ₃

₁ Per 100 feet of distance.

₂ Requirement must be met by shrubs, tall native prairie plantings, or a combination deemed acceptable by the City.

₃ Fence are subject to requirements in Section 1060.080

6. Summary

The applicant is requesting approval of a CPA, rezoning, preliminary plat, CUP and site plan to develop Red Barn Pet Retreat. If approved the next steps would be:

- a. City staff will submit the CPA to the Metropolitan Council for review.
- b. Once the review is completed, the applicant can submit a request for a final plat and a variance to allow development in advance of municipal water. The development contract and encroachment agreement would be approved with the final plat.

The Council should provide direction on the Policy Issue related to utility charges discussed on pages 19 and 20 of this report. Staff has provided four options for consideration. If the City Council wishes to consider deferring payment of TLAC and/or connection charges in certain circumstances, they should direct staff to prepare an assessment policy for City Council review at a future meeting date. This policy would need to be adopted prior to approving a final plat and development agreement to defer payment and assess those costs for any property owner.

7. Recommendation

Move to adopt the following as recommended by Planning Commission:

- a. Resolution 2023-82 Approving the Comprehensive Plan Amendment
- b. Ordinance 2023-502 Rezoning Property from I-1 to C-2
- c. Resolution 2023-83 with Findings of Fact for Rezoning
- d. Resolution 2023-84 Approving the Preliminary Plat
- e. Resolution 2023-85 Approving the Site Plan and Conditional Use Permit

Approval of the resolution approving the Comprehensive Plan Amendment requires a 4/5 vote. Approval of all other resolutions and the ordinance requires a 3/5 vote.

Attachments:

1. Resolution 2023-82 Approving the Comprehensive Plan Amendment
2. Ordinance 2023-502 Rezoning Property from I-1 to C-2
3. Resolution 2023-83 with Findings of Fact for Rezoning
4. Resolution 2023-84 Approving the Preliminary Plat
5. Resolution 2023-85 Approving the Site Plan and Conditional Use Permit
6. Location Map
7. Hennepin County Natural Resources Map
8. Applicant's Narrative received 08/18/23
9. Certificate of Survey dated 03/28/2023
10. Preliminary Plat "Red Barn Pet Retreat" dated 08/17/2023
11. Civil Plans dated 08/18/2023
12. Landscape Plan dated 08/19/23
13. Building Plans dated 5/10/2023
14. Building Renderings
15. City Engineer's Preliminary Plat Memo dated 08/29/2023

16. City Engineer's Stormwater Memo dated 08/29/2023
17. Public Safety Memo dated 5/11/2023
18. Fire Chief comments dated 08/22/23
19. Hennepin County Comments dated 06/01/23
20. Maple Grove comments dated 05/26/23
21. Letters and Emails from residents and customers

RESOLUTION NO. 2023-82

Motion By:
Seconded By:

**APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR “RED BARN PET RETREAT”
AT THE NORTHWEST CORNER OF STIEG ROAD AND COUNTY ROAD 101 (PID 01-119-
23-44-0045) (CITY FILE 23-008)**

WHEREAS, Daniel Benjamin (“the applicant”) requested a Future Land Use plan amendment to re-guide approximately 15 acres from Light Industrial to Commercial on land legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the requested amendments at a duly called Public Hearing and recommends approval;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council approves the request for a comprehensive plan amendment for the above referenced parcel, based on the following findings and subject to the following conditions:

1. The amendment will allow for new opportunities not previously considered by the 2040 Comprehensive Plan including providing a better transition from the lower intensity residential use to the west of the referenced parcel to the existing and contemplated light industrial uses north of the referenced parcel.
2. Reclassifying this site is needed to allow reasonable development of the site that responds to current market conditions.
3. Development of the site as part of the larger development will facilitate other planned infrastructure improvements, including stormwater improvements, sanitary sewer extension, municipal water extension and transportation improvements that will have regional benefits.
4. With the planned infrastructure improvements developed with this project, there is adequate public infrastructure planned to serve the site.
5. The amendment is consistent with the goals of the Comprehensive Plan as it will support the growth of an existing business within the community and will support the job creation goal of the Northeast District.

RESOLUTION NO. 2023-82

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 28th day of September 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2023-82

ATTACHMENT A

Outlot A, BELLWETHER 2ND ADDITION, Hennepin County, Minnesota.

ORDINANCE NO. 2023-502

Motion By:
Seconded By:

AN ORDINANCE AMENDING TITLE X (ZONING ORDINANCE) OF THE CITY CODE TO CLASSIFY CERTAIN LAND LOCATED AT THE NORTHWEST CORNER OF STIEG ROAD AND COUNTY ROAD 101 (PID 01-119-23-44-0045) (CITY FILE NO. 23-008)

THE CITY OF CORCORAN ORDAINS:

Section 1. Amendment of the City Code. Title X of the City Code of the City of Corcoran, Minnesota, is hereby amended by changing the classification on the City of Corcoran Zoning Map from Light Industrial (I-1) to Community Commercial (C-2), on land legally described as follows:

See Attachment A

Section 2. Effective Date. This amendment shall take effect upon adoption of the resolution approving the final plat for this project.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 28th day of September 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

ORDINANCE NO. 2023-502

ATTACHMENT A

Outlot A, BELLWETHER 2ND ADDITION, Hennepin County, Minnesota.

RESOLUTION NO. 2023-83

Motion By:
Seconded By:

**APPROVING FINDINGS OF FACT FOR REZONING FOR PROPERTY LOCATED AT THE
NORTHWEST CORNER OF STIEG ROAD AND COUNTY ROAD 101 (PID 01-119-23-44-
0045) (CITY FILE NO. 23-008)**

WHEREAS, Daniel Benjamin (“the applicant”) requested approval to rezone approximately 15 acres of land legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the request at a duly called Public Hearing and recommends approval, and;

WHEREAS, the City Council adopted an ordinance rezoning the affected parcels from Light Industrial (I-1) to Community Commercial (C-2);

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it approves the request for the reclassification of the property, based on the following findings and conditions:

1. Rezoning the referenced parcel to C-2 is not in conflict with the Comprehensive Plan. The rezoning will move forward the goal of the Comprehensive Plan to create new land opportunities while expanding and diversifying the City’s tax base. The rezoning is consistent with the underlying goal of the Northeast District to serve as a job creation zone. The plan incorporates the trail, park and street connections anticipated within the site.
2. The rezoning meets the purposes and intent of the individual district. The purpose and intent of the proposed C-2 district is to provide a variety of retail and service businesses serving the region, which are oriented towards motorists and require high volumes of traffic and visibility from major roads. The general vicinity of the subject property can accommodate the purpose and anticipated uses of the C-2 district as evidenced by the existing C-2 district boundaries to the south of the subject property.
3. There is adequate infrastructure available to serve the proposed action as confirmed in a feasibility study completed in February 2023.
4. There is an adequate buffer or transition provided between potentially incompatible districts. The C-2 district will provide a better transition in intensity and uses between the Bellwether development to the west and the light industrial uses to the north whereas such a transition is unlikely if the subject property were developed for light industrial uses based on the existing zoning for the property.

RESOLUTION NO. 2023-83

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 28th day of September 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2023-83

ATTACHMENT A

Outlot A, BELLWETHER 2ND ADDITION, Hennepin County, Minnesota.

RESOLUTION NO. 2023-84

Motion By:
Seconded By:

**A RESOLUTION APPROVING A PRELIMINARY PLAT FOR “RED BARN PET RETREAT”
ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF STIEG ROAD AND
COUNTY ROAD 101 (PID 01-119-23-44-0045) (CITY FILE NO. 23-008)**

WHEREAS, Daniel Benjamin (“the applicant”) requests approval of “Red Barn Pet Retreat” a commercial subdivision on property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the plan at a duly called Public Hearing and recommends approval;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a preliminary plat, subject to the following conditions:

1. A preliminary plat is approved to create one lot and one outlot for “Red Barn Pet Retreat” in accordance with the plans and application received by the City on April 18, 2023 and revisions received on May 10, 2023 and August 18, 2023, except as amended by this resolution.
2. Approval is contingent upon City Council approval of the comprehensive plan amendment and rezoning for “Red Barn Pet Retreat.”
3. The applicant shall comply with all requirements of the City Engineer’s Plat Review Memo and City Engineer’s Stormwater Memo dated August 29, 2023.
4. The applicant shall comply with all requirements of the Public Safety Memo dated May 11, 2023 and the fire chiefs comments dated August 22, 2023.
5. The applicant shall comply with the Hennepin County comments dated June 1, 2023, including dedication of right-of-way and easements.
6. If water services from Maple Grove cannot be provided prior to the availability of Corcoran’s water supply, the applicant must:
 - a. Provide a private well permitted with the Minnesota Department of Health.
 - b. Review fire suppression plan with the building official.
 - c. Apply for an receive a variance to allow development in the MUSA in advance of municipal water service
7. Prior to submittal of the final plat, the applicant must provide revised plans showing the following:
 - a. Change “Steig Road” to “Stieg Road.”
 - b. Show C-2 district standards on the preliminary plat.

RESOLUTION NO. 2023-84

- c. A 10-foot trail easement over the drainage and utility easement along Stieg Road for both Lot 1 and Outlot A.
 - i. The easement must be shown on the preliminary plat.
 - ii. The easement must be provided in recordable form.
 - d. Locations of the wetland buffer, wetland buffer setback and monuments as required in Section 1050.010, Subd. 7 of the Zoning Ordinance.
 - e. All utility facilities, including but not limited to telephone, CATV, natural gas and electric power, shall be located underground. Underground service connections to the street property line of each platted lot shall be installed at the subdivider's expense.
8. Prior to release of final plat for recording, the applicant shall enter into the following:
 - a. A development agreement.
 - b. An encroachment agreement for any site improvements within City right-of-way or easements.
 - c. Stormwater maintenance agreement.
 9. All permanent wetland buffer monument signs must be erected along the wetland buffer line as required by Section 1050.010, Subd. 7 of the Zoning Ordinance.
 - a. Wetland signs must be purchased from the City.
 - b. Wetland signs must be installed on treated 4x4 wooden posts.
 - c. Wetland buffer signs must be installed prior to issuance of building permits.
 - d. The installation of the wetland monument buffer signs according to the approved plan must be certified by a registered land surveyor.
 - e. Wetland buffers must be planted and inspected by the City prior to issuance of building permits.
 - f. Where buffer areas are not vegetated or have been disturbed within the last 10 years, such buffer areas shall be replanted and maintained according to the standards in Section 1050.010 Subd. 8(C) of the Zoning Ordinance.
 - i. If existing wetland buffers are proposed to remain, the City's wetland buffer specialist must inspect and confirm existing buffers are undisturbed and in an acceptable condition prior to submittal of the final plat application (if applicant proposing to maintain existing wetland buffers).
 - g. Wetland buffers, buffer setbacks, plantings, seeding areas, and monument signs shall be shown on the landscape plan, site plan, grading plan and utility plan.
 - h. A drainage and utility easement must be placed over all wetland and wetland buffer.
 10. Park dedication shall be satisfied by cash-in-lieu of land. Park dedication will be based on the park dedication ordinance in place at the time the final plat is approved.
 - a. Park dedication is required based on the finding that the development will add one new commercial property to the City.
 - b. Employees of the commercial development will need and enjoy access to nearby existing and future trails that do not exist today as guided by the Comprehensive Plan.

RESOLUTION NO. 2023-84

- c. Cash-in-lieu of land will be used only for the acquisition and development of parks recreational facilities, playgrounds, trails, wetlands, or open space based on the approved park plan in the Comprehensive Plan.
 - d. Park dedication funds will be collected at the time of final plat in accordance with the City Code requirements. Code stipulates a dedication requirement of 4% of land or equivalent market value in cash.
 - e. The applicant must provide gross acreage and pre-development net acreage for Lot 1 so that park dedication can be calculated.
11. Approval shall expire within one year of the date of approval unless the applicant has filed a complete application for approval of the final plat.

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 28th day of September 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2023-84

ATTACHMENT A

Outlot A, BELLWETHER 2ND ADDITION, Hennepin County, Minnesota.

RESOLUTION NO. 2023-85

Motion By:
Seconded By:

A RESOLUTION APPROVING A SITE PLAN AND CONDITIONAL USE PERMIT FOR A DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF STIEG ROAD AND COUNTY ROAD 101 (PID 01-119-23-44-0045) (CITY FILE NO. 23-008)

WHEREAS, Daniel Benjamin (“the applicant”) requests approval of a site plan and conditional use permit for “Red Barn Pet Retreat,” a commercial development on property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the plan at a duly called Public Hearing and recommends approval;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a site plan and conditional use permit, subject to the following conditions:

1. A site plan and conditional use permit are approved to allow for the construction of building addition as shown on the application received by the City on April 18, 2023 and revisions received on May 10, 2023 and August 18, 2023, except as amended by this resolution.
2. Approval is contingent upon City Council approval of the comprehensive plan amendment, rezoning and preliminary plat for “Red Barn Pet Retreat.”
3. No approval is granted or implied for the future 4,000 sq. ft. building shown on the plans.
4. The Red Barn driveway location off the future public street should be located as far north as possible to allow for better stacking, site circulation and business operations into the future as the other sites are developed. The applicant will be required to comply with all technical requirements of the attached engineering memo, public safety memo and fire memos.
5. The Council finds that the parking plan with 61 parking stalls, where 88 stalls would be required for a similar use, is adequate for the use as described based on the findings in the staff report. However, if the City documents a parking problem on site, the applicant will be required to add additional parking on site to address demand.
6. Stormwater plans must be approved by Elm Creek Watershed Management Organization.
7. No approval is granted or implied for the future 4,000 sq. ft. building shown on the plans.
8. A conditional use permit is approved to allow a commercial kennel subject the following conditions and findings:

RESOLUTION NO. 2023-85

- a. Business operations must continuously remain in compliance with Chapter 81 (Animals) of the City Code.
- b. Business operations must be contained to Lot 1 of the “Red Barn Pet Retreat” plat.
- c. The site design must be revised to satisfy standards for emergency services.
- d. Dogs and animals shall not be allowed to continuously make repetitive sounds (e.g., barking) for extended periods of time while outside.
- e. Applicable criteria are satisfied as outlined in Section 1070.020 (Conditional Use Permits) of the Corcoran Zoning Ordinance.
 - i. The use complies with the Comprehensive Plan, including public facilities and capital improvement plans. Granting the conditional use permit will support the expansion of an existing business that is proven to be viable and responsible for the needs of the community. This satisfies Goal 3 and Goal 4 of the Land Use chapter in the 2040 Comprehensive Plan.
 - ii. The establishment and ongoing use of the commercial kennel will promote the general public welfare by meeting the pet care needs of the surrounding residents and community. The intentional design of the building reflects Corcoran’s rural character and pushes the building as far southeast from the nearby residential area as doable for the overall site design. The exterior play yards will be enclosed by a 7-foot tall privacy fence to significantly reduce any sound created by the dogs. The company has a “no bark policy” to promote a calm and peaceful environment. The applicant commits to not allowing dogs to bark uncontrolled while outside.
 - iii. The commercial kennel will not be injurious to the use, enjoyment, and property values of surrounding properties. The site design and business model minimize sound and barking to the extent possible. The applicant has operated his business out of his home since 2017. The City is not aware of any complaints to suggest the use is injurious to the neighborhood, and there is no evidence the property values of the surrounding area are negatively affected by the business.
 - iv. The establishment of the commercial kennel with the above listed conditions will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
 - v. Adequate public facilities can be reasonably provided to accommodate commercial use as confirmed in the feasibility study completed for the project. The applicant shall be responsible for improvements to accommodate the site. Reasonable modifications to the site design as required above will allow for emergency services to navigate the site.

RESOLUTION NO. 2023-85

- vi. The conditional use conforms or can reasonably conform with modifications included as conditions of approval, to the regulations of the C-2 zoning district and the Northeast District.
 - vii. The commercial kennel and site can reasonably conform to performance standards as specified by the Zoning Ordinance with required modifications to the submitted plans.
9. Trees, ponds, curb, retaining walls and other private improvement shall be located outside of the public street easement and drainage and utility easement.
- a. If the City determines that encroachments are necessary, the applicant will be required to enter into an encroachment agreement with the City.
10. All signage must comply with the standards in Chapter 84 of the City Code and a sign permit for each sign prior to construction of the signs.
11. The Council approves fiber-reinforced cement board siding with a minimum thickness of ¼ inch lap and shake with a thickness of ½ inch to be used as a Class I material for this commercial building to satisfy the building standards of the Northeast District Plan and Design Guidelines.
12. Prior to approval of the final plat, the plans must be revised to show the following:
- a. The plans must change “Steig Road” to “Stieg Road.”
 - b. Confirmed impervious surface calculations.
 - c. The location of all trails on Lot 1 must be shown on the plans to ensure compliance with all setbacks. If grading is required for the trails, they must be shown on the grading plan as well.
 - d. Sheet 3 of the civil drawings shows a 20-foot setback along CSAH 101 where 100 feet is required and must be updated.
 - e. Utility plan must correctly label Outlot A and Lot 1.
 - f. Bike rack details.
 - g. Fence details.
 - h. Details for refuse storage must be provided.
 - i. Show the storage location on the plans.
 - ii. Refuse storage must comply with Section 1060.020 of the code.
 - i. Placement of mechanical equipment and/or utility service structures.
 - i. These items must be screened in compliance with Section 1060.030 and Appendix C in the Zoning Ordinance.

RESOLUTION NO. 2023-85

- j. A lighting plan must be submitted for any exterior lighting. This must be in compliance with Section 1060.040 of the Zoning Ordinance. Light fixture details must be provided.
- k. The parking must be modified as follows:
 - i. Screening of at least 3 feet in height must be provided on the entirety of the south and east portion of the parking lot to screen vehicle headlight from public streets.
 - ii. The parking lot layout is inconsistent between the site layout and landscaping plans. All plans must be revised for consistency.
- l. The landscaping plan must be modified as follows:
 - i. Revised to provide details as required in Section 1070.050, Subd. 6(E) of the Zoning Ordinance.
 - ii. A minimum of 35 overstory trees, 6 understory trees and 111 shrubs trees are required and must be shown on the landscaping plan.
 - iii. Specific species must be identified. No more than 33% of the required trees can be of the same species. Species must comply with the planting list in Appendix C.
 - iv. More vegetation should be placed within the area that will eventually serve as the required buffer from the public sidewalk along the future roadway. The buffer must consist of shade trees, low shrubs, or perennial flowers and a 3-4 ft. tall decorative fence or masonry wall.
 - v. Bio-retention pond details must be provided.
 - vi. Wetland buffers, plantings, seeding areas, and monument signs shall be shown on the landscape plan.
 - vii. A maintenance plan must be submitted for native grasses.
 - viii. An establishment and maintenance plan for the wetland buffer must be submitted.
 - ix. Lawn sprinklers/irrigation systems (if provided) shall all have rain sensors to limit unnecessary watering.
 - x. City landscape details must be provided in the plans.
 - xi. Landscape plans must be signed by a landscape architect.
 - xii. The turf plan and landscape plan do not match and must be updated to ensure consistency with each other and with City standards.
- m. A chloride management plan must be submitted for approval.
- n. Details must be provided to confirm the presence of three resiliency strategies.
- o. Updated architectural plans must be submitted that reflect the following:
 - i. Thickness of the stone veneer utilized on the building plans is at least 5/8 inches.
 - ii. Building code details.
 - iii. Building square footage.
 - iv. Calculations used to inform parking and landscaping requirements.
 - v. Materials details, samples and color palette to ensure compliance with the code.

RESOLUTION NO. 2023-85

13. The applicant must enter into an encroachment agreement for the private driveway within the City right-of-way.
14. The applicant must connect to municipal sanitary sewer.
15. If water services from Maple Grove cannot be provided prior to the availability of Corcoran's water supply, the applicant must:
 - a. Provide a private well permitted with the Minnesota Department of Health.
 - b. Review fire suppression plan with the building official.
 - c. Apply for an receive a variance to allow development in the MUSA in advance of municipal water service
16. As part of the final plat application, the applicant must enter into a Developers Agreement to cover the public and private improvements for the project. This must be executed by the developer and the City, financial guarantees in place and fees paid.
17. A building permit is required prior to beginning construction.
18. FURTHER, the following conditions must be met prior to issuance of building permits:
 - a. Record the approving final plat, resolutions and associated documents with Hennepin County and provide proof of recording to the City.
 - b. The applicant shall submit any and all necessary permits to the watershed and receive approval and provide proof of permits to the City.
 - c. Plans must be submitted to confirm the metal roof material for the front porch overhang meets the following standards:
 - i. Compliance with the MN State Building Code.
 - ii. Has a high-quality commercial thickness/weight.
19. FURTHER, the following conditions must be met prior to release of remaining escrow:
 - a. Any request for the City to inspect the required landscaping in order to reduce financial guarantees must be accompanied by recertification/verification of field inspection by the project Landscape Architect. A letter signed by the project Landscape Architect verifying plantings (including wetland and pond buffers) have been correctly installed in compliance with the plans and specifications will suffice.
 - b. Any request for the City to inspect the required pond and wetland buffers in order to reduce financial guarantees must be accompanied by a recertification/verification of field inspection by the project Landscape Architect. A letter signed by the Landscape Architect verifying buffers have been correctly seeded in compliance with the plans and specifications will suffice.
20. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

RESOLUTION NO. 2023-85

VOTING AYE

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan
- Vehrenkamp, Dean

VOTING NAY

- McKee, Tom
- Bottema, Jon
- Nichols, Jeremy
- Schultz, Alan, Jeremy
- Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 28th day of September 2023.

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal

RESOLUTION NO. 2023-85

ATTACHMENT A

Legal Description Prior to Subdivision:

Outlot A, BELLWETHER 2ND ADDITION, Hennepin County, Minnesota.

Anticipated Legal Description Upon Subdivision:

Lot 1, RED BARN PET RETREAT ADDITION, Hennepin County, Minnesota.



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288

E-mail - general@corcoranmn.gov / Web Site - www.corcoranmn.gov

Memo

To: Planning (Planners Lindahl and Davis McKeown)
From: Lieutenant Burns
Date: May 11, 2023
Re: City File 23-008 Red Barn Pet Retreat
Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, and Site Plan

A Public Safety plan review meeting was held on December 7, 2022 to review concept plans received by the City on November 22, 2022 for Red Barn Pet Retreat. In attendance were: Lieutenant Ryan Burns, Planner Davis McKeown, Fire Chief Feist, Fire Chief Leuer, Fire Chief Malewicki, and Construction Services Specialist Pritchard. Additional review was completed on the formal application materials received by Public Safety Director Matt Gottschalk and Lieutenant Ryan Burns on May 11, 2023. The comments below are based on the preliminary review of the plans and are intended as initial feedback as further plan review will need to be completed as construction plans are finalized.

Comments from 12/7/2022:

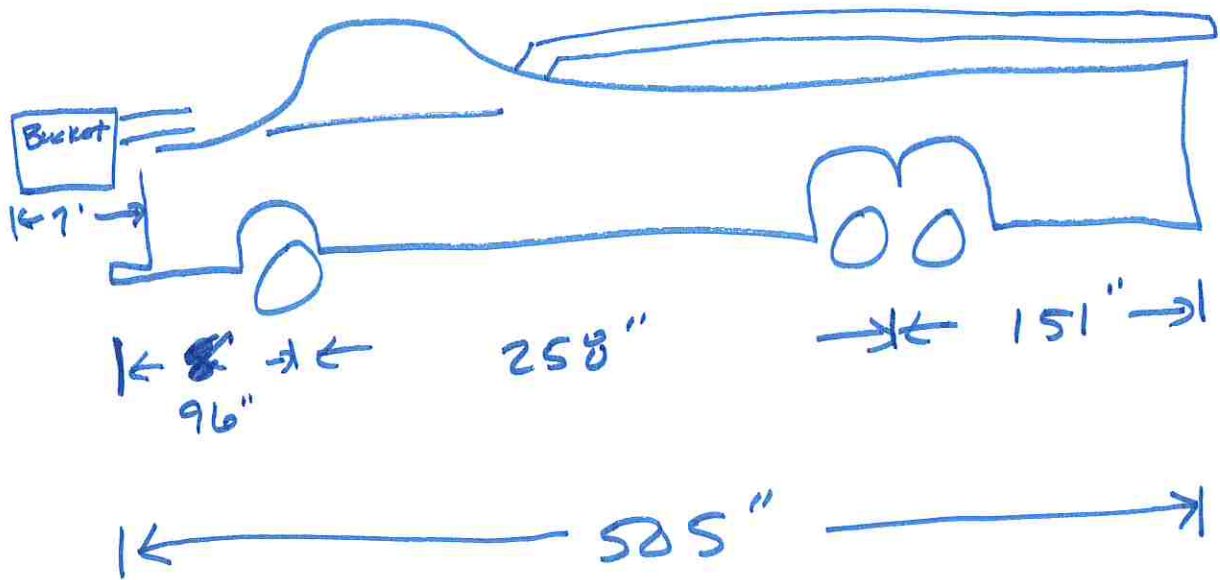
1. On-site hydrants will be required.
2. The applicant will need to confirm with the building official if the building needs to be sprinklered for the Red Barn Pet Retreat needs to be sprinklered as plans are finalized.
3. Two-access onto Stieg Road will not work in this area due to the large traffic volume on Stieg Road and it is too close to the turn lanes. Accesses should be turned internal to the site.
4. A turn-around may be needed for the parking area shown on the east of the Red Barn Pet Retreat if that portion of the site is over 150 feet.

Comments from 5/11/2023:

1. A turn radius exhibit is required to confirm emergency vehicles will be able to access the site via the proposed driveway. If not, the driveway must be relocated to where turn radiuses can be accommodated. The fire truck dimensions to be utilized in the turn radius exhibits are enclosed to this memo.

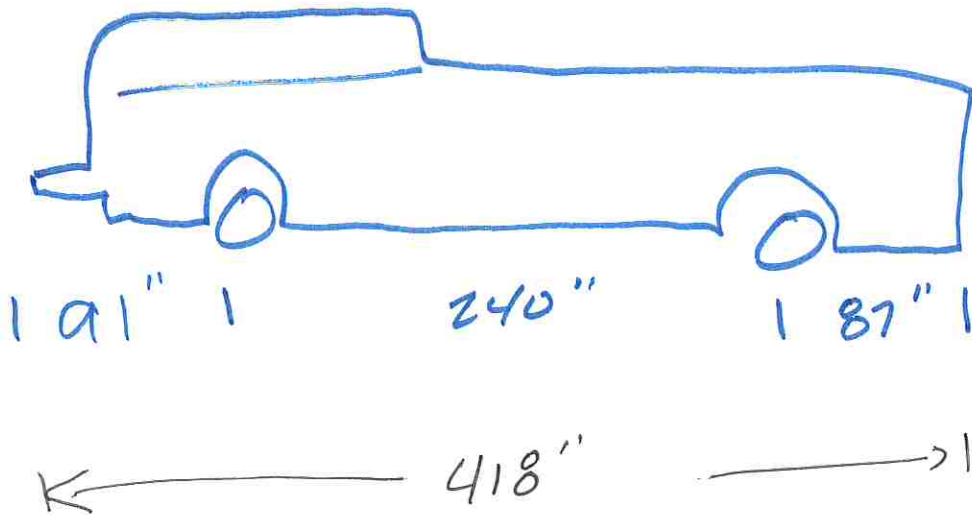
2. A turnaround must be provided on the east portion of the site since this area exceeds 150'.
3. Assuming the building is to be sprinklered (as it exceeds 12,000 square feet), the entire outside of the building must be within a 30" hose pull distance from an improved surface.

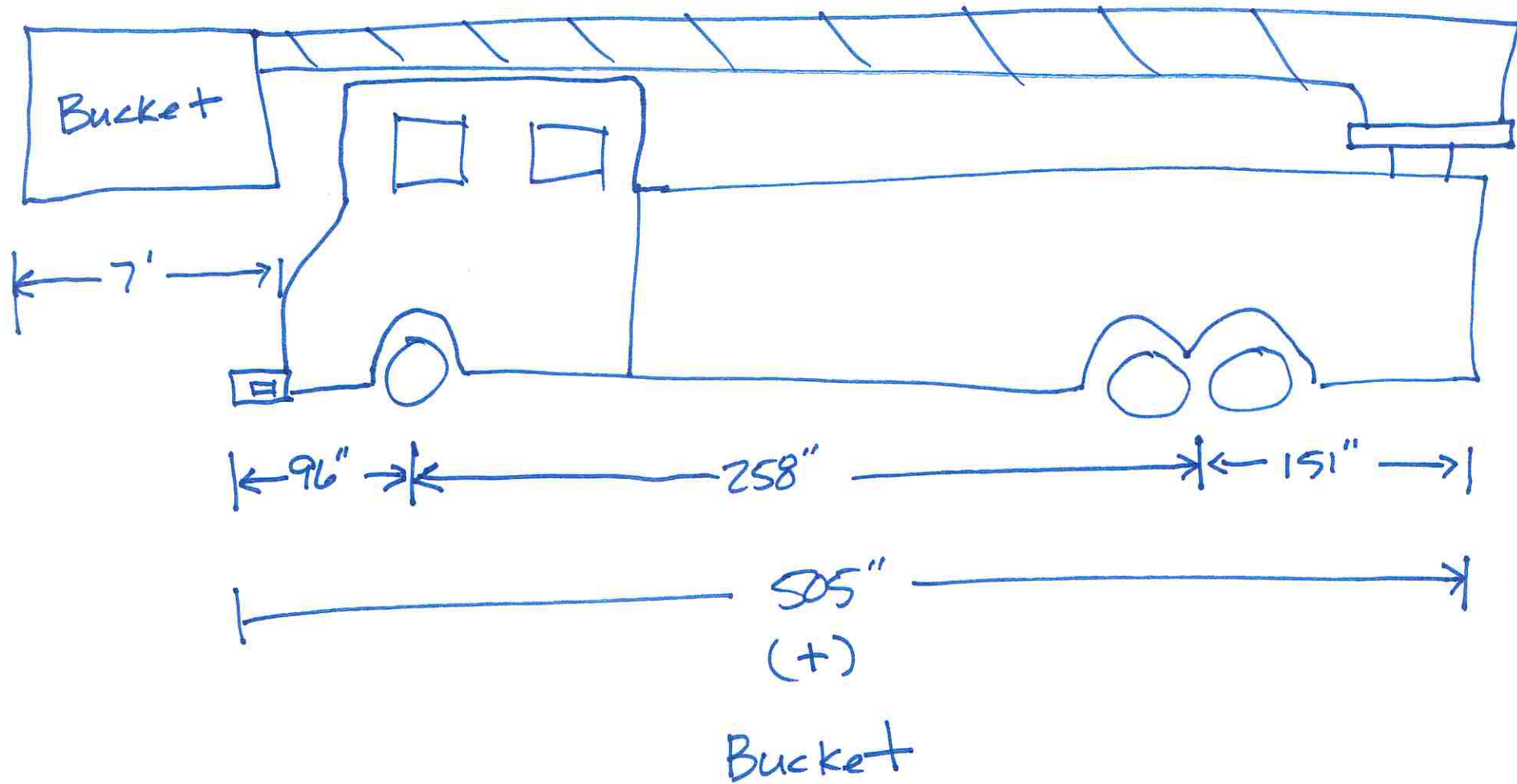
A-11



Truck body ground clearance is 14"

E-11





Rogers FIRE
AERIAL 11 TRUCK

Down Riggers extend
out approx. 5' on
each side.



Hennepin County Property Map

Date: 8/31/2023



PARCEL ID: 0111923440045

OWNER NAME: J R & M S Martin Trust

PARCEL ADDRESS: 52 Address Pending, Corcoran MN 00000

PARCEL AREA: 14.89 acres, 648,725 sq ft

A-T-B: Both

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2022, PAYABLE 2023

PROPERTY TYPE: Vacant Land-Residential

HOMESTEAD: Non-Homestead

MARKET VALUE: \$525,000

TAX TOTAL: \$8,067.18

ASSESSED 2023, PAYABLE 2024

PROPERTY TYPE: Land Industrial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$525,000

Comments:

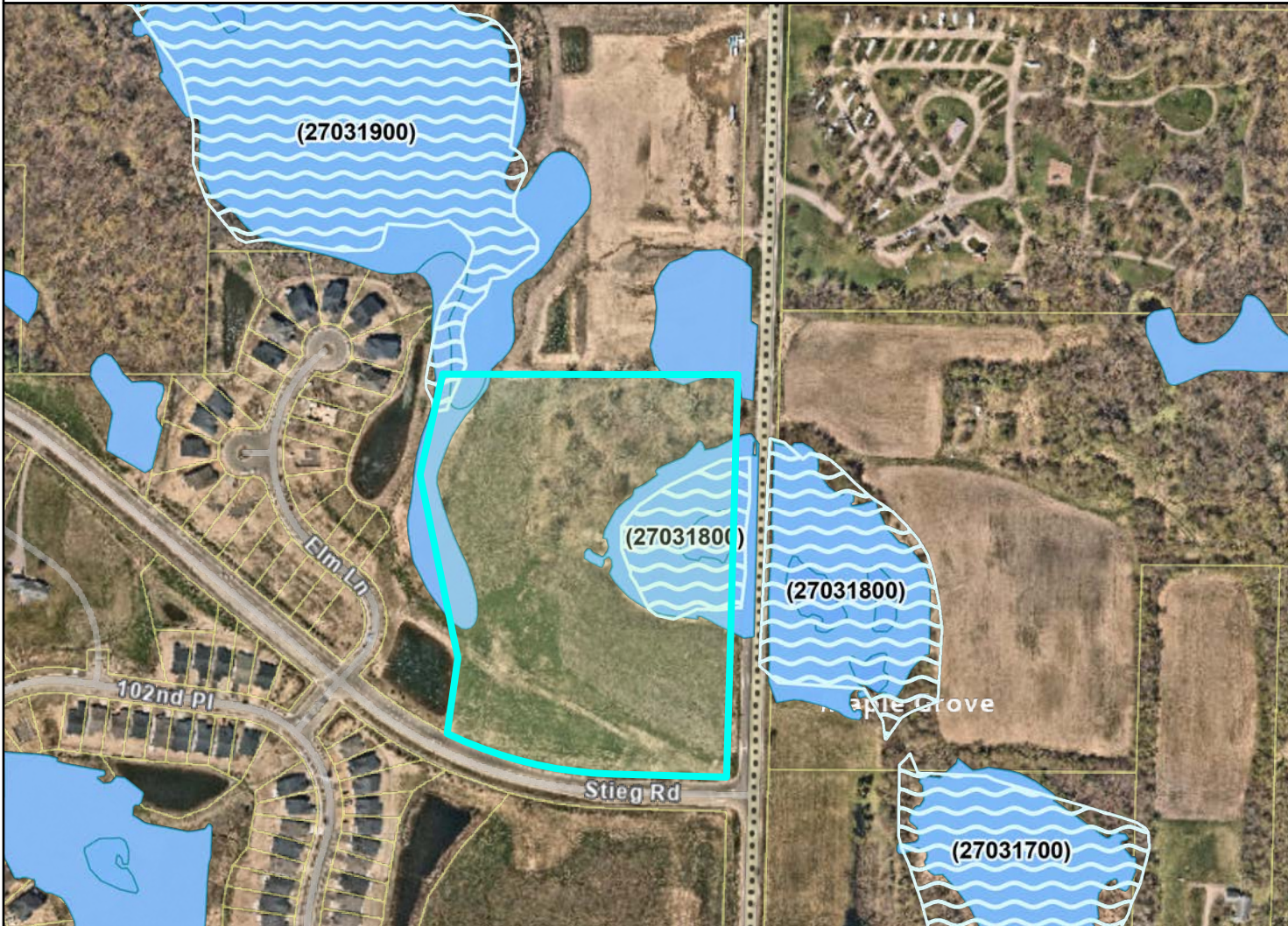
This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Hennepin County Natural Resources Map

Date: 8/31/2023



Legend

-  DNR Public Waters Inventory
-  National Wetlands Inventory
- National Wetlands Inventory - Categorized**
-  Seasonally Flooded Basin or Flat
-  Wet Meadow
-  Shallow Marsh
-  Deep Marsh
-  Shallow Open Water
-  Shrub Swamp
-  Wooded Swamp
-  Bog
-  Municipal and Industrial Activities
-  Riverine Systems
-  HC Natural Resource Corridors

PID: 0111923440045
 Address: 52 Address Pending,
 Corcoran 00000
 Owner: J R & M S Martin Trust
 Acres: 14.89

Comments:

1:4,800



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Aerial imagery flown 2021

PROJECT NARRATIVE - RED BARN PET RETREAT

PID# 01-119-23-44-0045 is currently zoned light industrial which I request to change to community commercial (C-2). This zoning is a much better fit for the surrounding residential community and will act as a transition between the light industrial lot to the north and the busy county road. The new commercial lot will also facilitate the type of future businesses that can better serve the surrounding community's needs, just like the commercial lot across the street.

I plan to sever PID# 01-119-23-44-0045 into two parcels. Lot 1 is 13.53 acres and will be used to develop a new location for Red Barn Pet Retreat.

I believe there will be little to no negative impact on the community but do anticipate a positive impact. North of the lot is light industrial, south is commercial, east is a busy county road then a vacant wetland and west there is a large distance before reaching a residential community. I already have many customers that use my services from Bellwether and the surrounding neighborhoods. I've been in business since 2017 with zero complaints! Red Barn will be providing very high demand services to the growing community. The fact that Red Barn is an award-winning company with such a great reputation means that we have customers coming from as far as East St Paul, Stillwater, and St. Cloud.

The building type will be polished high-end country themed post frame. This is in line with Corcoran's Northeast district future development design principles. "Development in this district should be thoughtfully designed to reflect Corcoran's rural character." The building will face south and be centrally located east to west to maintain a long distance from the surrounding residential community. The exterior play yards will be surrounded by a 7' tall white vinyl privacy fence. This will significantly reduce any noise caused by the dogs. Our boarding and daycare program is unique to Red Barn. We use positive reinforcement training to stimulate the dogs and keep a structured environment. We have a no bark policy and train correction for every bark. This is done to reduce stress and noise which encourages a calm peaceful safe environment.

Red Barn Pet Retreat is a luxury dog daycare and boarding business that also offers services such as grooming. In this new location we will have roughly 115 overnight suites with room to grow, five large indoor playrooms and five exterior play yards covered with synthetic turf to accommodate our dog day care customers as well. We are going to add cat boarding to the second level and a retail space in the front intake office. I also plan to add two types of training programs (puppy classes and advanced training.) We will have a beautiful walking path and many additional services to come.

The anticipated hours of operation will be M-F 6:30am-7pm Saturday 8am-6pm and Sunday 9-6pm and the training classes may go as late 9:30pm.

I plan to have between 30-55 employees.

The entrance location was chosen to line up with the entrance of future development across the street and allow for ample distance from County Road 101. A turn lane was added to facilitate the anticipated traffic flow. There are 34 dedicated spaces for customer parking and 39 for employees.

There will be no septic system as we will be hooked up to city sewer. I plan to connect to city water. If Maple Grove does not approve my application I may put in a well.

There should be very little impact on the environment. The development doesn't remove a single tree. There is crushed limestone beneath the turf to neutralize any acidic properties from dog urine which is also hosed down in real time. Dog waste is picked up immediately and then the area is hosed down. All dog waste is removed off site.

There will be trees and shrubs planted for screening. As mentioned above the 7' fence provides both a visual and sound barrier and methods also assist with noise.

Completion date will depend on the length of the review process. I was told that the construction time is 20 weeks. Project completion is planned to be in 2024.

The remaining land will be Outlot A.

Daniel Benjamin
Red Barn Pet Retreat

CERTIFICATE OF SURVEY

~for~ RAM GENERAL CONTRACTING
~of~ RED BARN PET RETREAT



NORTH
GRAPHIC SCALE



1 INCH = 50 FEET

GENERAL NOTES

- Fee ownership is vested in (Fee Owner) Parcel ID Number: 01-119-23-44-0045.
- Address of the surveyed premises: Unassigned
- Bearings shown hereon are based on the Hennepin County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270155 Panel No. 0044 Suffix F by the Federal Emergency Management Agency, effective date November 4, 2016.
- Boundary area of the surveyed premises: 648,951± sq. ft. (14.90 acres).
- A zoning endorsement letter was not furnished to the surveyor. A search of the City of Corcoran's web site indicates that the surveyed premises shown on this survey is currently zoned I-1-(Light Industrial). Under the applicable zoning regulations, the current setbacks are:
 - Minimum lot area 1 acre
 - Minimum lot width 100 feet
 - Minimum lot depth 200 feet
 Minimum Principal Structure Setbacks:
 Front, From Major Roadways* 100 feet
 Front, From all other streets 50 feet
 Side 20 feet
 Rear 20 feet
 Adjacent to Residential 50 feet
 Maximum Principal Building Height 45 feet
 Maximum Impervious Surface Coverage 70%
- For additional information contact the Land Use and Development Department at the City of Corcoran at 763-338-9290.
- Wetland delineation by Kjoahung Environmental Services in May of 2018.
- The surveyed premises has adjoins Brockton Lane North and Steig Road. No physical access exists to these roads.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence collected pursuant to Section 5.E.iv.
 - Record drawings provided by the City of Corcoran's engineering department.
 Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

TREE INVENTORY

TREE NUMBER	TREE DESCRIPTION
1079	OAK30"
1080	OAK33"
1081	OAK42"
1082	OAK44"
1083	OAK38"
1084	OAK36"
1085	OAK40"
1086	OAK24"
1087	OAK38"
1088	OAK34"
1089	OAK36"
1090	OAK36"
1091	OAK42"
1092	OAK60"
1093	OAK36"
1094	OAK44"
1095	OAK42"
1096	OAK34"
1097	OAK32"
1098	OAK38"
1099	MAP48"
1237	ETREE
1238	ETREE
1239	ETREE
1240	ETREE
1241	ETREE
1242	ETREE
1243	ETREE
1244	OAK36"
1245	ETREE
1246	ETREE
1247	ETREE
1248	ETREE

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES BOLLARD
- DENOTES CATCH BASIN
- ⊠ DENOTES ELECTRICAL BOX
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊟ DENOTES HYDRANT
- ⊠ DENOTES GUY WIRE
- ⊡ DENOTES LIGHT POLE
- ⊢ DENOTES POWER POLE
- ⊣ DENOTES SANITARY SEWER MANHOLE
- ⊤ DENOTES SIGN
- ⊥ DENOTES STORM SEWER APRON
- ⊦ DENOTES STORM SEWER MANHOLE
- ⊧ DENOTES WATER VALVE
- ⊨ DENOTES WET LAND
- ⊩ DENOTES EXISTING CONTOURS
- ⊪ DENOTES TREE LINE
- ⊫ DENOTES EXISTING SANITARY SEWER
- ⊬ DENOTES EXISTING STORM SEWER
- ⊭ DENOTES EXISTING WATER MAIN
- ⊮ DENOTES OVERHEAD UTILITY
- ⊯ DENOTES BITUMINOUS SURFACE
- ⊰ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)

LEGAL DESCRIPTION

Outlot A, BELLWETHER 2ND ADDITION, Hennepin County, Minnesota.

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

Samuel N. Niemela
SAMUEL N. NIEMELA

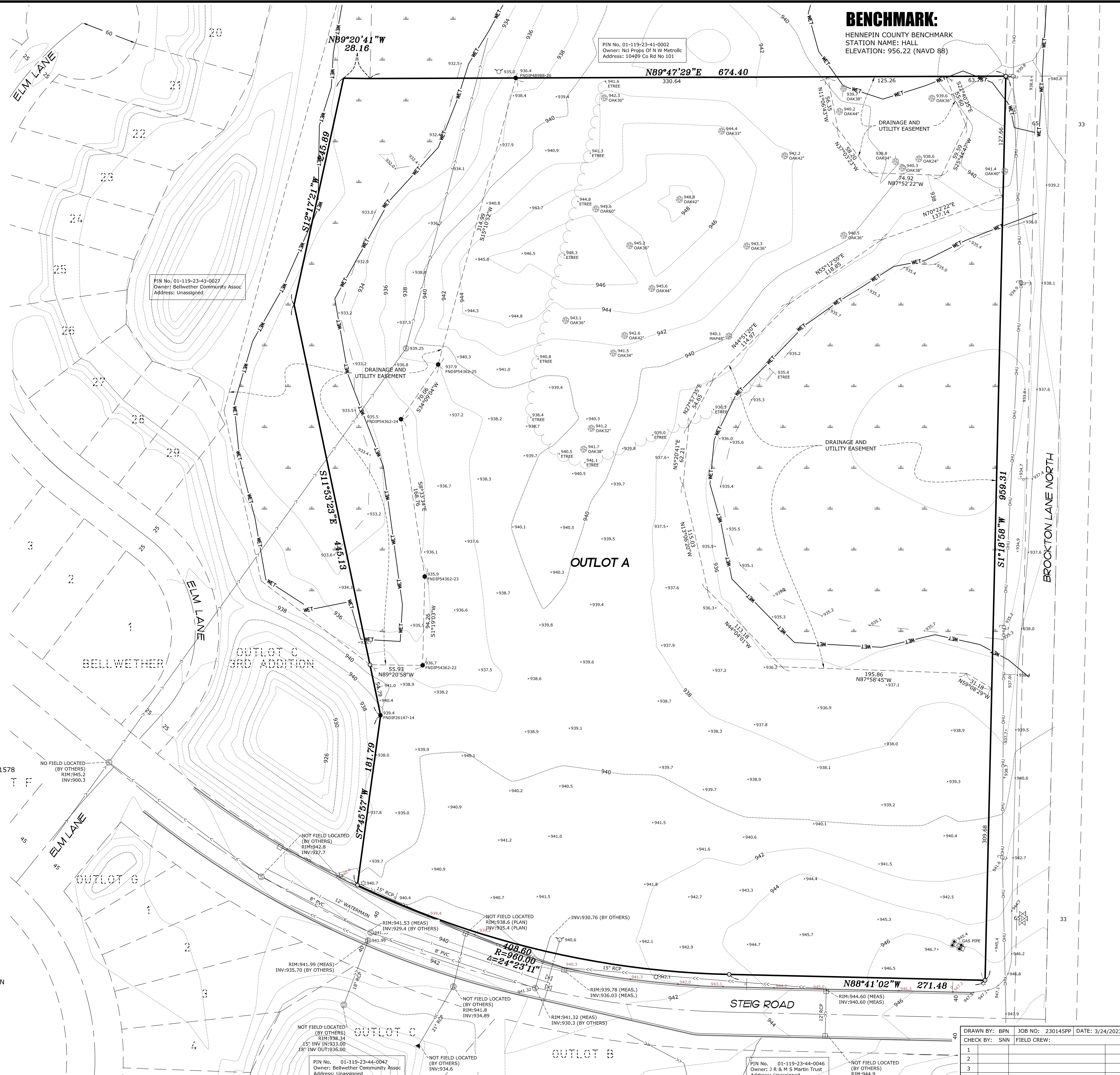
Date: 3/28/2023 License No. 52705

PIN No. 17-119-22-14-0008
Owner: City of X
Address: Unassigned

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

E. G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



BENCHMARK:

HENNEPIN COUNTY BENCHMARK
STATION NAME: HALL
ELEVATION: 956.22 (NAVD 88)

PIN No. 01-119-23-41-0002
Owner: Nl Props Of N W Metrolic
Address: 10499 Co Rd No 101

PIN No. 01-119-23-41-0027
Owner: Bellwether Community Assoc
Address: Unassigned

PIN No. 01-119-23-44-0047
Owner: Bellwether Community Assoc
Address: Unassigned

PIN No. 01-119-23-44-0046
Owner: J R & M S Martin Trust
Address: Unassigned

NOT FIELD LOCATED (BY OTHERS)
RIM:941.0
INV:941.0

DRAWN BY: BPN		JOB NO: 230145PP		DATE: 3/24/2023	
CHECK BY: SNN		FIELD CREW:			
1					
2					
3					
NO.	DATE	DESCRIPTION	BY		

PRELIMINARY PLAT

~for~ **RAM GENERAL CONTRACTING**
~of~ **RED BARN PET RETREAT**

OWNER: DANIEL BENJAMIN
19520 STEIG ROAD
CORCORAN, MN 55374

ENGINEER: SHORT ELLIOTT HENDRICKSON, INC.
2351 CONNECTICUT AVENUE, SUITE 300
SARTELL, MN 56377-2485

GENERAL NOTES

- Fee ownership is vested in (Fee Owner) Parcel ID Number: 01-119-23-44-0045.
- Address of the surveyed premises: Unassigned
- Bearings shown hereon are based on the Hennepin County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain,) according to Flood Insurance Rate Map Community No. 270155 Panel No. 0044 Suffix F by the Federal Emergency Management Agency, effective date November 4, 2016.
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- A zoning endorsement letter was not furnished to the surveyor. A search of the City of Corcoran's web site indicates that the surveyed premises shown on this survey is currently zoned I-1-(Light Industrial). Under the applicable zoning regulations, the current setbacks are:

Minimum lot area 1 acre
Minimum lot width 100 feet
Minimum lot depth 200 feet

Minimum Principal Structure Setbacks:
Front, From Major Roadways* 100 feet
Front, From all other streets 50 feet
Side 20 feet
Rear 20 feet
Adjacent to Residential 50 feet
Maximum Principal Building Height 45 feet
Maximum Impervious Surface Coverage 70%

For additional information contact the Land Use and Development Department at the City of Corcoran at 763-338-9290.

- Wetland delineation by Kjøhaug Environmental Services in May of 2018.
- The surveyed premises has adjoins Brockton Lane North and Steig Road. No physical access exists to these roads.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence collected pursuant to Section 5.E.I.v.
 - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 230880260.
 - Record drawings provided by the City of Corcoran's engineering department.
 Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Proposed Site Plan by Short Elliott Hendrickson.
- The proposed plat of RED BARN PET RETREAT includes all of Outlot A, BELLWETHER 2ND ADDITION, which is commonly owned contiguous land.

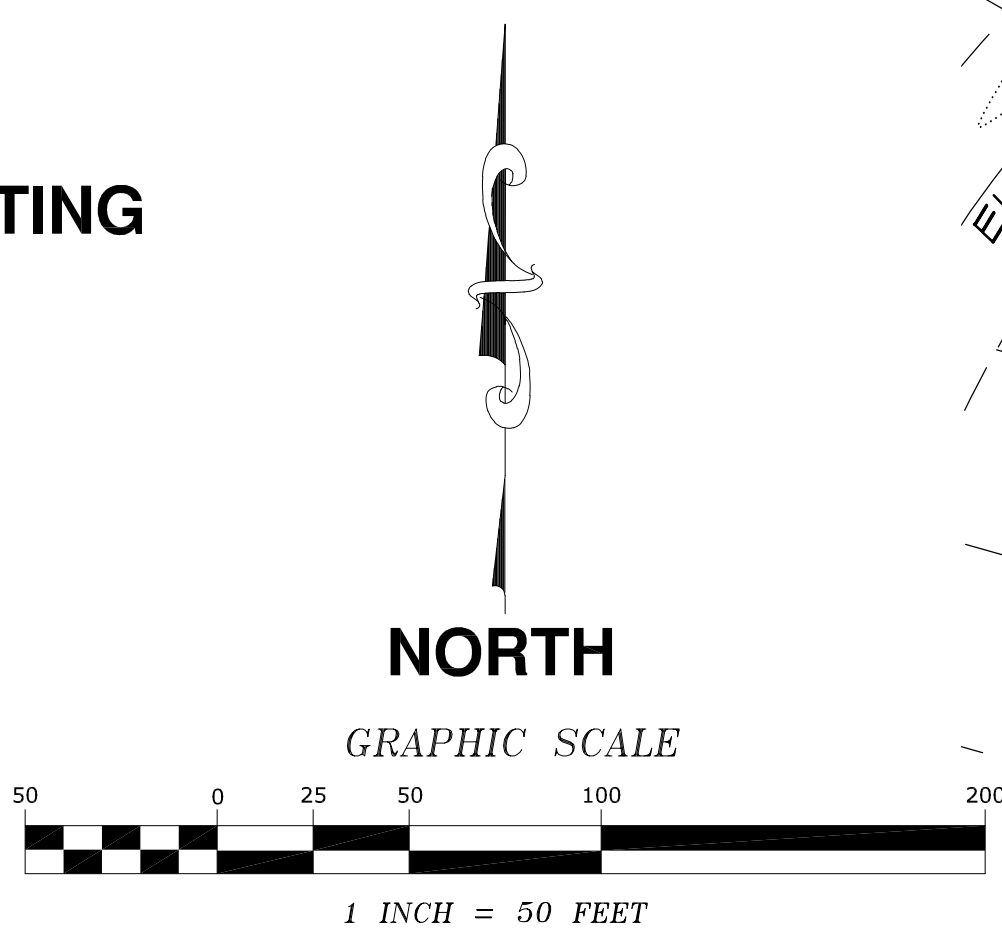
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES BOLLARD
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- ⊰ DENOTES EXISTING WATER MAIN
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- ⊲ DENOTES UNDERGROUND ELECTRIC
- ⊳ DENOTES BITUMINOUS SURFACE
- ⊴ DENOTES WET LAND
- ⊵ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER HENNEPIN COUNTY TAX INFORMATION)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

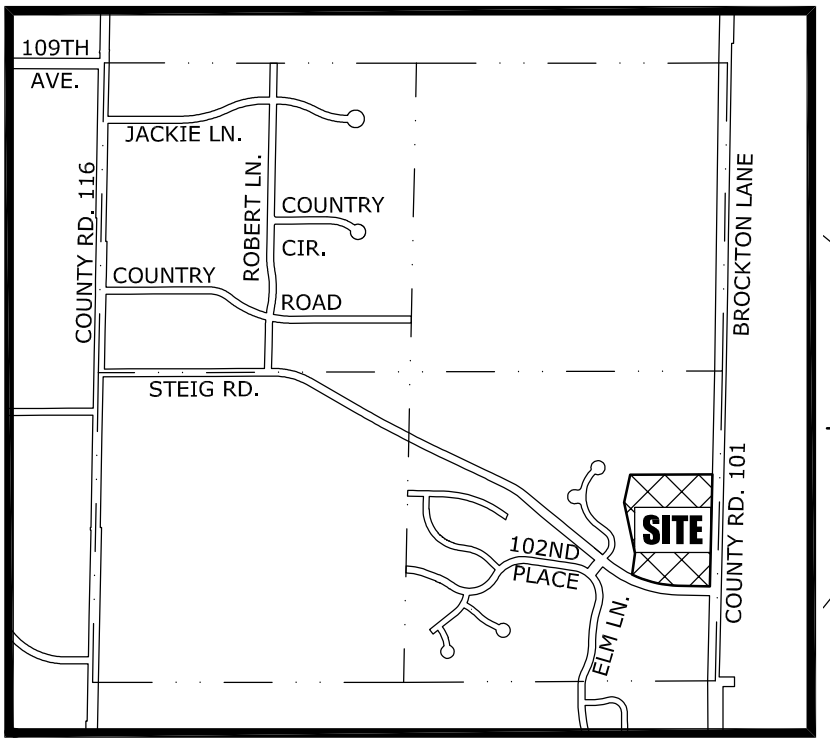
E.G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



PARCEL TABLE	
PARCEL	AREA
LOT 1	12.45 ACRES / 542,300 SQ. FT.
OUTLOT A	1.41 ACRES / 61,378 SQ. FT.
R/W	1.04 ACRES / 45,272 SQ. FT.
TOTAL BOUNDARY AREA	14.90 ACRES / 648,951 SQ. FT.

VICINITY MAP

PART OF SEC. 1, TWP. 19, RNG. 23

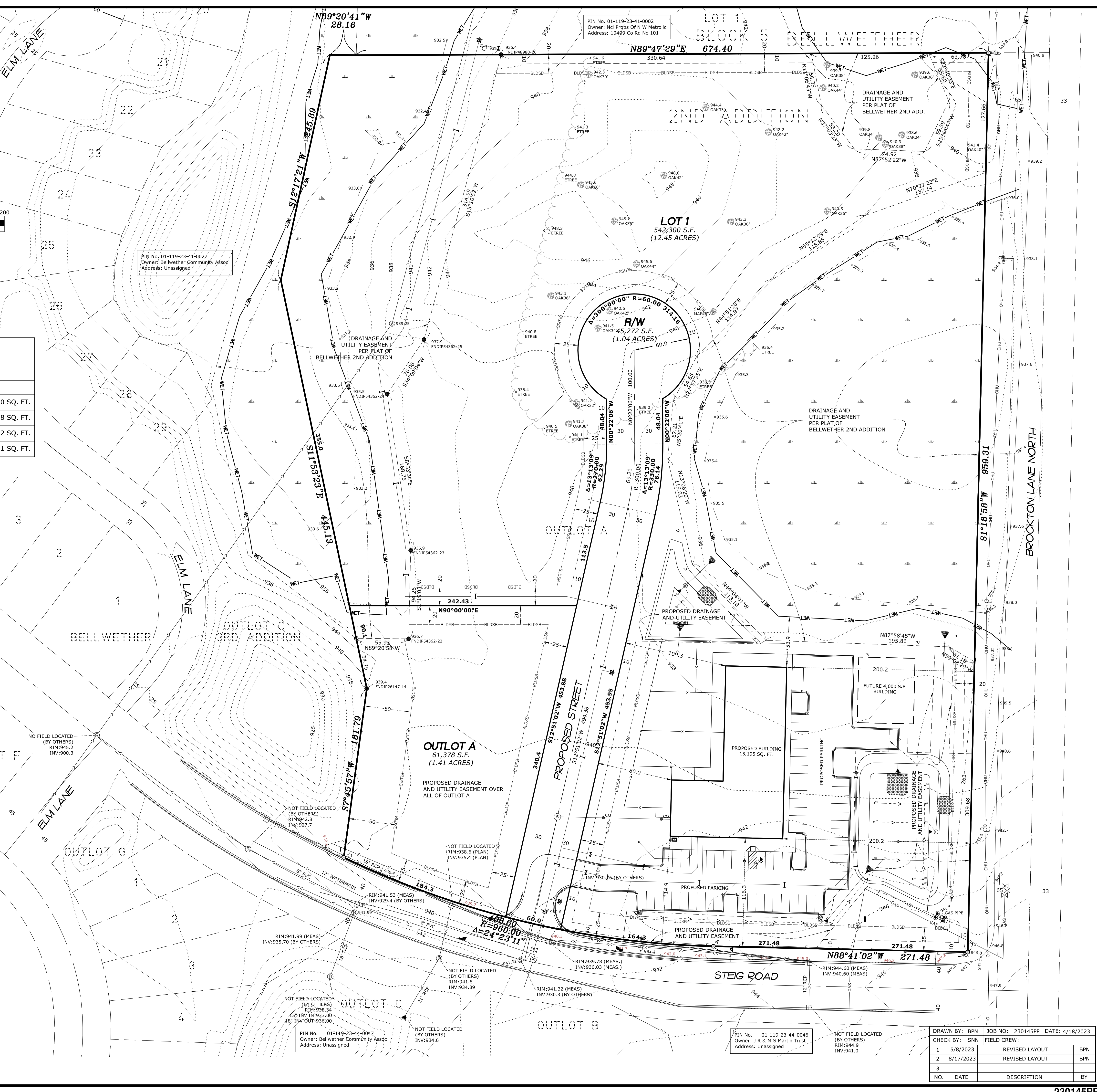


LEGAL DESCRIPTION

Outlot A, BELLWETHER 2ND ADDITION, Hennepin County, Minnesota.

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

Samuel N. Niemela
SAMUEL N. NIEMELA
Date: 8/17/2023 License No. 52705



DRAWN BY: BPN		JOB NO: 230145PP		DATE: 4/18/2023	
CHECK BY: SNN		FIELD CREW:			
1	5/8/2023	REVISED LAYOUT		BPN	
2	8/17/2023	REVISED LAYOUT		BPN	
3					
NO.	DATE	DESCRIPTION		BY	

RAM GENERAL CONTRACTING INC.

REVIEW PLANS FOR

GRADING, UTILITIES, SURFACING, AND TURF ESTABLISHMENT

RED BARN PET RETREAT SITE DESIGN

GOVERNING SPECIFICATIONS
THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	REMOVAL PLAN
3	OVERALL PROPERTY LAYOUT
4	SITE LAYOUT
5	GRADING PLAN
6	UTILITY PLAN
7	SURFACING PLAN
8	TURF ESTABLISHMENT PLAN
9-13	CIVIL DETAILS
14-15	SWPPP
16	FUTURE DEVELOPMENT

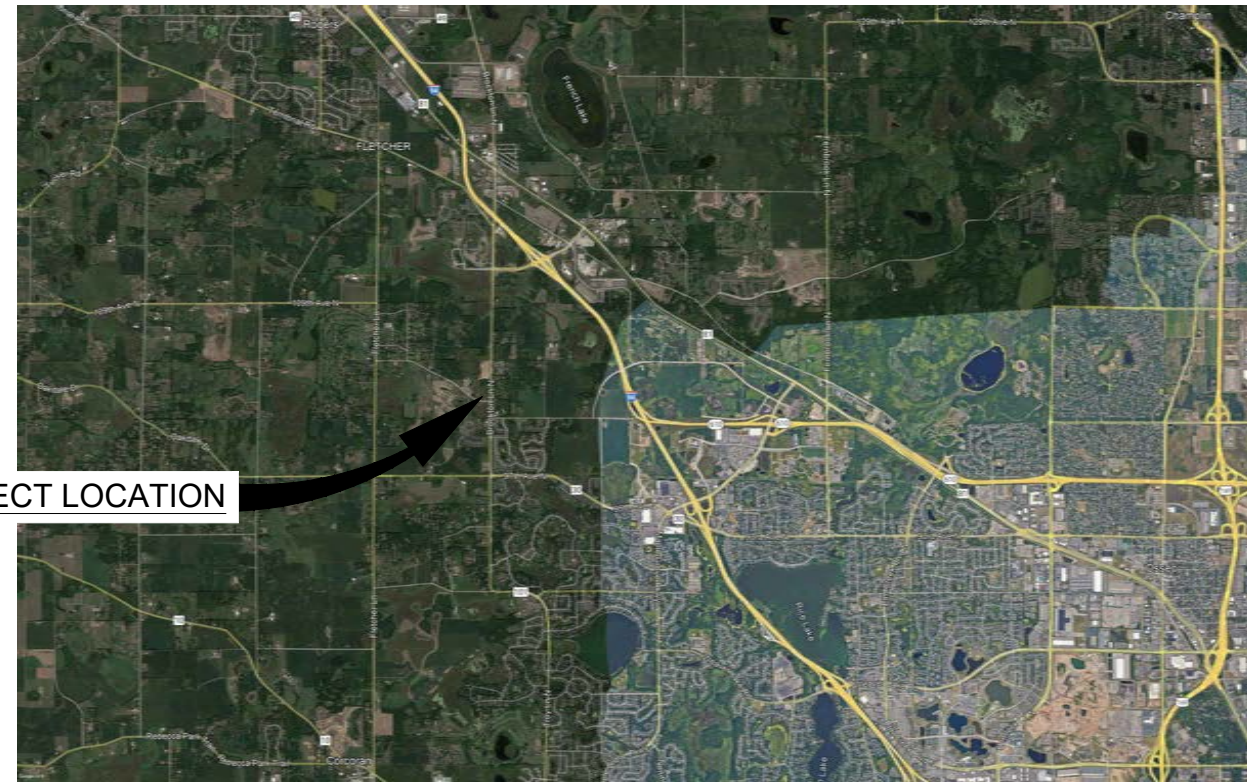
THIS PLAN CONTAINS 16 SHEETS.

EXISTING

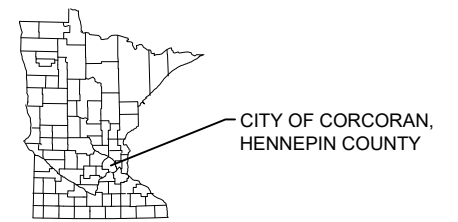
	RIGHT OF WAY
	PERMANENT EASEMENT
	PROPERTY LINE
	HORIZONTAL CONTROL POINT
	BENCHMARK
	SURVEY MARKER
	SOIL BORING
	SANITARY SEWER AND MANHOLE
	FORCE MAIN AND LIFT STATION
	SANITARY SEWER SERVICE & CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND MANHOLE
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	GAS MAIN, VALVE, VENT AND METER
	HANDHOLE
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	TRAFFIC SIGNAL
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RAILROAD TRACKS
	DECIDUOUS AND CONIFEROUS TREE
	BUSH / SHRUB AND STUMP
	EDGE OF WOODED AREA
	WETLAND
	BUILDING
	FENCE (UNIDENTIFIED)
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	ELECTRIC WIRE FENCE
	WOOD FENCE
	WOVEN WIRE FENCE
	PLATE BEAM GUARDRAIL
	CABLE GUARDRAIL
	POST / BOLLARD
	RETAINING WALL

PROPOSED

	STREET CENTERLINE
	RIGHT-OF-WAY
	PERMANENT EASEMENT
	TEMPORARY EASEMENT
	CONSTRUCTION LIMITS
	SANITARY SEWER, BULKHEAD AND MANHOLE
	FORCE MAIN
	SANITARY SERVICE AND CLEANOUT
	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	DRAIN TILE
	DITCH / SWALE
	RIPRAP
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RETAINING WALL



PROJECT LOCATION



CORCORAN, MINNESOTA

SEH
PHONE: 320.229.4300
2351 CONNECTICUT AVE. S
SUITE 300
SARTELL, MN 56377
www.sehinc.com



Know what's below.
Call before you dig.

NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	.		
C	ADDRESS CITY COMMENTS	8/14/2023	.		
B	UPDATED SITE PLAN	5/5/2023	.		
A	ISSUED FOR REVIEW	4/18/2023	.		

I HEREBY CERTIFY THAT THIS PLAN 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.

BRYAN REMER, PE
Signature

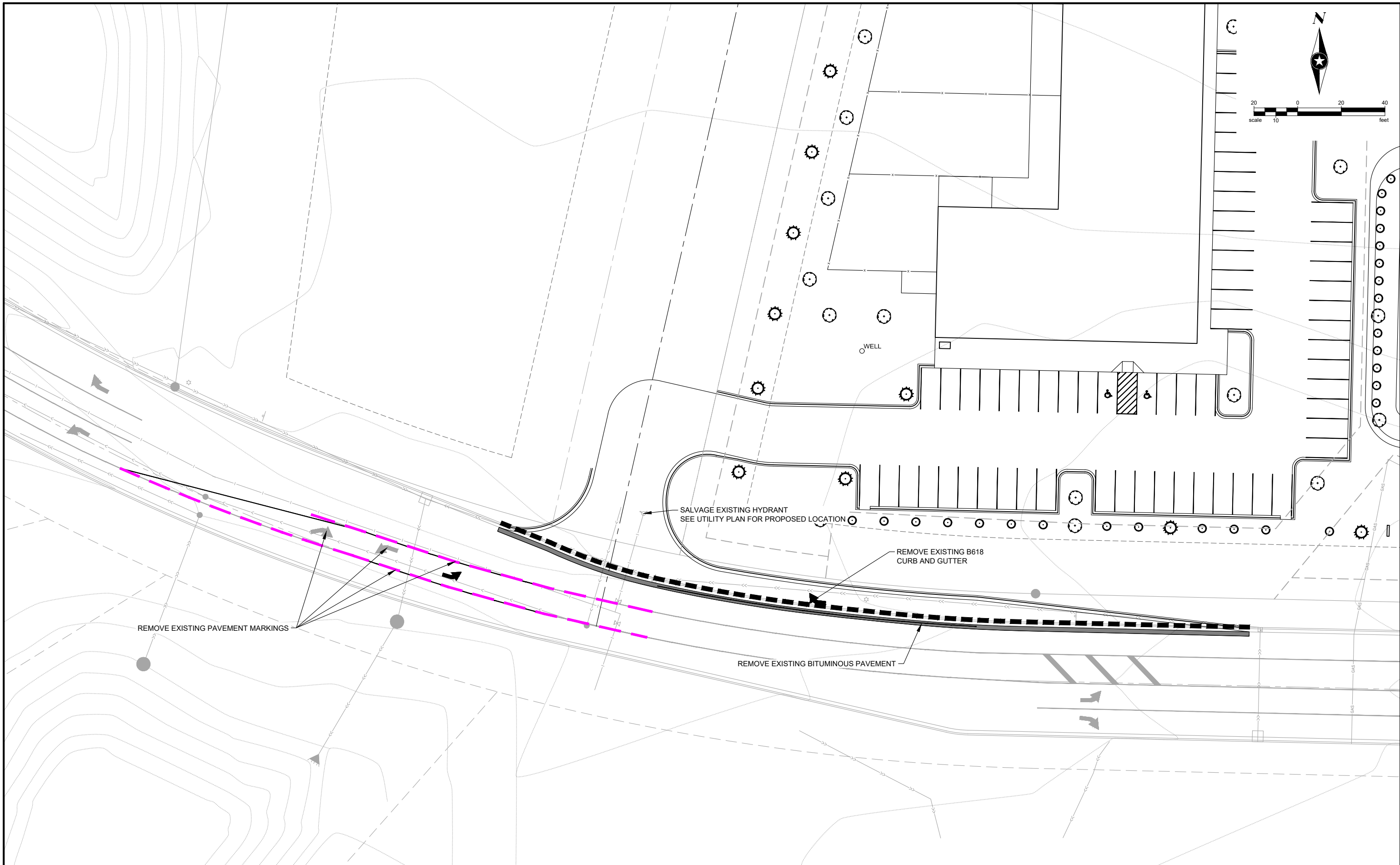
Date: 8/18/2023 Lic. No. 47588

PROJECT NO.
RAMGC - 172432

1
of 16

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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023
Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023
		A	ISSUED FOR REVIEW	4/18/2023

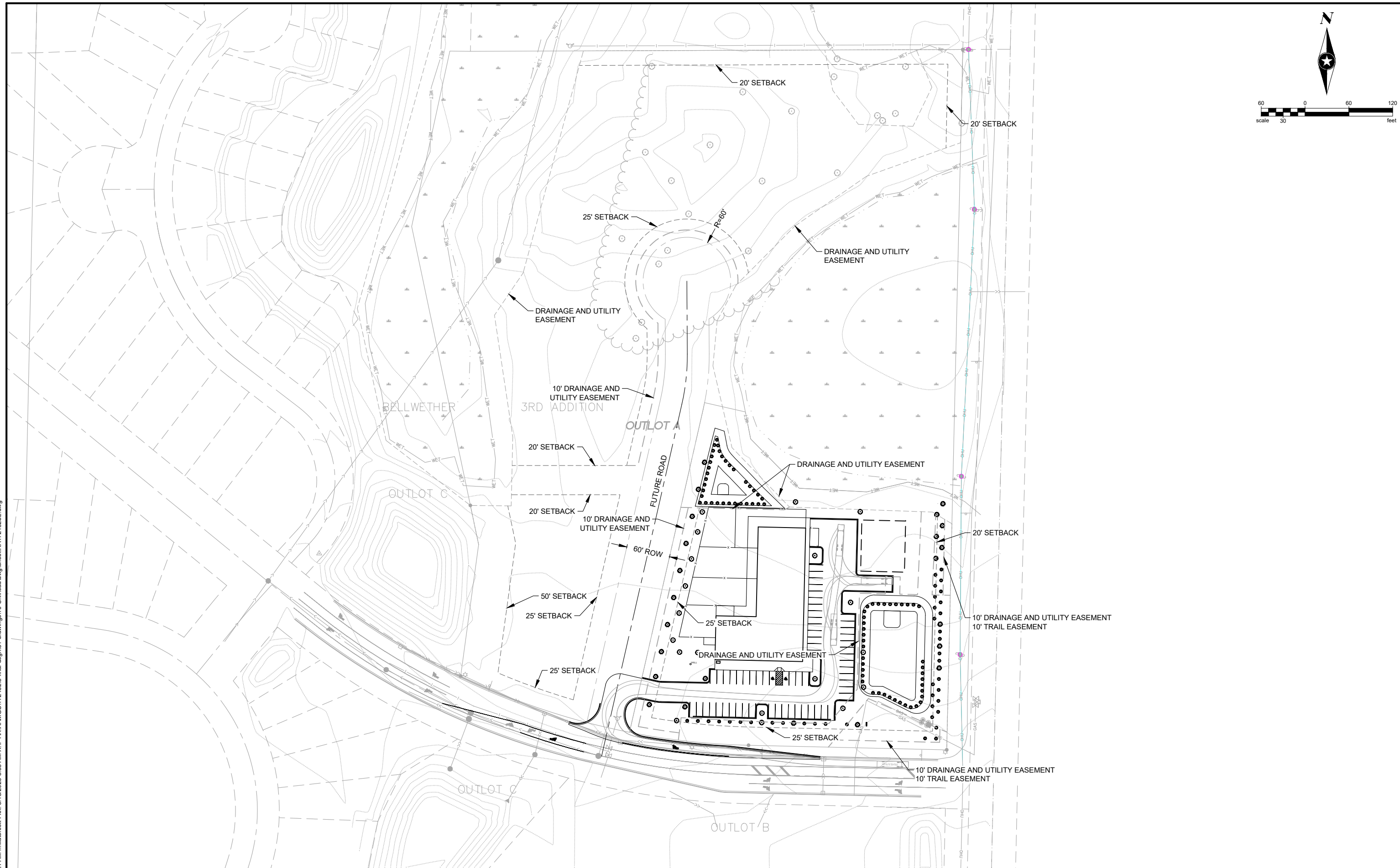
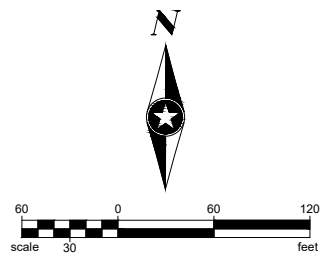
Rev.#	Revision Issue Description	Date
-		
-		
-		



I HEREBY CERTIFY THAT THIS PLAN 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.

Bryan Remer
 BRYAN REMER, PE
 DATE: 8/18/2023 LICENSE NO. 47588

RED BARN PET RETREAT SITE DESIGN
 CORCORAN, MINNESOTA



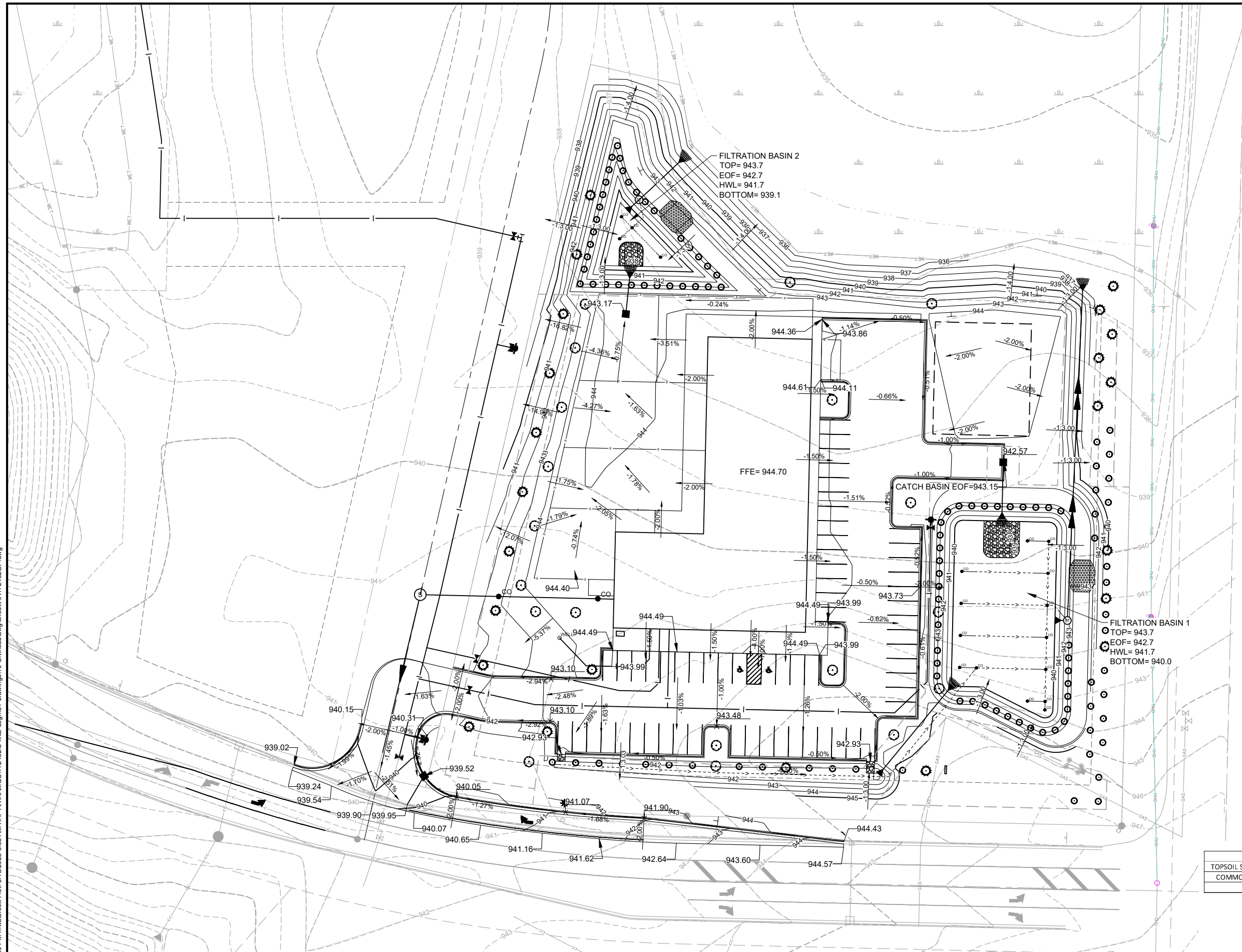
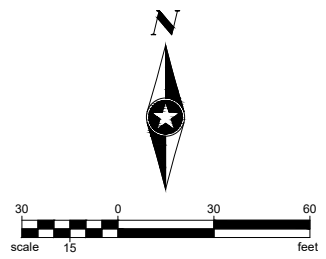
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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	-		
Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	-		
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	-		
		A	ISSUED FOR REVIEW	4/18/2023	-		

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Bryan Remer
 BRYAN REMER, PE
 DATE: 8/18/2023 LICENSE NO. 47588

RED BARN PET RETREAT SITE DESIGN
 CORCORAN, MINNESOTA



CUT			FILL		
TOPSOIL STRIP (10" DEPTH)	4,260	CU YDS	TOPSOIL RESPAD	4,260	CU YDS
COMMON EXCAVATION	600	CU YDS	FILL (SEE TABLE BELOW)	11,760	CU YDS
TOTAL	4,860	CU YDS	20% COMPACTION	2,352	CU YDS
			TOTAL	18,372	CU YDS
			FILL (TOTAL)	19,220	CU YDS
			SURFACING SECTIONS	-3,200	CU YDS
			TOPSOIL	-4,260	CU YDS
			TOTAL	11,760	CU YDS

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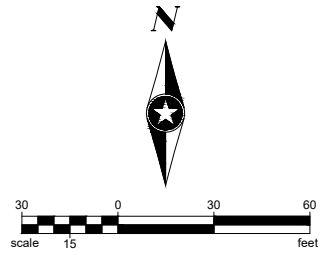
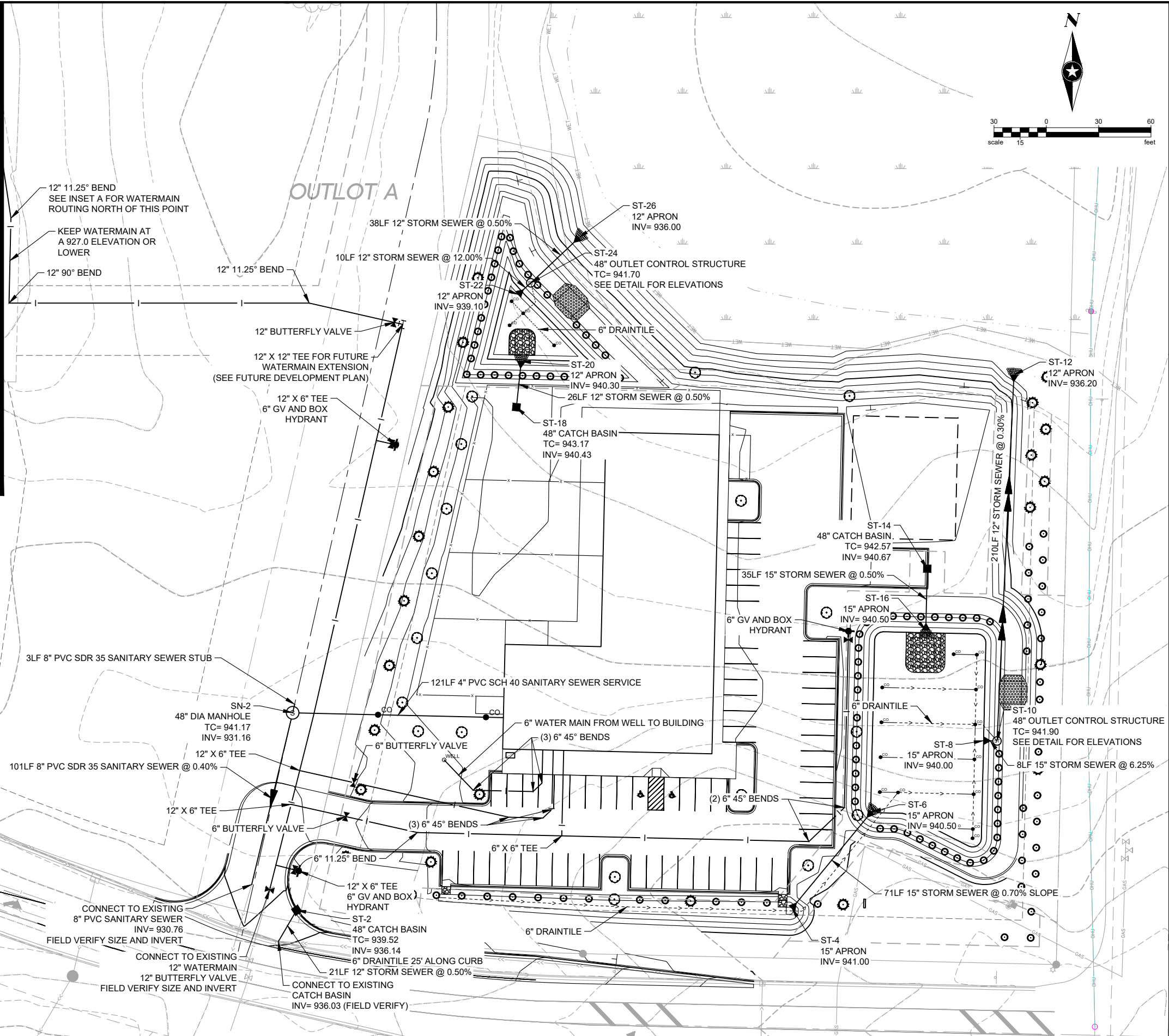
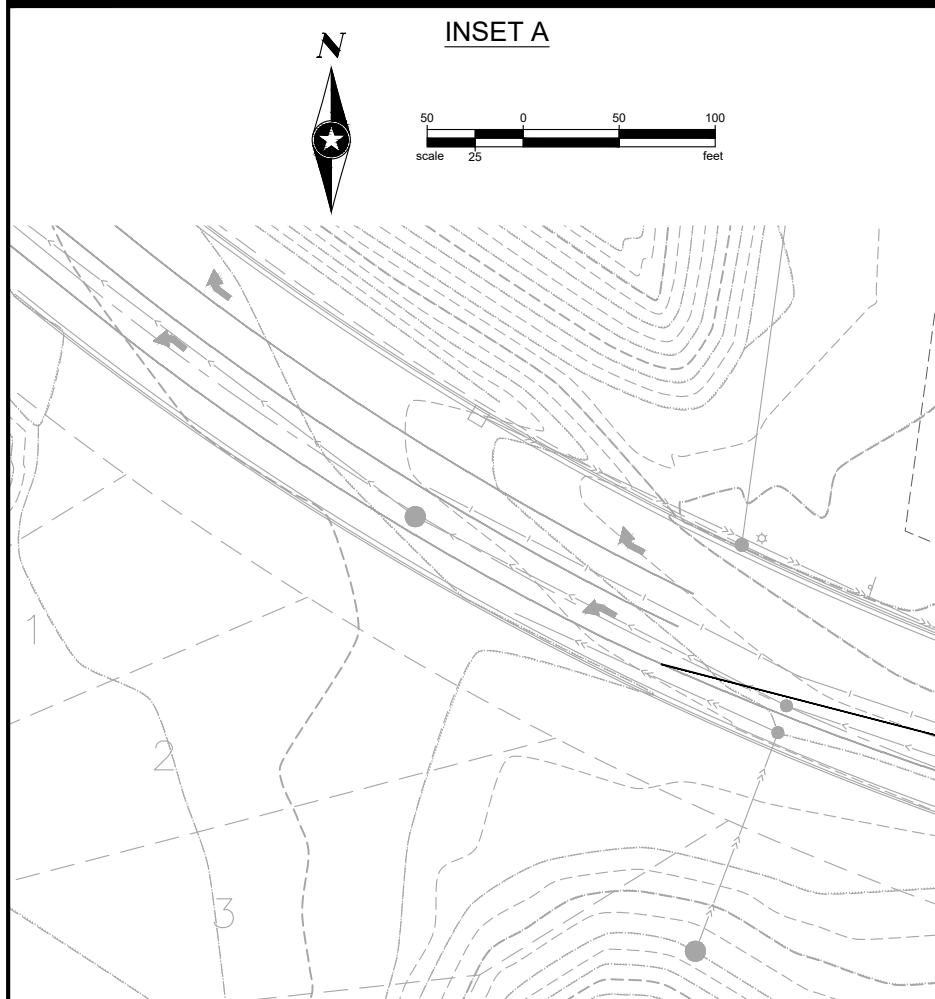
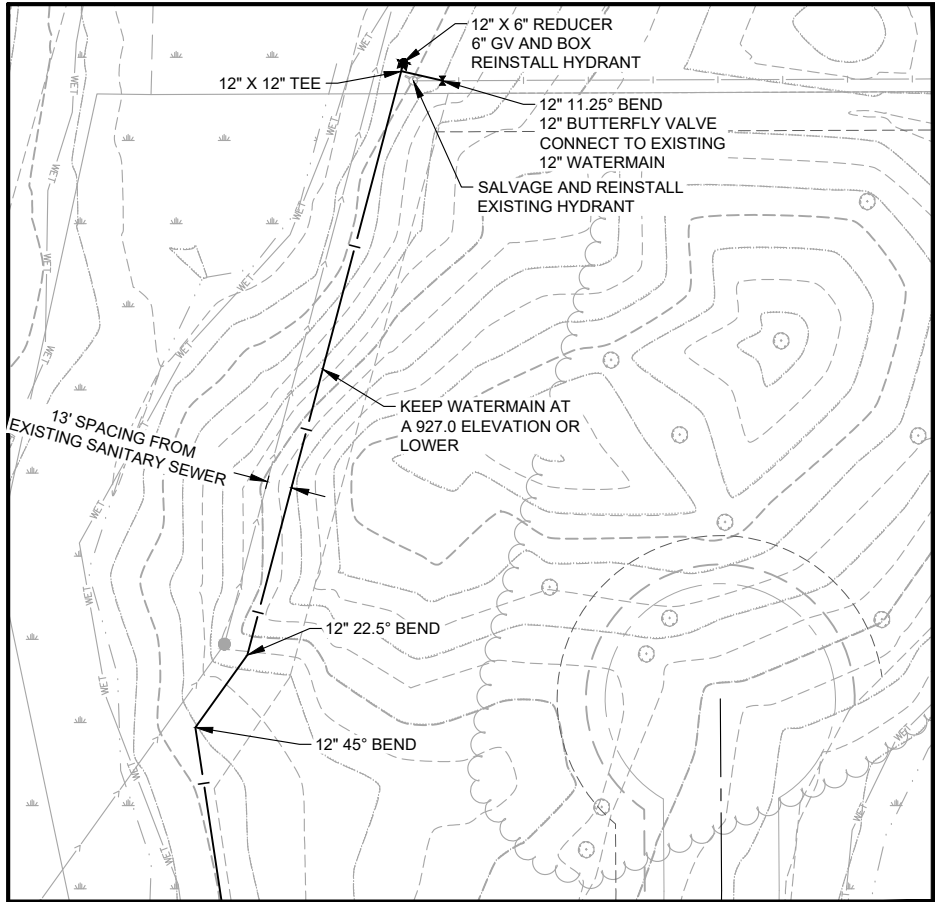
SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
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		A	ISSUED FOR REVIEW	4/18/2023			

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RED BARN PET RETREAT SITE DESIGN
 CORCORAN, MINNESOTA

GRADING PLAN



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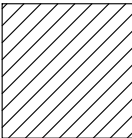

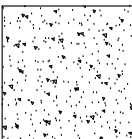
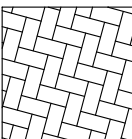
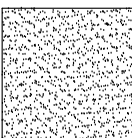
SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	..		
Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	..		
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	..		
		A	ISSUED FOR REVIEW	4/18/2023	..		

I HEREBY CERTIFY THAT THIS PLAN 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.

SEH

BRYAN REMER, PE
DATE: 8/18/2023 LICENSE NO. 47588



-  TURN LANE & FUTURE ROAD BITUMINOUS PAVEMENT
 - 2" SPWEA240B WEAR COURSE PER MN/DOT 2360
 - TACK COAT PER MN/DOT 2357
 - 2" SPNWB230B BASE COURSE PER MN/DOT 2360
 - 12" CLASS 5 AGGREGATE BASE PER MN/DOT 3138
 - 12" SELECT GRANULAR BORROW PER MN/DOT 3149.B2
 - GEOTEXTILE FABRIC TYPE V (NON-WOVEN)
-  PARKING LOT BITUMINOUS PAVEMENT
 - 3.5" BITUMINOUS PAVEMENT
 - 6" CLASS 5 AGGREGATE BASE
 - 12" SELECT GRANULAR BORROW
 - TENSAR HX5.5 GEOGRID
-  CONCRETE SIDEWALK
 - 4" CONCRETE
 - 4" CLASS 5 AGGREGATE BASE
-  CONCRETE PAVEMENT
 - 5" CONCRETE
 - 4" CLASS 5 AGGREGATE BASE
-  TURF PET AREA
 - SYNTHETIC TURF
 - 6" CLASS 2 LIMESTONE

GRAVEL SECTION TO EXTEND 1' BEHIND BACK OF CURB

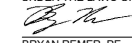
GRAVEL SECTION TO EXTEND 1' BEHIND BACK OF CURB

WELL

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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	-		
Designed By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	-		
Checked By	BJR	B	UPDATED SITE PLAN	5/5/2023	-		
		A	ISSUED FOR REVIEW	4/18/2023	-		

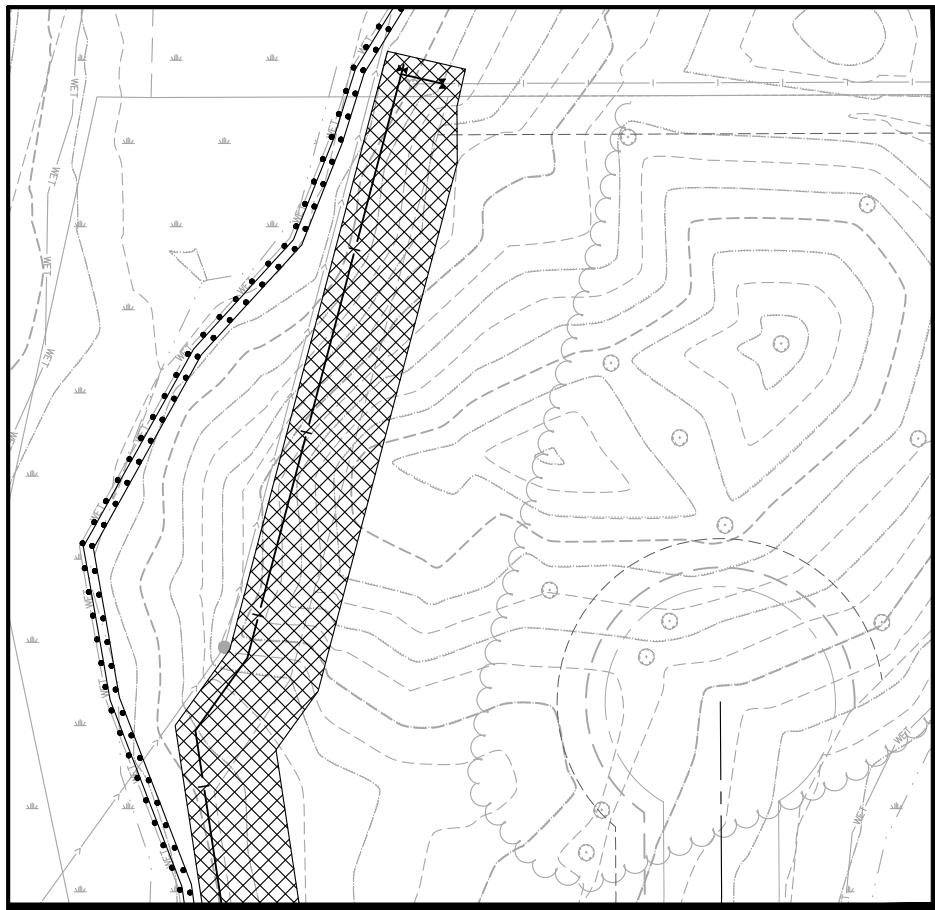
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 BRYAN REMER, PE
 DATE: 8/18/2023 LICENSE NO. 47588

RED BARN PET RETREAT SITE DESIGN
 CORCORAN, MINNESOTA



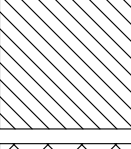
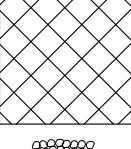



SURFACING PLAN

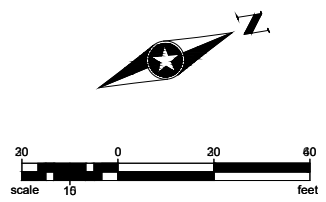
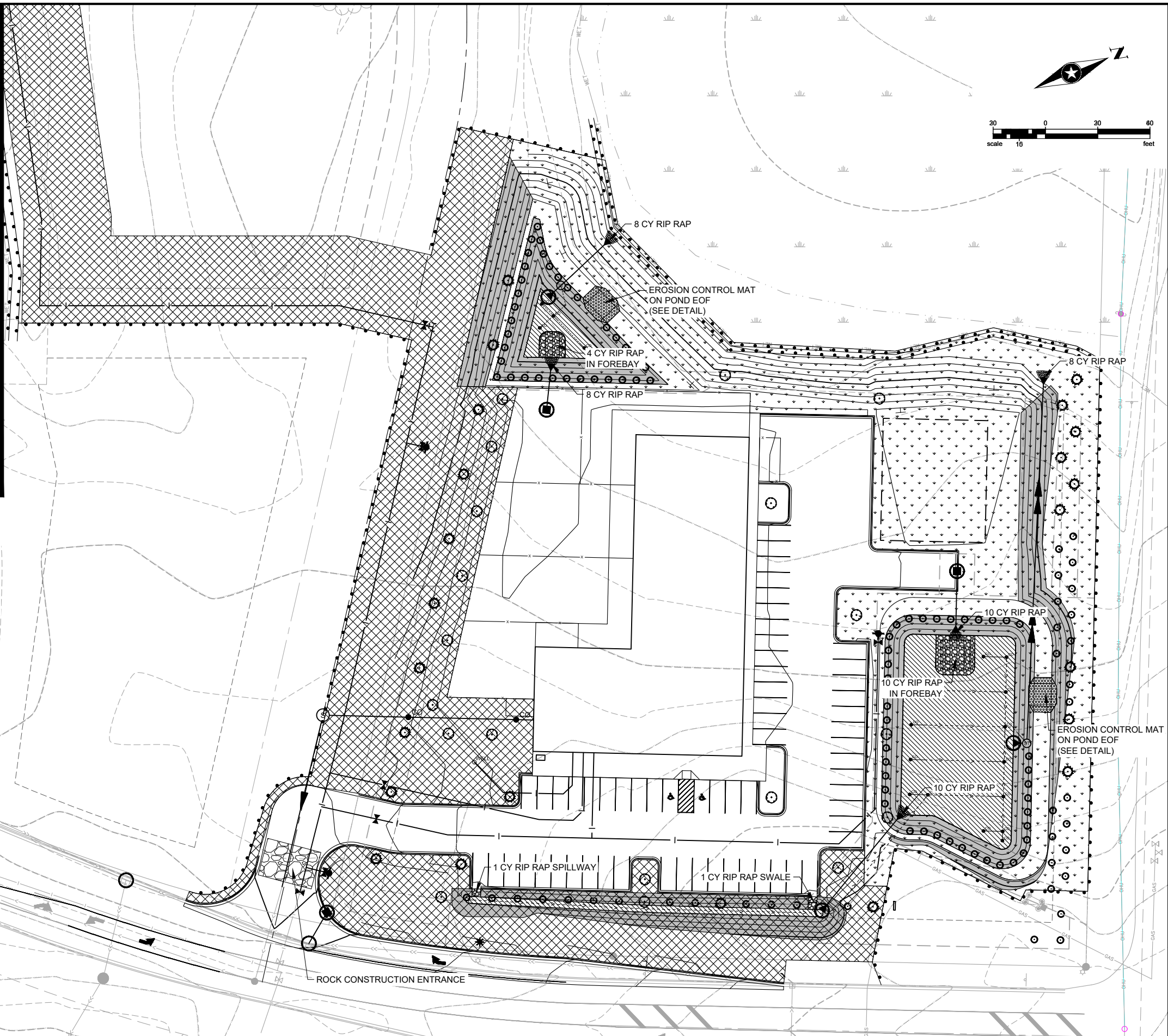
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INSET A



	EROSION CONTROL BLANKET (3:1 SLOPES)
	35-221 (MNDOT 330) DRY PRAIRIE GENERAL MIX
	NATIVE SEED WITH MIX 33-261 (MNDOT 310), 34-271 (BWSR W2) OR EQUIVALENT
	MNDOT 25-131 SEED AT 220 POUNDS/ACRE STRAW MULCH AT 2 TONS/ACRE
	RIP RAP
	INLET PROTECTION
	SILT FENCE



SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date
Drawn By	MJW	D	UPDATED FUTURE ROAD ROW & EASEMENTS ADDRESS CITY COMMENTS	8/18/2023
Designed By	MJW	C	UPDATED SITE PLAN	8/14/2023
Checked By	BJR	B	ISSUED FOR REVIEW	5/5/2023
		A		4/18/2023

Rev.#	Revision Issue Description	Date
Rev.#	Revision Issue Description	Date



I HEREBY CERTIFY THAT THIS PLAN 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.

Bryan Remer
 BRYAN REMER, PE
 DATE: 8/18/2023 LICENSE NO. 47588

RED BARN PET RETREAT SITE DESIGN
 CORCORAN, MINNESOTA

PERMANENT BARRICADE

NOTE: THE BARRICADE BOARD FACE SURFACES SHALL BE FULLY REFLECTORIZED IN ALTERNATE SILVER-WHITE AND RED STRIPING, USING A REFLECTIVE SHEETING CONFORMING TO THE REQUIREMENTS OF SPEC. 3352.2A29, STANDARD NO. 2.

PRIOR TO INSTALLING THE REFLECTIVE SHEETING, THE BARRICADE BOARDS SHALL BE GIVEN A COMPLETE COATING OF WHITE WOOD PRIMER FOLLOWED BY A SECOND COAT OF WHITE EXTERIOR APPLIED ONLY TO THE SURFACES NOT COVERED WITH REFLECTIVE SHEETING.

THE BARRICADE BOARDS SHALL BE COMPLETELY PAINTED AND REFLECTORIZED SHEETING APPLIED BEFORE BEING INSTALLED ON THE POSTS.

THE PLACEMENT OF THE BARRICADE SHALL BE 10'-0" FROM THE END OF THE BITUMINOUS ROAD WITH THE BARRICADE CENTERED ON THE ROADWAY FACING THE FLOW OF TRAFFIC.

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	PERMANENT BARRICADE	
PROJECT NO.	2294-00	SHEET NO.
		GEN - 6

WETLAND BUFFER SIGN

NOTE: ALL SIGNS SHALL BE OBTAINED AT CITY HALL. WETLAND BUFFER POSTS TO BE INSTALLED AT EVERY PROPERTY CORNER AND AT ANGLE POINTS OF WETLAND BUFFER

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	WETLAND BUFFER SIGN	
PROJECT NO.	2294-00	SHEET NO.
		GEN - 8

PIPE MATERIAL AND TESTING DEVELOPMENT

GENERAL TESTING NOTES:

- PIPE MATERIAL AND TESTING REQUIREMENTS MAY CHANGE DEPENDING ON SOIL CONDITIONS AND OTHER FACTORS.
- ALL TESTING TO OCCUR BEFORE CONSTRUCTION OF WEAR COURSE PAVEMENT.
- CITY TO BE NOTIFIED MINIMUM 48 HOURS BEFORE ANY UTILITY TESTING.

SANITARY SEWER TESTING NOTES:

- A MINIMUM WAITING TIME PERIOD OF 30 DAYS AFTER INSTALLATION IS REQUIRED BEFORE DEFLECTION TEST MAY BE PERFORMED.
- TRACER WIRE TEST TO BE PERFORMED ON ALL SANITARY SEWER AND SANITARY SEWER SERVICES BY METROTECH OR APPROVED EQUAL.
- AIR TEST WILL BE PERFORMED AT A PRESSURE OF 4.0 PSIG GREATER THAN THE AVERAGE BACKPRESSURE OF ANY GROUND WATER PRESENT.
- IF GROUNDWATER IS PRESENT, FOR EVERY FOOT OF GROUND WATER ABOVE THE PIPE SPRING LINE, INCREASE THE GAGE TEST PRESSURE BY 0.43 PSI (TO COMPENSATE FOR WATER BACK PRESSURE).
- THE SEWER LINE WHICH IS BEING TESTED WILL BE ACCEPTED AS PASSING THE AIR TEST IF THE PRESSURE DOES NOT DROP MORE THAN 0.10 PSI IN LESS TIME THAN 30 SECONDS PER INCH IN DIAMETER OF THE PIPE BEING TESTED.
- TELEVISION SHALL BE PERFORMED ON ALL NEWLY INSTALLED GRAVITY SEWER FOLLOWING ALL OTHER SUCCESSFUL TESTING.
- SANITARY SEWER TO BE JETTED PRIOR TO TELEVISION.

WATERMAIN TESTING NOTES:

- WATERMAIN TESTING TO INCLUDE ALL CURB STOPS AND HYDRANT LEADS.
- HYDROSTATIC PRESSURE TEST PROCEDURE AS FOLLOWS:
 - PUMP SYSTEM TO MINIMUM 150 PSI.
 - THE WATERMAIN SYSTEM WILL BE ACCEPTED AS PASSING IF THE PRESSURE HAS NO DROP IN PRESSURE IN 2 HOURS.
 - ALL BUTTERFLY VALVES TO BE INDIVIDUALLY INSPECTED AND TESTED AGAINST BOTH SIDES OF THE VALVE FOR A MINIMUM OF 30 MINUTES WITH NO DROP IN PRESSURE.
- BACTERIA TEST (MINIMUM 2 SETS)
 - 1ST SET AFTER 1ST FLUSH, THEN 1 SET FOR EVERY 1200 LF.
 - 2ND TEST TO BE PERFORMED 24 HOURS AFTER 1ST TEST HAS DETERMINED TO BE PASSING.
- TRACER WIRE TEST TO BE PERFORMED BY A METROTECH OR APPROVED EQUAL. TRACER ENTIRE LINEAL SERVICES TO CURB STOPS.
- WATERMAIN TESTING TO MEET MINNESOTA DEPARTMENT OF HEALTH STANDARDS.

STORM SEWER TESTING NOTES:

- TELEVISION SHALL BE PERFORMED ON ALL DRAINILE AFTER WEAR COURSE.
- TELEVISION SHALL BE PERFORMED ON ALL REAR YARD DRAINILE AFTER RESTORATION IS COMPLETE.
- TELEVISION SHALL BE PERFORMED ON ALL NEWLY INSTALLED STORM SEWER PER ENGINEERS REQUEST

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	PIPE MATERIAL AND TESTING DEVELOPMENT	
PROJECT NO.	2294-00	SHEET NO.
		GEN - 9

SANITARY SEWER MANHOLE

GROUT BOTTOM OF MANHOLE TO 1/2 DIAMETER AT PIPE AND SLOPE GROUT 2" TOWARD INVERT.

CASTING	A	B
R1642	27"	7"
R1755G (WT REQ.)	27"	7"
Ess. Bro. 309	27"	7"

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM

NEENAH FRAME AND COVER PER TABLE OR EQUAL, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATION FOR CASTING NUMBERS

MINIMUM OF 2, MAX. OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING. 1 RING WITH MORTAR= 0.2" INSTALL INTERIOR I&I BARRIER EULL'S OR APPROVED EQUAL

MORTAR SHALL BE AIR ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM 387.

ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" O.C.

ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS

GATOR WRAP REQUIRED ON BOTTOM JOINT. ALL OTHER JOINTS TO BE WRAPPED AS DIRECTED BY ENGINEER

PIPE SHALL NOT BE CUT 2" FROM INSIDE FACE OF WALL

NOTE: KOR-N-SEAL MANHOLE OR APPROVED EQUAL CONSIDERED ACCEPTABLE ALTERNATE. ALL DOG HOUSES SHALL BE GROUTED ON INSIDE. AN A-LOCK GASKET SHALL BE USED AND NO EXTERNAL DOGHOUSE IS REQUIRED

COMPACT TO TOP OF PIPE, TO FIRST JOINT

MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR STRUCTURES 14" DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4" OF DEPTH GREATER THAN 14", AND REINFORCE WITH 6" X 6" 10/10 MESH

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	SANITARY SEWER MANHOLE	
PROJECT NO.	2294-00	SHEET NO.
		SAN-1

SANITARY SEWER JUNCTION MANHOLE

PRECAST INVERT MUST BE 1/2 DIAMETER OF PIPE AND BENCHES SHOULD BE SLOPED 2" TOWARD INVERT

	A	B
R1642	27"	7"
R1755G (WT REQ.)	27"	7"
Ess. Bro. 309	27"	7"

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.

NEENAH FRAME AND COVER OR EQUAL LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID.

MINIMUM OF 2 AND MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING. 1 RING WITH MORTAR= 0.2". INSTALL INTERIOR I&I BARRIER EULL'S OR APPROVED EQUAL.

MORTAR SHALL BE AIR ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM 387.

ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER.

ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS

GATOR WRAP REQUIRED ON BOTTOM JOINT. ALL OTHER JOINTS TO BE WRAPPED AS DIRECTED BY ENGINEER

PIPE SHALL BE CUT 2" FROM INSIDE FACE OF WALL.

NOTE: KOR-N-SEAL MANHOLE OR APPROVED EQUAL CONSIDERED ACCEPTABLE ALTERNATE. ALL DOG HOUSES SHALL BE GROUTED ON INSIDE. AN A-LOCK GASKET SHALL BE USED AND NO EXTERNAL DOGHOUSE IS REQUIRED

MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR STRUCTURES 14" DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4" OF DEPTH GREATER THAN 14", AND REINFORCE WITH 6" X 6" 10/10 MESH.

ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	SANITARY SEWER JUNCTION MANHOLE	
PROJECT NO.	2294-00	SHEET NO.
		SAN-2

SEWER SERVICE CONNECTION

SEWER SERVICE SCHEDULE 40 PVC SANITARY SEWER

2"x2" WOODEN MARKER (PAINT GREEN)

NOTES:

- SEWER SERVICES. 4" (UNLESS OTHERWISE SPECIFIED ON PLANS) SCHEDULE 40 PVC SEWER PIPE
- PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
- SLOPE 1/4" PER FOOT MINIMUM.
- ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
- BENDS OF 45 OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE SHOULD EXCEED 8'.
- INSTALL SANITARY RISER TO MATCH CURB STOP ELEVATION.
- TRACER WIRE SHALL BE BROUGHT UP ALONG WATERMAIN CURB STOP. INSTALL VALVCO, SNAKEPIT, OR APPROVE EQUAL TRAFFIC RATED TRACER WIRE ACCESS BOX WITH 2 LUGS.
- MIN OF 1 LB. DRIVE IN ANODES WITH MIN 20' WIRE LEAD ARE TO BE INSTALLED AT EVERY SANITARY SERVICE WYE.
- TRACER WIRE SHALL BE 12 AWG COPPER CLAD STEEL ORE WIRE WITH MIN BREAK LOAD OF 270 LB FOR OPEN CUT INSTALLATION RATED FOR 30 VOLTS. MIN 45 MIL HMWPE JACKET
- TRACER WIRE CONNECTOR SHALL BE DRY CONN DIRECT BURY LUG AQUA, PRO-TRACE DB OR APPROVED EQUAL.

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	SEWER SERVICE CONNECTION	
PROJECT NO.	2294-00	SHEET NO.
		SAN-6

SEWER SERVICE RISER

PVC PIPE BED AND ENCASE IN SELECT GRANULAR, TYPICAL PVC APPLICATION.

SERVICE RISER SCHEDULE 40 PVC (SOLVENT WELD JOINTS)

MINIMUM 6" THICK CONCRETE ENCASEMENT

TRACER WIRE

UNDISTURBED SOIL

SANITARY SEWER MAIN (GRAVITY)

NOTE:

- TRACER WIRE CONNECTOR SHALL BE DRY CONN DIRECT BURY LUG AQUA, PRO-TRACE DB OR APPROVED EQUAL
- TRACER WIRE SHALL BE 12 AWG COPPER CLAD STEEL ORE WIRE WITH MIN BREAK LOAD OF 270 LB FOR OPEN CUT INSTALLATION RATED FOR 30 VOLTS. MIN 45 MIL HMWPE JACKET
- MIN OF 1 LB. DRIVE IN ANODES WITH MIN 20' WIRE LEAD ARE TO BE INSTALLED AT EVERY SANITARY SERVICE WYE.
- DEPTH OVER 25" DUCTILE IRON TEES TO BE USED IN PLACE OF PVC WYE.
- RISERS TO BE DIP TO PVC TRANSITION FITTING TO BE USED AT TOP OF RISER
- ALL SEWER AND DUCTILE IRON FITTINGS TO BE EPOXY BONDED. ALL SEWER DUCTILE IRON PIPES AND FITTINGS TO HAVE PROTECTO 401 LINER. ALL MATERIALS TO BE AMERICAN MADE.
- ALL DUCTILE IRON PIPES AND FITTINGS TO BE WRAPPED IN POLY AND TAPED.

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	SEWER SERVICE RISER	
PROJECT NO.	2294-00	SHEET NO.
		SAN-7

PVC SERVICE LINE CLEANOUTS

NOTE: CLEANOUT CAP SHALL BE THREADED MALLEABLE IRON (GALVANIZED)

NOTE: ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN CONCRETE AS SHOWN.

END OF LINE CLEANOUT

IN LINE CLEANOUT

TRACER WIRE

PVC CLEAN OUT RISER WITH FEMALE THREADED INSERT SCHEDULE 40 PVC SDR-26

LONG SWEEP OR TWO 45° BENDS

CONCRETE MIN. 1/3 CU. YDS.

CONCRETE MIN. 1/3 CU. YDS.

NOTE:

- IF CLEANOUT IS IN DRIVEWAY, CONTRACTOR MUST INSTALL FORD A-1 CASTING, MARKED WITH "SEWER ON LID."
- IF CLEANOUT IS IN ROADWAY, CONTRACTOR MUST INSTALL TOP SECTION OF A VALVE BOX WITH LID MARKED "SEWER"
- TRACER WIRE SHALL BE BROUGHT UP ALONG CLEANOUT. INSTALL VALVCO, SNAKEPIT, OR APPROVE EQUAL TRAFFIC RATED TRACER WIRE ACCESS BOX.
- MIN OF 1 LB. DRIVE IN ANODES WITH MIN 20' WIRE LEAD ARE TO BE INSTALLED AT EVERY TRACE WIRE ACCESS BOX.
- TRACER WIRE SHALL BE 12 AWG COPPER CLAD STEEL ORE WIRE WITH MIN BREAK LOAD OF 270 LB FOR OPEN CUT INSTALLATION RATED FOR 30 VOLTS. MIN 45 MIL HMWPE JACKET

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	PVC SERVICE LINE CLEANOUTS	
PROJECT NO.	2294-00	SHEET NO.
		SAN-8

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4" PVC DRAIN TILE CONNECTION NO BENDS GREATER THAN 45° SHALL BE ALLOWED

24"x36" SLAB OPENING FOR NEENAH R3067V. INSTALL R3290-A FOR DRIVEWAYS AND VALLEY GUTTERS. (VANE GRATE SHOWN). INSTALL NEENAH 3067VB TWO WAY GRATE AT ALL LOW POINTS.

DIMENSION FROM BACK OF CURB TO CENTER OF PIPE.

4" DIA. MH - 9" IN FROM BACK OF CURB
5" DIA. MH - 3" IN FROM BACK OF CURB
6" DIA. MH - 3" BEHIND BACK OF CURB
7" DIA. MH - 9" BEHIND BACK OF CURB 8" DIA. MH - 15" BEHIND BACK OF CURB

NO BLOCK STRUCTURES ALLOWED.

MINIMUM OF 2 MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING. 1 RING WITH MORTAR = 0.2". INSTALL EXTERIOR INFI-SHIELD OR APPROVED EQUAL.

6" PRECAST REINFORCED CONCRETE SLAB.

TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR APPROVED EQUAL. EXTERNAL WRAP (GATOR WRAP OR APPROVED EQUAL) REQUIRED

ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.

MORTAR SHALL BE AIR ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM C387.

ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.

4" PVC DRAIN TILE CONNECTION.

SUMP MANHOLE REQUIRED WHEN THERE IS A 1.5' OR GREATER DROP BETWEEN INVERTS, AND THE FIRST STRUCTURE UPSTREAM FROM PIPE OUTLET. SEE STO-6.

MINIMUM SLAB THICKNESS 6" FOR STRUCTURES 14' IN DEPTH OR LESS. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14', AND REINFORCE WITH 6"x6" 10/10 MESH.

PIPE SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.

*DOG HOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE OF STRUCTURE.

GROUT BOTTOM

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	CATCHBASIN MANHOLE	SHEET NO.
PROJECT NO.	2294-00	SHEET NO.
REV. NO.	STO-5	REV. NO.

24"x36" SLAB OPENING FOR NEENAH R3067V. INSTALL R3290-A FOR DRIVEWAYS AND VALLEY GUTTERS. (VANE GRATE SHOWN). INSTALL NEENAH 3067VB TWO WAY GRATE AT ALL LOW POINTS.

DIMENSION FROM BACK OF CURB TO CENTER OF PIPE.

4" DIA. MH - 9" IN FROM BACK OF CURB
5" DIA. MH - 3" IN FROM BACK OF CURB
6" DIA. MH - 3" BEHIND BACK OF CURB
7" DIA. MH - 9" BEHIND BACK OF CURB 8" DIA. MH - 15" BEHIND BACK OF CURB

NO BLOCK STRUCTURES ALLOWED.

4" PVC DRAIN TILE CONNECTION NO BENDS GREATER THAN 45° SHALL BE ALLOWED

MINIMUM OF 2 MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING. 1 RING WITH MORTAR = 0.2". INSTALL EXTERIOR INFI-SHIELD OR APPROVED EQUAL.

6" PRECAST REINFORCED CONCRETE SLAB.

TOP OF BARREL SECTION UNDER TOP SLAB TO HAVE FLAT TOP EDGE SEALED WITH 2 BEADS OF RAMNEK OR APPROVED EQUAL. EXTERNAL WRAP (GATOR WRAP OR APPROVED EQUAL) REQUIRED

ALL JOINTS IN MANHOLE TO HAVE "O" RING RUBBER GASKETS.

*DOG HOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE OF STRUCTURE.

ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.

MORTAR SHALL BE AIR ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM C387.

4" PVC DRAIN TILE CONNECTION.

PIPE SHALL BE CUT OUT 2" FROM INSIDE FACE OF WALL.

SUMP MANHOLE REQUIRED WHEN THERE IS A 1.5' OR GREATER DROP BETWEEN INVERTS, AND THE FIRST STRUCTURE UPSTREAM FROM PIPE OUTLET. SEE STO-6.

MINIMUM SLAB THICKNESS 6" FOR STRUCTURES 14' IN DEPTH OR LESS. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14', AND REINFORCE WITH 6"x6" 10/10 MESH.

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	CATCHBASIN MANHOLE WITH SUMP	SHEET NO.
PROJECT NO.	2294-00	SHEET NO.
REV. NO.	STO-6	REV. NO.

4" PVC DRAIN TILE CONNECTION NO BENDS GREATER THAN 45° SHALL BE ALLOWED

3'-0"

3.5"

2'-0"

3.5"

PLAN

NO BLOCK STRUCTURES ALLOWED.

CATCHBASIN CASTING NEENAH R3067V OR EQUAL WITH VANE GRATE, 3" RADIUS CURB BOX. INSTALL R3290-A CASTING IN DRIVEWAYS AND VALLEY GUTTERS. INSTALL NEENAH 3067VB TWO WAY GRATE AT ALL LOW POINTS.

MINIMUM OF 2 MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH RING. 1 RING WITH MORTAR = 0.2". INSTALL EXTERIOR INFI-SHIELD OR APPROVED EQUAL.

4" PVC DRAIN TILE CONNECTION

DOGHOUSE SHALL BE GROUTED ON BOTH THE OUTSIDE AND THE INSIDE.

ONLY PLASTIC SHIMS SHALL BE ALLOWED IF NEEDED.

MORTAR SHALL BE AIR ENTRAINED UNDERGROUND UTILITY MORTAR WHICH MEETS OR EXCEEDS ASTM C270 AND ASTM C387.

24" x 36" PRECAST

5"

3" GROUT MINIMUM

6"

6 1/2"

SECTION

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	2'X3' CATCHBASIN	SHEET NO.
PROJECT NO.	2294-00	SHEET NO.
REV. NO.	STO-7	REV. NO.

SEE CITY PLATE NO. STO-11 FOR RIPRAP PLACEMENT.

ANCHOR CLIP

2" MAX

6"

ISOMETRIC

TIE LAST 3 PIPE JOINTS. USE 2 TIE BOLT FASTENERS PER JOINT. INSTALL AT 60" FROM TOP OR BOTTOM OF PIPE. FOR PIPES SEGMENTS WITH FES ON BOTH ENDS, ALL PIPE SEGMENTS SHALL BE TIED

PROVIDE 3 ANCHOR CLIPS TO FASTEN TRASH GUARD TO FLARED END SECTION. HOT DIP GALVANIZE AFTER FABRICATION.

PIPE SIZE	TRASH GUARD SIZING	BAR	H'	BOLTS
12"	3/4"Ø	2 1/2"	5/8"	
15"	3/4"Ø	3"	5/8"	
18"	3/4"Ø	4"	5/8"	
21"-24"	1"Ø	4"	3/4"	
27"-30"	1 1/8"Ø	5"	3/4"	
42"	1 1/2"Ø	6"	3/4"	
48"-54"	1 1/4"Ø	6"	1"	
60"-72"	1 1/4"Ø	7"	1"	
78"-90"	1 1/4"Ø	8"	1"	

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	FLARED END SECTION AND TRASH GUARD	SHEET NO.
PROJECT NO.	2294-00	SHEET NO.
REV. NO.	STO-10	REV. NO.

GRANITE RIPRAP

2" MIN

2" MIN

4

4

5D

PLAN

GRANITE RIPRAP

MIN FABRIC

3'

SECTION A-A

GEOTEXTILE FILTER-TYPE IV

GRANITE RIPRAP

SECTION B-B

GEOTEXTILE FILTER-TYPE IV

NOTES:

- FILTER BLANKET REQUIRED UNDER RIPRAP OR 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL.
- ONLY GRANITE RIPRAP TO BE USED AT OUTLETS.
- GRADE A SWALE ADJACENT TO BOTH SIDES OF PIPE TO DIRECT WATER AWAY FROM FES.

GRANITE RIPRAP REQUIREMENTS

12" TO 18"	8-10 CUBIC YARDS CL.3
21" TO 27"	12-14 CUBIC YARDS CL.3
30" TO 36"	16-24 CUBIC YARDS CL.3
42" TO 48"	30-38 CUBIC YARDS CL.3
54" AND UP	62.8UF CUBIC YARDS CL.4

(ONE CUBIC YARD IS APPROXIMATELY 2,800 LBS.)

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	RIPRAP AT OUTLETS	SHEET NO.
PROJECT NO.	2294-00	SHEET NO.
REV. NO.	STO-11	REV. NO.

EROSION CONTROL MAT

PROPOSED GRADE

10' MIN

SECTION A-A

EROSION CONTROL MAT

PROPOSED GRADE

10' MIN

SECTION B-B

EROSION CONTROL MAT

PROPOSED GRADE

10' MIN

5H

1V

NOTES:

- EROSION CONTROL MAT TO BE INSTALLED TO WATER LEVEL ON INLET SIDE AND DISCHARGE ELEVATION ON OUTLET SIDE.
- EROSION CONTROL MAT TO BE SLOPE-TAMED BY INVISIBLE STRUCTURES OR CITY APPROVED EQUAL

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	TYPICAL POND EOF	SHEET NO.
PROJECT NO.	2294-00	SHEET NO.
REV. NO.	STO-12	REV. NO.

HYDRA-FINDER TYPE HYDRANT FLAG

WATEROUS PACER MODEL WB-67-250 HYDRANT

VERIFY THREAD TYPE WITH FIRE DEPT. ABOVE GROUND TEST STATION.

GROUNDING ANODE (MIN 3' BURY)

#12 AWG COPPER CLAD STEEL ORE WIRE WITH MIN. BREAK LOAD OF 270 LBS FOR OPEN CUT INSTALL RATED FOR 30 VOLTS. 45 MIL HMWPE JACKET.

1.5 CUBIC YARDS GRAVEL OR CRUSHED ROCK. COVER WITH POLYETHYLENE WRAP

8" CONCRETE BLOCK

TIE ALL FITTINGS WITH MIN. OF TWO, 3/4" DIAMETER RODS (STAINLESS STEEL OR EPOXY COATED), OR WITH MEGALUGS

CONNECT TRACER WIRE TO MAIN TRACER WIRE

GATE VALVE EXTENSION ROD

7.5' MIN.

5'

3'

3.0'

TOP

NOTES:

- FACTORY INSTALLED PLUGS REQUIRED WHENEVER HYDRANTS ARE INSTALLED IN AREAS WITH HIGH GROUNDWATER LEVEL, AS DETERMINED BY DEWATERING REQUIREMENTS AND THE CITY ENGINEER. THE MAIN NOZZLE SHALL BE PAINTED BLUE FOR ALL HYDRANTS WITH PLUGGED DRAIN HOLES.
- ALL DUCTILE IRON WATERMAIN FITTINGS SHALL BE FUSION BONDED EPOXY COATED.
- HYDRANTS SHALL BE MARKED WITH STAINLESS STEEL TAG FROM FACTORY.
- CONTRACTOR SHALL SUPPLY TWO HYDRANT FLAGS, ONE TO BE INSTALLED ON THE HYDRANT AND THE SECOND DELIVERED TO CORCORAN PUBLIC WORKS.
- ALL HYDRANT LEADS ARE TO BE CONSTRUCTED WITH POLYWRAPPED DIP, CLASS 52.
- PROVIDE TAPED POLYWRAP UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.
- ALL WATERMAIN BOLTS SHALL BE COR-BLUE OR APPROVED EQUAL.
- HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: FLOW RATE OF 1,000 GPM OR MORE - GREEN; FLOW RATE BETWEEN 500 GPM AND 1,000 GPM - YELLOW; FLOW RATE OF 500 GPM OR LESS - RED.
- ABOVE GROUND TEST STATION SHALL BE COBRA T3 (T2-R75) OR APPROVED EQUAL. OUTDOOR RATED PVC CONDUIT SHALL BE INSTALLED FROM BOTTOM OF TEST STATION TO 2' BELOW FINISH GRADE. SEE DETAIL WAT-11 FOR CONNECTION DETAILS.
- MIN 1 LB. DRIVE IN ANODE WITH MIN. 20' WIRE LEAD.
- CONNECTORS SHALL BE DRY CONN DIRECT BURY LUG AQUA, PRO-TRACE DB OR APPROVED EQUAL
- CONTRACTOR SHALL SUPPLY 1 HYDRANT WRENCH FOR EVERY PHASE OR EVERY 5 HYDRANTS INSTALLED, WHICHEVER IS GREATER.

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	HYDRANT DETAIL	SHEET NO.
PROJECT NO.	2294-00	SHEET NO.
REV. NO.	WAT-1	REV. NO.

7.5' MINIMUM COVER REQUIRED OVER TOP OF WATER MAIN.

DROP LID TYLER No. 6860 No. H-10361 No. B-5160

MUELLER BIBBY-STE-CROIX ADJUST TOP TO 1/2" BELOW GRADE. BOX TO BE SET TO PROVIDE 12" OF ADJUSTMENT.

EXTENSIONS REQUIRED ON ALL GATE VALVES

EXTENSION SHALL BE WITHIN 1'-2" OF FINISHED GRADE

TYLER NO. 6860 MUELLER NO. H-10357 BIBBY-STE-CROIX B-5001 GATE VALVE BOX, SCREW TYPE, 3 PIECE, 5 1/4" SHAFT, SIZE G BOX, 7'-6" EXTENDED, #6 ROUND BASE

ALL GATE VALVES SHALL BE MANUFACTURED IN THE U.S. OR CANADA.

ALL VALVE BOX COMPONENTS SHALL BE MANUFACTURED IN THE U.S. OR CANADA, OR AS APPROVED BY THE CITY ENGINEER.

RESILIENT WEDGE VALVE CONFORMING AWWA C-509-80 STANDARDS INSTALLED WITH A VALVE BOX ADAPTER TYPE II.

ADAPTOR REQUIRED ON ALL GATE VALVES

GATE VALVE ADAPTOR 1/4" STEEL WITH PROTECTIVE COATING

1/2" RUBBER GASKET INSTALLED BETWEEN THE GATE VALVE AND GATE VALVE ADAPTOR

8" CONCRETE BLOCK

MEGALUGS (TYP)

NOTE: ALL WATERMAIN BOLTS ARE TO BE COR-BLUE OR AN APPROVED EQUAL

WENCK ASSOCIATES	CITY OF CORCORAN	STANDARD PLATES
CLIENT	CITY OF CORCORAN	PROJECT
SHEET TITLE	GATE VALVE AND BOX INSTALLATION	SHEET NO.
PROJECT NO.	2294-00	SHEET NO.
REV. NO.	WAT-2	REV. NO.

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#
Drawn By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	.
Designed By	MJW	B	UPDATED SITE PLAN	5/5/2023	.
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	.

Revision Issue Description	Date
ADDRESS CITY COMMENTS	8/14/2023
UPDATED SITE PLAN	5/5/2023
ISSUED FOR REVIEW	4/18/2023

I HEREBY CERTIFY THAT THIS PLAN 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.

RED BARN PET RETREAT SITE DESIGN

CORCORAN, MINNESOTA

BRYAN REMER, PE
DATE: 8/14/2023
LICENSE NO. 47588

Save: 8/11/2023 11:34 AM mwatercort Plot: 8/14/2023 3:57 PM X:\P\TR\RAMGC\172432\5-final-dsgn\5-1-drawings\10-Civil\caddwg\sheetRA172432D1.dwg

NOTES:

- ALL NEW CURB BOXES MUST HAVE RISER RODS ADJUSTABLE UP AND DOWN FOR 8" OF COVER. WHEN AN EXISTING CURB BOX IS ON A CONSTRUCTION OR RECONSTRUCTION PROJECT, RISER RODS SHALL BE INSTALLED TO ALL CURB BOXES ON THAT PROJECT.
- PLACEMENT OF CURB STOP AND BOX ON PRIVATE STREETS SHALL BE 9' BEHIND THE PROPERTY LINE WITH NO COPPER STUBBED PAST THE CURB STOP AND BOX.
- COPPER IS TO BE ONE PIECE, NO JOINTS, COUPLINGS, ETC., ALLOWED FROM MAIN TO CURB STOP. WATER SERVICE AND SANITARY SEWER SERVICE SHALL HAVE A 3" HORIZONTAL SEPARATION.
- CURB BOXES LOCATED IN DRIVEWAYS OR PARKING LOTS SHALL BE COVERED WITH A FORD A-1 METER BOX COVER.
- A "W" STAMP PER CITY PLATE #STR-24 MUST BE PLACED ON THE FACE OF CURB WHEREVER CURB AND GUTTER CROSSES A WATER SERVICE.
- METAL FENCE POST AT END OF WATER AND SANITARY SERVICE. 4" ABOVE GRADE WATER FENCE POST TO BE PAINTED BLUE. SANITARY FENCE POST TO BE PAINTED GREEN.
- ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1.
- TRACER WIRE SHALL BE BROUGHT UP ALONG WATERMAIN CURB STOP. INSTALL VALVCO, SNAKEPIT, OR APPROVE EQUAL TRAFFIC RATED TRACER WIRE ACCESS BOX WITH TWO LUGS.
- MIN OF 1LB. DRIVE IN ANODES WITH MIN 20' WIRE LEAD ARE TO BE INSTALLED AT EVERY TRACE WIRE ACCESS BOX.
- TRACER WIRE SHALL BE 12AWG COPPER CLAD STEEL ORE WITH MIN BREAK LOAD OF 270LB FOR OPEN CUT INSTALLATION RATED FOR 30 VOLTS. MIN 45 MIL HMWPE JACKET.
- TRACER WIRE CONNECTOR SHALL BE DRY CONN DIRECT BURY LUG AQUA, PRO-TRACE DB OR APPROVED EQUAL.

WATER SERVICE CONNECTION

CLIENT: CITY OF CORCORAN
PROJECT: STANDARD PLATES
SHEET TITLE: WATER SERVICE CONNECTION
PROJECT NO.: 2294-00
SHEET NO.: WAT-5

PACER HYDRANT

CLIENT: CITY OF CORCORAN
PROJECT: STANDARD PLATES
SHEET TITLE: PACER HYDRANT
PROJECT NO.: 2294-00
SHEET NO.: WAT-11

B618 CURB TRANSITION AT CATCH BASIN

CLIENT: CITY OF CORCORAN
PROJECT: STANDARD PLATES
SHEET TITLE: B618 CURB TRANSITION AT CATCH BASIN
PROJECT NO.: 2294-00
SHEET NO.: STR-7

CURB AND GUTTER TRANSITIONS

CLIENT: CITY OF CORCORAN
PROJECT: STANDARD PLATES
SHEET TITLE: CURB AND GUTTER TRANSITIONS
PROJECT NO.: 2294-00
SHEET NO.: STR-8

BEDDING METHODS FOR PVC

CLIENT: CITY OF CORCORAN
PROJECT: STANDARD PLATES
SHEET TITLE: BEDDING METHODS FOR PVC
PROJECT NO.: 2294-00
SHEET NO.: BED-1

BEDDING METHODS FOR RCP, CMP & DIP

CLIENT: CITY OF CORCORAN
PROJECT: STANDARD PLATES
SHEET TITLE: BEDDING METHODS FOR RCP, CMP & DIP
PROJECT NO.: 2294-00
SHEET NO.: BED-2

SILT FENCE MACHINE SLICED

CLIENT: CITY OF CORCORAN
PROJECT: STANDARD PLATES
SHEET TITLE: SILT FENCE MACHINE SLICED
PROJECT NO.: 2294-00
SHEET NO.: ERO-1A

EROSION CONTROL BLANKET INSTALLATION

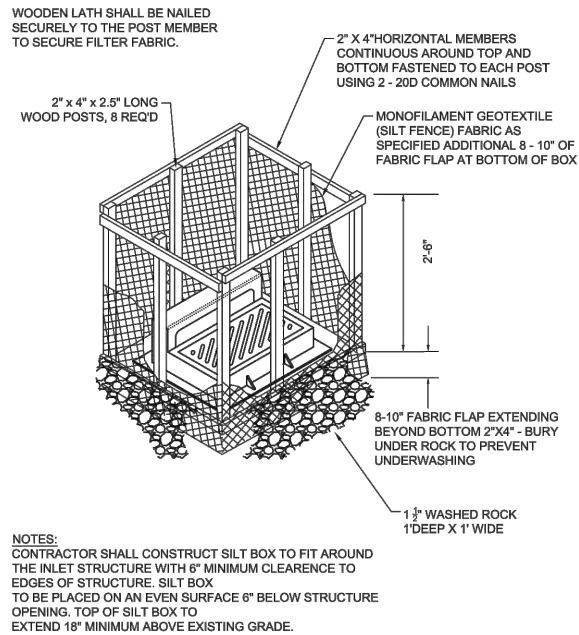
CLIENT: CITY OF CORCORAN
PROJECT: STANDARD PLATES
SHEET TITLE: EROSION CONTROL BLANKET INSTALLATION
PROJECT NO.: 2294-00
SHEET NO.: ERO-2

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#
Drawn By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	.
Designed By	MJW	B	UPDATED SITE PLAN	5/5/2023	.
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	.

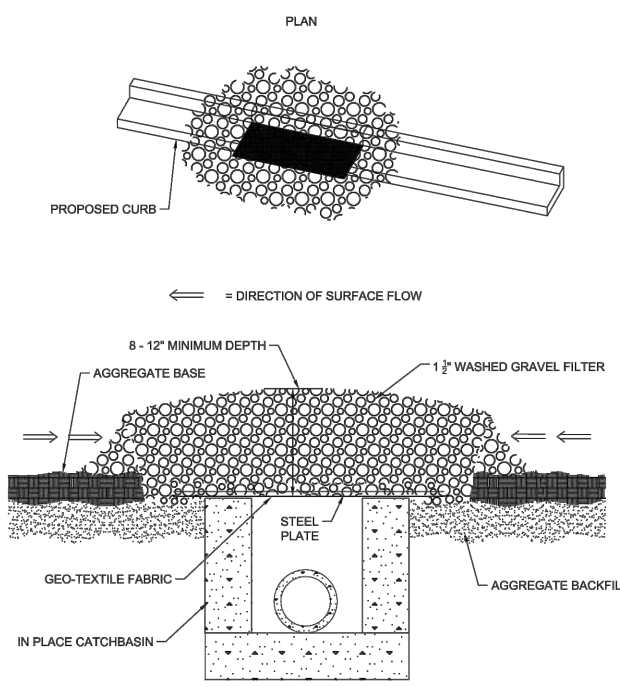
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

RED BARN PET RETREAT SITE DESIGN
CORCORAN, MINNESOTA

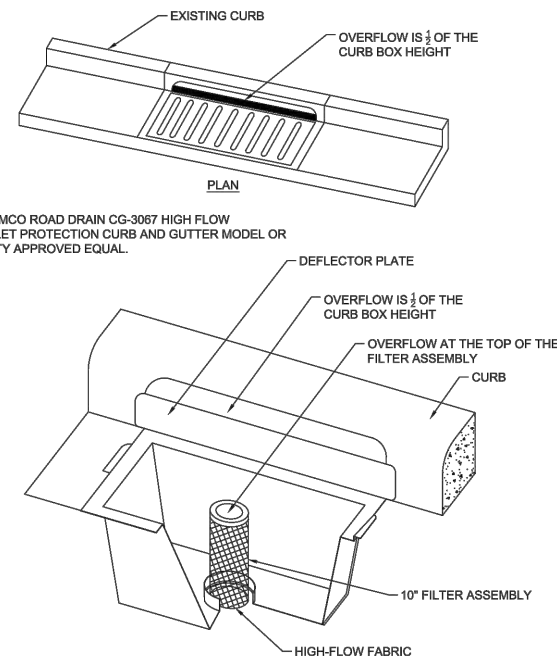
BRYAN REMER, PE
DATE: 8/14/2023
LICENSE NO. 47588



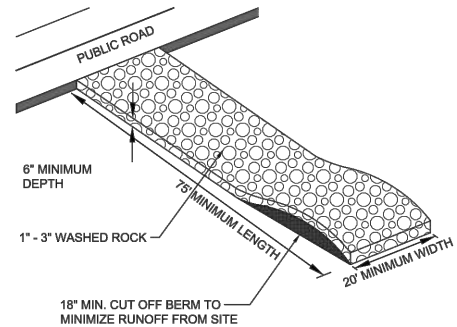
WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER: Exceptional customer service. 300 PINE STREET, SUITE 200, CORCORAN, MN 56004. TEL: 507-233-2222		T:	2294-Corcoran\Corcoran logo.jpg	SHEET TITLE	INLET PROTECTION SILT BOX FOR CATCH BASIN					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			FEB 2015	SKH	RWS	RWS	SCALE	2294-00	ERO-4A	



WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER: Exceptional customer service. 300 PINE STREET, SUITE 200, CORCORAN, MN 56004. TEL: 507-233-2222		T:	2294-Corcoran\Corcoran logo.jpg	SHEET TITLE	INLET PROTECTION CATCH BASIN ROCK FILTER					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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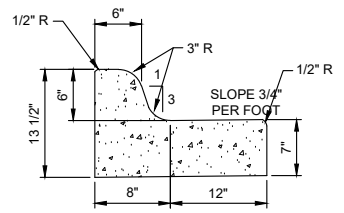


WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER: Exceptional customer service. 300 PINE STREET, SUITE 200, CORCORAN, MN 56004. TEL: 507-233-2222		T:	2294-Corcoran\Corcoran logo.jpg	SHEET TITLE	INLET PROTECTION CATCH BASIN INSERT					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
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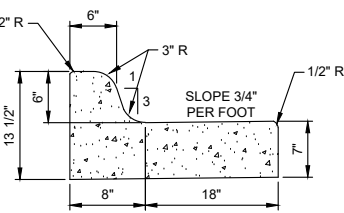


NOTE:
 FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.
 ENTRANCE MUST BE MAINTAINED TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCKS WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

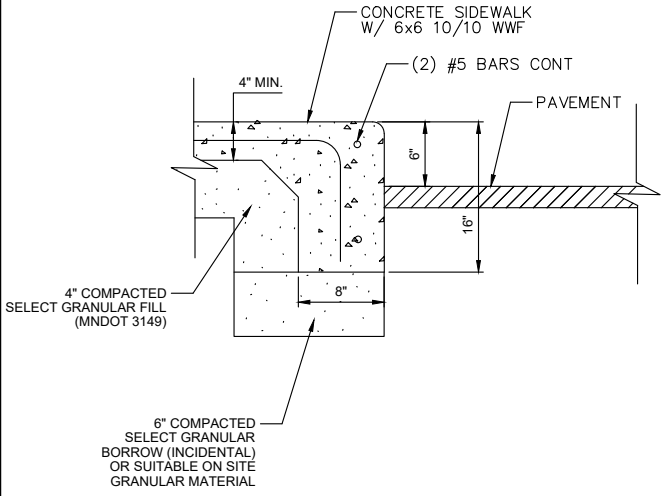
WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER: Exceptional customer service. 300 PINE STREET, SUITE 200, CORCORAN, MN 56004. TEL: 507-233-2222		T:	2294-Corcoran\Corcoran logo.jpg	SHEET TITLE	CONSTRUCTION ENTRANCE (ROCK)					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			FEB 2015	SKH	RWS	RWS	SCALE	2294-00	ERO-6	



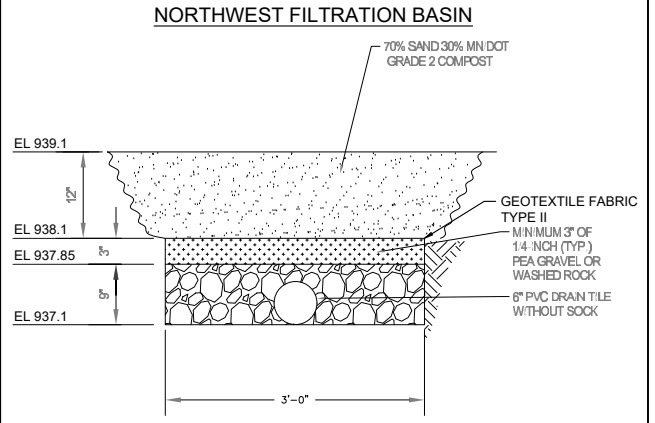
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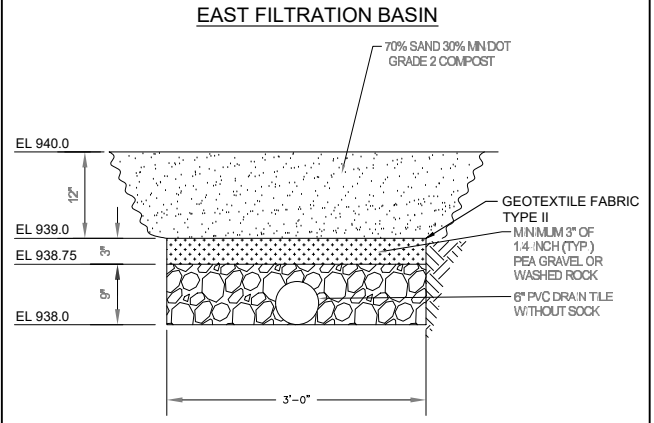
B618



MONOLITHIC SIDEWALK EDGE



WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER: Exceptional customer service. 300 PINE STREET, SUITE 200, CORCORAN, MN 56004. TEL: 507-233-2222		T:	2294-Corcoran\Corcoran logo.jpg	SHEET TITLE	TYPICAL FILTRATION BASIN					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			FEB 2020	NPW	RWS	RWS	SCALE	2294-00	STO-20	



WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES					
RESPONSIVE PARTNER: Exceptional customer service. 300 PINE STREET, SUITE 200, CORCORAN, MN 56004. TEL: 507-233-2222		T:	2294-Corcoran\Corcoran logo.jpg	SHEET TITLE	TYPICAL FILTRATION BASIN					
REV	DWN	APP	REV DATE	DWN BY	CHK'D	APP'D	DWG DATE	PROJECT NO.	SHEET NO.	REV NO.
			FEB 2020	NPW	RWS	RWS	SCALE	2294-00	STO-20	

SEH	CURB AND GUTTER		Revised:	Oct. 2011
	SEH Plate No.		STR-19	

SEH	MONOLITHIC SIDEWALK EDGE		Revised:	Oct. 2011
	SEH Plate No.		STR-19	

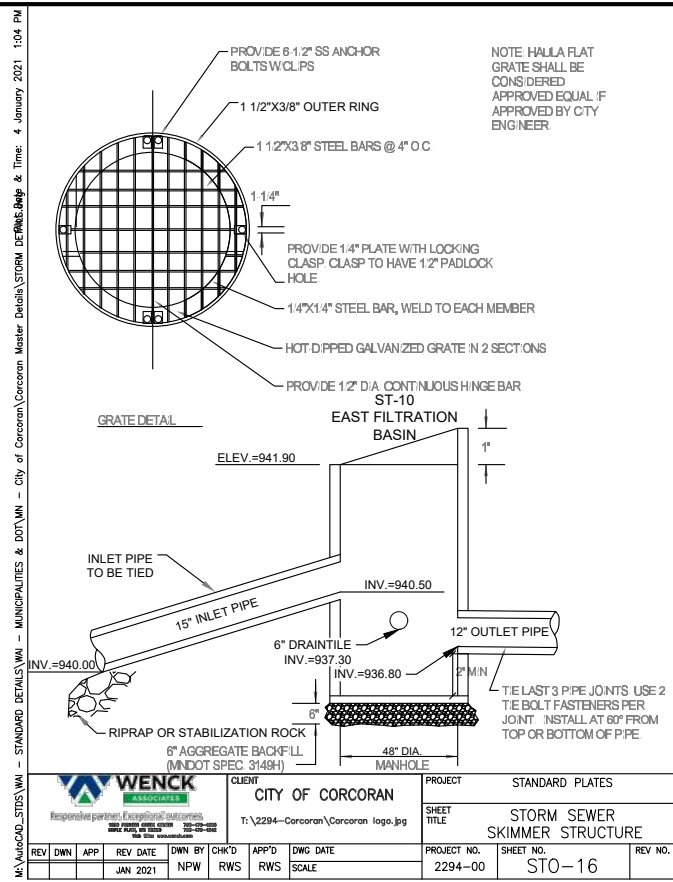
SEH Project	RAMGC - 172432	Rev.#		Revision Issue Description	Date	Rev.#		Revision Issue Description	Date
Drawn By	MJW	C		ADDRESS CITY COMMENTS	8/14/2023	.			
Designed By	MJW	B		UPDATED SITE PLAN	5/5/2023	.			
Checked By	BJR	A		ISSUED FOR REVIEW	4/18/2023	.			

I HEREBY CERTIFY THAT THIS PLAN 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.

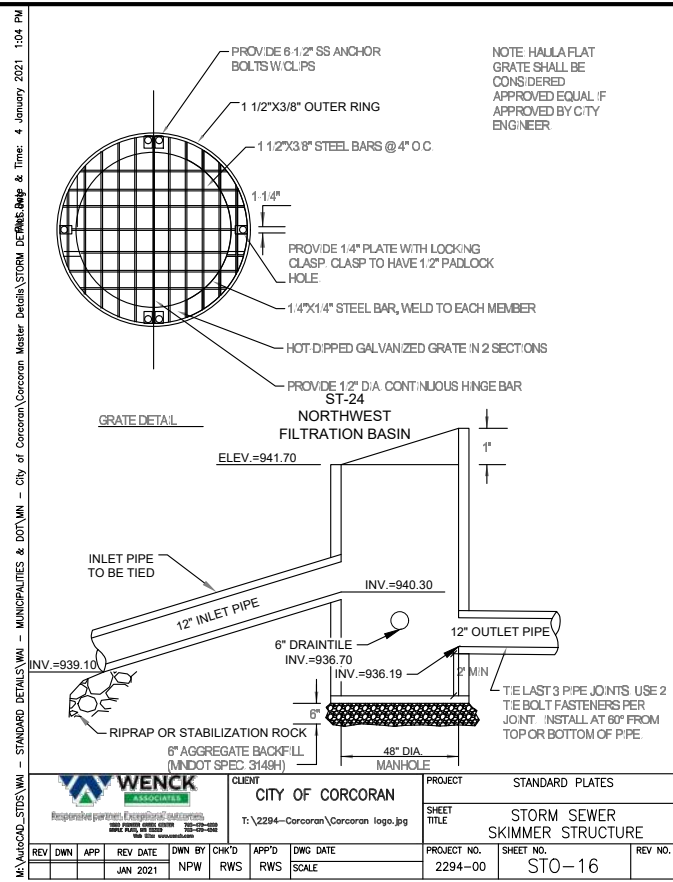
SEH
 BRYAN REMER, PE
 DATE: 8/14/2023 LICENSE NO. 47588

RED BARN PET RETREAT SITE DESIGN
 CORCORAN, MINNESOTA

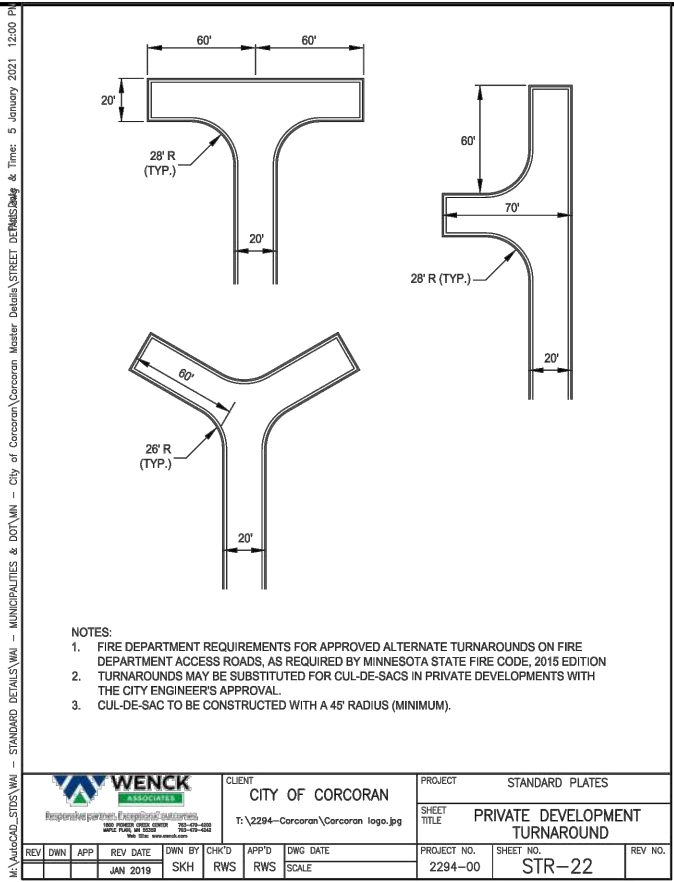
CIVIL DETAILS



WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
RESPONSIBLE PARTNER: PROFESSIONAL ENGINEER		SHEET TITLE	STORM SEWER SKIMMER STRUCTURE	PROJECT NO.	2294-00
172432-Corcoran\Corcoran logo.jpg		SHEET NO.	STO-16	REV. NO.	
REV	DWN	APP	REV DATE	DWN BY	CHK'D
			JAN 2021	NPW	RWS
APP'D	DWG DATE	SCALE			
RWS					



WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
RESPONSIBLE PARTNER: PROFESSIONAL ENGINEER		SHEET TITLE	STORM SEWER SKIMMER STRUCTURE	PROJECT NO.	2294-00
172432-Corcoran\Corcoran logo.jpg		SHEET NO.	STO-16	REV. NO.	
REV	DWN	APP	REV DATE	DWN BY	CHK'D
			JAN 2021	NPW	RWS
APP'D	DWG DATE	SCALE			
RWS					



WENCK ASSOCIATES		CLIENT	CITY OF CORCORAN	PROJECT	STANDARD PLATES
RESPONSIBLE PARTNER: PROFESSIONAL ENGINEER		SHEET TITLE	PRIVATE DEVELOPMENT TURNAROUND	PROJECT NO.	2294-00
172432-Corcoran\Corcoran logo.jpg		SHEET NO.	STR-22	REV. NO.	
REV	DWN	APP	REV DATE	DWN BY	CHK'D
			JAN 2019	SKH	RWS
APP'D	DWG DATE	SCALE			
RWS					

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	-		
Designed By	MJW	B	UPDATED SITE PLAN	5/5/2023	-		
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	-		



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BRYAN REMER, PE
DATE: 8/14/2023 LICENSE NO. 47588

RED BARN PET RETREAT SITE DESIGN
CORCORAN, MINNESOTA

CIVIL DETAILS

SWPPP SUMMARY/OVERVIEW:

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO ADDRESS THE REQUIREMENTS OF NPDES PERMIT MN R100001. THIS SWPPP INCLUDES A COMBINATION OF NARRATIVE AND PLAN SHEETS THAT DESCRIBE THE TEMPORARY AND PERMANENT STORM WATER MANAGEMENT PLAN FOR THE PROJECT.

PROJECT INFORMATION:

LOCATION:	CORCORAN, MINNESOTA
LATITUDE/LONGITUDE:	45°8'26.7"N / 93°31'23.7"W
PROJECT DESCRIPTION:	RED BARN PET RETREAT SITE DESIGN
SOIL DISTURBING ACTIVITIES:	GRADING, UTILITIES, SURFACING, TURF ESTABLISHMENT

CONTACTS:

OWNER:	RED BARN PET RETREAT
CONTACT:	DANIEL BENJAMIN
ADDRESS:	19520 STIEG RD, CORCORAN, MN 55374
PHONE:	612.799.3256
EMAIL:	DBENJAMINABS@GMAIL.COM

ENGINEER:	SHORT ELLIOTT HENDRICKSON INC. (SEH)
CONTACT:	BRYAN REMER
PHONE:	320.266.6235
EMAIL:	BREMER@SEHINC.COM
PROJECT NO.:	172432

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs WHO WILL COORDINATE WITH ALL CONTRACTORS, SUBCONTRACTORS, AND OPERATORS ON-SITE TO OVERSEE THE IMPLEMENTATION OF THE SWPPP.

CONTRACTOR	RAM GENERAL CONTRACTING INC
CONTACT	JOHN LOGEAS
PHONE	320.237.2015
EMAIL	JOHN@RAMBUILDINGS.COM

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

GENERAL SWPPP RESPONSIBILITIES:

THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.

THE SWPPP WILL BE AMENDED AS NEEDED AND/OR AS REQUIRED BY PROVISIONS OF THE PERMIT. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. AMENDMENTS WILL BE APPROVED BY BOTH THE OWNER AND CONTRACTOR AND WILL BE ATTACHED OR OTHERWISE INCLUDED WITH THE SWPPP DOCUMENTS. THE SWPPP AMENDMENTS SHALL BE INITIATED, FACILITATED, AND PROCESSED BY THE CONTRACTOR.

ALL SWPPP CHANGES MUST BE DONE BY AN INDIVIDUAL TRAINED IN ACCORDANCE WITH SECTION 21.2. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

BOTH THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER TERMINATION AND/OR TRANSFER OF THE PERMIT.

LONG TERM OPERATION AND MAINTENANCE

THE OWNER WILL BE RESPONSIBLE OR WILL OTHERWISE IDENTIFY WHO WILL BE RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM(S).

THE OWNER WILL PREPARE AND IMPLEMENT A PERMANENT STORMWATER TREATMENT SYSTEM(S) MAINTENANCE PLAN.



TRAINING DOCUMENTATION:

PREPARER/DESIGNER OF SWPPP:	MAX WATERCOTT
EMPLOYER:	SHORT ELLIOT HENDRICKSON INC.
DATE OBTAINED / REFRESHED	OCTOBER 2020
INSTRUCTOR(S)/ENTITY PROVIDING TRAINING:	UNIVERSITY OF MINNESOTA

CONTENT OF TRAINING AVAILABLE UPON REQUEST.

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:

- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
- INDIVIDUALS PERFORMING INSPECTIONS
- INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs

TRAINING MUST RELATE TO THE INDIVIDUAL'S JOB DUTIES AND RESPONSIBILITIES AND SHALL INCLUDE:

- 1) DATES OF TRAINING
- 2) NAME OF INSTRUCTORS
- 3) CONTENT AND ENTITY PROVIDING TRAINING

THE CONTRACTOR SHALL ENSURE THAT THE INDIVIDUALS ARE TRAINED BY LOCAL, STATE, FEDERAL AGENCIES, PROFESSIONAL ORGANIZATIONS, OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, PERMANENT STORMWATER MANAGEMENT AND THE MINNESOTA NPDES/SDS CONSTRUCTION STORMWATER PERMIT.

PROJECT SUMMARY:

TOTAL DISTURBED AREA:	4.62 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	1.64 AC
IMPERVIOUS AREA ADDED:	1.64 AC

RECEIVING WATER(S) WITHIN ONE MILE FROM PROJECT BOUNDARIES:
(<http://pca-gis02.pca.state.mn.us/CSW/index.html>)

ID	NAME	TYPE	SPECIAL WATER?	IMPAIRED WATER?	CONSTRUCTION RELATED IMPAIRMENT OR SPECIAL WATER CLASSIFICATION	TMDL
07010206-732	RUSH CREEK	STREAM	N	Y	NA	NA
ADDITIONAL BMPs AND/OR ACTIONS REQUIRED:						
SEE SECTION 23 OF THE PERMIT AND APPLICABLE TMDL WLA'S						

WATERBODY	NO WORK DURING	SEE DNR PERMIT FOR MORE INFORMATION
LAKES	APRIL 1 - JUNE 30	
NON-TROUT STREAMS	MARCH 15 - JUNE 15	
TROUT STREAMS	SEPTEMBER 1 - APRIL 1	

SITE SOIL INFORMATION: (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>)
(SOIL INFORMATION PROVIDED IS FOR NPDES PERMIT INFORMATION ONLY. SOIL INFORMATION WAS OBTAINED FROM THE USGS WEBSITE. THE CONTRACTOR SHALL NOT RELY ON THIS SOIL INFORMATION FOR CONSTRUCTION PURPOSES.)

SOIL NAME:	HYDROLOGIC CLASSIFICATION:
DUNDAS-CORDOVA COMPLEX, 0 TO 3 PERCENT SLOPES	C/D
ANGUS-MOON COMPLEX, 2 TO 5 PERCENT SLOPES	B
ANTICIPATED RANGE OF PARTICLE SIZES	NA

RELATED REVIEWS & PERMITS:

ENVIRONMENTAL, WETLAND, ENDANGERED OR THREATENED SPECIES, ARCHEOLOGICAL, LOCAL, STATE, AND/OR FEDERAL REVIEWS/PERMITS:

AGENCY:	TYPE OF PERMIT:
MPCA	NPDES STORM WATER PERMIT
TBD	TBD

IMPLEMENTATION SEQUENCE:

THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING SEQUENCE. THE ENGINEER MAY APPROVE ADJUSTMENTS TO THE SEQUENCE AS NEEDED.

1. INSTALL ROCK CONSTRUCTION ENTRANCE(S)
2. INSTALL PERIMETER CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES
3. INSTALL INLET PROTECTION ON EXISTING CATCH BASINS
4. COMPLETE SITE GRADING
5. INSTALL UTILITIES, STORM SEWER, INLET PROTECTION, CURB & GUTTER, PAVING
6. COMPLETE FINAL GRADING AND STABILIZE DISTURBED AREAS
7. AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ACCUMULATED SEDIMENT, REMOVE BMPs, AND RE-STABILIZE ANY AREAS DISTURBED BY THEIR REMOVAL.
8. INSTALL FILTRATION MEDIA

THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE SWPPP:

- EROSION AND SEDIMENT CONTROL PLAN SHEETS:
- TURF ESTABLISHMENT PLAN SHEETS:
- GRADING PLAN SHEETS:
- DETAIL PLAN SHEETS:
- SWPPP NOTE AND DETAIL SHEETS:
- PROJECT SPECIFICATIONS:
- PROJECT BID FORM:

TEMPORARY BMP DESIGN FACTORS:

EROSION PREVENTION AND SEDIMENT CONTROL BMP'S MUST BE DESIGNED TO ACCOUNT FOR:

THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION

THE NATURE OF STORMWATER RUNOFF AND RON-ON AT THE SITE, INCLUDING FACTORS SUCH AS EXPECTED FLOW FROM IMPERVIOUS SURFACES, SLOPES, AND SITE DRAINAGE FEATURES

THE 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

THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT.

TEMPORARY SEDIMENT BASINS:

THE CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BASIN(S) INDICATED ON PLANS AND REQUIRED BY THE NPDES CONSTRUCTION PERMIT.

THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAINED TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER.

TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.

OUTLET STRUCTURES MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS.

BASINS MUST INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.

TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.

SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.

PERMANENT STORMWATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO MEET THE REQUIREMENTS OF NPDES GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY.

REQUIRED WATER QUALITY VOLUME (WQV):	0.132 AF	
PERMANENT MANAGEMENT SYSTEM:	WQV INFILTRATED	WQV TREATED (NOT INFILTRATED)
FILTRATION BASINS	0.176 AF	0.000 AF
TOTAL WQV INFILTRATED/TREATED	0.176 AF	
REVIEW AND COMPLETE CONTAMINATION SCREENING CHECKLIST TO DETERMINE FEASIBILITY OF INFILTRATION.		

INFILTRATION DESIGN PARAMETERS:

PERMITTEE(S) MUST COMPLETE THE CONTAMINATION SCREENING CHECKLIST FOR STORMWATER INFILTRATION.

DESIGN INFILTRATION RATE:	1.6 IN/HR
CALCULATED DRAWDOWN TIME:	9 HR

PERMITTEE(S) MUST USE A PRETREATMENT DEVICE SUCH AS A VEGETATED FILTER STRIP, FOREBAY, OR WATER QUALITY INLET TO REMOVE SOLIDS, FLOATING MATERIALS, AND OIL AND GREASE FROM THE RUNOFF, TO THE MAXIMUM EXTENT PRACTICABLE, BEFORE THE SYSTEM ROUTES STORMWATER TO THE INFILTRATION SYSTEM.

THE PERMITTEE(S) SHALL PROVIDE AT LEAST ONE SOIL BORING, TEST PIT OR INFILTRMETER TEST IN THE LOCATION OF THE INFILTRATION PRACTICE FOR DETERMINING INFILTRATION RATES. PERMITTEES MUST EMPLOY APPROPRIATE ON-SITE TESTING TO ENSURE A MINIMUM OF THREE FEET OF SEPARATION FROM THE SEASONALLY SATURATED SOILS (OR BEDROCK) AND THE BOTTOM OF THE PROPOSED INFILTRATION SYSTEM.

PERMITTEE(S) SHALL ENSURE INFILTRATION/FILTRATION SYSTEMS ARE NOT BE EXCAVATED TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS THEY PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREA.

CONTRACTOR SHALL STAKE OFF AND MARK INFILTRATION/FILTRATION AREA(S) TO AVOID SOIL COMPACTION.

PERMITTEE(S) MUST DESIGN THE INFILTRATION SYSTEM TO DISCHARGE ALL STORMWATER ROUTED TO THE SYSTEM THROUGH THE UPPERMOST SOIL SURFACE OR ENGINEERED MEDIA SURFACE WITHIN 48 HOURS.

THE PERMITTEE(S) SHALL COMPLETE ON-SITE TESTING TO VERIFY INFILTRATION/FILTRATION RATES AFTER ALL CONSTRUCTION IS COMPLETE.

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	-		
Designed By	MJW	B	UPDATED SITE PLAN	5/5/2023	-		
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	-		

I HEREBY CERTIFY THAT THIS PLAN 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.

SEH
BRYAN REMER, PE
DATE: 8/14/2023 LICENSE NO. 47588

RED BARN PET RETREAT SITE DESIGN
CORCORAN, MINNESOTA

SWPPP

FILTRATION DESIGN PARAMETERS:

PERMITTEE(S) MUST NOT INSTALL FILTER MEDIA UNTIL THEY CONSTRUCT AND FULLY STABILIZE THE CONTRIBUTING DRAINAGE AREA UNLESS THEY PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE FILTRATION MEDIA.

PERMITTEE(S) MUST DESIGN FILTRATION SYSTEMS TO REMOVE AT LEAST 80% OF TSS.

PERMITTEE(S) MUST USE A PRETREATMENT DEVICE SUCH AS A VEGETATED FILTER STRIP, FOREBAY, OR WATER QUALITY INLET TO REMOVE SOLIDS, FLOATING MATERIALS, AND OIL AND GREASE FROM THE RUNOFF, TO THE MAXIMUM EXTENT PRACTICABLE, BEFORE THE SYSTEM ROUTES STORMWATER TO THE FILTRATION SYSTEM.

PERMITTEE(S) MUST DESIGN THE FILTRATION SYSTEM TO DISCHARGE ALL STORMWATER ROUTED TO THE SYSTEM THROUGH THE UPPERMOST SOIL SURFACE OR ENGINEERED MEDIA SURFACE WITHIN 48 HOURS.

PERMITTEES MUST EMPLOY APPROPRIATE ON-SITE TESTING TO ENSURE A MINIMUM OF THREE FEET OF SEPARATION FROM THE SEASONALLY SATURATED SOILS (OR BEDROCK) AND THE BOTTOM OF THE PROPOSED INFILTRATION SYSTEM.

AN 8 FOOT WIDE ACCESS BENCH MUST BE DESIGNED AND MAINTAINED FOR THE FILTRATION SYSTEM.

EROSION PREVENTION MEASURES AND TIMING:

THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION MEASURES FOR THE PROJECT.

EROSION PREVENTION MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL EROSION PREVENTION MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL PLAN AND IMPLEMENT APPROPRIATE CONSTRUCTION PRACTICES AND CONSTRUCTION PHASING TO MINIMIZE EROSION AND RETAIN VEGETATION WHENEVER POSSIBLE.

THE PERMITTEE SHALL DELINEATE AREAS NOT TO BE DISTURBED. PERMITTEE(S) MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES.

THE CONTRACTOR SHALL STABILIZE OF ALL EXPOSED SOILS IMMEDIATELY TO LIMIT SOIL EROSION. IN NO CASE SHALL ANY EXPOSED AREAS, INCLUDING STOCK PILES, HAVE EXPOSED SOILS FOR MORE THAN 14 DAYS WITHOUT PROVIDING TEMPORARY OR PERMANENT STABILIZATION. STABILIZATION MUST BE COMPLETED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT CLAY, SILT, OR ORGANIC COMPONENTS DO NOT REQUIRE STABILIZATION.

DRAINAGE PATHS, DITCHES, AND/OR SWALES SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER OR 24 HOURS AFTER CONSTRUCTION ACTIVITY IN THE DITCH/SWALE HAS TEMPORARILY OR PERMANENTLY CEASED.

THE CONTRACTOR SHALL COMPLETE THE STABILIZATION OF ALL EXPOSED SOILS WITHIN 24 HOURS THAT LIE WITHIN 200 FEET OF PUBLIC WATERS PROMULGATED "WORK IN WATER RESTRICTIONS" BY THE MN DNR DURING SPECIFIED FISH SPAWNING TIMES.

THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL BMPS AND VELOCITY DISSIPATION DEVICES ALONG CONSTRUCTED STORMWATER CONVEYANCE CHANNELS AND OUTLETS.

THE CONTRACTOR SHALL STABILIZE TEMPORARY AND/OR PERMANENT DRAINAGE DITCHES OR SWALES WITHIN 200 LINEAL FEET FROM PROPERTY EDGE, OR DISCHARGE POINT(S) WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE.

TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

THE CONTRACTOR SHALL NOT UTILIZE HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES AS A FORM OF STABILIZATION FOR TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.

THE CONTRACTOR SHALL ENSURE PIPE OUTLETS HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITH IN 24 HOURS OF CONNECTION TO A SURFACE WATER.

THE CONTRACTOR SHALL DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION. VELOCITY DISSIPATION DEVICES MUST BE USED TO PREVENT EROSION WHEN DIRECTING STORMWATER TO VEGETATED AREAS.

SEDIMENT CONTROL MEASURES AND TIMING:

THE CONTRACTOR IS RESPONSIBLE FOR ALL SEDIMENT CONTROL MEASURES FOR THE PROJECT.

SEDIMENT CONTROL MEASURES SHOWN ON PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL SEDIMENT CONTROL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL MEASURES ARE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.

A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY IS COMPLETE, PERMITTEE(S) MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.

THE CONTRACTOR SHALL ENSURE SEDIMENT CONTROL PRACTICES REMOVED OR ADJUSTED FOR SHORT-TERM ACTIVITIES BE RE-INSTALLED IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY HAS BEEN COMPLETED. SEDIMENT CONTROL PRACTICES MUST BE REINSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.

THE CONTRACTOR SHALL ENSURE STORM DRAIN INLETS ARE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

THE CONTRACTOR SHALL PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROL AT THE BASE OF THE STOCKPILES.

THE CONTRACTOR SHALL INSTALL PERIMETER CONTROL AROUND ALL STAGING AREAS, BORROW PITS, AND AREAS CONSIDERED ENVIRONMENTALLY SENSITIVE.

THE CONTRACTOR SHALL ENSURE VEHICLE TRACKING BE MINIMIZED WITH EFFECTIVE BMPS. WHERE THE BMPS FAIL TO PREVENT SEDIMENT FROM TRACKING ONTO STREETS THE CONTRACTOR SHALL CONDUCT STREET SWEEPING TO REMOVE ALL TRACKED SEDIMENT.

THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PRACTICES TO MINIMIZE SOIL COMPACTION.

THE CONTRACTOR SHALL ENSURE ALL CONSTRUCTION ACTIVITY REMAIN WITHIN PROJECT LIMITS AND THAT ALL IDENTIFIED RECEIVING WATER BUFFERS ARE MAINTAINED.

RECEIVING WATER	NATURAL BUFFER	IS THE BUFFER BEING ENCROACHED ON?	REASON FOR BUFFER ENCROACHMENT
RUSH CREEK	2500 FT	NO	NA

A 50 FOOT NATURAL BUFFER MUST BE PRESERVED OR PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS IF NATURAL BUFFER IS INFEASIBLE.

THE CONTRACTOR SHALL NOT UTILIZE SEDIMENT CONTROL CHEMICALS ON SITE.

INSPECTION AND MAINTENANCE:

ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS, AND REMOVAL OF BMPS IS TO BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.

THE PERMITTEE(S) IS RESPONSIBLE FOR COMPLETING SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.

THE PERMITTEE(S) SHALL INSPECT THE CONSTRUCTION SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

THE PERMITTEE(S) SHALL DOCUMENT A WRITTEN SUMMARY OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES CONDUCTED WITHIN 24 HOURS OF OCCURRENCE. RECORDS OF EACH ACTIVITY SHALL INCLUDE THE FOLLOWING:

- DATE AND TIME OF INSPECTIONS;
- NAME OF PERSON(S) CONDUCTING INSPECTION;
- FINDINGS AND RECOMMENDATIONS FOR CORRECTIVE ACTIONS IF NECESSARY;
- CORRECTIVE ACTIONS TAKEN;
- DATE AND AMOUNT OF RAINFALL EVENTS;
- POINTS OF DISCHARGE OBSERVED DURING INSPECTION AND DESCRIPTION OF THE DISCHARGE
- AMENDMENTS MADE TO THE SWPPP.

THE PERMITTEE(S) SHALL SUBMIT A COPY OF THE WRITTEN INSPECTIONS TO THE ENGINEER AND OWNER ON A MONTHLY BASIS. IF MONTHLY INSPECTION REPORTS ARE NOT SUBMITTED, MONTHLY PAYMENTS MAY BE HELD.

THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.

THE CONTRACTOR SHALL KEEP THE SWPPP, ALL INSPECTION REPORTS, AND AMENDMENTS ONSITE. THE CONTRACTOR SHALL DESIGNATE A SPECIFIC ONSITE LOCATION TO KEEP THE RECORDS

THE CONTRACTOR IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY BMP'S, AS WELL AS EROSION AND SEDIMENT CONTROL BMP'S.

THE CONTRACTOR SHALL INSPECT EROSION PREVENTION AND SEDIMENTATION CONTROL BMPS TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NONFUNCTIONAL BMPS SHALL BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24 HOURS OF FINDING. THE CONTRACTOR SHALL INVESTIGATE AND COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:

PERIMETER CONTROL DEVICES, INCLUDING SILT FENCE SHALL BE REPAIRED, OR REPLACED, WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE DEVICE HEIGHT. THESE REPAIRS SHALL BE MADE WITHIN 24 HOURS OF DISCOVERY.

TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.

SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE CONTRACTOR SHALL REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. THE CONTRACTOR SHALL RE-STABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN 7 DAYS OF DISCOVERY, UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL CONSTRAINTS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND OBTAIN ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.

CONSTRUCTION SITE VEHICLE EXIT LOCATIONS SHALL BE INSPECTED DAILY FOR EVIDENCE OF SEDIMENT TRACKING ONTO PAVED SURFACES. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY.

IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

EROSION PREVENTION BMP SUMMARY:
SEE EROSION AND SEDIMENT CONTROL PLAN SHEET AND BID FORM FOR TYPE, LOCATION, AND QUANTITY OF EROSION PREVENTION BMPS.

SEDIMENT CONTROL BMP SUMMARY:
SEE EROSION AND SEDIMENT CONTROL PLAN SHEETS AND BID FORM FOR TYPE, LOCATION, AND QUANTITY OF SEDIMENT CONTROL BMPS.

DEWATERING AND BASIN DRAINING ACTIVITIES:
THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS.

WATER FROM DEWATERING ACTIVITIES SHALL DISCHARGE TO A TEMPORARY AND/OR PERMANENT SEDIMENT BASIN.

IF WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN, IT SHALL BE TREATED WITH OTHER APPROPRIATE BMPS, TO EFFECTIVELY REMOVE SEDIMENT.

DISCHARGE THAT CONTAINS OIL OR GREASE MUST BE TREATED WITH AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE PRIOR TO DISCHARGE.

WATER FROM DEWATERING SHALL BE DISCHARGED IN A MANNER THAN DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS.

BACKWASH WATER USED FOR FILTERING SHALL BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF TREATMENT PROCESS, OR INCORPORATED INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. THE CONTRACTOR SHALL REPLACE AND CLEAN FILTER MEDIAS USED IN DEWATERING DEVICES WHEN REQUIRED TO MAINTAIN ADEQUATE FUNCTION.

POLLUTION PREVENTION MANAGEMENT MEASURES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.

ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE MOBILIZATION BID ITEM, UNLESS OTHERWISE NOTED.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL, IN COMPLIANCE WITH MPCA DISPOSAL REQUIREMENTS, OF ALL HAZARDOUS MATERIALS, SOLID WASTE, AND PRODUCTS ON-SITE.

THE CONTRACTOR SHALL ENSURE BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEAK POLLUTANTS ARE KEPT UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.

THE CONTRACTOR SHALL ENSURE PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS ARE COVERED TO PREVENT THE DISCHARGE OF POLLUTANTS.

THE CONTRACTOR SHALL ENSURE HAZARDOUS MATERIALS AND TOXIC WASTE IS PROPERLY STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR HAZARDOUS MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.

THE CONTRACTOR SHALL ENSURE ASPHALT SUBSTANCES USED ON-SITE SHALL ARE APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

THE CONTRACTOR SHALL ENSURE PAINT CONTAINERS AND CURING COMPOUNDS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT AND/OR CURING COMPOUNDS SHALL NOT BE DISCHARGED INTO THE STORM SEWER SYSTEM AND SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURE'S INSTRUCTION.

THE CONTRACTOR SHALL ENSURE SOLID WASTE BE STORED, COLLECTED AND DISPOSED OF PROPERLY IN COMPLIANCE WITH MINN. R. CH. 7035.

THE CONTRACTOR SHALL ENSURE POTABLE TOILETS ARE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER. SANITARY WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MINN. R. CH. 7041.

THE CONTRACTOR SHALL MONITOR ALL VEHICLES ON-SITE FOR LEAKS AND RECEIVE REGULAR PREVENTION MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.

THE CONTRACTOR SHALL ENSURE WASHOUT WASTE MUST CONTACT THE GROUND AND BE PROPERLY DISPOSED OF IN COMPLIANCE WITH MPCA RULES.

THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.


THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORM WATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

Save: 8/11/2023 12:16 PM mwatercott Plot: 8/14/2023 3:57 PM X:\PT\RAMGC\172432\15-final-dsgn\5-1-drawings\10-Civil\cad\dwg\sheet\RA172432\SWPPP.dwg

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	C	ADDRESS CITY COMMENTS	8/14/2023	-		
Designed By	MJW	B	UPDATED SITE PLAN	5/5/2023	-		
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	-		

I HEREBY CERTIFY THAT THIS PLAN 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.

Bryan Remer
BRYAN REMER, PE
DATE: 8/14/2023 LICENSE NO. 47588



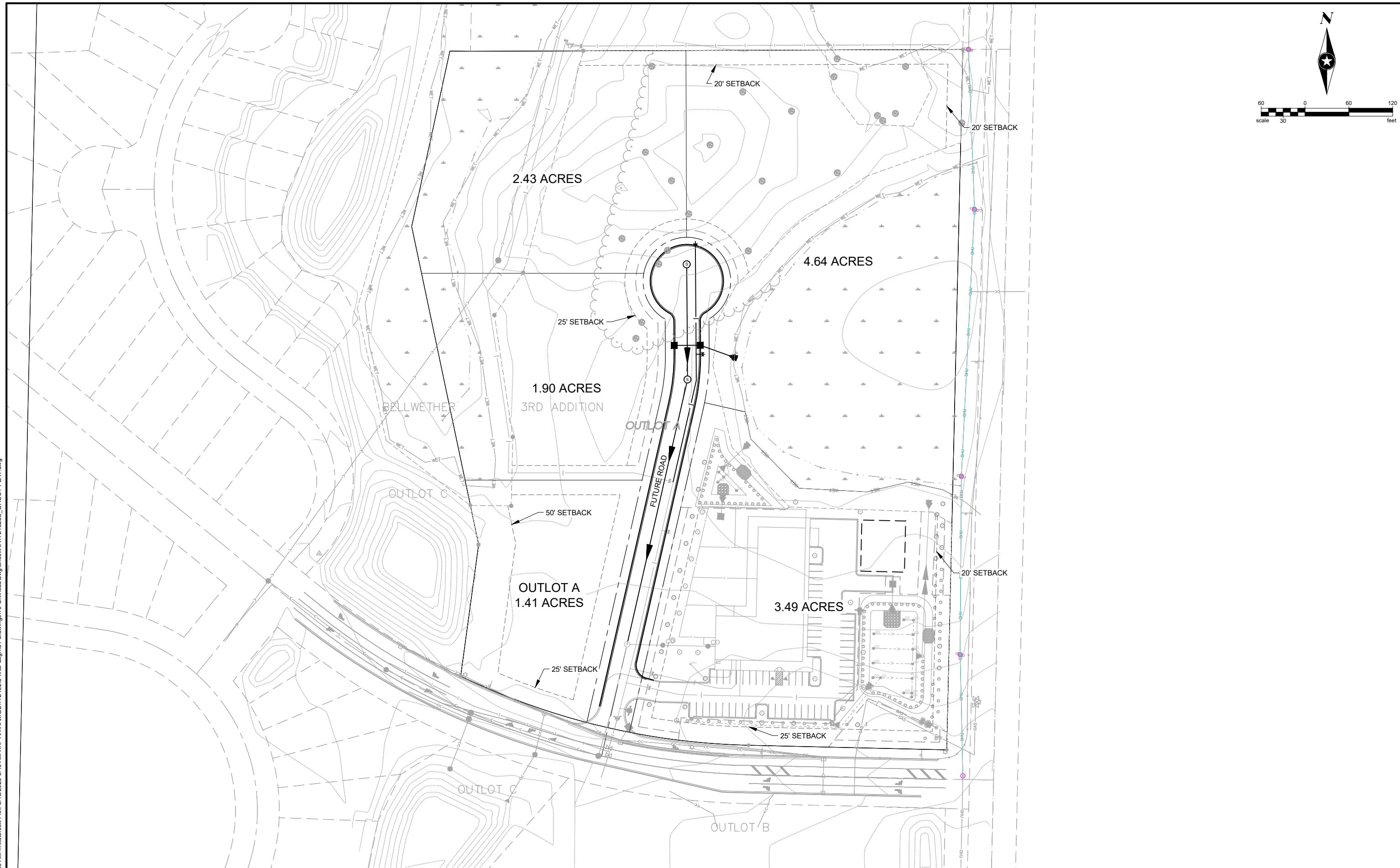
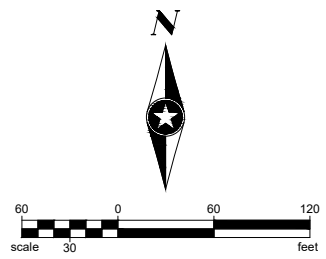
RED BARN PET RETREAT SITE DESIGN

CORCORAN, MINNESOTA

SWPPP

15

of 16



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SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	C	UPDATED FUTURE ROAD ROW & EASEMENTS	8/18/2023	.		
Designed By	MJW	B	ADDRESS CITY COMMENTS	8/14/2023	.		
Checked By	BJR	A	ISSUED FOR REVIEW	5/5/2023	.		

I HEREBY CERTIFY THAT THIS PLAN 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.

Bryan Remer
BRYAN REMER, PE
DATE: 8/18/2023 LICENSE NO. 47588

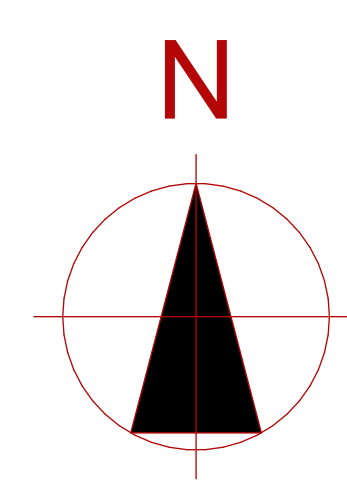
RED BARN PET RETREAT SITE DESIGN
CORCORAN, MINNESOTA



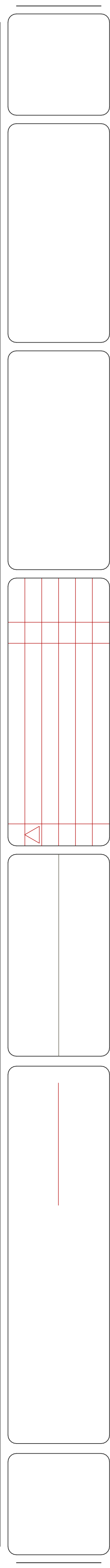
- GRASS (87,036 SQ. FT.)
- ARTIFICIAL TURF (13,225 SQ. FT.)
- ASPHALT (29,620 SQ. FT.)
- EXTERIOR CONCRETE (6,136 SQ. FT.)
- 7' TALL VINYL PRIVACY FENCING (650 LF)
- PATH/TRAIL (4,280 LF)
- 73 PARKING SPACES & 2 HANDICAPP SPACES

- DROUGHT RESISTANT XERISCAPING (NATURAL PRAIRIE)
- 111 UNDERSTORY TREES
- 39 NEW OVERSTORY TREES
- 28 EXISTING OVERSTORY TREES (INCLUDING MATURE OAK)

- (13) MAPLE (FALL FIESTA MAPLE, FIRE FALL MAPLE, & BLAZE MAPLE)
- (16) BLACK HILL SPRUCE
- (6) BLUE SPRUCE
- (4) FLOWERING CRABTREE (WHITE, PINK, & RED)
- (111) SHRUBS (PANICLE HYDRANGEAS, NINEBARK, BUTTERFLY BUSH, TIGER EYE SUMAC, & BURNING BUSH)



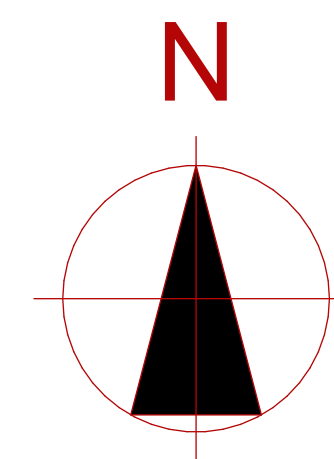
1" = 50'-0"





- GRASS (87,036 SQ. FT.)
- ARTIFICIAL TURF (13,225 SQ. FT.)
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1" = 30'-0"

PROJECT: #P1n
DATE: 9/6/2023
DRAWN: S.K.

NO.	PLAN ITEM	BY	DATE
1			
2			
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4			
5			

Red Barn Feb Retreat
Corcoran, MN
65'-0" X 165'-0" X 18'-0"
60'-0" X 55'-0" X 14'-0"

592 Industrial Drive
Winnet, Minnesota 55395
320-485-2844 800-770-4726
Fax 320-485-3625
www.rambls.com

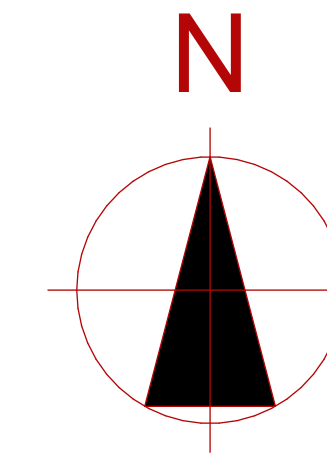


SHEET

OF 10



- FLOOD LIGHTS (13)
- STREET LIGHTS (2)



1" = 30'-0"

PROJECT: #P1n
DATE: 9/6/2023
DRAWN: S.K.

NO	PLAN ITEM	BY	DATE
1			
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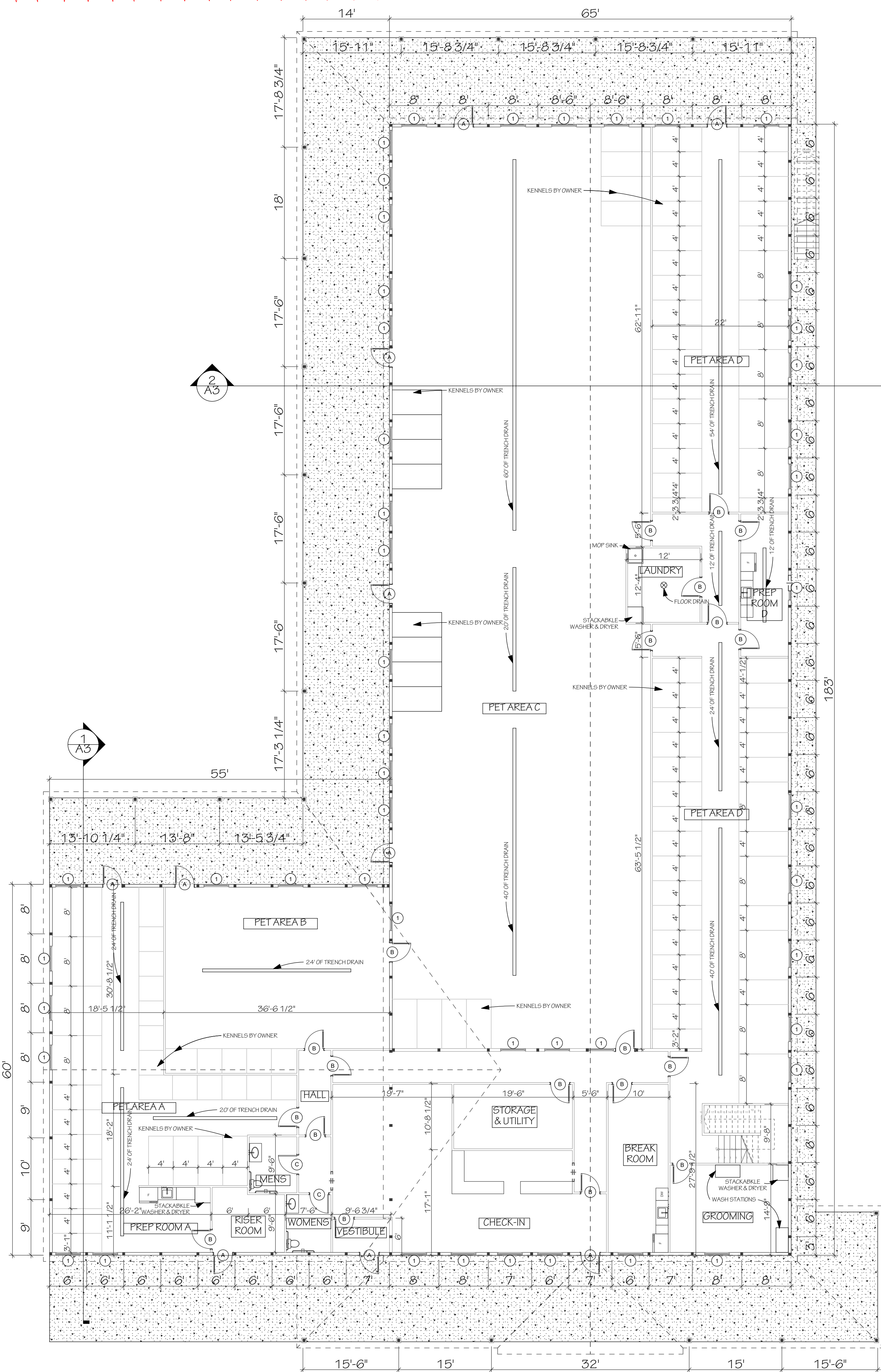
Red Barn Feb Retreat
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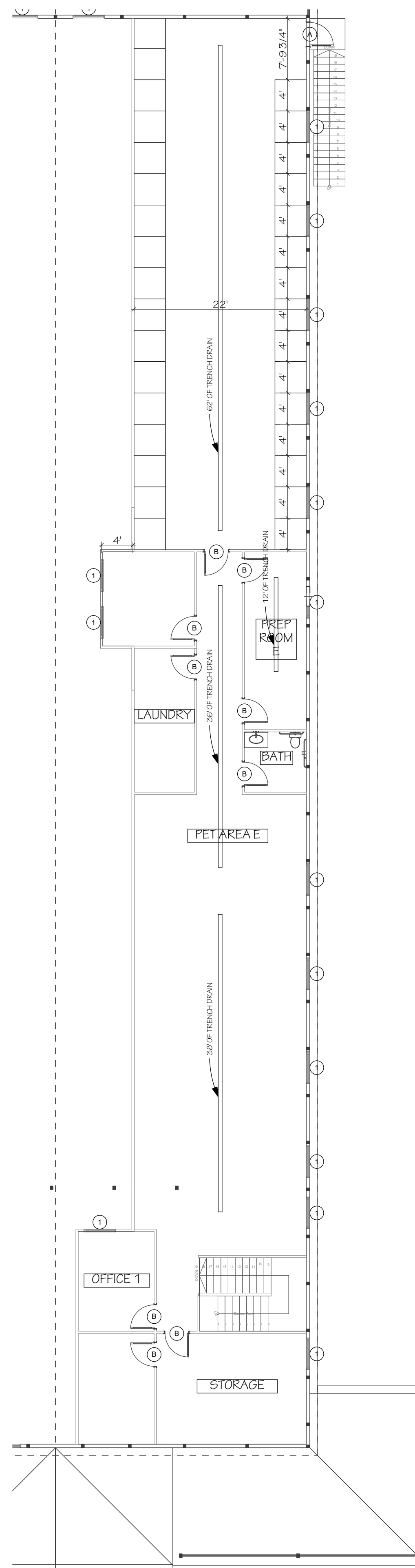


SHEET

OF 10



1 1st FLOOR PLAN
SCALE: 1" = 10'



2 2nd FLOOR PLAN
SCALE: 1" = 10'

DOOR & WINDOW TYPES				
Element ID	A	B	C	
Quantity	89	11	29	2
View from Reveal Side				
Dimensions	---	3x7'	3x6'-8"	3x6'-8"
Remarks	4030 VINYL FIXED WINDOWS	AJ 7100 SERIES HALF-LITE WALKDOOR	AJ 5100 SERIES HALF-LITE WALKDOOR	AJ 5100 SERIES SOLID WALKDOOR

MAIN LEVEL ROOM FINISH SCHEDULE

NUMBER	ROOM	FLOOR	WALLS	CEILING	BASE	CEILING HGT.	REMARKS
MAIN LEVEL							
	CHECK-IN	EP	GBP	STEEL		10'-0"	
	BREAK ROOM	EP	GBP	STEEL		10'-0"	
	STORAGE & UTILITY	EP	GBP	STEEL		10'-0"	
	GROOMING	EP	GBP	STEEL		10'-0"	
	HALL	EP	GBP	STEEL		10'-0"	
	VESTIBULE	EP	GBP	STEEL		10'-0"	
	MENS	EP	FRP	ACT		8'-0"	
	WOMENS	EP	FRP	ACT		8'-0"	
	RISER ROOM	EP	GBP	STEEL		10'-0"	
	PREP ROOM A	EP	STEEL	STEEL		14'-0"	
	PET AREA A	EP	STEEL	STEEL		14'-0"	
	PET AREA B	EP	STEEL	STEEL		14'-0"	
	PET AREA C	EP	STEEL	STEEL		10'-0"	
	PET AREA D	EP	STEEL	STEEL		8'-0"	
	PREP ROOM D	EP	STEEL	STEEL		8'-0"	
	LAUNDRY	EP	GBP	STEEL		8'-0"	
SECOND LEVEL							
	PET AREA E	EP	STEEL	STEEL		8'-0"	
	PREP ROOM E	EP	STEEL	STEEL		8'-0"	
	BATH	EP	GBP	STEEL		8'-0"	
	OFFICE 1	EP	GBP	STEEL		8'-0"	
	OFFICE 2	EP	GBP	STEEL		8'-0"	
	STORAGE	EP	GBP	STEEL		8'-0"	

ABBREVIATIONS: ACT SUSPENDED CEILING
 EP EPOXY
 FRP FIBERGLASS REINFORCED PLASTIC
 GBP GYPSUM BOARD - PAINTED
 STEEL STEEL LINER

REMARKS:

PROJECT: #Pn
 DATE: 4/18/2025
 DRAWN: S.K.

NO	PLAN ITEM	BY	DATE
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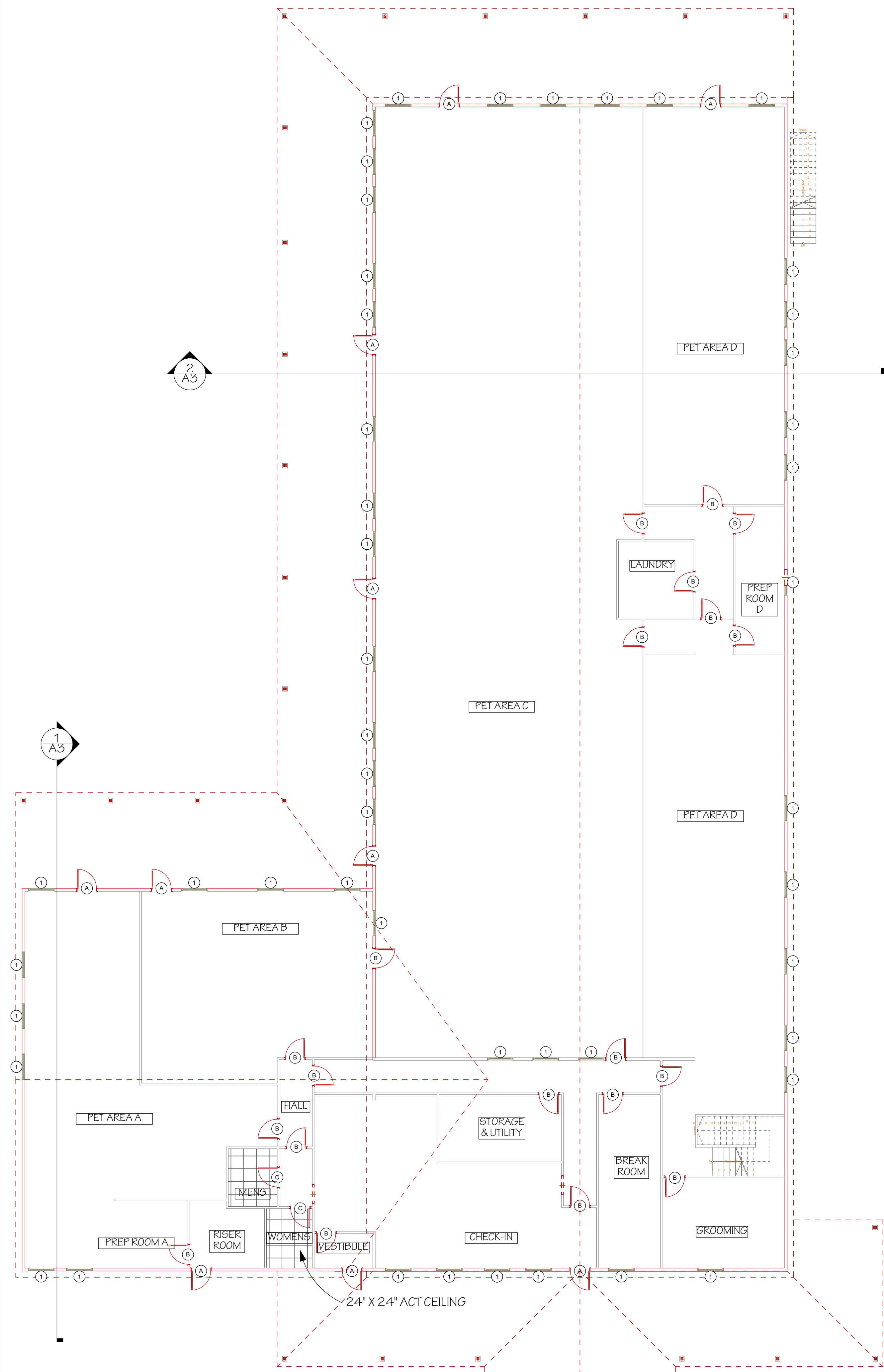
Red Barn Pet Retreat
 Corcoran, MN
 65'-0" X 165'-0" X 10'-0"
 60'-0" X 55'-0" X 14'-0"

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OF 10



1
A2 RCP
SCALE: 1" = 10'

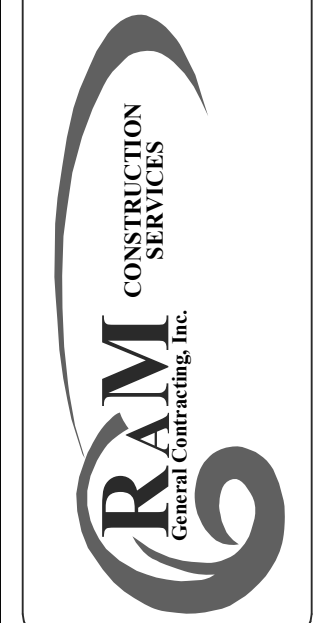
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DATE: 4/18/2025
DRAWN: S.K.

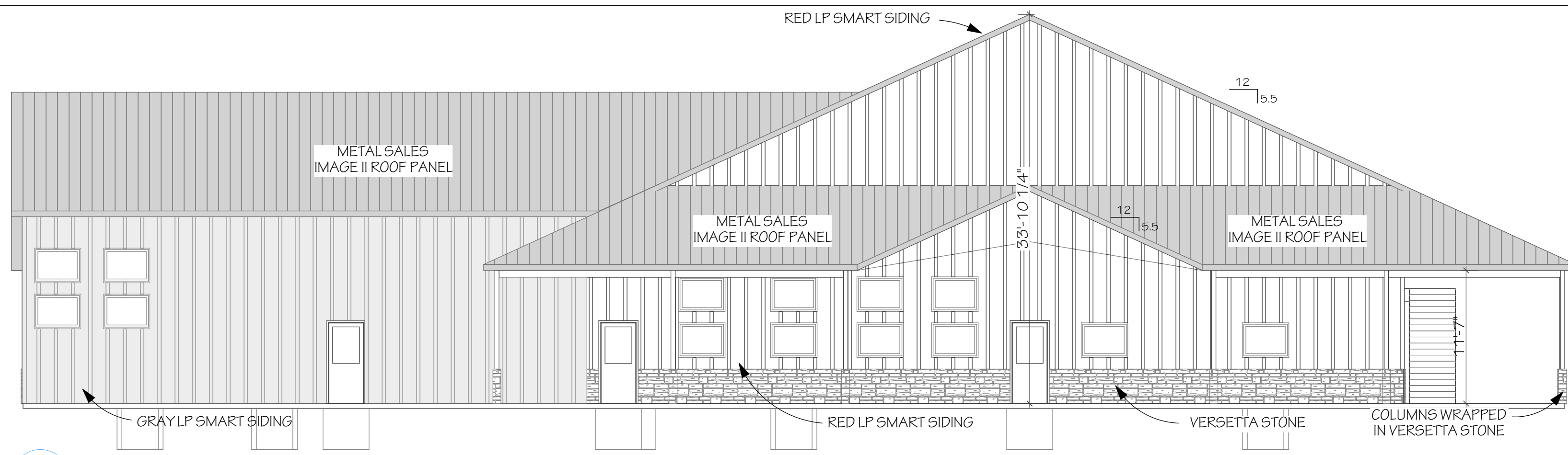
NO	PLAN ITEM	BY	DATE
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Red Barn Pet Retreat
Corcoran, MN
65'-0" X 165'-0" X 18'-0"
60'-0" X 55'-0" X 14'-0"

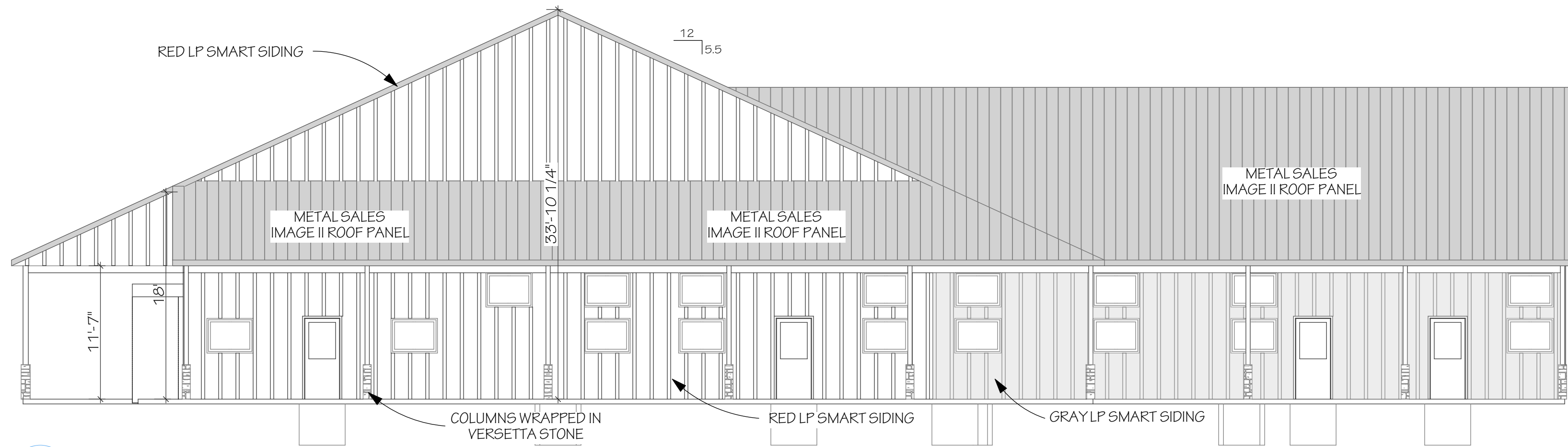
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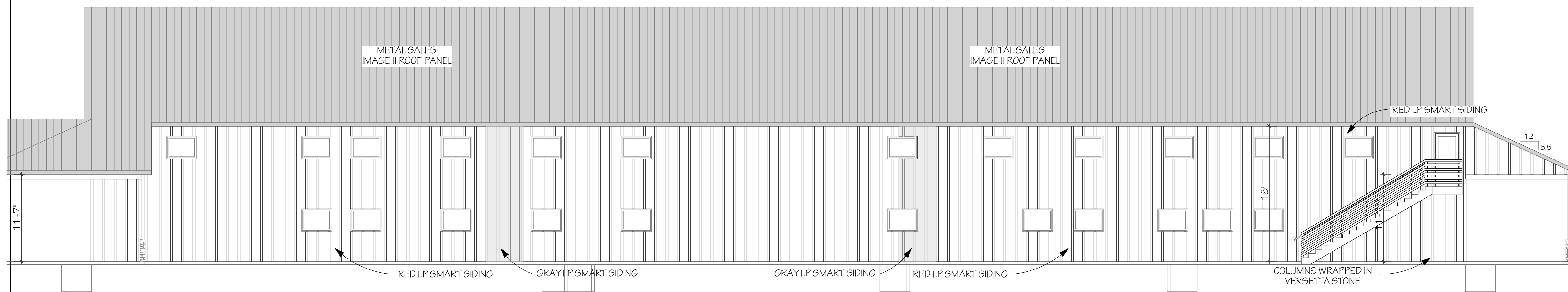
SHEET
OF 10



3 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 1,176 SQ. FT. (55%) RED LP SMART SIDING, 213 SQ. FT. (10%) STONE VENEER, & 743 SQ. FT. (35%) GREY LP SMART SIDING



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 1,260 SQ. FT. (67%) RED LP SMART SIDING & 605 SQ. FT. (33%) GREY LP SMART SIDING



EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 3,114 SQ. FT. (95%) RED HARDI PLANK LAP SIDING & 180 SQ. FT. (5%) GREY



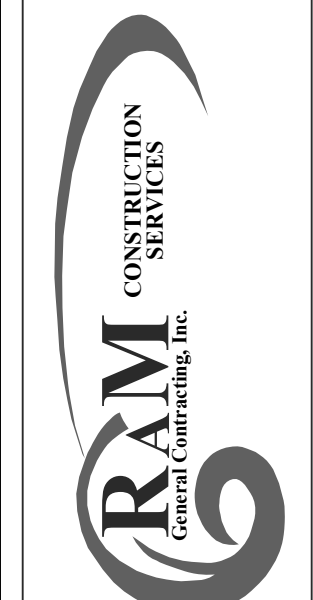
4 WEST ELEVATION
 SCALE: 1/8" = 1'-0"
 1,364 SQ. FT. (51%) RED LP SMART SIDING & 1,297 SQ. FT. (47%) GREY LP SMART SIDING

PROJECT: #P1n
 DATE: 4/18/2023
 DRAWN: S.K.

NO.	PLAN ITEM	BY	DATE
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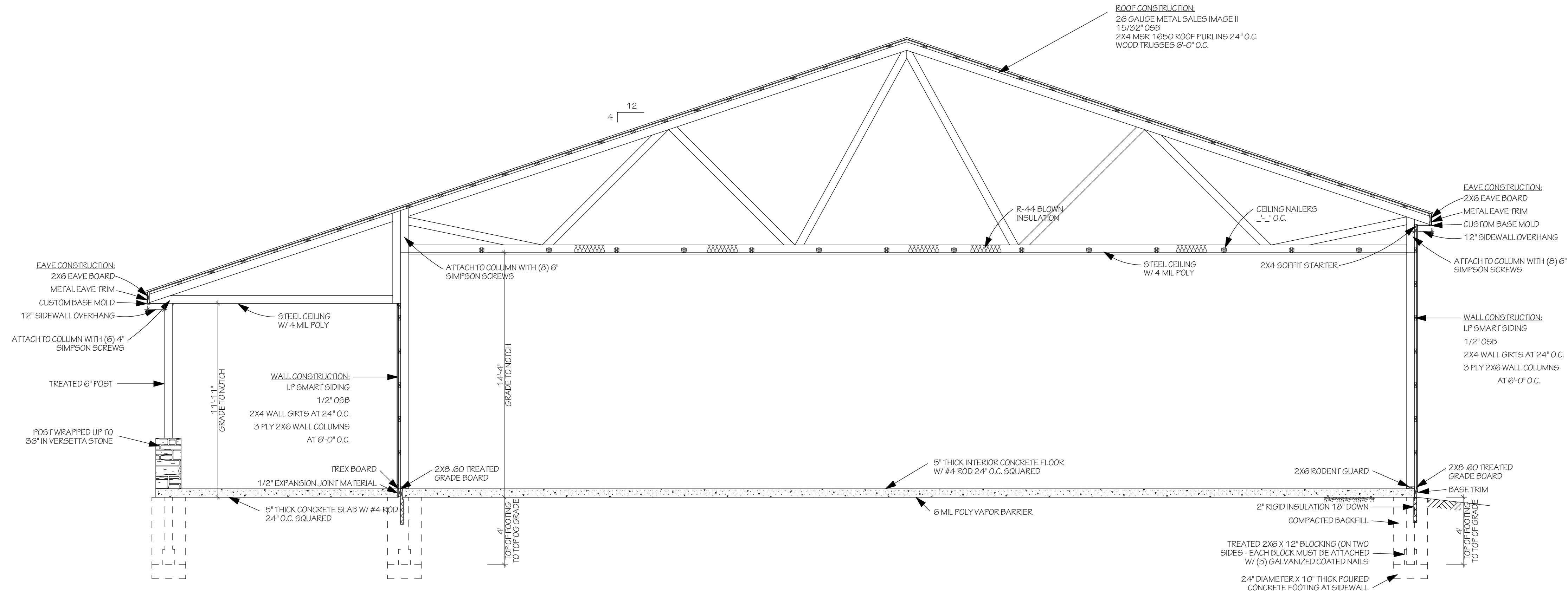
Red Barn Feb Retreat
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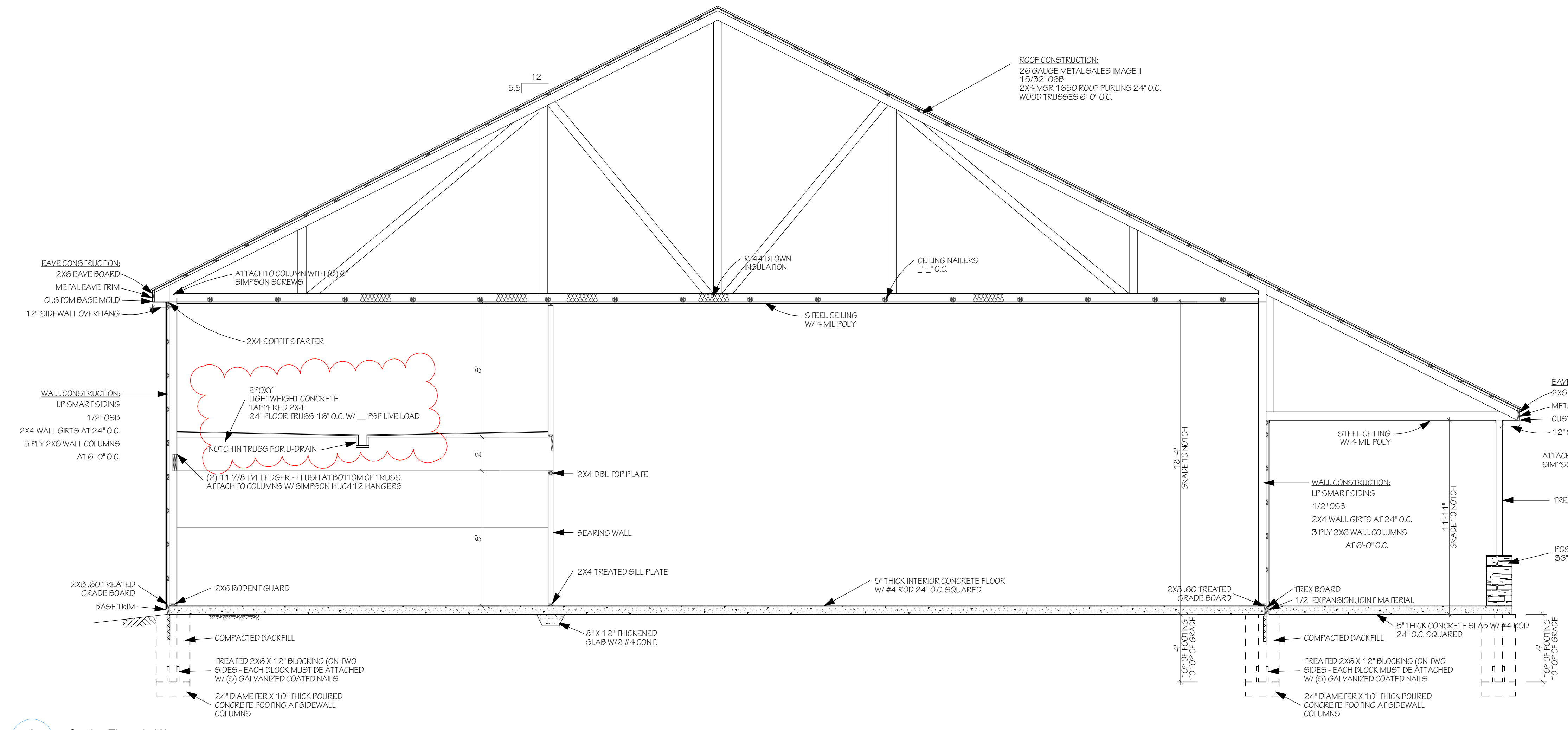


SHEET
 OF 10

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1 Section Through 14'
A4 SCALE: 1/4" = 1'-0"



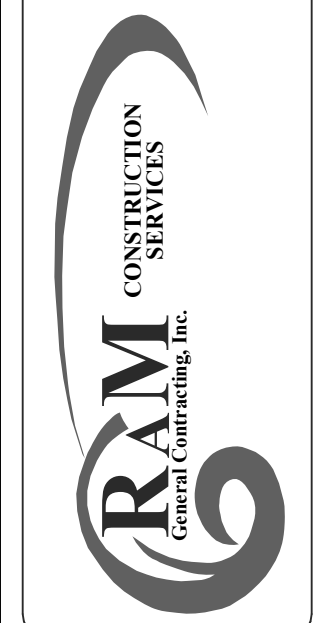
2 Section Through 18'
A4 SCALE: 1/4" = 1'-0"

PROJECT: #Ptn
DATE: 4/18/2025
DRAWN: S.K.

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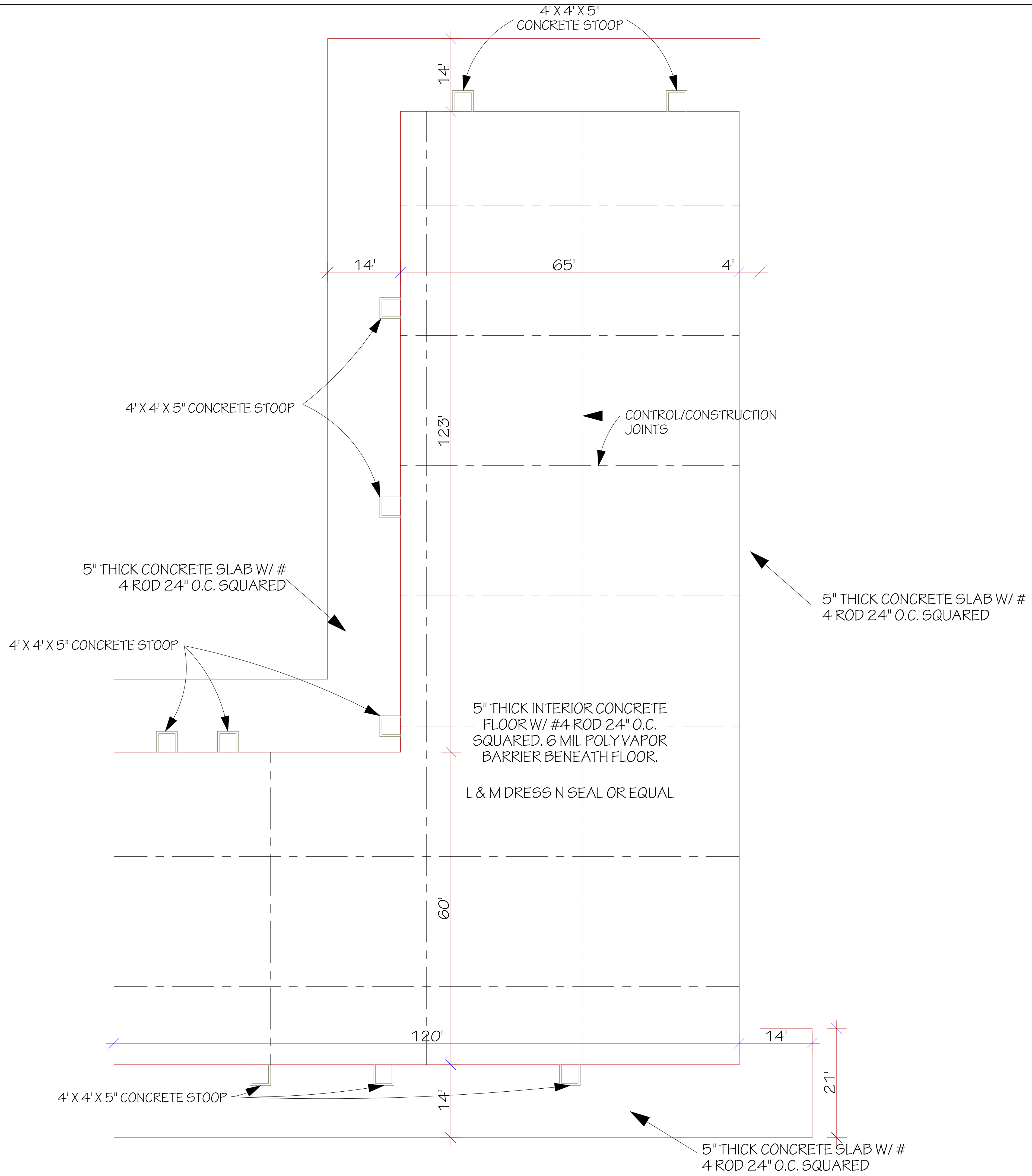
Red Barn Fez Retreat
Concord, MN
65'-0" X 165'-0" X 18'-0"
60'-0" X 55'-0" X 14'-0"

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Winnet, Minnesota 55395
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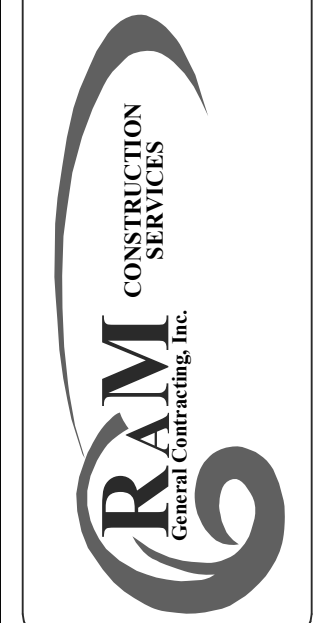
OF 10



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To: Kevin Mattson, PE Public Works
Director

From: Kent Torve, PE City Engineer
Steve Hegland, PE

Project: Red Barn Pet Retreat

Date: August 29, 2023

Exhibits:

This Memorandum is based on a review of the following documents:

1. Red Barn Pet Retreat Plans Civil Plans. Dated 08/18/2023
2. Preliminary Plat. Dated 08/17/2023
3. Narrative land use application. Dated 08/18/2023

Comments:

Stormwater Comments are provided under separate cover but shall be addressed with any plan updates.

General:

1. Consistent with the review process, a comment response letter shall be provided in response to the following comments provided in this Memorandum in which the applicant provides a written response to each item.
2. In addition to engineering related comments per these plans, the proposed plans are subject to additional planning comments and all other applicable codes of the City of Corcoran.
3. Applicant shall provide a list of any changes made to the plans not directly related to any of the comments provided.
4. Final approval by the Elm Creek Watershed Management Commission must be attained before any site grading or activity may commence. City must provide signature on application to watershed for watershed to begin review.
5. An encroachment agreement shall be required for all site improvements or items placed within the City ROW or easements.
6. A plan identifying wetland buffers shall be provided which includes which wetland buffers may qualify as existing buffers and which will be established with the project. If buffers are proposing to use the existing vegetation as their proposed buffer, they shall be noted as such on the plan so they can be reviewed and approved by the City as an approved wetland buffer based on the plant species and other characteristics. If wetland buffers are to be established with the development, the plan shall identify a detailed plan for how the buffers will be established.
7. Stormwater ponds and piping to be privately owned and maintained. Easements will be necessary or all stormwater infrastructure including access routes to these BMP's.

Plat:

1. All basins/ponds should be encompassed by a D&U easement. Easements shall be provided over all storm sewer pipes required for the operation of the ponding/treatment system. Easements shall be shown on the utility plan to ensure they are adequate.

August 29, 2023

Red Barn Retreat

Kevin Mattson

Page 2 of 3

2. Provide a D&U easement on all pond & wetland access routes.
3. An existing easement exists for the trunk sewer line to the NW and should be shown correctly.
4. Utility plans identify Outlot A where it is actually the developed lot. Plans shall be uniform in identifying Outlot vs proposed development.
5. Trees and landscaping appear as if they are placed within the Hennepin County easement as well as new City easement adjacent to the new roadway.

Transportation:

1. Future proposed road shall match City standard details.
2. Provide 40:1 tapers on Stieg road for the turn lanes.
3. No westbound left turn lane restriping is required at this time.
4. Additional comments and review will be provided on the turn lane plans at the time of final plat and construction drawings.
5. The roadway layout shall be reviewed by public safety to determine if future roadway should be constructed past the facility limit or what turnarounds are required. All turnarounds should be constructed to the standards outlined in the standard details.
6. Curb and gutter should be extended around the outside radius of the entrance
7. A 10' trail easement shall be provided over top of the 10' Drainage and Utility easement which abuts Stieg Road. This shall include through Outlot A.
8. Roadway section along Stieg Road shall match existing roadway section.
9. Turn lane into the site has conflicts with existing storm sewer and lighting which will need to be accommodated in the construction plans.
10. Show plan and profile of future roadway adjacent to the site to ensure site plan will transition properly to future roadway.
11. Turn lane plans into the development will require additional drintile to connect to new catch basin.

Water and Sewer:

1. Provide elevation on future sanitary sewer information including anticipated building pad elevations to ensure future sanitary line is at sufficient depth to service future lots.
2. A 12" trunk watermain line is available along the northern property line and a water stub is provided at Stieg Road. The applicant is extending this trunk utility through the property with their development.
3. Plan and profiles for all utilities shall be provided at the time of final plat submittals. Watermain profile shall take into account the future road profile to ensure it is at the proper elevation and does not need to be relocated in the future.
4. Maintain 10' (out to out) of horizontal separation between the sanitary line/structures and the watermain.
5. Watermain shall have drainage and utility easement 10' from outside edge of pipe along entire stretch. Portion of the watermain as it goes west of the proposed right of way are too close to the drainage and utility easement.
6. A minimum of 18" of vertical separation is required between watermain and all other utilities.
7. Valves on watermain to be butterfly valves for 12" and larger pipes. 6" valves to property should be gate valve per city standard details and not butterfly valves.
8. Valves for water services shall be shown 1' within D&U easement.

9. 90 degree bends on the watermain will not be allowed.
10. Watermain at northern connection is not shown correctly. Applicant shall incorporate watermain plans from adjacent development to ensure watermain connection is shown correctly.
11. Utility plans show a well and a connection to the public system. Only one source for a water service shall be provided.
12. If using the well, it must be permitted with the Minnesota Department of Health.
13. A physical air gap or other means of ensuring that back-feeding well water does not enter into the city distribution system will be required.
14. If connecting to the city system, you must provide two services. One for water service and one for fire suppression. A valve at the back of the utility easement shall be provided on each service.
15. Cleanout for sewer shall be moved to beyond the drainage and utility easement.
16. Watermain services within the site are private. We recommend 90 degree bend be replaced with 45 degree fittings.
17. Fire suppression to be reviewed with building official to confirm plan if water service from Maple Grove can not be provided.
18. 12" watermain valve on tee within right of way to the north of the site can be eliminated.
19. Spacing between trunk sewer and proposed watermain shall be reviewed at time of final plat. additional separation may be required to provide access to trunk sewer without impacting watermain.

Grading and Site Plan

1. Provide elevations on grading plan along the proposed curb in the proposed right turn lane.
2. Turf pet area, fence, concrete pavement, and building are not allowed to be in the wetland buffer setback.
3. All maintained slopes shall be 4:1 or flatter.
4. Landscaping should be moved out of the drainage and utility easement along future road.
5. Show pond access routes around all ponds. Access routes shall provide access to all outlet structures, EOF's and other critical infrastructure to maintain and access ponds.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.
2. A double row of silt fence should be placed on the perimeter of all delineated wetlands.
3. Silt fence should be placed outside of the wetland edge.
4. A rock construction entrance must be provided.
5. Current rip rap at ST-18 is considered wetland fill. No wetland impacts are allowed without wetland mitigation and approval. Wetland impacts must be proposed through the WCA process. All associated permits shall be submitted and approved prior to grading activities within the site if impacts are not changed. Without approval no work or equipment is allowed inside of the delineated wetlands boundary.

End of Comments

To: Kevin Mattson, PE Public Works Director From: Kent Torve, PE City Engineer
Ben Otto, EIT

Project: Stormwater for Red Barn Pet Retreat Date: August 29, 2023

Exhibits:

This Memorandum is based on a review of the following documents:

- Red Barn Pet Retreat Drainage Report, by Short Elliott Hendrickson Inc. Dated 05/24/2023
- Red Barn Pet Retreat Plans Civil Plans. Dated 08/18/2023
- Preliminary Plat. Dated 08/17/2023
- Narrative land use application. Dated 08/18/2023

General:

The stormwater management system needs revision and additional review will be performed.

1. Utilize the City's Stormwater Modeling Guidelines that were provided in the Feasibility Study.
2. Approval process will first involve receiving City authorization to submit to Elm Creek watershed.
3. Provide a D&U easement over the ponds and wetlands and the easement shall encompass all access routes.
4. Development plans do not provide for stormwater treatment of future roadway, outlots or future lots within the proposed development. At the time of future development, additional stormwater management features within the proposed development will be required.
5. The future road and cul-de-sac shown on Future Development Figure on sheet 16 must provide treatment through a BMP before discharging to the wetland. Depending on where BMP is located, this will likely impact usable areas of future development lots shown to the north.

Ponding

1. Show clean out elevations and tile slope within the filtration basins and bio-filtration swale.
2. Ponds to have a maximum of 4:1 slopes above the safety bench and then are allowed 3:1 below the safety bench.

Modeling

1. Revise rate control table located in section 3.3 of the SWMP. Identify site only existing and proposed flow rates and an additional table showing wetland existing and proposed rates flowing through the CR-101 culvert.
2. Applicant may wish to model the complete property for future potential stormwater management for sharing drainage among future lots.
3. Confirm with Elm Creek Watershed what the design infiltration rate should be. Typically infiltration rates of no higher than 0.8 inches per hour are allowed, with field confirmation testing being necessary.

Construction Plans and Details

1. Show a 12' access route to all pond inlets and outlets as well as filtration component within the pond to ensure that the features can be accessed for maintenance.
2. Provide southern biofiltration swale detail.
3. Provide a separate 6" tile connection into the ST-10 manhole for the south network of tile.
4. Applicant shall ensure the slope and design of southern biofiltration swale will allow for area to be maintained and does not remain saturated for extended periods of time.
5. Provide a 3 CU YD rip rap stilling basin for the southwest 15" pipe entering filtration basin 1 from the swale.
6. To lessen maintenance the rip rap curb cut swale should be moved approximately 4 spaces to the west.

Erosion Control/SWPPP

1. Preparation of and compliance with a SWPPP shall be required for construction.

End of Comments



CITY OF CORCORAN

8200 County Road 116, Corcoran, MN 55340

763.420.2288

E-mail - general@corcoranmn.gov / Web Site - www.corcoranmn.gov

Memo

To: Planning (Planners Lindahl and Davis McKeown)
From: Lieutenant Burns
Date: May 11, 2023
Re: City File 23-008 Red Barn Pet Retreat
Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use
Permit, and Site Plan

A Public Safety plan review meeting was held on December 7, 2022 to review concept plans received by the City on November 22, 2022 for Red Barn Pet Retreat. In attendance were: Lieutenant Ryan Burns, Planner Davis McKeown, Fire Chief Feist, Fire Chief Leuer, Fire Chief Malewicki, and Construction Services Specialist Pritchard. Additional review was completed on the formal application materials received by Public Safety Director Matt Gottschalk and Lieutenant Ryan Burns on May 11, 2023. The comments below are based on the preliminary review of the plans and are intended as initial feedback as further plan review will need to be completed as construction plans are finalized.

Comments from 12/7/2022:

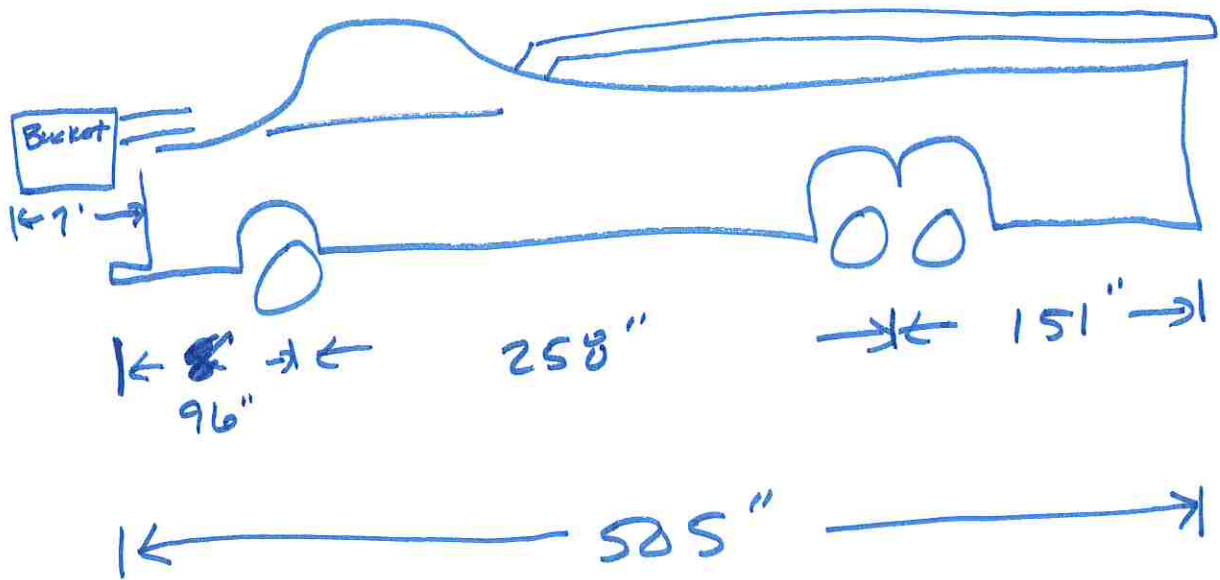
1. On-site hydrants will be required.
2. The applicant will need to confirm with the building official if the building needs to be sprinklered for the Red Barn Pet Retreat needs to be sprinklered as plans are finalized.
3. Two-access onto Stieg Road will not work in this area due to the large traffic volume on Stieg Road and it is too close to the turn lanes. Accesses should be turned internal to the site.
4. A turn-around may be needed for the parking area shown on the east of the Red Barn Pet Retreat if that portion of the site is over 150 feet.

Comments from 5/11/2023:

1. A turn radius exhibit is required to confirm emergency vehicles will be able to access the site via the proposed driveway. If not, the driveway must be relocated to where turn radiuses can be accommodated. The fire truck dimensions to be utilized in the turn radius exhibits are enclosed to this memo.

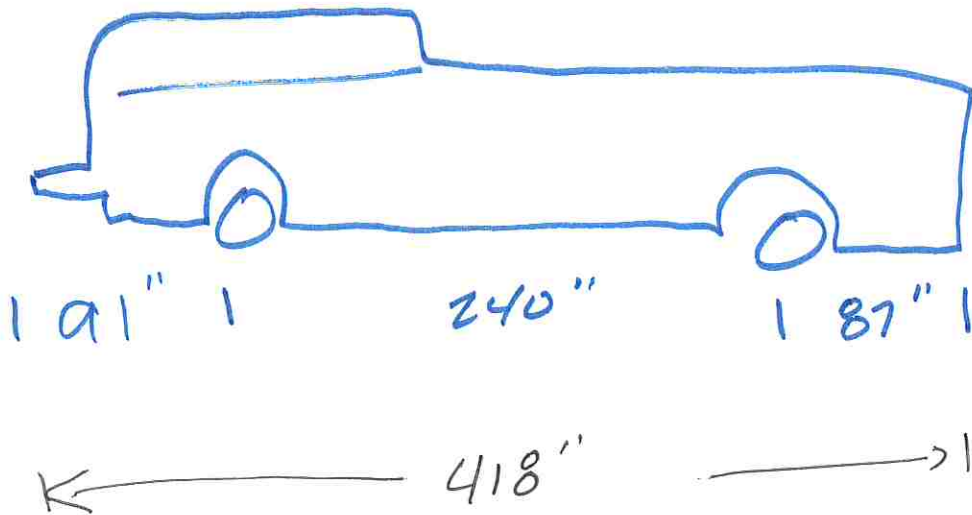
2. A turnaround must be provided on the east portion of the site since this area exceeds 150'.
3. Assuming the building is to be sprinklered (as it exceeds 12,000 square feet), the entire outside of the building must be within a 30" hose pull distance from an improved surface.

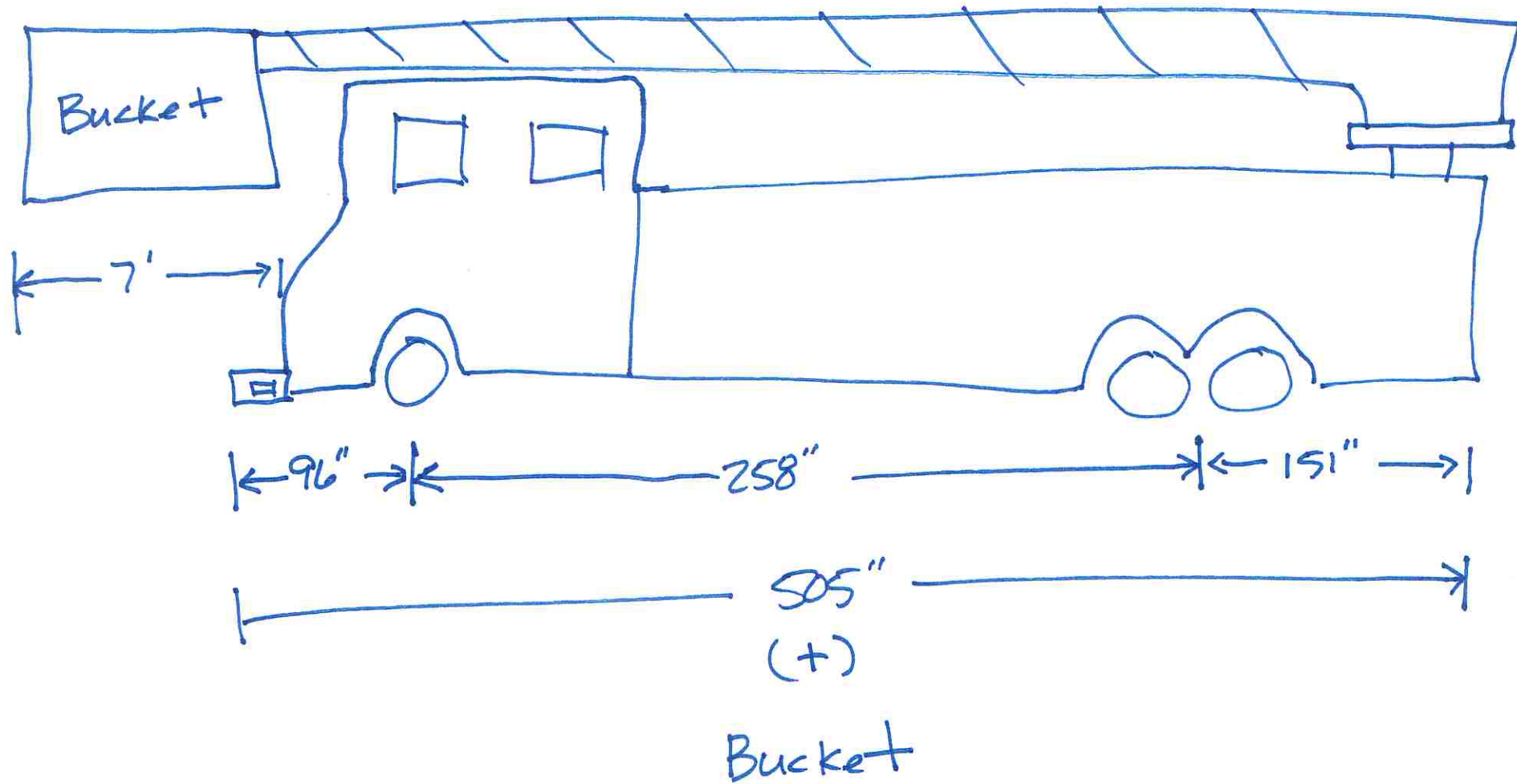
A-11



Truck body ground clearance is 14"

E-11





Rogers FIRE
AERIAL 11 TRUCK

Down Riggers extend
out approx. 5' on
each side.

Kendra Lindahl, AICP

Subject: FW: Red Barn Pet Retreat - Updated Plan Deadline Inquiry



From: Patrick Farrens <pfarrens@rogersmn.gov>

Sent: Tuesday, August 22, 2023 4:38 PM

To: Ryan Burns <rburns@corcoranmn.gov>; Matt Gottschalk <mgottschalk@corcoranmn.gov>

Cc: Michael Pritchard <MPritchard@corcoranmn.gov>

Subject: RE: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

With a quick site review, I would suggest moving this hydrant. Sorry for the rudimentary drawing. This is the fastest way to show this. In addition, the hydrant to the west of the property, unless the city wants it for flushing, wouldn't be usable by us as we cannot get a truck back there, so it could be eliminated.

Thanks

In speaking with planning, without building plans they believe the building will be big enough (unless they make accommodations, separation walls etc) that it will need to be sprinkled. This building currently will be on a well not city water.

Ryan Burns | Deputy Director of Public Safety
City of Corcoran | 8200 County Road 116 | Corcoran, MN 55340
Phone: (763) 420-8966 | rburns@corcoranmn.gov | [f](#) | [t](#)



From: Patrick Farrens <pfarrens@rogersmn.gov>
Sent: Tuesday, August 15, 2023 12:20 PM
To: Matt Gottschalk <mgottschalk@corcoranmn.gov>; Ryan Burns <rburns@corcoranmn.gov>
Subject: RE: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

Is the building sprinklered?

From: Matt Gottschalk <mgottschalk@corcoranmn.gov>
Sent: Tuesday, August 15, 2023 11:05 AM
To: Ryan Burns <rburns@corcoranmn.gov>; Patrick Farrens <pfarrens@rogersmn.gov>
Subject: FW: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

Patrick,

Can you take a look at these updated plans and let Ryan know what concerns you have? I'll be mostly out of the office through the end of the month but Ryan can forward them on to our planners. Thanks.

Matt

Matthew R. Gottschalk | Director of Public Safety
City of Corcoran | 8200 County Road 116 | Corcoran, MN 55340
Phone: (763) 420-8966 | mgottschalk@corcoranmn.gov | [f](#) | [t](#)



From: Dwight Klingbeil <DKlingbeil@corcoranmn.gov>
Sent: Tuesday, August 15, 2023 8:20 AM
To: Matt Gottschalk <mgottschalk@corcoranmn.gov>; Ryan Burns <rburns@corcoranmn.gov>
Subject: Fw: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

Matt and Ryan,

Let me know if you have any concerns with Red Barn's updated plans.

Thanks!

Dwight Klingbeil
Planning Technician
Direct: 763-338-9290



From: Kendra Lindahl, AICP <KLindahl@landform.net>
Sent: Monday, August 14, 2023 5:00 PM
To: Dwight Klingbeil <DKlingbeil@corcoranmn.gov>
Cc: Torve, Kent <kent.torve@stantec.com>; Kevin Mattson <kmattson@corcoranmn.gov>; Hegland, Steven <steven.hegland@stantec.com>
Subject: FW: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

Let's plan to discuss at DRC.

Dwight, please share with anyone on the city distribution list that I missed.

Kendra Lindahl, AICP
LANDFORM, Principal Planner
Direct: 612-638-0225

From: Jamie Cacka <JamieC@RamBuildings.com>
Sent: Monday, August 14, 2023 4:29 PM
To: Kendra Lindahl, AICP <KLindahl@landform.net>; Natalie Davis <ndavis@corcoranmn.gov>
Cc: Daniel Benjamin <dbenjaminabs@gmail.com>
Subject: RE: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

Good Afternoon Kendra and Natalie,

Please see attached updated civil plans for today's deadline.
We look forward to your feedback.

Let me know if you have any questions.

Thanks!

Jamie Cacka | Lead Estimator
RAM General Contracting, Inc.
Office: 320.485.5572 | Cell: 320.905.1639
Fax: 320.485.3625



From: Kendra Lindahl, AICP <KLindahl@landform.net>
Sent: Thursday, July 13, 2023 6:02 PM
To: Jamie Cacka <JamieC@RamBuildings.com>
Cc: Daniel Benjamin <dbenjaminabs@gmail.com>
Subject: RE: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

Jamie,

The next submittal deadline would be Monday, August 14th for the September 7th Planning Commission meeting and the September 28th City Council meeting.

The City's statutory review period ends on September 7th and I will need a letter extending the review period. The letter should be directed to me and may be signed by you as the applicant or by Daniel Benjamin as the owner. It is the Council policy to require an additional 60 days if the application cannot be acted on within the statutory review period. However, if the materials are updated as previously requested, I would expect that the review could be completed on the schedule noted above. I have attached a letter template for your use. Please sign and return the letter as soon as possible.

Feel free to contact me directly if you have any questions.

Kendra Lindahl, AICP
LANDFORM, Principal Planner
Direct: 612-638-0225

From: Jamie Cacka <JamieC@RamBuildings.com>
Sent: Thursday, July 13, 2023 2:36 PM
To: Kendra Lindahl, AICP <KLindahl@landform.net>
Cc: Daniel Benjamin <dbenjaminabs@gmail.com>
Subject: RE: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

Hi Kendra,

Thank you for this information. We're unfortunately not going to make this deadline and would like to be moved to the next meeting. Due to now needing to bring in the watermain from the north and added stormwater requirements above standard, our civil engineers need to make a great deal of changes and we're waiting for new set of plans.

Could you let me know the next month's deadline for submitting civil plans?

Thanks!

Jamie Cacka | Lead Estimator
RAM General Contracting, Inc.
Office: 320.485.5572 | Cell: 320.905.1639
Fax: 320.485.3625



From: Kendra Lindahl, AICP <KLindahl@landform.net>
Sent: Wednesday, July 12, 2023 1:11 PM

To: Jamie Cacka <JamieC@RamBuildings.com>
Subject: RE: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

Jamie,

We will need the updated materials by noon on Friday, July 14th in order to stay on the August 3rd Planning Commission agenda. Please let me know if you have any questions.

Kendra Lindahl, AICP
LANDFORM, Principal Planner
Direct: 612-638-0225

From: Jamie Cacka <>
Sent: Wednesday, July 12, 2023 9:09 AM
To: Natalie Davis <ndavis@corcoranmn.gov>
Subject: Red Barn Pet Retreat - Updated Plan Deadline Inquiry

This message was sent from outside of the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Good Morning Natalie,

I'm working with Daniel Benjamin and our civil engineer on updated plans for the planning commission meeting. Can you tell me the deadline for submittal?

Thanks!

Jamie Cacka | Lead Estimator
RAM General Contracting, Inc.
Office: 320.485.5572 | Cell: 320.905.1639
Fax: 320.485.3625



----- Forwarded message -----

From: Natalie Davis <ndavis@corcoranmn.gov>
Date: Wed, Jun 21, 2023 at 12:38 PM
Subject: RE: Hello -Fwd: Daniel Benjamin Corcoran Inquiry
To: Daniel Benjamin <dbenjaminabs@gmail.com>

Good afternoon Daniel,

I did not see any revised plans submitted as of yesterday afternoon. Unfortunately, I am concerned there will not be enough time for engineering and planning to complete an analysis of new plans for the Planning Commission packet as the packet must be distributed by the end of next week. I will ask the Planning Commission to continue the public hearing to the August meeting. Unfortunately, I will not be at the August Council meeting on 8/24, but Kendra would be able to guide the discussion with Council in my place. I will be on the lookout for revised plans to prepare the analysis for

August. The earlier the plans are submitted to the City, the better to allow for more time to talk through any questions/concerns.

I may have some better news for you. It appears staff may be open to an additional compromise option regarding the water connection fees that we have not previously discussed with you. While it wouldn't be a 12-year payment plan, the City Attorney believes we may be able to do a 4-year assessment agreement if Council agrees to it. Under this scenario, 20% of the fees would be due with the final plat, and then 20% would be due or assessed each following year at a 3% interest rate. I will include this as an option in the staff report to Council along with your proposal, staff's recommendation (water fees due with final plat per usual), and the other deferment option discussed so far (water fees due once water is available). Please let me know if you have thoughts or questions.

Sincerely,

Natalie Davis McKeown

Planner

Direct: 763-338-9288 Work Cell: 763-258-4272

City Hall: 763-420-2288



HENNEPIN COUNTY

MINNESOTA

June 1, 2023

Dwight Klingbeil, Planning Technician
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Re: Preliminary Plat Review – Red Barn Pet Retreat (Received May 3, 2023)
County State Aid Highway (CSAH) 101 (Brockton Lane)
Hennepin County Plat Review ID #4044 (Reviewed May 9, 2023)

Mr. Klingbeil:

Please consider the following county staff comments for this plat to rezone the parcel in the northwest corner of CSAH 101 (Brockton Lane) and Stieg Road to community commercial, split the lot into two parcels, and develop the easterly lot into a dog daycare and boarding business.

Access: Hennepin County supports the proposed access on Stieg Road. Please ensure that the access remains at least 300 feet from Brockton Lane to promote safe and efficient traffic flow at the intersection. In reviewing future development potential, access for parcels to the north, adjacent to Brockton Lane should access the future roadway shown in the plans. Hennepin County would not support access for these parcels on Brockton Lane. Additionally, the City of Maple Grove plans to realign 101st Avenue east of Brockton Lane, directly across from Stieg Road. Please coordinate with city staff for project timing.

Right-of-Way: A 10-foot transportation easement is requested for drainage, utility and future multi-modal needs along Brockton Lane. In addition, we request a 25 by 25-foot triangle of right-of-way in the northwest corner of Brockton Lane and Stieg Road to accommodate space for utilities and preserve sight distance.

Storm Water / Drainage: Please ensure discharge rates remain less than existing flow rates. The county storm water system will not take water from new drainage areas. Additional treatments may be needed if flow rates cannot match existing. *Contact: Eric Vogel at 612-596-0316 or eric.vogel2@hennepin.us*

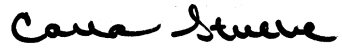
Permits: Please inform the developer that all construction within county right of way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping. *Contact: Michael Olmstead, Permits Coordinator at 612-596-0336 or michael.olmstead@hennepin.us*

Hennepin County Transportation Project Delivery
Public Works Facility, 1600 Prairie Drive, Medina, MN 55340
612-596-0300 | hennepin.us

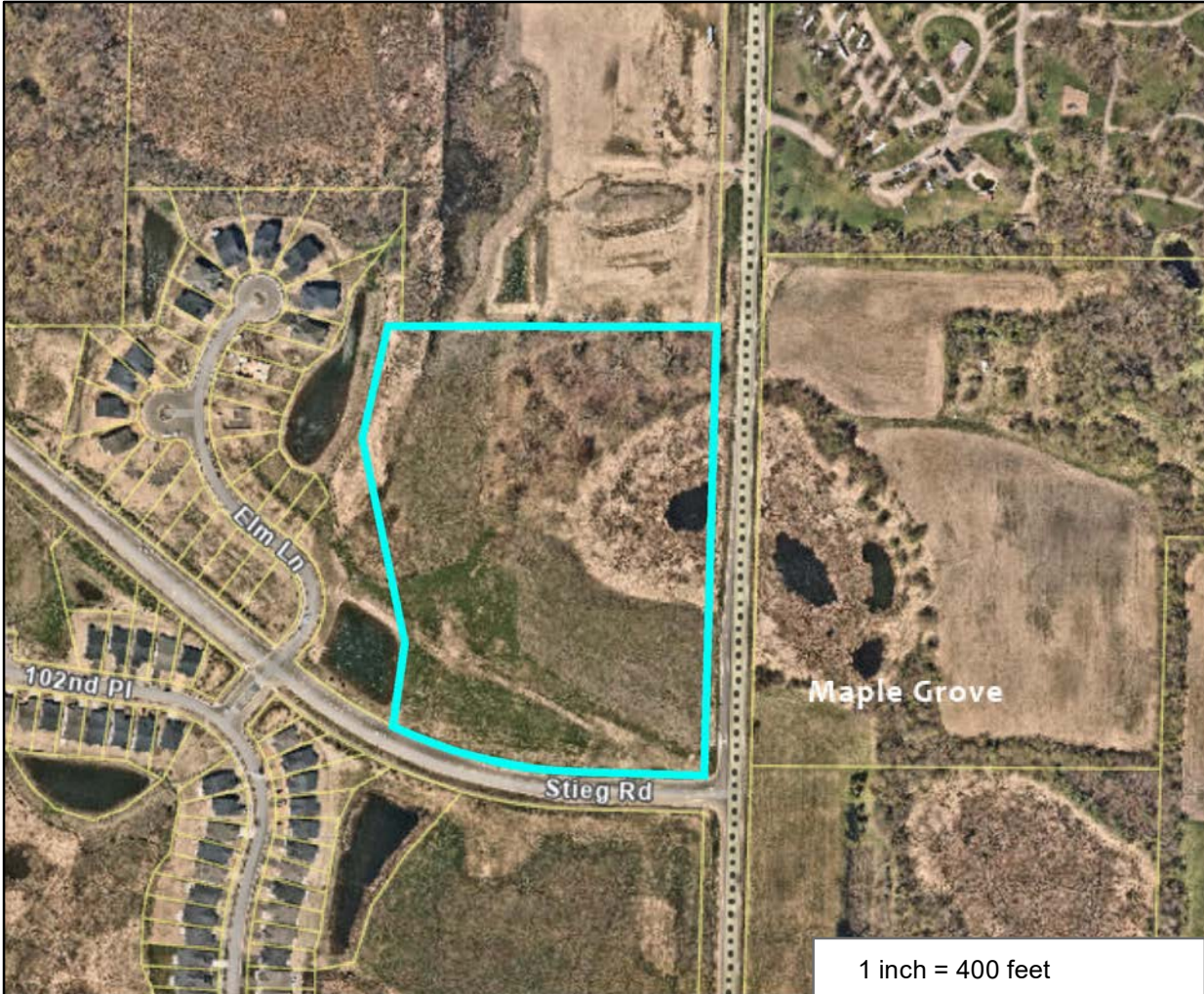


More Information: Please contact Ashley Morello: 612-596-0359, ashley.morello@hennepin.us for any further discussion of these items.

Sincerely,

A handwritten signature in black ink that reads "Carla Stueve". The signature is written in a cursive style with a large initial 'C' and a long, sweeping underline.

Carla Stueve, PE
County Highway Engineer



PARCEL ID: 0111923440045

OWNER NAME: J R & M S Martin Trust

PARCEL ADDRESS: 52 Address Pending, Corcoran MN 00000

PARCEL AREA: 14.89 acres, 648,725 sq ft

A-T-B: Both

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2022, PAYABLE 2023

PROPERTY TYPE: Vacant Land-Residential

HOMESTEAD: Non-Homestead

MARKET VALUE: \$525,000

TAX TOTAL: \$8,067.18

ASSESSED 2023, PAYABLE 2024

PROPERTY TYPE: Land Industrial

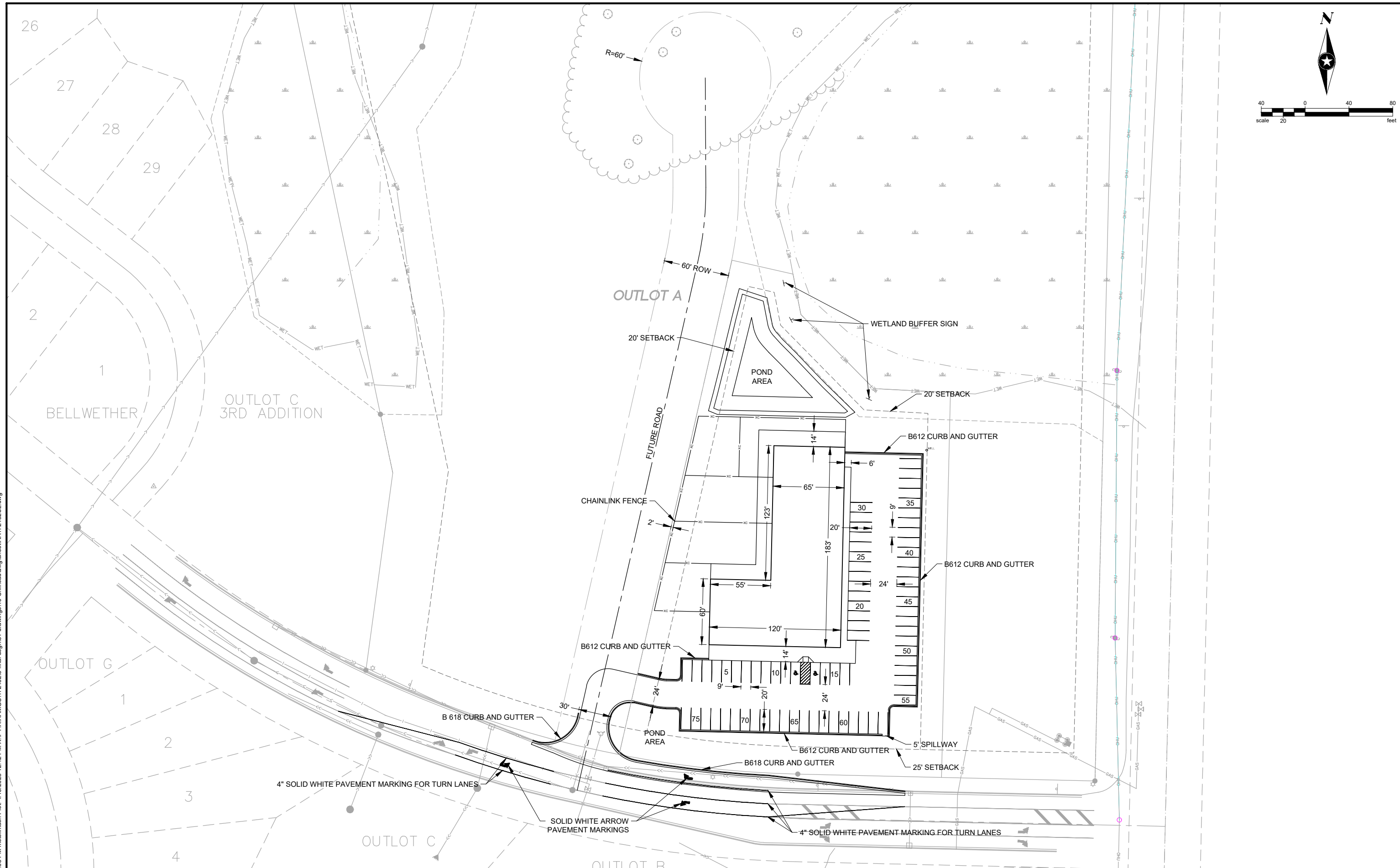
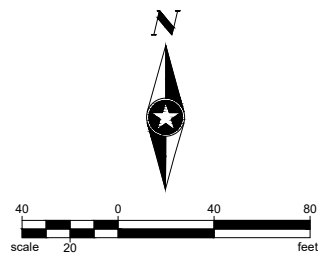
HOMESTEAD: Non-Homestead

MARKET VALUE: \$525,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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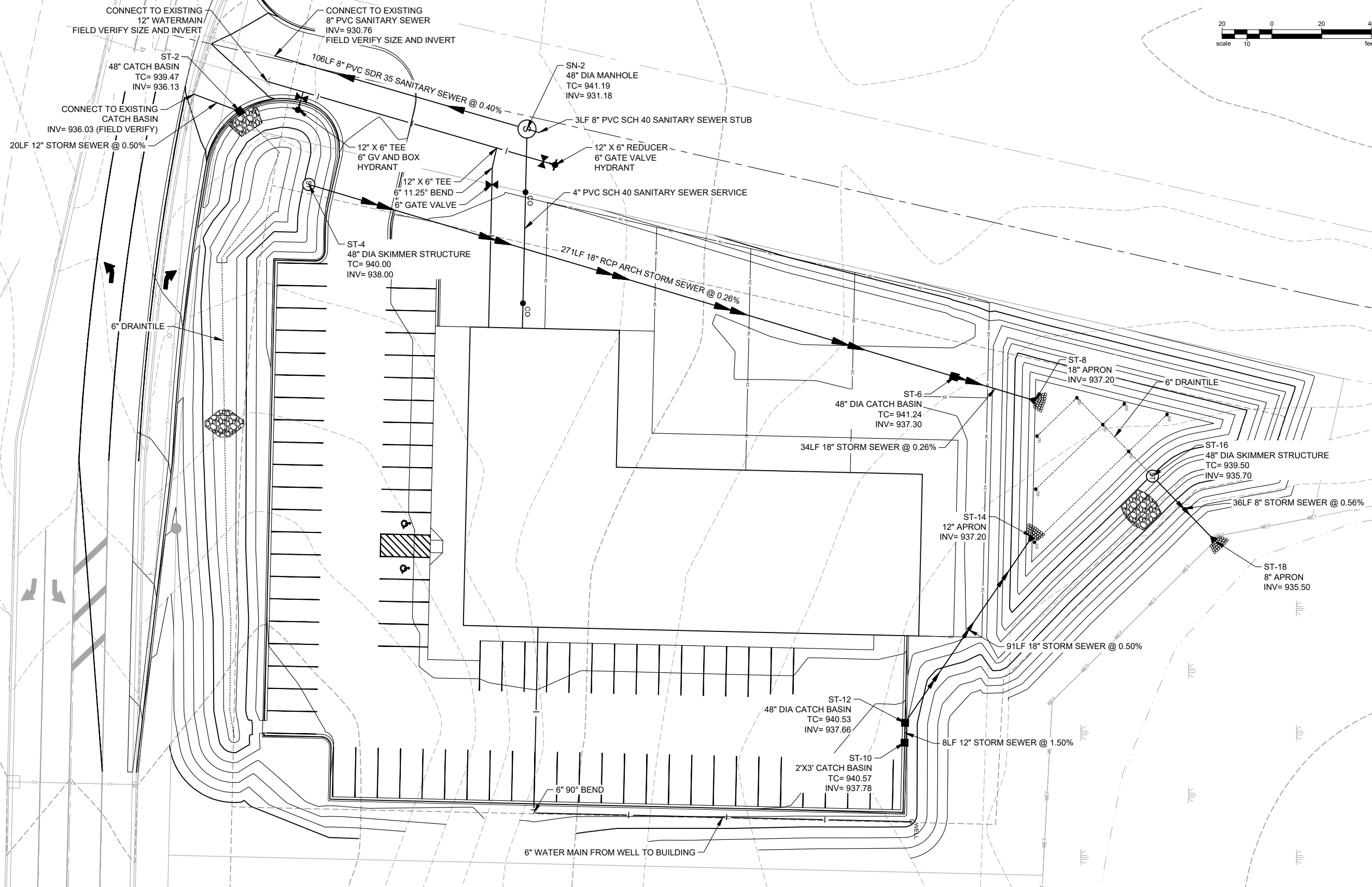


Save: 4/18/2023 12:08 PM mslimach Plot: 4/18/2023 12:12 PM X:\PT\RAMGC\1724325-final-dsgn\51-drawings\10-Civil\cad\wg\sheet\RA172432SL.dwg

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	.			.		
Designed By	MJW	.			.		
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	.		


 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
NOT FOR CONSTRUCTION
 LICENSE NO. _____ LICENSE NO. _____

RED BARN PET RETREAT SITE DESIGN
 CORCORAN, MINNESOTA



Save: 4/18/2023 11:43 AM mwatercort Plot: 4/19/2023 12:02 PM X:\PIR\RAMGC1724325-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\FRA 172432UL.dwg

SEH Project	RAMGC - 172432	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	MJW	.			.		
Designed By	MJW	.			.		
Checked By	BJR	A	ISSUED FOR REVIEW	4/18/2023	.		



I HEREBY CERTIFY THAT THIS PLAN 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.

PRELIMINARY
NOT FOR CONSTRUCTION

LICENSE NO. _____ LICENSE NO. _____

RED BARN PET RETREAT SITE DESIGN
CORCORAN, MINNESOTA

UTILITY PLAN

May 26, 2023

Natalie Davis McKeown
Planner
City of Corcoran
8200 County Road 116, Corcoran, MN 55340

The City of Maple Grove has the following comments regarding the proposed Comprehensive Plan Amendment - Red Barn Pet Retreat:

- As noted in the Feasibility Report by Stantec from February 2023, water service to this area would require approval from Maple Grove and an amendment to the existing water supply contract.
- This amendment shall include provisions that the City of Corcoran share the cost of a signal at Stieg when it is warranted, and to fully construct the left-turn-limiting improvements at 101st Avenue at the same time.
- The proposal does not appear to include an analysis of the traffic and water use impacts of the entirety of the site developing with commercial uses, just the Red Barn proposal was included.
- The proposal shows a vacant lot being created between Red Barn and County Road 101 with the only access available through the Red Barn parking lot. Cross access easements should be provided otherwise access will need to come from Stieg Road very close to the County Road 101 intersection. Access from Stieg Road would be problematic as the feasibility report indicated, and while this would primarily affect the City of Corcoran traffic, it could spill into County Road 101 and/or the City of Maple Grove side in a negative way.

Sincerely,



Peter Vickerman, Planning Manager

Jorge Castaneda & Paula Castaneda
3981 Melby Ave NE
St. Michael, MN 55446
jorgemcastaneda@gmail.com

June 13, 2023

Subject: Letter of Support for the Expansion of Red Barn Pet Retreat

Dear Planning Commission members,

We are writing to express our enthusiastic support for the proposed expansion of Red Barn Pet Retreat and to request your favorable consideration of their application for approval. As dedicated customers and pet owners, we have had the pleasure of entrusting the care of our two dogs, Zoe and Benji, to Red Barn Pet Retreat, and we can confidently attest to the outstanding service they provide and the exceptional level of care they offer to their furry guests.

We have been clients of Red Barn Pet Retreat for the past 5 years, and throughout this time, we have consistently experienced the utmost professionalism, attentiveness, and dedication from the entire staff. The team at Red Barn truly goes above and beyond to ensure the well-being, comfort, and happiness of every dog under their care. Our dogs have developed a genuine bond with the staff members, making their stays at Red Barn a joyous and stress-free experience.

The proposed expansion will undoubtedly bring numerous benefits to both the local community and pet owners like us. With an increase in capacity, more dog owners will have the opportunity to access the exceptional services offered by Red Barn. This will alleviate the growing demand for high-quality dog boarding and daycare facilities in our area and ensure that more pets can receive the exemplary care that they deserve. The expansion will have a positive impact on the local economy. The creation of new job opportunities and the subsequent increase in revenue will contribute to the growth and prosperity of our community.

In conclusion, we wholeheartedly support Red Barn Pet Retreat's request for expansion and urge you to grant them the necessary approvals. Their unwavering commitment to providing exceptional care, combined with their positive impact on our community, make them an invaluable asset to our locality. We are confident that the expansion will bring continued success, benefitting pet owners, local businesses, and the well-being of our beloved four-legged companions.

Thank you for your time and consideration. Should you require any further information or have any questions, please do not hesitate to contact us.

Yours sincerely,

Jorge Castaneda and Paula Castaneda

To Whom it may concern:

I am writing this in support for the Red Barn Pet Retreat and their efforts to relocate to a new/larger location.

I have been bringing my dog to Red Barn for at least 3 years and have NEVER had a bad experience. I utilize their day care facilities 3 days/week and typically board my dog 2-3 times/year as well. I have also taken advantage of some of their grooming offerings including bathing and nail trimming.

Daniel and the staff at Red Barn Pet Retreat are always courteous and professional. Daniel has a way with dogs unlike anything I've ever had the opportunity to witness and which I greatly appreciate.

I also want to share that my dog, Louie, strongly supports the Red Barn Pet Retreat as well. He is always happy and eager to go to day care and comes home tuckered out and relaxed. He is looking forward to exploring their new facility and meeting even more new friends.

Please feel free to contact me with any question you may have regarding my experience with this organization. I can be reached at 612-251-7912.

Thank you,

Kari Zenner

18085 96th Avenue North

Maple Grove, MN 55311

June 16, 2023

Sue and Mickey Elfenbein
9161 Archer Lane N.
Maple Grove, MN 55311

To Whom It May Concern:

Our experience at Red Barn has been highly positive. We are empty nesters with a Rough Collie, named Finley. We travel often and need an overnight boarding facility for Finley on a regular basis.

Red Barn provides the highest level of care possible for dog boarding. The facility is run in a very orderly manner and is strict with regard to vaccinations, safe handling of dogs, cleanliness.

The dogs follow a strict schedule and are under constant watch and supervision. They are allowed outdoor play and exercise at regulated times with supervision. There is no aggressive play allowed or excessive barking.

The outdoor play area is fenced with a privacy fence and is kept clean at all times. Dogs are not allowed off leash outside of the building and are not allowed to relieve themselves on the grounds to and from the check in area.

This is a highly needed service. We could not be happier with the service we receive at Red Barn.

Sincerely,

Sue Elfenbein

LYNN KLICKER UTHE
19513 Country Circle E.
Corcoran, MN 55374
Work: (952) 544-4925 Cell: (763) 360-1835

June 30, 2023

Re: Red Barn Pet Retreat – new location

To whom it may concern:

I am writing in support of the Red Barn Pet Retreat's pending request to move location and expand business. Our furry family member, Annie has enjoyed daycare and occasional overnight care at the Red Barn Pet Retreat since 2017 shortly after it first opened. The Red Barn carefully monitors and screens all dogs who attend to ensure they are healthy, safe and well behaved with the workers and especially the other dogs. We are thrilled to have such a clean, attentive daycare so close to our home. As a residential neighbor to the Red Barn, we understand the concerns being raised by residents but strongly disagree that the Red Barn does or will in any manner adversely impact humans residing in the area. Despite how many dogs attend the center daily, we do not notice any barking or other distractions coming from the Red Barn. It truly amazes me how well Daniel, the owner has maintained such a clean environment and control over any potential disruption for the neighborhood. Having this business in such close proximity to our home has only been a blessing and huge help to our daily lives. Over many years of dog parenting I have used other daycare and boarding facilities. None can compare to the caliber of the Red Barn.

Thank you for your cooperation.

Sincerely,
Lynn Klicker Uthe

CC: Daniel Benjamin-Red Barn



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Support

1 message

Robin Dreyer <robindreyer@comcast.net>

Sun, Jun 11, 2023 at 9:47 PM

To: redbarnpetretreat@gmail.com

Our family have been taking our dogs to Red Barn Retreat for years! We are residents of Maple Grove but are very close to the Corcoran border.

Over the years we tried other boarding facilities and none of them compare to Red Barn! The staff is so amazing and genuinely care for our pets. The owner is also very involved with the day to day activities and has a passion for providing excellent care for our dogs. We trust them and hope that they continue to have the opportunity to grow their business in the northwest suburbs!

Dave and Robin Dreyer, Addie & Blair

Sent from my iPhone



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Letter of support

1 message

Adam Cantwell <adamacantwell@gmail.com>

Tue, Jun 13, 2023 at 8:19 PM

To: redbarnpetretreat@gmail.com

Hello, over the past 6 years we've brought our dog Hazel to Redbarn and we can't speak highly enough about the people that own and run Redbarn. When we first met Daniel and toured the grounds it became clear immediately at the amount of time, effort and attention that they put into their facilities and for the wellbeing of the dogs that they look after. It's been so great to watch them grow their business and to have such a wonderful, safe place to be able to kennel our Hazel over the years. Knowing she will be safe and very well cared for. We've been to Redbarn for doggy daycare and extended trips, they've always taken such great care of her and it's always felt like they love our pup as much as we do.

My name is Adam Cantwell, I live at [12680 Pineview Trail, Dayton, MN 55327](#)

--

Thank you,

Adam Cantwell
(847) 401 1510



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Skorczewski show of support

1 message

Red Barn Pet Retreat <redbarnpetretreat@gmail.com>
To: Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Tue, Sep 5, 2023 at 4:13 PM

Carissa & Joe Skorczewski
18115 61st Ave N
Plymouth, MN 55446

To whom it may concern:

Joe and I moved from St. Paul to NW Plymouth- right on the Corcoran border- just over 5 years ago. We were nervous about finding a new daycare and boarding for our dog that we liked as much as ours in St. Paul. We toured many different daycares around the area, and when we toured Red Barn Pet Retreat, we knew it was special right away. The owner, Daniel, gave us a personal tour and talked about all the little details he paid attention to that many other centers did not- such as cleaning practices, immunization policies, new dog socialization testing prior to acceptance, and their 'no bark' policy. All the dogs were calm and happy- and given a nice combination of rest and playtime. The staff was friendly and genuinely loved working at Red Barn and caring for the dogs. It was a 'no brainer' for us to choose Red Barn as our dog's 'home away from home.'

We have been sending our dog to Red Barn for daycare 2-3 days per week for the past 5 years as well as boarding him there a few times each year when we travel. We love Red Barn so much that we wanted to continue supporting them during COVID and sent our dog there, even when we both worked from home. We have had nothing but positive experiences there, and I highly recommend it to anyone looking for a daycare. In addition, with having our daycare in Corcoran, I frequently support other small businesses in the area: local farmer's markets/ veggie stands, gas stations, Heidi's GrowHaus, and The Wild Orchid, for example.

When I learned of Red Barn's expansion, I was thrilled for Daniel and the Red Barn team. They have a great business and have worked very hard to keep the dogs and community happy. With all of the building and growth Corcoran is having, this expansion will allow Red Barn to support more families with a safe, clean, and supportive 'home away from home' for their pets. I fully support their expansion and believe the city of Corcoran should do the same. If you have any questions about our experience at Red Barn and the benefits it can continue to bring to the community, please feel free to contact me directly. The City of Corcoran is doing amazing things, and I look forward to seeing Red Barn Pet Retreat's growth as a part of the community!

Carissa Skorczewski
carissa.skorczewski@gmail.com
612.868.3834

Red Barn Pet Retreat



**Red Barn
Pet Retreat**

19520 Stieg Rd.
Corcoran, MN 55374
(763) 208-9711 office
(763) 374-7127 fax
redbarnpetretreat@gmail.com
www.redbarnpetretreat.com



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Letter of Support

1 message

Donna VanGlad <donna.vanglad@gmail.com>

Sun, Jun 11, 2023 at 4:21 PM

To: Red Barn Pet Retreat Benjamin <redbarnpetretreat@gmail.com>

To whom it may concern,

Red Barn Pet retreat has been such an awesome place for my dog! I've been bringing her there at least once a month since she was 5 months old and she loves going. Whether it was daycare, a weekend out of town, or even a 10 day stay when I had a family emergency, Dallas was always a happy camper. While I primarily used Red Barn for boarding and the occasional daycare, I also used their grooming services on occasion and Dallas always came back looking and smelling her best. We're currently in Brooklyn Park MN, but moving to North Carolina at the end of June and I really hope I can find a pet retreat even half as good as Red Barn has been for my dog.

Thanks!

-Donna & Dallas

To Whom it may concern:

I am writing this in support for the Red Barn Pet Retreat and their efforts to relocate to a new/larger location.

I have been bringing my dog to Red Barn for at least 3 years and have NEVER had a bad experience. I utilize their day care facilities 3 days/week and typically board my dog 2-3 times/year as well. I have also taken advantage of some of their grooming offerings including bathing and nail trimming.

Daniel and the staff at Red Barn Pet Retreat are always courteous and professional. Daniel has a way with dogs unlike anything I've ever had the opportunity to witness and which I greatly appreciate.

I also want to share that my dog, Louie, strongly supports the Red Barn Pet Retreat as well. He is always happy and eager to go to day care and comes home tuckered out and relaxed. He is looking forward to exploring their new facility and meeting even more new friends.

Please feel free to contact me with any question you may have regarding my experience with this organization. I can be reached at 612-251-7912.

Thank you,

Kari Zenner

18085 96th Avenue North

Maple Grove, MN 55311



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

letter of support

1 message

mary@andrews4.com <mary@andrews4.com>

Wed, Jun 21, 2023 at 9:16 AM

Reply-To: mary@andrews4.com

To: redbarnpetretreat@gmail.com

To: Corcoran Planning Commission and others

Hello,

I am writing in support of a business in your city, the Red Barn Pet Retreat. We have been using their wonderful day care services for over a year and plan to continue. They are very attentive and accommodating to customers, and know just how to handle dogs and dog owners in a positive way.

We live in Big Lake Township and I work in Maple Grove. The Red Barn location is ideal for us, as is their business model. We are on the half-day package plan, which, because you can set your half-day to any 4-hour time block during their open hours, works out perfectly for my weekly delivery route. I do not have to leave the dog at home all day, nor drive out of the way to some other facility.

We were thrilled to find this hidden gem of a business in Corcoran. One thing that particularly struck me when I was first given a tour was how QUIET this place was. I found out that the Red Barn has staff attending (and engaging with) the day care dogs at all times. This is a big difference between the Red Barn and some other places.

I fully support the Red Barn's expansion efforts. While we have not yet had a need for overnight boarding, I would use Red Barn for this in a heartbeat.

You will not find a more efficient or professionally run business anywhere.

Sincerely,

Mary Andrews

20015 County Rd 14 NW



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Letter of support for Red Barn Pet Retreat - Rodeberg

1 message

Deirdre Rodeberg <rodebergda@gmail.com>

Mon, Jun 12, 2023 at 1:46 PM

To: Red Barn Pet Retreat Benjamin <redbarnpetretreat@gmail.com>

Hello,

We are writing a letter of support for Red Barn Pet Retreat. We live in Maple Grove, right on the border of Corcoran/Rogers, and have been sending our Australian Shepherd mix, Phoenix, to Red Barn since March 2021. We have consistently been happy with his time there, and rely so much on them to help tire out our very energetic and high-needs dog for a couple days a week!

Phoenix is greeted by name and a smile every time we drop him off. He knows what "wanna go to daycare?" means and LEAPS into the car! He clearly has a great time. We have even boarded him a few times over the years and we have nothing but great things to say. The staff at Red Barn are so amazing, and I know they treat our dog (and every dog!) with kindness and respect. We always recommend them to folks in the area and can't imagine sending our furry family member anywhere else.

We are excited to see the direction they go and can't wait for any updates!

Nate and Dee Rodeberg



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Diane Cady show of support

1 message

Red Barn Pet Retreat <redbarnpetretreat@gmail.com>
To: Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Diane Cady <dianemcady@gmail.com>

to me

We have brought our rescue dog Bonnie here and found the facility to be clean and well organized. Having her come for a play day or two ahead of time in the daycare is an example of how

The staff is friendly and cares about the dogs. Bonnie is a skittish dog but Does well here. We feel as though she is well taken care Of which puts our minds at ease when we leave.

We are so happy we found this pet retreat !

Diane cady

Sent from my iPhone

Red Barn Pet Retreat



**Red Barn
Pet Retreat**

19520 Stieg Rd.
Corcoran, MN 55374
(763) 208-9711 office
(763) 374-7127 fax
redbarnpetretreat@gmail.com
www.redbarnpetretreat.com



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

All our support!!

1 message

Sheryl Larivee <sheryllarivee@hotmail.com>

Sun, Jun 11, 2023 at 3:57 PM

To: "redbarnpetretreat@gmail.com" <redbarnpetretreat@gmail.com>

John Holm and I Sheryl Larivee live at 20100 meister rd in Corcoran. Our sweet girl Daisy Mae a yellow Lab loves Red Barn pet retreat. We can not mention it until we are ready to actually take her, red barn has been such a wonderful place for her to socialize and burn tons of energy. We LOVE our friends at Red Barn Pet Retreat.

Sent from my Verizon, Samsung Galaxy smartphone



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

The Red Barn

1 message

lori kimmel <lkimmel007@yahoo.com>

Wed, Jun 14, 2023 at 10:57 AM

Reply-To: lori kimmel <lkimmel007@yahoo.com>

To: "redbarnpetretreat@gmail.com" <redbarnpetretreat@gmail.com>

Hello,

I just had to say how much I admire The Red Barn. Dan, Amy, and the rest of the staff are beyond professional. They are so caring and attentive to each customer. Paying special attention to every detail.

Our dog, Sam, has been going there for five years now. He absolutely loves being there....Both the daycare and boarding overnight.

We fully support their decision to expand their business and look forward to using the new facility!!

Thank you!

Lori & Dennis Kimmel

19164 101st Pl.

Corcoran, Mn.

55374

Sent from Yahoo Mail on Android



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Show of support

1 message

Jenny Aleckson <jennya08@gmail.com>
To: Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Mon, Jun 12, 2023 at 2:52 PM

*Hi Dan and the Red Barn family - below you will see my letter of support for your new location. If there is something else I can do to help with this, please let me know! I'm so grateful for you all!
Thanks! - Jenny*

Hi there,
My name is Jenny Aleckson and I live at [18942 100th Ave North](#) in Maple Grove. I'm writing to express my support for Red Barn Pet Retreat as they build their new building on Steig Road in Corcoran.

I have been bringing my dog, Teddy, to Red Barn Pet Retreat for the last 5 years and my house is extremely close to Red Barn Pet Retreat, roughly a mile away from them. One of the reasons I chose Red Barn is because of its location. There are no other boarding/day care facilities near this area of Maple Grove/Corcoran. I was immediately welcomed into the Red Barn family and will go out of my way to bring my dog to them for all of my boarding and daycare needs.

A few of the reasons why I believe in what they are doing and why they deserve this new location.

Firstly, when I arrive to drop off or pick up my dog, you can not tell that there are other dogs in the facility. The staff at Red Barn do such a great job at training the dogs not to bark. The first time I toured the facility, I didn't think any other dogs were there because of how quiet it was. I have toured other dog boarding facilities and my dog was so nervous by all of the noises that he went to the bathroom on everything. I greatly appreciate that they do this, as it continues to keep my dog and all of the dogs in a calm state of mind. Another aspect is cleanliness of the property and inside the facility. Once again, if you didn't know they were handling dogs at this facility, you wouldn't be able to tell by the outside or inside - they keep the property very clean!

Secondly, they need more space to continue to offer the level of care that they are doing. I've been going to Red Barn Pet Retreat since 2018 and it has steadily grown more popular over the years. One of the reasons I go to Red Barn is because they treat my dog like their own. They greet Teddy like he is one of their own and that is all I could ask for when dropping him off. The need for doggie daycare and boarding has increased since the pandemic and it's only going to continue to grow. They've added space for more dogs to be boarded, but they are running out of room and I would hate for them to turn families away when they are in need.

Teddy is a family member to me. Most dogs are. Being able to have a reliable, kind, respectful, and gracious business is something that I would hope all cities would strive for. Red Barn Pet Retreat has made an impact on my life along with my dog's life and I urge you to help them continue to make that same impact on other families.

Thank you for your time and please let me know if you need any further information.

Kind Regards,
Jenny Aleckson
jennya08@gmail.com



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Red Barn Pet Retreat

1 message

Gipson, Robin M. <robin.gipson@lawmoss.com>
To: "redbarnpetretreat@gmail.com" <redbarnpetretreat@gmail.com>

Mon, Jun 12, 2023 at 8:44 AM

To Whom it may concern:

We have tried other doggy daycare's and NONE even come close to Red Barn. They are very careful about the kinds of dogs that are accepted, which we appreciate. In fact, they have a full or half day assessment before a dog is accepted. This is an amazing daycare and boarding facility that truly loves dogs and treats them like family. They keep them safe and healthy. They are committed to keeping it very clean and neat.

Our Gracie Lou has been going for over a year now and she absolutely loves it. She is well cared for and comes home exhausted. The location is convenient for us since we live in Albertville and we work in the city. We have not tried boarding her yet, because we usually bring our girl on trips. 😊 This is by far one of the best facilities, owners, workers I have ever seen.

Robin M. Gipson

Training and Development Administrator

Moss & BarnettDirect: (612) 877-5331 | Robin.Gipson@lawmoss.com

Fax: (612) 877-5155 |

150 South Fifth Street | Suite 1200 | Minneapolis, MN 55402

Notice: Important disclaimers and limitations apply to this email.
Please click [here](#) for our disclaimer and [here](#) for our privacy policy.

Rob and Jen Tyson
21354 Poate Ct.
Rogers, MN 55374

Hello Corcoran Planning Committee –

I'm writing on behalf of Red Barn Pet Retreat in support of their need to expand their footprint not only for the business, but for the community.

We've been bringing our dogs to them for at least 5 years now, if not longer. Over this time, we've seen Red Barns popularity in the community explode and grow to now having a packed house of dogs there of all sizes, at all times.

Red Barn's staff: from the front office, to the handlers, all the way up to the ladder to the owner Daniel, they've always had the utmost compassion for our dogs. It's really the only place we can leave out pets locally with confidence knowing that they will be treated as well, if not better, than if they were at our own home. They always keep us posted if things come up with the dogs and tend to the needs immediately.

Upon hearing from Daniel that they were going to expand we couldn't have been happier, and we even talked about becoming one of their partners and donating to help build this beautiful new facility. They have so many dogs there on a daily basis that I know they'd benefit from another facility. Dan has SUPER high standards with cleanliness and sanity there in the buildings he has now, I can't imagine how much more he could improve that with a new, larger facility. There are times when we try to get our dogs into overnight boarding well in advance and they are always pre-booked way out ahead of time. While this is a great thing for the business, it would be more beneficial for them to have another, or larger facility to accommodate more dogs. This not only will help open the door for more jobs for his staff, but it would also put some relief on the community knowing they could have more opportunity to board more dogs and serve the customers needs better.

Every time our dogs come home from that place, they lay around for at least two days, being so exhausted from playing with all the other dogs. I know they can't directly communicate with us but every time we ask them if they want to "go see their friends" they get so wound up and excited I can just imagine the fun they have there. There's no doubt in my mind that by getting this expansion to a new location for the business not only will this be great for the community, but also generate more buzz for the city of Corcoran.

Feel free to contact us if you'd like to hear more about our experiences and our support in Daniel and the Red Barn Family to expand their business and continue to help the local dog community here.

Thank you,

Rob Tyson – 612-251-4364 tyson.rob@gmail.com



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Letter Of Support

1 message

Ashley Winters <aewinters01@gmail.com>

Sun, Jun 18, 2023 at 8:06 AM

To: Red Barn Pet Retreat Benjamin <redbarnpetretreat@gmail.com>

Red Barn Pet Retreat....What is it you may ask? It is a truly safe home away from home for these precious members of our family. I ask anyone who is considering this letter to think about the love a dog has and gives to us humans. If you have never experienced it I hope someday you can. I have heard comments that it's just dogs. That is simply the furthest thing from the truth. While they are dogs, dogs give us this unconditional love and are ALWAYS happy to see you if you just leave to go run an errand and are gone for 10 minutes. Red Barn Pet Retreat is another extension of our family. Much like children you try to find a daycare that will take care of your prized loved ones and make them feel safe and secure. Red Barn does this. My dog has been coming here since he was a puppy back at the start of 2021. Red Barn taught him the ability to play and get along with other dogs. I do not have to worry about how my dog will interact with other dogs as Red Barn set him up for success. Red barn does training with the dogs and I can tell you my dog LOVES going here. He gains enrichment and fulfillment in his short life. As a first time pet owner Red Barn has given me the ability to go to work and not have to worry about my dog. When we go on trips my dog has a loving place that he can go to and feels safe at. This cannot be measured in dollars what a sense of safety gives us all. I want to ensure that Red Barn remains a part of my dogs and my family's life. I thank you for this consideration.

Ashley Winters
[13440 Arrowood Lane N](#)
[Dayton MN 55327](#)



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Support email

1 message

Robin Talley <robinltalley@yahoo.com>
To: redbarnpetretreat@gmail.com

Sat, Jun 17, 2023 at 10:52 AM

We have 2 dogs and a cat that have all stayed at a Red Barn. The animals love it there and come back tired out. Red Barn offers grooming, walks and treats if you chose. We have referred several friends and family to Red Barn because we trust them with our pets, who are family.

Robin & Bill
Maple Grove, MN

[Sent from Yahoo Mail for iPhone](#)



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Re: Show of Support

1 message

Christopher Sobraske <csobraske@gmail.com>
To: Red Barn Pet Retreat <redbarnpetretreat@gmail.com>
Cc: Molly King-Sobraske <mollymcking87@gmail.com>

Fri, Jun 16, 2023 at 5:12 PM

Anything for you Benjamin!

Dear Red Barn Pet Retreat,

I hope this email finds you well. I am writing to express my utmost excitement and support for the expansion of Red Barn Pet Retreat. As a devoted pet owner and a frequent visitor to your wonderful facility, I am thrilled to hear about the new location and the opportunities it will bring.

Red Barn Pet Retreat has been an essential part of my pet's life, providing exceptional care and a safe environment for my furry friend. The services you offer, from doggy daycare to boarding, have been invaluable to me as a pet owner. Knowing that my beloved companion is in the hands of your compassionate and professional staff gives me peace of mind whenever I have to be away.

With the expansion, I believe Red Barn Pet Retreat will not only continue to grow but also enhance the range of services you offer. This means even more possibilities for pet owners like myself to

Regenerate response

Thank you,

Chris Sobraske
763-587-5483

On Sun, Jun 11, 2023 at 11:44 AM Red Barn Pet Retreat <outgoingemail@pet-exec.com> wrote:

**Show of Support**



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Red Barn Pet Retreat

1 message

Monica Dougherty <m3cdougherty@me.com>
To: redbarnpetretreat@gmail.com

Wed, Jun 21, 2023 at 5:22 AM

To the Corcoran Planning Commission

We have been using the Red Barn Pet Retreat for the last few years based on the fantastic experiences our neighbors had been having there. We tried it out and loved it. Staff is excellent. So friendly and organized. Our dog loves going there. We feel so lucky to be able to have such a wonderful place to bring Scout. Please let them expand so more people can experience their A+ care.

Thank you

Mike and Monica Dougherty
385 Lythrum Lane
Medina, MN 55340
763 670 7533



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Support

1 message

Susan Hughes <susan.elizabeth.hughes@gmail.com>
To: Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Wed, Jun 21, 2023 at 7:58 AM

I am a very grateful pet owner who has been using the facilities at Red Barn pet retreat since we relocated to MN almost a year ago.

I had no idea how to find a local doggy day care but found the staff and facility very welcoming. I was able to get care for my dog on many occasions as we moved into our new home and wrestled with the many workmen and deliveries we needed. They were a godsend and always accommodated me. My satisfaction with the staff and their care of my dog has only increased as I have used it.

I have and do recommend Red Barn to any pet owner I meet.

Susan Hughes
[20067 80th Ave](#)
Corcoran
MN 55340



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

letter of support in your new project

1 message

Jenny B <buyens4@gmail.com>

Sat, Jun 24, 2023 at 3:06 PM

To: Red Barn Pet Retreat Benjamin <redbarnpetretreat@gmail.com>

Hello,

We are writing this letter in support of the proposed new facility for Red Barn Pet Retreat in Corcoran.

Our experience with Red Barn began when we adopted our dog, Zoey, in 2021. We are long time dog owners, and have used daycare or boarding facilities with our other dogs when we lived in Tampa, Florida, and Atlanta, Georgia. Red Barn has consistently been friendlier, cleaner, and more responsive than any of the other facilities we have used.

Each time we drop Zoey off, we know that she is attended to, safe, hygienic, and well-loved. The team at Red Barn is all about customer service, and every service we have used, including daycare, boarding, nail trim, and daily walks have been more than we expected.

We're not surprised they are outgrowing their current facility because when you do things right, people find you and flock to you. We have recommended Red Barn to several neighbors who are now using them for their dogs. We understand you want to have solid, responsible businesses in your community, and Red Barn is a shining example of a business any community would be proud to call theirs!

Sincerely,
Jenny and Rick Buyens
8924 Tewsbury Gate
Maple Grove, MN



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Re: Show of Support - Meeting Update

1 message

patoryans <patoryans@gmail.com>

Thu, Jun 22, 2023 at 12:13 PM

To: Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

Show off support letter,

For Red Barn Pet Retreat,

We have been taking our furry family at the time was Boomer and Peanut to Red Barn since Sept of 2018. I don't even know where to begin. Other than we had tried several other day care facilities much closer to home and were very disappointed. We heard about Red Barn at a dog park whom the person said there was no place like it. Our first dogs had passed and had brought two others. Now we only have one but would recommend it to anyone looking. Our daughter brings hers there was well. It's the only dog place I've ever been that I truly trust the staff and that they keep a clean, safe place. They help the dogs transition into learning to behave with other dogs. We had that initial walk through and I couldn't believe there were so many dogs there and they were so quiet. We also have used the boarding and found that put my mind at ease. Knowing he would be spending time having fun during the day and proper care and attention to be boarded.

We have to drive a bit to do our drop off and pick ups, but it's totally worth it.

If Red Barn was not there I don't know where we'd take our Bandit.

We really think this place is a business you would want in your community.

Our dog needs a safe place to socialize and are very happy we found them.

It seems like their clients have respect for others in the drop off and pick up areas.

I think they would do a great job with expanding to a new, yet close to the original location. Just hope they can keep a Red Barn. Kind of loved that part.

Sincerely,
Pat O'Ryan
763-732-9040

Sent from my iPad

On Jun 20, 2023, at 9:22 PM, Red Barn Pet Retreat <outgoingemail@pet-exec.com> wrote:



Show of Support - Meeting Update



Red Barn Pet Retreat <redbarnpetretreat@gmail.com>

You are the best!

1 message

Cindy Speicher <cindy.speicher@yahoo.com>
Reply-To: Cindy Speicher <cindy.speicher@yahoo.com>
To: "redbarnpetretreat@gmail.com" <redbarnpetretreat@gmail.com>

Sun, Jun 18, 2023 at 11:23 AM

To the Red Barn Family,

You truly are the best! Not only has this been recognized with community awards, but closer to my home, with Zoe. I have a standard poodle that absolutely loves the Red Barn. We go there because they offer a safe, loving place for her to play with her buddies. The employees are always so helpful. I have the crazy one that jumps around a lot and they manage to get her into daycare and out with such finesse. To sum it up, they run a fabulous facility and have earned the right to grow.

I live at 10245 Elm Lane in Corcoran. The community that I live in, Bellwether, is growing quickly and adding new dogs along with their new owners. We are all looking for a great place to take our pals to play and Red Barn is our answer.

Please consider Red Barn's request to be able to grow. We need their services!



Zoe and her friend Sam at "the Barn"

Subject: Support for the Expansion of Red Barn Dog Retreat

Dear Members of Planning Commission of the City of Corcoran,

I am writing to express my enthusiastic support for the proposed expansion of Red Barn Dog Retreat in the beloved City of Corcoran. As a long-time client of this exceptional facility for the past five years, I have personally witnessed the positive impact they have had on the community and the incredible dedication of their staff.

Red Barn Dog Retreat has been more than just a place where I entrust the care of my furry family member. It has become a second home—a haven of love, compassion, and professional expertise. The friendly and supportive staff has consistently gone above and beyond to ensure the well-being and happiness of every dog that enters their doors.

The expansion of Red Barn Dog Retreat will undoubtedly bring numerous benefits to the City of Corcoran. Firstly, it will create new job opportunities, contributing to the local economy and providing employment to residents. This facility has always upheld high standards of professionalism and excellence, and I have no doubt that their expansion will bring even more employment opportunities for our community members.

Moreover, the expansion will address the growing demand for quality dog care services in our area. As a pet owner, I understand firsthand the challenges of finding a trustworthy and reliable facility that can provide the care and attention our furry companions deserve. The expanded facility will not only accommodate more dogs, but it will also allow for the introduction of new services and amenities, enhancing the overall experience for both dogs and their owners.

In addition to the immediate benefits for pet owners, the expansion of Red Barn Dog Retreat will have a ripple effect on the broader community. By providing a safe and engaging environment for dogs, the facility contributes to responsible pet ownership and promotes a sense of community among dog owners. It fosters a shared space where like-minded individuals can connect, exchange knowledge, and form lasting relationships centered around our love for our four-legged friends.

Furthermore, Red Barn Dog Retreat has a proven track record of actively supporting local organizations and initiatives. Their involvement in community events, fundraisers, and charitable endeavors has demonstrated their commitment to giving back to Corcoran. The expansion will only strengthen their capacity to contribute and make a positive difference in our city.

In conclusion, I wholeheartedly support the expansion of Red Barn Dog Retreat. Their unwavering dedication to the well-being of dogs, exceptional staff, and community involvement make them an invaluable asset to Corcoran. I urge you to consider the numerous benefits this expansion will bring to our city, from economic growth to enhanced pet care services and community engagement.

Thank you for your time and consideration. I trust that you will make the decision that aligns with the best interests of our community and its beloved four-legged residents.

Warm regards,

Igor Bogachev (763-229-2822, igor@cyberadvisors.com)

City of Corcoran Planning Commission:

I am a client of Red Barn Pet Retreat. We have tried different daycare/boarding facilities for our dog Maxwell. When he figures out that he is at Red Barn, he is over the moon excited. This is not the case at other facilities. I can't express enough the peace of mind Red Barn brings me when I must leave Maxwell for the day or when traveling. This facility is professional run by a caring staff.

With the growing pet population resulting from the growing number of people living in the Corcoran/Roger/Maple Grove area, an expanded daycare/boarding facility is highly needed. Red Barn is the business we want and need to provide the expanding need for dog boarding.

Thank you for considering this expansion.

Jill Edwards

STAFF REPORT

Agenda Item: 9a.

Council Meeting: September 28, 2023	Prepared By: Maggie Ung
Topic: 2024 Preliminary Levy	Action Required: Approval

Summary

At the September 14th council meeting, the Corcoran City Council adopted the preliminary levy of \$8,374,256. Of that amount, \$1,186,608 is debt service tax levy and the remaining \$7,187,648 is general property tax levy. This resulted in an anticipated tax rate of 42.122%, which is the same as current year 2023 tax rate.

Since the adoption of the preliminary levy amount, staff is recommending the following changes from the budget presented at the September 14th council meeting to meet the numbers adopted for the general property tax levy.

Staffing changes includes the following:

- Health Insurance – decrease budget from a 8% increase, will be updated when final rate increase is received in October - \$(6,000)
- Recruitment and retention – decrease budgeted amount from \$1,800 to \$1,500 per employee - \$(10,000)
- City Hall Staff (multiple department) - reduce budgeted overtime pay - \$(4,000)
- IT Personnel – start date adjusted from 3/1/2024 to 7/1/2024 - \$(40,000)
- Police Officer – start date adjusted to 7/1/2024 - \$(64,000)
- CSO – full-time transition date adjusted to 7/1/2024 - \$(36,000)
- Part-time/Seasonal Public Works employee hours decrease by 120 hours – \$(4,000)
- Part-time/Seasonal Program Coordinator – reduce by 40 hours from 1040 to 960 hours budgeted - \$(1,500)

General Government

- Communication:
 - Newsletter – decrease estimate for outsource printing service - \$(2,500)
- Finance:
 - Professional Services: reduce Financial Assistance - \$(5,000)
- City Administrator
 - Training: - \$(1,000)
 - Workers Compensation: - \$(1,000)
- Central Services:
 - Repairs and Maintenance – Contract: reduced mat cleaning service expenditure based on previous year actuals and decreased estimate on City Hall irrigation repair - \$(11,000)

- Insurance: - \$(1,000)
- Planning and Zoning:
 - Professional Services: contracted planning service decrease estimate - \$(6,400)
- Transfers
 - Facility Fund Transfer - \$(5,000)
 - Stormwater Fund Transfer - \$(10,000)

●
Public Safety

- Police
 - Operating Supplies: decrease estimate - \$(1,000)

Public Works

- Highway, Streets & Roadways
 - Sign Repair Materials: updated based on actuals - \$(5,000)
- Parks:
 - Operating Supplies: updated based on actuals year-to-date expenditures - \$(1,000)

Revenue

- Municipal State Aid
 - Revenue based on actuals - \$20,000
- Cable Franchise Fee
 - Revenue based on actuals - \$1,000
- Recycling Fees
 - Revenue based on actuals - \$617

Financial/Budget

The City does not have the ability to increase levy and can only decrease levy with the 2024 final budget to be adopted on December 18th, 2023. Staff will continue to refine budget prior to the 2024 final budget adoption if additional numbers are available with the goal to reduce the tax rate further.

Options

1. Adopt the draft 2024 Budget as presented, noting a final budget will need to be adopted on December 18, 2023.
2. Amend the draft 2024 Budget as presented, noting a final budget will need to be adopted on December 18, 2023.

Recommendation

Adopt the draft 2024 Budget as presented, noting a final budget will need to be adopted on December 18, 2023.

Council Action

Consider a motion to adopt the draft 2024 Budget as presented, noting a final budget will need to be adopted on December 18, 2023.

Attachments

1. 2024 Preliminary Budget
2. Effect of 2024 Tax Levy & Budget

**CITY OF CORCORAN
2024 PRELIMINARY BUDGET - GENERAL FUND**

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
GENERAL FUND REVENUE										
TAXES										
100-00000-31000	31000	GENERAL PROPERTY TAXES	4,067,936	4,443,243	5,099,598	6,354,020	7,187,648	833,628	13.1%	
100-00000-31020	31020	DELINQUENT PROPERTY TAXES	-	-	49,456	-	-	-	-	
TOTAL TAXES			4,067,936	4,443,243	5,149,055	6,354,020	7,187,648	833,628	13.1%	
LICENSES AND PERMITS										
100-00000-32100	32100	BUSINESS LICENSES & PERMITS	-	75	576	10,350	5,450	(4,900)	-47.3%	Includes estimated \$10,000 for 2023, \$5,000 for 2024 rental license
100-00000-32110	32110	LIQUOR LICENSE FEE	11,250	14,475	15,675	15,500	15,750	250	1.6%	Includes \$250 for cannabis license
100-00000-32210	32210	BUILDING PERMITS	1,232,582	1,471,688	631,355	1,300,000	800,000	(500,000)	-38.5%	Single family, multi-tenant and commerical construction. Actual 2022 reflects building permit fees only. Going forward, this line item will only reflect building permit fees - took out Plumbing, Mechanical, Gas, other building related fees (not building permit fees), plan check fees and pass-through Surcharges.
100-00000-32220	32220	GAS INSTALLATION PERMITS	-	-	13,200	-	13,500	13,500	-	Fireplace and other gas permits - prior budgets were lumped in building permit line 100-00000-32210, separating out for more efficient reporting purpose
100-00000-32230	32230	PLUMBING CONNECTION PERMITS	-	-	27,340	-	40,000	40,000	-	Plumbing permits - prior budgets were lumped in building permit line 100-00000-32210, separating out for more efficient reporting purpose
100-00000-32260	32260	SIGN PERMITS	-	-	750	-	750	750	-	single family, multi-tenant and commerical construction , less surcharge
100-00000-32270	32270	MECHANICAL PERMITS	-	-	39,675	-	55,000	55,000	-	Mechanical permits - prior budgets were lumped in building permit line 100-00000-32210, separating out for more efficient reporting purpose
100-00000-32290	32290	WETLAND PERMIT FEES	1,600	400	800	1,000	1,500	500	50.0%	
TOTAL LICENSES AND PERMITS			1,245,432	1,486,638	729,371	1,326,850	931,950	(394,900)	-29.8%	
INTERGOVERNMENTAL REVENUE										
100-00000-33400	33400	STATE GRANTS AND AIDS	472,770	38,810	40,499	40,000	-	(40,000)	-100.0%	NW Trail Grant - moved to liability account as this is a pass through revenue/expenditure
100-00000-33416	33416	POLICE TRAINING REIMBURSEMENT	10,350	10,304	10,148	12,500	12,500	-	0.0%	
100-00000-33418	33418	MUNICIPAL STATE AID FOR STREETS - MAINTENAN	155,079	150,864	157,694	150,000	175,000	25,000	16.7%	
100-00000-33423	33423	POLICE STATE AID	119,168	68,944	62,603	80,000	80,000	-	0.0%	Police State Aid and Vest Reimbursement
100-00000-33426	33426	AGRICULTURAL MARKET VALUE CREDIT	19,831	38,546	28,649	20,000	30,000	10,000	50.0%	
100-00000-33429	33429	STATE AID - PERA	-	-	-	1,845	-	(1,845)	-100.0%	Only in years of PERA rate increases
100-00000-33615	33615	COUNTY RECYCLING GRANT	13,992	13,962	13,846	13,900	14,000	100	0.7%	
100-00000-33620	33620	OTHER COUNTY GRANTS AND AIDS	10,000	1,500	42,203	10,000	10,000	-	0.0%	UASI Grant
100-00000-33640	33640	TOWARD ZERO DEATH GRANT	(30,345)	104,057	13,286	10,000	12,000	2,000	20.0%	Offsets with Expenditure - Orono is administering in 2022 and forward
TOTAL INTERGOVERNMENTAL REVENUE			770,845	426,987	368,929	338,245	333,500	(4,745)	-1.4%	
CHARGES FOR SERVICES										
100-00000-34100	34100	CHARGES FOR SERVICES	190	10	10,282	300	300	-	0.0%	
100-00000-34101	34101	FACILITY RENTAL	1,142	2,767	(357)	2,000	-	(2,000)	-100.0%	
100-00000-34103	34103	ZONING/LAND USE APPL FEE	50,535	57,866	64,580	55,000	55,000	-	0.0%	
100-00000-34104	34104	BUILDING PERMIT PLAN CHECK FEE	-	-	246,162	-	375,000	375,000	-	Building permit plan check fees - prior budgets were lumped in building permit line 100-00000-32210, separating out for more efficient reporting purpose as this is charges for service

CITY OF CORCORAN 2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
100-00000-34105	34105	COPIES/MAPS	6	5,271	2,332	2,000	2,000	-	0.0%	
100-00000-34107	34107	ASSESSMENT SEARCHES	25	25	-	30	30	-	0.0%	
100-00000-34109	34109	OTHER BUILDING RELATED FEES	-	-	44,065	-	100,000	100,000	-	Other building related fees (ex. SEC Fees) - prior budgets were lumped in building permit line 100-00000-32210, separating out for more efficient reporting purpose
100-00000-34110	34110	CITY PLANNER REVIEW FEE	80	-	19,496	50,000	50,000	-	0.0%	City Planner's time, 2021 and prior had this coded to miscellaneous revenue
100-00000-34200	34200	PUBLIC SAFETY PERMITS	4,190	3,880	4,280	4,000	4,000	-	0.0%	
100-00000-34201	34201	SPECIAL POLICE SERVICES	-	4,375	9,015	5,000	9,500	4,500	90.0%	
100-00000-34203	34203	POLICE REPORTS	286	252	836	300	400	100	33.3%	
100-00000-34300	34300	PUBLIC WORKS PERMITS AND FEES	16,131	17,257	17,135	16,500	17,000	500	3.0%	
100-00000-34301	34301	DUST CONTROL	48,350	42,240	2,902	-	-	-	-	Per council, no further assessment 2022 and forward
100-00000-34303	34303	ICE & SNOW REMOVAL	-	-	-	6,000	6,000	-	0.0%	
100-00000-34310	34310	PUBLIC WORKS REVIEW FEE	42,585	-	-	88,200	88,200	-	0.0%	Public Works Director & PW Development Superintendent's Time
100-00000-34400	34400	RECYCLING	3,166	2,230	2,391	5,000	5,000	-	0.0%	
100-00000-34403	34403	REFUSE COLLECTION CHARGES	-	5,346	5,662	4,500	5,717	1,217	27.0%	
100-00000-34700	34700	PARK RENTAL	-	-	2,616	-	3,000	3,000	-	
100-00000-34790	34790	RECREATION PROGRAMMING	5	51,274	51,940	46,735	50,000	3,265	7.0%	Spring Baseball, Summer Soccer, Fall Baseball
		TOTAL CHARGES FOR SERVICES	166,691	192,794	483,337	285,565	771,147	485,582	170.0%	
FINES AND FORFEITS										
100-00000-35100	35100	FINES	18,118	17,086	21,979	25,000	25,000	-	0.0%	Reflects actual experience
		TOTAL FINES AND FORFEITS	18,118	17,086	21,979	25,000	25,000	-	0.0%	
OTHER REVENUE										
100-00000-36100	36100	SPECIAL ASSESSMENT	-	350	60	-	-	-	-	Special Assessment Fee
100-00000-36200	36200	MISCELLANEOUS REVENUES	11,668	50,903	34,075	4,000	4,000	-	0.0%	Wetland Buffer Sign and Worker's Comp Reimb.; 2021 and prior had City Planner time in this line item
100-00000-36210	36210	INTEREST EARNINGS	17,644	11,427	145,188	11,500	25,000	13,500	117.4%	
100-00000-36220	36220	RENTS AND ROYALTIES	6,909	6,213	-	7,000	7,000	-	0.0%	
100-00000-36230	36230	DONATIONS	768	998	1,250	1,000	1,100	100	10.0%	
100-00000-36290	36290	SALE OF INVESTMENTS	(1,371)	-	-	-	-	-	-	
100-00000-36400	36400	REFUNDS/REIMBURSEMENTS	5,170	4,167	232,505	5,000	5,000	-	0.0%	
100-00000-38050	38050	CABLE FRANCHISE FEE	50,059	56,691	62,153	59,000	61,000	2,000	3.4%	
100-00000-39101	39101	SALE OF ASSETS	-	-	63,858	-	-	-	-	
100-00000-39203	39203	TRANSFER FROM OTHER FUND	218,872	269,164	449,092	535,500	561,200	25,700	4.8%	From Water/Sewer for selected PW items (see * in 43100 dept) and City staff time (3.74 FTE) *Will update once Enterprise Funds are budgeted
		TOTAL OTHER REVENUE	309,719	399,913	988,181	623,000	664,300	41,300	6.6%	
TOTAL GENERAL FUND REVENUE			6,578,741	6,966,662	7,740,852	8,952,680	9,913,545	960,865	10.7%	

CITY OF CORCORAN

2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
GENERAL FUND EXPENDITURES										
GENERAL GOVERNMENT										
CITY COUNCIL										
100-41110-50101	50101	FULL-TIME EMPLOYEES - REGULAR	19,260	16,515	19,260	19,260	19,260	-	0.0%	
100-41110-50122	50122	FICA	1,194	1,024	1,194	1,200	1,200	-	0.0%	
100-41110-50126	50126	MEDICARE	279	239	279	280	280	-	0.0%	
100-41110-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	3,089	3,555	2,600	5,000	5,000	-	0.0%	
100-41110-50210	50210	OPERATING SUPPLIES	1,727	1,087	829	2,000	2,000	-	0.0%	
100-41110-50365	50365	WORKER'S COMPENSATION INSURANCE	92	-	102	150	150	-	0.0%	
TOTAL CITY COUNCIL			25,642	22,420	24,265	27,890	27,890	-	0.0%	
COMMUNICATION										
100-41130-50325	50325	OTHER COMMUNICATION - WEBSITE	400	3,508	120	3,000	3,000	-	0.0%	Website Expense
100-41130-50350	50350	GENERAL NOTICES AND PUB INFO	10,007	7,640	8,314	10,000	12,500	2,500	25.0%	Newsletter; increased to outsource for printing
TOTAL COMMUNICATION			10,407	11,148	8,434	13,000	15,500	2,500	19.2%	
CITY ADMINISTRATOR										
100-41320-50101	50101	FULL-TIME EMPLOYEES - REGULAR	132,279	144,620	131,413	152,000	162,800	10,800	7.1%	
100-41320-50121	50121	PERA	9,921	10,007	9,856	11,400	12,300	900	7.9%	
100-41320-50122	50122	FICA	7,344	7,898	7,088	9,500	10,100	600	6.3%	
100-41320-50126	50126	MEDICARE	1,718	1,847	1,658	2,300	2,400	100	4.3%	
100-41320-50130	50130	EMPLOYER PAID INSURANCE	10,236	11,615	14,095	21,300	22,900	1,600	7.5%	
100-41320-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	1,156	630	1,911	5,000	4,000	(1,000)	-20.0%	MCMA Conference, ICMA Conference, LMC Conference, Leadership Growth Group, MAMA
100-41320-50210	50210	OPERATING SUPPLIES	638	1,208	528	1,200	-	(1,200)	-100.0%	Inactive Account - Moved expenditure to 100-41900-50210
100-41320-50300	50300	PROFESSIONAL SERVICES	-	-	21,000	-	-	-	-	
100-41320-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	1,500	1,500	-	Recruitment/Retention
100-41320-50321	50321	TELEPHONE	-	-	550	600	600	-	0.0%	
100-41320-50331	50331	TRAVEL EXPENSE	-	-	185	600	600	-	0.0%	
100-41320-50365	50365	WORKER'S COMPENSATION INSURANCE	964	1,927	1,085	1,000	1,500	500	50.0%	
100-41320-50433	50433	DUES AND MEMBERSHIPS	1,203	1,257	1,371	1,400	1,500	100	7.1%	MN City/County Managers, ICMA
TOTAL CITY ADMINISTRATOR			165,458	181,009	190,739	206,300	220,200	13,900	6.7%	
ADMINISTRATION										
100-41400-50101	50101	FULL-TIME EMPLOYEES - REGULAR	263,711	255,568	117,616	249,800	285,100	35,300	14.1%	Transition PT to FT Communications Assistant on 10/1/2024
100-41400-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	2,792	4,888	9,093	2,500	8,500	6,000	240.0%	Presidential election year in 2024
100-41400-50111	50111	PART-TIME EMPLOYEES - REGULAR	-	-	-	30,400	27,100	(3,300)	-10.9%	PT Intern
100-41400-50112	50112	PART-TIME EMPLOYEES - OVERTIME	-	-	-	-	-	-	-	
100-41400-50121	50121	PERA	19,988	19,534	9,458	21,200	24,100	2,900	13.7%	
100-41400-50122	50122	FICA	16,163	15,571	8,325	17,600	19,900	2,300	13.1%	
100-41400-50126	50126	MEDICARE	3,780	3,449	1,947	4,100	4,700	600	14.6%	
100-41400-50130	50130	EMPLOYER PAID INSURANCE	68,270	69,853	35,987	56,300	46,200	(10,100)	-17.9%	
100-41400-50140	50140	UNEMPLOYMENT COMPENSATION	-	-	-	-	-	-	-	
100-41400-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	7,458	4,769	964	5,000	5,000	-	0.0%	Moved Finance staff to Finance Department, effective 2022
100-41400-50210	50210	OPERATING SUPPLIES	620	612	-	-	-	-	-	Inactive - Moved expenditure to 100-41900-50210 & 100-41400-331
100-41400-50300	50300	PROFESSIONAL SERVICES	-	10,125	6,238	-	-	-	-	
100-41400-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	6,000	6,000	-	Recruitment/Retention
100-41400-50321	50321	TELEPHONE	-	-	50	-	600	600	-	Cell Reimbursement for Admin Services Director
100-41400-50331	50331	TRAVEL EXPENSE	-	-	66	1,000	1,000	-	0.0%	Mileage Reimbursement

CITY OF CORCORAN

2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
100-41400-50365	50365	WORKER'S COMPENSATION INSURANCE	2,590	3,803	1,636	3,000	3,000	-	0.0%	
100-41400-50433	50433	DUES AND MEMBERSHIPS	1,007	-	170	1,500	750	(750)	-50.0%	
		TOTAL ADMINISTRATION	386,378	388,172	191,550	392,400	431,950	39,550	10.1%	
ELECTION										
100-41410-50114	50114	TEMPORARY/SEASONAL EMPLOYEES	-	-	11,399	500	25,000	24,500	4900.0%	Training for Presidential Primary (2023 budget), Presidential election in 2024
100-41410-50210	50210	OPERATING SUPPLIES	22,472	2,224	5,090	3,000	8,000	5,000	166.7%	
100-41410-50331	50331	TRAVEL EXPENSE	-	-	-	300	300	-	0.0%	
100-41410-50430	50430	MISCELLANEOUS EXPENSE	6,119	-	-	100	100	-	0.0%	
		TOTAL ELECTION	28,591	2,224	16,490	3,900	33,400	29,500	756.4%	
FINANCE										
100-41500-50101	50101	FULL-TIME EMPLOYEES - REGULAR	-	-	155,142	224,100	247,200	23,100	10.3%	Separated Finance Staff from Administration Staff eff. 2022.
100-41500-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	-	-	1,602	1,000	1,500	500	50.0%	
100-41500-50121	50121	PERA	-	-	11,809	16,900	18,700	1,800	10.7%	
100-41500-50122	50122	FICA	-	-	9,837	14,000	15,500	1,500	10.7%	
100-41500-50126	50126	MEDICARE	-	-	2,301	3,300	3,700	400	12.1%	
100-41500-50130	50130	EMPLOYER PAID INSURANCE	-	-	25,393	63,300	60,400	(2,900)	-4.6%	
100-41500-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	-	-	1,720	3,500	10,000	6,500	185.7%	MNGFOA Conference, Tuition request forthcoming
100-41500-50300	50300	PROFESSIONAL SERVICES	41,075	45,360	57,449	47,250	85,000	37,750	79.9%	Audit Service (\$50k), Finance/Escrow Assistance (\$10k), Financial Management Plan - moved from 100-41900-50300 (\$22,500), GASB75 Audit (\$2,500)
100-41500-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	4,500	4,500	-	Recruitment/Retention
100-41500-50331	50331	TRAVEL EXPENSE	-	-	-	500	500	-	0.0%	MNGFOA Conference
100-41500-50365	50365	WORKER'S COMPENSATION INSURANCE	-	-	1,373	-	2,000	2,000	-	
100-41500-50433	50433	DUES AND MEMBERSHIPS	-	-	210	1,000	1,000	-	0.0%	MNGFOA Membership & GFOA Membership
		TOTAL FINANCE	41,075	45,360	266,835	374,850	450,000	75,150	20.0%	
ASSESSING										
100-41550-50210	50210	OPERATING SUPPLIES	1,764	-	13	300	-	(300)	-100.0%	
100-41550-50300	50300	PROFESSIONAL SERVICES	57,204	94,000	118,000	120,000	165,000	45,000	37.5%	2023 actual - \$150,000, 2024 budget is county estimate
100-41550-50322	50322	POSTAGE	4	-	-	-	-	-	-	
		TOTAL ASSESSING	58,972	94,000	118,013	120,300	165,000	44,700	37.2%	
LEGAL										
100-41600-50300	50300	PROFESSIONAL SERVICES	39,226	51,972	51,931	45,000	50,000	5,000	11.1%	based on past years' average
		TOTAL LEGAL	39,226	51,972	51,931	45,000	50,000	5,000	11.1%	
CENTRAL SERVICES										
100-41900-50200	50200	OFFICE SUPPLIES	3,745	5,304	4,771	5,000	10,500	5,500	110.0%	Moved budgeted amount to 100-41900-50210
100-41900-50210	50210	OPERATING SUPPLIES	24,486	34,255	28,238	35,500	30,000	(5,500)	-15.5%	Moved budgeted amount from 100-41900-50200
100-41900-50212	50212	MOTOR FUELS	-	-	265	500	500	-	0.0%	Fuel for City Vehicle
100-41900-50221	50221	REPAIR AND MAINTENANCE SUPPLIES - EQUIPMEN	-	-	614	-	-	-	-	
100-41900-50300	50300	PROFESSIONAL SERVICES	21,254	24,770	30,891	30,000	7,000	(23,000)	-76.7%	Mental health policy costs (\$5,500); moved ADP and BenefitsConnect to 100-41900-50308; moved Financial Management Planning to finance 100-41500-50300
100-41900-50304	50304	LEGAL FEES	-	107	-	-	-	-	-	

CITY OF CORCORAN 2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
100-41900-50308	50308	SOFTWARE	-	-	-	-	23,000	23,000	-	Moved moved ADP and BenefitsConnect from 100-41900-50300 to better classify expense accurately; ADP Admin Fee increased \$10,000 due to increase in EAP use, and ADP new modules
100-41900-50321	50321	TELEPHONE	2,812	4,171	5,622	4,000	6,000	2,000	50.0%	
100-41900-50322	50322	POSTAGE	3,275	3,177	3,463	4,000	4,000	-	0.0%	
100-41900-50350	50350	GENERAL NOTICES AND PUB INFO	-	-	245	1,000	1,000	-	0.0%	ECM Invoices
100-41900-50360	50360	INSURANCE	78,837	80,576	96,778	108,000	139,300	31,300	29.0%	Property/Casualty Insurance
100-41900-50380	50380	UTILITY SERVICES	13,949	28,611	9,472	15,000	15,000	-	0.0%	Randy's Garbage, Centerpoint Energy
100-41900-50381	50381	ELECTRIC UTILITIES	-	-	19,420	19,000	20,000	1,000	5.3%	Wright Hennepin
100-41900-50382	50382	WATER & SEWER	-	-	-	-	-	-	-	Once City connects, this will be the GL account
100-41900-50400	50400	REPAIR AND MAINTENANCE - CONTRACT	13,814	11,196	2,790	14,000	14,000	-	0.0%	Cintas (Mats -\$5,000) & City Hall front landscaping and irrigation repairs (\$9,000)
100-41900-50401	50401	REPAIR AND MAINT - BUILDINGS	-	-	17,714	18,000	18,000	-	0.0%	Cleaning, includes \$6,000 budgeted previous years in 100-41900-50520
100-41900-50403	50403	REPAIR AND MAINT - VEHICLES	-	-	4,544	1,500	1,500	-	0.0%	
100-41900-50404	50404	REPAIR AND MAINT - MACHINERY/EQUIPMENT	-	-	8,137	2,000	3,000	1,000	50.0%	Service on Generator
100-41900-50413	50413	OFFICE EQUIPMENT RENTAL	-	-	426	600	600	-	0.0%	Folder Inserter rental (33%)
100-41900-50430	50430	MISCELLANEOUS EXPENSE	202,520	8,904	18,807	20,000	-	(20,000)	-100.0%	Moved PD vacation reimbursement to PD department (\$1,500 each FT employee)
100-41900-50431	50431	BANKING CHARGES	362	333	20	400	400	-	0.0%	
100-41900-50432	50432	CREDIT CARD FEES	7,765	9,426	4,893	8,000	500	(7,500)	-93.8%	
100-41900-50433	50433	DUES AND MEMBERSHIPS	25,166	28,086	25,373	25,300	28,600	3,300	13.0%	Moved expenditure to Recreation and Police department for better transparency in terms of what the transactions are for Includes Elm Creek Mgmt (\$1,252 increase for a total of \$20,116 for 2024), 2023 removed Metro City membership (\$2,700), LMC Dues (\$8,438, \$1,000 increase)
100-41900-50520	50520	BUILDINGS AND STRUCTURES	5,967	-	-	-	-	-	-	Inactive account - moved 2023 budget amount to 100-41900-50401
100-41900-50700	50700	TRANSFERS	337,000	-	794,569	360,000	382,000	22,000	6.1%	2022 actuals included previous years transfers/corrections. For 2024 budget: CIP (\$339k with \$14k for skidsteer originally budgeted yearly between PW and Parks department), transfer to stormwater fund (\$5,000), to facility fund (\$30,000), NTU (\$7,000), Holiday Drive (\$1,000)
100-41900-50810	50810	REFUNDS & REIMBURSEMENT	-	530	-	-	-	-	-	Inactive account
100-41900-50811	50811	INSURANCE REFUNDS	-	49,441	-	-	-	-	-	Inactive account; 2021 had roof damage - offsets with the insurance claim revenue
TOTAL CENTRAL SERVICES			740,953	288,888	1,077,051	671,800	704,900	33,100	4.9%	
PLANNING & ZONING										
100-41910-50101	50101	FULL-TIME EMPLOYEES - REGULAR	13,382	60,210	73,206	111,100	126,400	15,300	13.8%	City Planner and 50% Planning Technician
100-41910-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	-	-	-	1,000	1,200	200	20.0%	
100-41910-50111	50111	PART-TIME EMPLOYEES - REGULAR	-	-	21,757	4,300	-	(4,300)	-100.0%	In 2023, Administrative Assistant - Planning transitioned to FT Planning Technician
100-41910-50121	50121	PERA	909	4,530	7,108	8,800	9,600	800	9.1%	
100-41910-50122	50122	FICA	960	3,948	5,159	7,300	8,000	700	9.6%	
100-41910-50126	50126	MEDICARE	225	923	1,207	1,700	1,900	200	11.8%	
100-41910-50130	50130	EMPLOYER PAID INSURANCE	1,372	11,786	14,508	25,000	32,000	7,000	28.0%	
100-41910-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	-	408	758	1,500	8,500	7,000	466.7%	Planetizen, Conferences, Other training as needed
100-41910-50210	50210	OPERATING SUPPLIES	448	2,141	85	500	500	-	0.0%	moved to -350, recode to specific funds
100-41910-50300	50300	PROFESSIONAL SERVICES	79,407	87,730	99,212	70,000	78,600	8,600	12.3%	Landform
100-41910-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	3,000	3,000	-	Recruitment/Retention
100-41910-50350	50350	GENERAL NOTICES AND PUB INFO	-	386	1,539	750	750	-	0.0%	ECM Invoices

CITY OF CORCORAN 2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
100-41910-50365	50365	WORKER'S COMPENSATION INSURANCE	160	554	996	500	500	-	0.0%	
100-41910-50430	50430	MISCELLANEOUS EXPENSE	-	13,500	142	-	-	-	-	2021 - Grading escrow refunds from prior year revenue
100-41910-50433	50433	DUES AND MEMBERSHIPS	-	-	164	250	725	475	190.0%	APA/EDA Membership
TOTAL PLANNING & ZONING			96,864	186,116	225,840	232,700	271,675	38,975	16.7%	
INFORMATION TECHNOLOGY										
100-41920-50101	50101	FULL-TIME EMPLOYEES - REGULAR	-	-	-	-	42,800	42,800	-	IT Personnel
100-41920-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	-	-	-	-	800	800	-	
100-41920-50121	50121	PERA	-	-	-	-	3,300	3,300	-	
100-41920-50122	50122	FICA	-	-	-	-	2,700	2,700	-	
100-41920-50126	50126	MEDICARE	-	-	-	-	700	700	-	
100-41920-50130	50130	EMPLOYER PAID INSURANCE	-	-	-	-	11,300	11,300	-	
100-41920-50210	50210	OPERATING SUPPLIES	8,756	16,313	55,825	40,000	-	(40,000)	-100.0%	Moved Copier Lease, Annual License Renewals & Granicus to 100-41920-50308; Moved Motorola (previously Watchguard) (\$11,000), LETG (\$18,000), and Axon Fotokite license (\$3,800) to 100-42100-50210 as these are PD specific expense
100-41920-50221	50221	REPAIRS AND MAINTENANCE SUPPLIES - EQUIP	27,138	46,351	43,380	45,000	45,000	-	0.0%	Add't computers for new staff, replace old equipments, moved annual licenses to Operating Supplies
100-41920-50300	50300	PROFESSIONAL SERVICES	73,248	86,842	140,284	140,000	120,000	(20,000)	-14.3%	Managed Services
100-41920-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	1,500	1,500	-	Recruitment/Retention
100-41920-50308	50308	SOFTWARE	-	-	-	-	17,000	17,000	-	Moved Copier Lease, Annual License Renewals & Granicus from 100-41920-50210 for better clarity of expenditure type
100-41920-50365	50365	WORKER'S COMPENSATION INSURANCE	-	-	-	-	1,000	1,000	-	
100-41920-50400	50400	REPAIR AND MAINTENANCE - CONTRACT	-	-	-	-	7,000	7,000	-	Council chamber sound system contract
100-41920-50530	50530	IMPROVEMENTS OTHER THAN BLDGS	2,072	2,177	-	-	-	-	-	Inactive in 2022 and forward. Combined with 100-41920-50210
100-41920-50810	50810	REFUNDS & REIMBURSEMENT	(8,000)	-	-	-	-	-	-	Inactive in 2022 and forward. Should be recorded as revenue.
TOTAL INFORMATION TECHNOLOGY			103,214	151,683	239,489	225,000	253,100	28,100	12.5%	
OTHER FINANCING USES										
100-49360-50720	50720	INTERFUND TRANSFERS	525,787	-	-	-	-	-	-	Inactive account.
TOTAL OTHER FINANCING USES			525,787	-	-	-	-	-	-	
TOTAL GENERAL GOVERNMENT			2,222,565	1,422,993	2,410,637	2,313,140	2,623,615	310,475	13.4%	

CITY OF CORCORAN

2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
PUBLIC SAFETY										
POLICE										
100-42100-50101	50101	FULL-TIME EMPLOYEES - REGULAR	707,101	717,077	974,611	1,189,700	1,355,200	165,500	13.9%	
100-42100-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	24,893	68,921	43,512	39,400	47,500	8,100	20.6%	Sabatical coverage (\$8,000 added)
100-42100-50103	50103	FULL-TIME EMPLOYEES - EVENT PAY	3,611	8,428	27,668	18,000	18,000	-	0.0%	TZD & Events
100-42100-50111	50111	PART-TIME EMPLOYEES - REGULAR	67,302	56,575	69,321	134,100	116,700	(17,400)	-13.0%	Sabatical coverage (\$10,000 added)
100-42100-50112	50112	PART-TIME EMPLOYEES - OVERTIME	150	-	-	-	-	-	-	
100-42100-50113	50113	PART-TIME EMPLOYEES - EVENT PAY	15,763	18,397	10,114	15,000	12,000	(3,000)	-20.0%	
100-42100-50121	50121	PERA	133,616	140,149	189,867	228,700	257,700	29,000	12.7%	
100-42100-50122	50122	FICA	3,777	3,949	2,650	5,900	4,800	(1,100)	-18.6%	
100-42100-50126	50126	MEDICARE	11,833	12,375	16,078	19,800	22,000	2,200	11.1%	
100-42100-50130	50130	EMPLOYER PAID INSURANCE	162,749	182,601	208,858	216,700	252,600	35,900	16.6%	Additional staff; \$12,000 PERA Disability Requirement
100-42100-50140	50140	UNEMPLOYMENT COMPENSATION	-	-	-	-	-	-	-	
100-42100-50200	50200	OFFICE SUPPLIES	2,015	7,712	2,105	3,600	4,000	400	11.1%	
100-42100-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	25,808	22,208	33,907	38,000	40,000	2,000	5.3%	New POST rules, 2 new officers, Tuition reimbursements
100-42100-50209	50209	POLICE RESERVES	3,385	1,985	3,428	3,500	3,500	-	0.0%	
100-42100-50210	50210	OPERATING SUPPLIES	13,675	35,132	29,648	21,000	29,000	8,000	38.1%	1 additional taser per year, Moved \$7,000 towards NTU to Interfund Transfer 100-41900-50700 (Classifying as City-Wide Event)
100-42100-50212	50212	MOTOR FUELS	18,410	27,581	42,817	27,000	30,000	3,000	11.1%	
100-42100-50220	50220	REPAIR AND MAINTENANCE SUPPLIES	16,196	15,958	13,989	8,000	12,000	4,000	50.0%	CSO Fleet Addition, Move \$3,000 of budget to 100-42100-50403 in 2022
100-42100-50223	50223	BUILDING REPAIR SUPPLIES	5,110	6,971	7,447	7,500	7,500	-	0.0%	Increased repairs needed
100-42100-50300	50300	PROFESSIONAL SERVICES	4,651	27,569	24,844	30,000	32,000	2,000	6.7%	Background checks & Evidence/Body Camera Audit alternate years, Social Worker (increased \$2k)
100-42100-50304	50304	LEGAL FEES	23,313	27,602	43,455	25,500	40,000	14,500	56.9%	
100-42100-50305	50305	PRISONER	1,671	1,396	2,956	4,000	4,000	-	0.0%	
100-42100-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	20,000	20,000	-	Police Retirement Contribution & Vacation Reimbursement (\$1,500/FT employee) - \$20,000 was budgeted/expensed for PD recruitment/retention in 100-41900-50430 in 2023 and now accurately moved to this line item
100-42100-50308	50308	SOFTWARE	-	-	-	-	38,600	38,600	-	Moved Motorola (previously Watchguard) (\$11,000), LETG (\$18,000), Data Storage maintenance (\$5,800), and Axon Fotokite license (\$3,800) from 100-41920-50210
100-42100-50321	50321	TELEPHONE	9,495	13,470	18,968	12,500	12,500	-	0.0%	
100-42100-50322	50322	POSTAGE	34	68	22	100	100	-	0.0%	
100-42100-50323	50323	RADIO UNITS	21,797	20,376	18,579	23,500	24,440	940	4.0%	Add 4 radios & 4% increase
100-42100-50350	50350	GENERAL NOTICES AND PUB INFO	-	-	295	800	800	-	0.0%	Business cards
100-42100-50365	50365	WORKER'S COMPENSATION INSURANCE	62,769	71,812	138,953	150,000	155,000	5,000	3.3%	Higher than anticipated costs due to experience
100-42100-50381	50381	ELECTRIC UTILITIES	9,336	10,020	-	-	-	-	-	Moved to Emergency Management Department
100-42100-50400	50400	REPAIR AND MAINTENANCE - CONTRACT	-	-	230	500	1,000	500	100.0%	Cintas
100-42100-50403	50403	REPAIR AND MAINT - VEHICLES	-	-	4,712	7,700	15,000	7,300	94.8%	
100-42100-50417	50417	UNIFORMS	12,440	18,596	27,769	26,000	26,000	-	0.0%	Vest Reimbursement + additional officers
100-42100-50430	50430	MISCELLANEOUS EXPENSE	-	-	40,984	-	-	-	-	2022 expense was for 2021 TZD
100-42100-50432	50432	CREDIT CARD FEES	7,765	9,426	-	-	1,500	1,500	-	Moved from 100-41900-50432 - PD Credit Card processing fee
100-42100-50433	50433	DUES AND MEMBERSHIPS	1,892	3,821	2,932	3,500	3,500	-	0.0%	
100-42100-50435	50435	GRANT DISBURSEMENT	-	50,802	-	-	-	-	-	No longer administering TZD grant in 2022 and forward
100-42100-50438	50438	POLICE K9	-	-	616	-	3,000	3,000	-	K-9 moved from Special Revenue fund - ongoing operation expense
100-42100-50810	50810	REFUNDS & REIMBURSEMENT	2,929	16,285	-	-	-	-	-	Inactive account - revenue item
100-42100-50811	50811	INSURANCE REFUNDS	-	746	-	-	-	-	-	Inactive account - revenue item

CITY OF CORCORAN 2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
		TOTAL POLICE	1,373,487	1,598,009	2,001,335	2,260,000	2,589,940	329,940	14.6%	
POLICE ADMINISTRATION										
100-42102-50101	50101	FULL-TIME EMPLOYEES - REGULAR	66,500	91,337	122,533	140,300	155,500	15,200	10.8%	
100-42102-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	407	703	398	500	500	-	0.0%	
100-42102-50111	50111	PART-TIME EMPLOYEES - REGULAR	-	-	-	-	-	-	-	Added PT Police Technician, start date 10/1/2024
100-42102-50121	50121	PERA	5,018	6,900	8,835	10,600	11,700	1,100	10.4%	
100-42102-50122	50122	FICA	4,300	5,883	7,939	8,800	9,700	900	10.2%	
100-42102-50126	50126	MEDICARE	1,006	1,376	1,856	2,100	2,300	200	9.5%	
100-42102-50130	50130	EMPLOYER PAID INSURANCE	18,387	19,129	26,441	25,900	27,200	1,300	5.0%	1 Employee budgeted as waiving Cafeteria plan
100-42102-50140	50140	UNEMPLOYMENT COMPENSATION	-	-	-	-	-	-	-	
100-42102-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	3,000	3,000	-	Recruitment/Retention
100-42102-50365	50365	WORKER'S COMPENSATION INSURANCE	-	-	1,095	-	1,600	1,600	-	
		TOTAL POLICE ADMINISTRATION	95,618	125,329	169,098	188,200	211,500	23,300	12.4%	
EMERGENCY MANAGEMENT										
100-42151-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	-	-	166	3,000	3,000	-	0.0%	Additional officers going to training
100-42151-50210	50210	OPERATING SUPPLIES	-	-	5,182	5,450	5,450	-	0.0%	Code Red
100-42151-50381	50381	ELECTRIC UTILITIES	-	-	1,168	1,000	1,200	200	20.0%	Wright Hennepin
100-42151-50404	50404	REPAIR AND MAINT - MACHINERY/EQUIPMENT	-	-	830	1,700	1,800	100	5.9%	Siren Maintenance Fee
100-42151-50433	50433	DUES AND MEMBERSHIPS	-	-	100	500	500	-	0.0%	AMEM Membership
		TOTAL EMERGENCY MANAGEMENT	-	-	7,447	11,650	11,950	300	2.6%	
FIRE										
100-42200-50101	50101	FULL-TIME EMPLOYEES - REGULAR	-	-	-	18,700	-	(18,700)	-100.0%	Fire Deputy Director
100-42200-50111	50111	PART-TIME EMPLOYEES - REGULAR	-	-	-	-	-	-	-	
100-42200-50121	50121	PERA	-	-	-	3,400	-	(3,400)	-100.0%	
100-42200-50122	50122	FICA	-	-	-	-	-	-	-	
100-42200-50126	50126	MEDICARE	-	-	-	300	-	(300)	-100.0%	
100-42200-50130	50130	EMPLOYER PAID INSURANCE	-	-	-	3,500	-	(3,500)	-100.0%	
100-42200-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	-	-	-	1,000	3,000	2,000	200.0%	
100-42200-50210	50210	OPERATING SUPPLIES	-	-	-	5,000	5,000	-	0.0%	
100-42200-50300	50300	PROFESSIONAL SERVICES	366,103	384,241	445,934	569,630	621,900	52,270	9.2%	
										2024 Projected contract increase: Rogers budgeted increase of 28.4%, Loretto decreased 12.2%, Hanover increase 4%
100-42200-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	-	-	-	Recruitment/Retention
100-42200-50321	50321	TELEPHONE	-	-	-	150	600	450	300.0%	
100-42200-50323	50323	RADIO UNITS	-	-	-	300	1,200	900	300.0%	
100-42200-50365	50365	WORKER'S COMPENSATION INSURANCE	-	-	-	3,500	-	(3,500)	-100.0%	Removed due to no longer budgeting for Fire personnel
100-42200-50403	50403	REPAIR AND MAINT - VEHICLES	-	-	-	1,200	2,000	800	66.7%	
100-42200-50417	50417	UNIFORMS	-	-	-	1,500	1,500	-	0.0%	
100-42200-50433	50433	DUES AND MEMBERSHIPS	-	-	-	500	500	-	0.0%	
100-42200-50580	50580	OTHER EQUIPMENT	-	-	-	10,000	10,000	-	0.0%	
										Transfer to fund for future use, new education/inspection program
		TOTAL FIRE	366,103	384,241	445,934	618,680	645,700	27,020	4.4%	

CITY OF CORCORAN 2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
BUILDING INSPECTION										
100-42400-50101	50101	FULL-TIME EMPLOYEES - REGULAR	-	107,012	120,831	197,100	216,300	19,200	9.7%	Permit Tech, Const. Srv. Coord., Allocated 20% of PW Director & Admin Assis.
100-42400-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	-	36	886	1,000	500	(500)	-50.0%	
100-42400-50121	50121	PERA	-	8,296	8,493	14,900	16,300	1,400	9.4%	
100-42400-50122	50122	FICA	-	7,186	8,054	12,300	13,500	1,200	9.8%	
100-42400-50126	50126	MEDICARE	-	1,903	1,894	2,900	3,200	300	10.3%	
100-42400-50130	50130	EMPLOYER PAID INSURANCE	-	8,814	13,598	32,700	35,700	3,000	9.2%	
100-42400-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	-	270	1,168	1,000	3,000	2,000	200.0%	
100-42400-50300	50300	PROFESSIONAL SERVICES	392,953	541,354	223,322	400,000	400,000	-	0.0%	
										200 new home permits anticipated compared to 230 in 2022
100-42400-50303	50303	ENGINEERING FEES	665	9,963	32,426	30,000	30,000	-	0.0%	
100-42400-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	3,000	3,000	-	Recruitment/Retention
100-42400-50331	50311	TRAVEL EXPENSES	-	-	130	-	1,000	1,000	-	
100-42400-50365	50365	WORKER'S COMPENSATION INSURANCE	-	-	1,493	-	1,500	1,500	-	
100-42400-50432	50432	CREDIT CARD FEES	-	-	431	-	500	500	-	
100-42400-50433	50433	DUES AND MEMBERSHIPS	-	-	65	-	1,000	1,000	-	
100-42400-50437	50437	Surcharges	44,520	16,405	-	-	-	-	-	Inactive - Pass through Due to Other Gov't Liability account
		TOTAL BUILDING INSPECTION	438,137	701,239	412,790	691,900	725,500	33,600	4.9%	
CODE ENFORCEMENT										
100-42401-50101	50101	FULL-TIME EMPLOYEES - REGULAR	70,887	-	-	28,000	34,300	6,300	22.5%	50% of Planning Technician
100-42401-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	609	-	-	1,000	400	(600)	-60.0%	
100-42401-50121	50121	PERA	5,362	-	-	2,200	2,600	400	18.2%	
100-42401-50122	50122	FICA	4,759	-	-	1,800	2,200	400	22.2%	
100-42401-50126	50126	MEDICARE	1,113	-	-	500	600	100	20.0%	
100-42401-50130	50130	EMPLOYER PAID INSURANCE	8,434	-	350	3,800	9,400	5,600	147.4%	
100-42401-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	-	-	-	1,500	1,500	-	0.0%	Training for employee
100-42401-50210	50210	OPERATING SUPPLIES	1,062	-	-	-	-	-	-	
100-42401-50300	50300	PROFESSIONAL SERVICES	33,388	33,776	23,451	15,000	15,000	-	0.0%	Contract Code Enforcement, reduce 2023 due to hiring FT assistant
100-42401-50365	50365	WORKER'S COMPENSATION INSURANCE	481	-	-	-	-	-	-	
100-42401-50417	50417	UNIFORMS	-	-	-	100	100	-	0.0%	
100-42401-50433	50433	DUES AND MEMBERSHIPS	65	-	-	-	-	-	-	
		TOTAL CODE ENFORCEMENT	126,159	33,776	23,801	53,900	66,100	12,200	22.6%	
TOTAL PUBLIC SAFETY			2,399,504	2,842,593	3,060,404	3,824,330	4,250,690	426,360	11.1%	

CITY OF CORCORAN

2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
PUBLIC WORKS & PARKS										
HIGHWAY, STREETS & ROADWAYS										
100-43100-50101	50101	FULL-TIME EMPLOYEES - REGULAR	447,427	542,250	609,890	701,400	785,600	84,200	12.0%	Allocated 40% of PW Director & Admin Assistant, Moved Dev. Superintendent to Engineering
100-43100-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	38,885	51,848	70,929	52,500	53,300	800	1.5%	3 year average
100-43100-50111	50111	PART-TIME EMPLOYEES - REGULAR	-	-	30,212	7,100	7,000	(100)	-1.4%	
100-43100-50112	50112	PART-TIME EMPLOYEES - OVERTIME	-	-	23	-	-	-	-	
100-43100-50121	50121	PERA	36,499	45,210	48,747	56,600	62,900	6,300	11.1%	
100-43100-50122	50122	FICA	29,045	34,494	44,374	47,200	52,500	5,300	11.2%	
100-43100-50126	50126	MEDICARE	6,793	8,305	10,140	11,100	12,300	1,200	10.8%	
100-43100-50130	50130	EMPLOYER PAID INSURANCE	109,959	115,898	126,507	150,000	162,400	12,400	8.3%	
100-43100-50140	50140	UNEMPLOYMENT COMPENSATION	4,949	-	-	-	-	-	-	
100-43100-50200	50200	OFFICE SUPPLIES	-	104	669	1,000	1,000	-	0.0%	
100-43100-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	2,219	5,422	1,156	7,500	7,500	-	0.0%	Grader training classes; addition of Permit Technician to PW
100-43100-50210	50210	OPERATING SUPPLIES	40,847	54,689	18,752	43,500	43,500	-	0.0%	*
100-43100-50212	50212	MOTOR FUELS	23,578	41,034	60,164	60,000	60,000	-	0.0%	*
100-43100-50220	50220	REPAIR AND MAINTENANCE SUPPLIES	60,997	69,130	41,960	70,000	75,000	5,000	7.1%	* Supplies for repair
100-43100-50223	50223	BUILDING REPAIR SUPPLIES	9,452	20,930	11,519	15,000	15,000	-	0.0%	* Building maintenance costs. Maintenance service contracts moved to -401
100-43100-50225	50225	LANDSCAPE/DITCH MATERIALS	12,362	29,564	68,199	50,000	43,000	(7,000)	-14.0%	Culverts
100-43100-50226	50226	SIGN REPAIR MATERIALS	6,382	-	5,171	10,000	10,000	-	0.0%	
100-43100-50300	50300	PROFESSIONAL SERVICES	-	305	732	-	-	-	-	
100-43100-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	15,000	15,000	-	Recruitment/Retention
100-43100-50321	50321	TELEPHONE	11,192	11,626	6,401	11,500	11,500	-	0.0%	
100-43100-50323	50323	RADIO UNITS	-	-	3,398	4,000	5,000	1,000	25.0%	* Removed Nexterra service, replacing with Verizon/Comcast
100-43100-50350	50350	GENERAL NOTICES AND PUB INFO	-	-	431	500	500	-	0.0%	* Radio - Hennepin County
100-43100-50365	50365	WORKER'S COMPENSATION INSURANCE	15,675	13,820	41,504	35,000	35,000	-	0.0%	* ECM
100-43100-50380	50380	UTILITY SERVICES	22,497	12,988	16,496	22,000	22,000	-	0.0%	* Gas & Garbage
100-43100-50381	50381	ELECTRIC UTILITIES	4,221	10,006	18,998	10,000	20,000	10,000	100.0%	* street lighting
100-43100-50400	50400	REPAIR AND MAINTENANCE - CONTRACT	3,400	153,127	6,854	7,500	9,000	1,500	20.0%	* Cintas
100-43100-50401	50401	REPAIR AND MAINT - BUILDINGS	-	-	4,319	10,000	10,000	-	0.0%	
100-43100-50403	50403	REPAIR AND MAINT - VEHICLES	-	-	1,779	10,000	10,000	-	0.0%	* Moved a portion from -223 - Maintenance service contracts.
100-43100-50417	50417	UNIFORMS	7,923	11,467	10,845	12,500	13,500	1,000	8.0%	* Contracted work
100-43100-50430	50430	MISCELLANEOUS EXPENSE	-	-	108,073	-	-	-	-	
100-43100-50433	50433	DUES AND MEMBERSHIPS	373	250	373	500	500	-	0.0%	
100-43100-50810	50810	REFUNDS & REIMBURSEMENT	-	5,720	-	-	-	-	-	Inactive
100-43100-50811	50811	INSURANCE REFUNDS	-	50,746	35,519	-	-	-	-	Inactive - 2021 had Roof damage (offsetted with the insurance claim revenue)
TOTAL HIGHWAY, STREETS & ROADWAYS			894,674	1,288,934	1,404,133	1,406,400	1,543,000	136,600	9.7%	<i>* 20% reimbursed by Enterprise Funds (water/sewer)</i>
PAVED STREETS										
100-43121-50224	50224	STREET MAINTENANCE MATERIALS	101,297	76,565	6,263	15,000	20,000	5,000	33.3%	Crack filling (\$13k) and asphalt patching material (\$7k)
100-43121-50400	50400	REPAIR AND MAINTENANCE - CONTRACT	-	-	243,266	290,000	300,000	10,000	3.4%	Asphalt maintenance (\$200k), seal coating fog sealing (\$100k)
TOTAL PAVED STREETS			101,297	76,565	249,529	305,000	320,000	15,000	4.9%	
UNPAVED STREETS										
100-43122-50224	50224	STREET MAINTENANCE MATERIALS	156,484	125,610	92,395	112,500	125,000	12,500	11.1%	\$125,000 gravel

CITY OF CORCORAN 2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
100-43122-50400	50400	REPAIR AND MAINTENANCE - CONTRACT	111,075	109,565	222,672	232,500	275,000	42,500	18.3%	\$115,000 gravel, \$160,000 dust control
		TOTAL UNPAVED STREETS	267,560	235,175	315,067	345,000	400,000	55,000	15.9%	<i>\$160,000 Dust Control, \$240,000 Gravel</i>
ICE & SNOW REMOVAL										
100-43125-50210	50210	OPERATING SUPPLIES	47,069	40,350	45,351	55,000	60,000	5,000	9.1%	Salt and Sand - price increase in state contract and additional streets.
100-43125-50300	50300	PROFESSIONAL SERVICES	504	-	650	2,100	2,100	-	0.0%	Snow removal (Maple Grove) - previously in 43100 dept
		TOTAL ICE & SNOW REMOVAL	47,573	40,350	46,001	57,100	62,100	5,000	8.8%	
ENGINEERING										
100-43170-50101	50101	FULL-TIME EMPLOYEES - REGULAR	-	-	-	185,700	205,200	19,500	10.5%	Reallocated Development Superintendent, allocated 40% of PW Director & Admin Assistant
100-43170-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	-	-	-	-	-	-	-	
100-43170-50111	50111	PART-TIME EMPLOYEES - REGULAR	-	-	-	-	-	-	-	
100-43170-50121	50121	PERA	-	-	-	14,000	15,500	1,500	10.7%	
100-43170-50122	50122	FICA	-	-	-	11,600	12,800	1,200	10.3%	
100-43170-50126	50126	MEDICARE	-	-	-	2,700	3,000	300	11.1%	
100-43170-50130	50130	EMPLOYER PAID INSURANCE	-	-	-	34,700	39,500	4,800	13.8%	
100-43170-50300	50300	PROFESSIONAL SERVICES	52,516	104,853	75,961	80,000	80,000	-	0.0%	City projects
100-43170-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	1,500	1,500	-	Recruitment/Retention
100-43170-50309	50309	WATERSHED LGU	17,605	21,685	11,965	10,000	10,000	-	0.0%	LGU wetland services.
		TOTAL ENGINEERING	70,121	126,538	87,926	338,700	367,500	28,800	8.5%	
RECYCLING										
100-43201-50210	50210	OPERATING SUPPLIES	-	2,980	3,987	3,500	3,600	100	2.9%	
100-43201-50300	50300	PROFESSIONAL SERVICES	11,778	7,483	8,523	10,000	10,000	-	0.0%	Provider to Managing Billing/Balance City Subsidy.
		TOTAL RECYCLING	11,778	10,463	12,510	13,500	13,600	100	0.7%	
RECREATION										
100-45100-50101	50101	FULL-TIME EMPLOYEES - REGULAR	-	-	34,102	38,800	64,500	25,700	66.2%	Park/Rec Supervisor split 50% with Parks
100-45100-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	-	-	-	-	600	600	-	
100-45100-50111	50111	PART-TIME EMPLOYEES - REGULAR	-	-	-	27,000	29,000	-	0.0%	PT Program Coordinator
100-45100-50121	50121	PERA	-	-	2,558	3,000	4,900	1,900	63.3%	Park/Rec Supervisor split 50% with Parks
100-45100-50122	50122	FICA	-	-	2,252	4,200	5,900	1,700	40.5%	Park/Rec Supervisor split 50% with Parks
100-45100-50126	50126	MEDICARE	-	-	527	1,000	1,400	400	40.0%	Park/Rec Supervisor split 50% with Parks
100-45100-50130	50130	EMPLOYER PAID INSURANCE	-	-	4,658	8,800	14,200	5,400	61.4%	Park/Rec Supervisor split 50% with Parks
100-45100-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	-	-	537	17,770	7,000	(10,770)	-60.6%	MRPA Conference, other trainings
100-45100-50210	50210	OPERATING SUPPLIES	-	-	21,011	21,430	22,500	1,070	5.0%	
100-45100-50300	50300	PROFESSIONAL SERVICES	-	-	2,087	3,360	3,360	-	0.0%	Background checks and tournament
100-45100-50307	50307	PERSONNEL ADMINISTRATION	-	-	-	-	1,500	1,500	-	Recruitment/Retention
100-45100-50365	50365	WORKER'S COMPENSATION INSURANCE	-	-	3,940	-	4,000	4,000	-	
100-45100-50417	50417	UNIFORMS	-	-	-	150	180	30	20.0%	
100-45100-50432	50432	CREDIT CARD FEES	-	-	-	-	4,000	4,000	-	Moved from 100-41900-50432 - Recreation program credit card processing fee - moved from Central Service Department
100-45100-50433	50433	DUES AND MEMBERSHIPS	-	-	285	500	500	-	0.0%	Moved from 100-45200-50433
		TOTAL RECREATION	-	-	71,956	126,010	163,540	37,530	29.8%	

CITY OF CORCORAN
2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
PARKS										
100-45200-50101	50101	FULL-TIME EMPLOYEES - REGULAR	83,573	94,065	47,440	38,800	21,500	(17,300)	-44.6%	Park/Rec Supervisor split 50% with Parks
100-45200-50102	50102	FULL-TIME EMPLOYEES - OVERTIME	1,433	1,066	-	1,000	200	(800)	-80.0%	
100-45200-50111	50111	PART-TIME EMPLOYEES - REGULAR	-	-	-	19,700	35,200	15,500	78.7%	Seasonal Employees
100-45200-50121	50121	PERA	4,118	4,551	2,433	3,000	1,700	(1,300)	-43.3%	Park/Rec Supervisor split 50% with Parks
100-45200-50122	50122	FICA	5,489	6,101	3,160	3,700	3,600	(100)	-2.7%	Park/Rec Supervisor split 50% with Parks
100-45200-50126	50126	MEDICARE	1,284	1,445	721	900	900	-	0.0%	Park/Rec Supervisor split 50% with Parks
100-45200-50130	50130	EMPLOYER PAID INSURANCE	11,540	14,326	9,856	8,800	4,800	(4,000)	-45.5%	Park/Rec Supervisor split 50% with Parks
100-45200-50140	50140	UNEMPLOYMENT COMPENSATION	17	-	-	-	-	-	-	
100-45200-50207	50207	TRAINING AND INSTRUCTIONAL SUPPLIES	-	110	-	100	100	-	0.0%	
100-45200-50210	50210	OPERATING SUPPLIES	21,967	24,404	16,913	30,000	34,000	4,000	13.3%	
100-45200-50221	50221	REPAIRS AND MAINTENANCE SUPPLIES - EQUIP	37,015	37,507	27,441	50,000	43,000	(7,000)	-14.0%	Materials for projects, improvements and maintenance (mulch, woodchip, gravel) (self performed)
100-45200-50261	50261	RECREATION PROGRAMMING	4,529	11,804	-	-	-	-	-	Inactive 2022 and forward, created Recreation department 45100
100-45200-50300	50300	PROFESSIONAL SERVICES	1,348	768	3,674	1,000	1,000	-	0.0%	Seasonal parks background check
100-45200-50321	50321	TELEPHONE	842	682	1,229	2,000	2,000	-	0.0%	
100-45200-50365	50365	WORKER'S COMPENSATION INSURANCE	13,504	15,281	9,184	14,000	10,000	(4,000)	-28.6%	Moved a portion to Recreation 100-45100-50365
100-45200-50380	50380	UTILITY SERVICES	4,520	5,767	8,545	6,500	6,500	-	0.0%	
100-45200-50381	50381	ELECTRIC UTILITIES	-	-	1,836	1,500	2,500	1,000	66.7%	Wright Hennepin
100-45200-50382	50382	WATER & SEWER	-	-	492	2,500	2,500	-	0.0%	City utility bills for water at parks
100-45200-50417	50417	UNIFORMS	-	-	-	-	-	-	-	
100-45200-50433	50433	DUES AND MEMBERSHIPS	-	800	150	-	-	-	-	Inactive - Move this budget to 100-45100-50433
100-45200-50530	50530	IMPROVEMENTS OTHER THAN BLDGS	39,312	38,810	40,499	40,000	-	(40,000)	-100.0%	NW Trail Grant - moved to liability account as this is a pass through revenue/expenditure
100-45200-50810	50810	REFUNDS & REIMBURSEMENT	-	2,210	-	-	-	-	-	Inactive - no longer using
		TOTAL PARKS	230,491	259,697	173,573	223,500	169,500	(54,000)	-24.2%	
TOTAL PUBLIC WORKS & PARKS			1,623,493	2,037,722	2,360,697	2,815,210	3,039,240	224,030	8.0%	
ALL GENERAL FUND EXPENDITURE			6,245,562	6,303,307	7,831,738	8,952,680	9,913,545	960,865	10.7%	

CITY OF CORCORAN
2024 PRELIMINARY BUDGET - GENERAL FUND

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
DEBT SERVICE										
EQUIPMENT CERTIFICATE FUND										
<i>Disbursements</i>										
Equipment Certificate										
Fiscal Agent Fees / Issuing Fees										
Principal										
		Principal & Interest-2012B	44,389	44,389	-	-	-	-	-	
		Principal & Interest-2014A	52,878	52,878	-	-	-	-	-	
		Principal & Interest-2016A Equip	36,015	36,015	39,690	38,955	38,220	(735)	-1.9%	
		Principal & Interest-2018A Equip	80,010	80,010	81,323	79,275	82,478	3,203	4.0%	
		Principal & Interest-2018A Debt Service	37,406	37,406	32,996	30,634	28,271	(2,363)	-7.7%	
		Principal & Interest-2018A Abatement	73,500	73,500	78,750	78,750	78,750	-	0.0%	
		Principal & Interest-2020A Equip			104,475	102,690	106,155	3,465	3.4%	
		Principal & Interest-2022A Equip			-	249,624	247,734	(1,890)	-0.8%	
		Total Principal & Interest	324,198	324,198	337,234	579,928	581,608	1,680	0.3%	
		Required 5% overage								
		Total	324,198	324,198	337,234	579,928	581,608	1,680	0.3%	
Pavement Projects 2023A										
		Principal & Interest - Tax Abatement	-	-	-	-	185,000	185,000	-	
		Principal & Interest - Debt Service	-	-	-	-	188,590	188,590	-	
		Required 5% Overage								
		Total	-	-	-	-	373,590	373,590	-	
Facility Expansion (Public Works) 2020B										
		Principal & Interest	231,617	231,617	222,485	224,375	231,410	7,035	3.1%	
		Required 5% Overage								
		Total	231,617	231,617	222,485	224,375	231,410	7,035	3.1%	
COMBINED DEBT SERVICE EXPENDITURES			555,815	555,815	559,719	804,303	1,186,608	382,305	47.5%	
		TOTAL PROPERTY TAX REVENUE	4,067,936	4,443,243	5,099,598	6,354,020	7,187,648	833,628	13.1%	
		TOTAL GENERAL FUND REVENUE	6,578,741	6,966,662	7,740,852	8,952,680	9,913,545	960,865	10.7%	
		TOTAL DEBT SERVICE TAX LEVY	555,815	555,815	559,718	804,303	1,186,608	382,305	47.5%	
		TOTAL ALL REVENUES	7,134,556	7,522,477	8,300,570	9,756,983	11,100,153	1,343,170	13.8%	
		TOTAL ALL EXPENSES	6,801,377	6,859,122	8,391,456	9,756,983	11,100,153	1,343,170	13.8%	
		REVENUE - EXPENSE	333,178	663,355	(90,886)	-	-	-	-	
		TOTAL CERTIFIED LEVY (INCLUDES DEBT SERVICE)	4,660,559	5,045,377	5,699,430	7,158,323	8,374,256	1,215,933	17.0%	Total Property Tax Levy + Debt Serv Tax Levy
		TOTAL PROPERTY TAX LEVY	4,104,744	4,447,791	5,139,711	6,354,020	7,187,648	833,628	13.1%	

**CITY OF CORCORAN
2024 PRELIMINARY BUDGET - GENERAL FUND**

G/L Account	Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comments
		ACTUAL PROPERTY TAX COLLECTED	4,067,936	4,443,243	5,149,055	-	-	-	-	

Attachment Item: 9a2.

			CHANGES IN EXPENDITURE		
Department	GL Accounts	Description	\$\$	Change	Notes
		Staff wages are anticipated to increase 7% (4% cost-of-living adjustment, 3% market adjustment)	\$	295,000	
		2023 Part-Year Budgeted Staff to 2024 Full-Year Budgeted Staff	\$	211,980	
		Election Judges – for 2024 Presidential election year	\$	25,000	
		IT Personnel – start date of 3/1/2024	\$	102,500	
		Transition 2 Part-Time Community Service Officers (CSO) to 1 Full-time position and add benefits, transition date of 01/01/2024	\$	26,240	
Various	Staff-Related Budget Changes	Increase Part-time Police Officer by approximately 500 hours (0.25 FTE) (to ensure coverage during sabbatical)	\$	25,000	
		Increase Part-time/Seasonal Public Works employee hours by 510 hours (0.25 FTE)	\$	8,860	
		Part-time Program Coordinator for recreation (from 960 hours to 1040 hours), will be PERA pension eligible	\$	3,290	
		Staff recruitment and retention purpose	\$	50,400	
		Worker's Compensation Insurance: increase based on current year actual	\$	8,200	
GENERAL GOVERNMENT					
Communication	100-41130-50350	General Notices/Publication Info: outsource printing of Newsletter	\$	5,000	
Election	100-41410-50210	Operating Supplies: based on previous years' average for election	\$	5,000	
Finance	100-41500-50207	Training: Finance Tuition Reimbursement	\$	6,500	*approved 8/24/2023 council meeting
	100-41500-50300	Audit Service	\$	2,750	
	100-41500-50300	Financial/Escrow Assistance	\$	15,000	
Assessing	100-41550-50300	Assessing Service	\$	45,000	
Legal	100-41600-50300	Legal Service: assuming an 11% increase, average based on past 3 years' average	\$	5,000	
Central Service	100-41900-50365	Insurance: actual 2023 came in \$20,000 over budget. Assume 9% increase from 2023 actual amount for Property & Casualty insurance	\$	32,000	
	100-41900-50400	Repairs and Maintenance – Contract: City Hall front landscaping and irrigation repair	\$	11,000	
	100-41900-50433	Dues and Membership: increase in Elm Creek Management Fee and increase in LMC dues	\$	3,300	
	100-41900-50700	Transfers: increase of \$5,000 to Stormwater Fund;	\$	5,000	
	100-41900-50700	Transfers: increase of \$10,000 to Facility Fund	\$	10,000	
	100-41900-50700	Transfers: \$1,000 for Holiday Drive to the Community Event fund	\$	1,000	
Planning & Zoning	100-41910-50207	Training: Tuition reimbursement request on 9/14/2023 council meeting	\$	7,000	*request on 9/14/2023 council meeting
	100-41910-50300	Contracted Planning Service - increase based on prior year actuals	\$	15,000	*incorrect on staff report
Information Technology	100-41920-50400	Repair and Maintenance - Contract: Council chamber sound system contract	\$	7,000	*approved 7/27/2023 council meeting
PUBLIC SAFETY					
Police	100-42100-50210	Operating Supplies: based on previous year actuals	\$	9,000	
	100-42100-50304	Legal Fees: increased based on 3-year average of actual expenditures	\$	14,500	
	100-42100-50403	Repair and Maintenance-Vehicles: based on 2023 actual billed amount.	\$	7,300	
Fire	100-42200-50300	Rogers Fire Contract	\$	98,800	
	100-42200-50300	Loretto Fire Contract	\$	(50,680)	
	100-42200-50300	Hanover Fire Contract	\$	4,150	*Need to update in final budget
PUBLIC WORKS					
Highway, Streets & Roadway	100-43100-50220	Repair and Maintenance Supplies: based on previous year actuals	\$	5,000	
	100-43100-50226	Sign Repair Materials: based on previous year actuals	\$	5,000	
	100-43100-50381	Electric Utilities: based on previous year actuals	\$	10,000	
Paved Streets	100-43121-50224	Street Maintenance Materials: Increase in material cost	\$	5,000	
	100-43121-50400	Repair and Maintenance -Contract: Increase in contracted service anticipated	\$	15,000	
Unpaved Streets	100-43122-50224	Street Maintenance Materials: Increase in material cost	\$	12,500	
	100-43122-50400	Repair and Maintenance -Contract: Increase in contracted service anticipated	\$	42,500	
Ice & Snow Removal	100-43125-50210	Operating Supplies: Increase in material cost	\$	5,000	
Parks	100-45200-50210	Operating Supplies: increase based on current year-to-date expenditure estimate for year end	\$	5,000	
Various		Line items with less than \$2,000 in increase	\$	57,175	
Total General Fund Increase			\$	1,177,265	

Debt Service

\$ 382,305

Total Levy Increase

\$ 1,559,570

Color Key

Unavoidable

Needed but Changeable

Approved/Upcoming Request

No Contract/Changeable

STAFF REPORT

Agenda Item: 10a.

Council Meeting: September 28, 2023	Prepared By: Jessica Beise
Topic: Five-Year Financial Management Plan	Action Required: Approval

Summary

The draft 2023 Financial Management Plan is attached. Tammy Omdal from Northland Securities will present the report and assist with answering any questions.

One specific area of discussion in the financial management plan is the proposed water improvements project outlined in the CIP and Debt section and the Water Fund section. The City has incorporated the state bonding funds into the Water Fund.

Another specific area of discussion is the park improvement project outlined in the CIP and Debt section. A portion of the project would be funded by park dedication fees and additional funds if available, including but not limited to gambling revenue and ARPA funds. The bond needed to fund the project is estimated to be \$6.9 million and would directly affect tax levy and the tax rate. This would be funded from general obligation bond issuance in 2023.

Financial/Budget

The City annually budgets for financial planning. It should be noted that the document is for planning purposes only. Actual impacts will be determined by decisions made by the City Council in the future.

Options

1. Adopt the Five-Year Financial Management Plan as presented.
2. Amend the Five-Year Financial Management Plan.
3. Send back to staff to further review.

Recommendation

Adopt the Five-Year Financial Management Plan as presented.

Council Action

Consider a motion to adopt the Five-Year Financial Management Plan as presented.

Attachments

1. Five Year Financial Management Plan
2. Five Year Financial Management Presentation



2023 Financial Management Plan

Draft as of September 20, 2023



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Member FINRA and SIPC
Registered with SEC and MSRB

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September 20, 2023

Jessica Beise
City Administrator
City of Corcoran, MN
8200 Co. Rd. 116
Corcoran, MN 55340

RE: 2023 Financial Management Plan

Dear Jessica:

Northland Securities is pleased to present the City of Corcoran with this 2023 Financial Management Plan (the "Plan"). In the months ahead, as you have requested, Northland is prepared to work with city staff to update assumptions within the Plan to reflect activity that is anticipated in the coming months may impact the assumptions in the Plan.

We appreciate the continued opportunity to provide service to the City.

Sincerely,

NORTHLAND SECURITIES, INC.

A handwritten signature in black ink that reads "Tammy Omdal". The signature is written in a cursive, flowing style.

Tammy Omdal
Managing Director

INTRODUCTION AND SUMMARY

The Financial Management Plan (the “Plan”) offers a guide for the on-going financial management of the City of Corcoran (the “City”). The Plan was first prepared in year 2012 and has been updated annually.

The Plan contains proposed strategies and identification of key factors and objectives to monitor with respect to future financial performance. Information is included on estimated future property tax levies and municipal fees and charges necessary to fund planned city services, capital improvement plans, and debt service.

The objectives of the study for the Plan are as follows:

- Revenue Sufficiency - Develop and populate a forecasting model that will determine the level of revenue needed to satisfy general government and utility enterprises operations, capital improvements, and debt service while maintaining adequate reserves for future service and capital needs of the City.
- Rate Calculations - Model projected tax capacity tax rates for the City and proposed municipal utility rates and structure for billing water and sewer services (the “Utilities”) to meet revenue sufficiency objectives.

The Plan includes anticipated capital improvements for years 2024-2028 (the “CIP”). Estimates were prepared by the City as to cost and timing of projects.

While the specific timing of future improvements can sometimes be uncertain, awareness of the funding demands for projects is important when considering an-

nual tax levies, rates for fees and charges, and reserves for future capital.

Future development will provide increased revenue from charge for services and tax revenue. This will include increased revenue to the Utilities, with revenue from both development fees and usage fees. It will also provide additional property value and potential for property tax revenue to pay for services.

The rate of future development and addition of taxpayers and customers of the Utilities has been and continues to be a significant variable for the Plan. The City should continue to monitor actual development that occurs against the anticipated rate of development assumed in the Plan. The rate of development will impact the projected revenues and timing included in the Plan. Information on projected housing units to be added is included later in the Plan.

Revenue Sufficiency

The Study evaluated the sufficiency of revenues to meet current and projected financial requirements over future years for the various financial “Funds” the City maintains. The Plan determines the tax levies and rates necessary in each year of the projection period to provide revenue sufficiency.

Moody’s Investor Service assigns a “Aa3” rating to the City’s general obligations bonds. In the Moody’s Credit Opinion dated March 15, 2023, Moody’s notes, in part, the following: The City of Corcoran benefits from its favorable location within the Twin Cities metropolitan area, strong resident income levels and a healthy financial profile supported by consistently positive operations. The city’s credit strengths are balanced against leverage and fixed costs ratios that will

become elevated following upcoming issuances and pending litigation that could impact future revenue.

The rating report is mentioned here because the maintenance and continued relative growth of reserves through revenue sufficiency remains an important credit factor for the City. The City should continue to actively manage its funds to achieve its policy goals and to maintain sufficient balances within the funds to meet its needs including the need for cash reserves.

Governmental Funds

The City has an adopted policy to maintain a minimum balance in the General Fund equivalent to 35% of annual expenditures. The goal of the Plan is to identify revenue sufficient to meet closer to 50% of annual expenditures, recognizing the need for the City to cash flow its expenditures between the semi-annual tax disbursements it receives from the County, among other needs for cash balance.

The City evaluates ending fund balances at year-end and makes decisions on the level of funds that is needed and appropriate. The Plan provides for the General Fund to be at the minimum 35% level.

The City desires to manage its budget so that growth in net tax capacity from new development will provide revenue sufficiency for the City to maintain an approximate constant tax rate.

Achieving a constant city tax rate (equal to the net tax capacity rate for tax year 2023) will represent a challenge for the City given the significant demands for expanded municipal services to support the growth that is rapidly occurring within the City. The City will need to adjust timing for planned staffing additions (see Appendix, Table C for staffing plans) and transfers from

the General Fund to the Capital Projects Fund, among other adjustment to expenditures, to be in line with actual tax base growth and other needs that may arise.

Enterprise Funds

For purposes of the Plan, the revenue objective for the Water Fund and the Sewer Fund focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

Funding Depreciation for the Utilities

The funding of depreciation, or setting aside of funds to replace depreciated infrastructure, is an important element for establishment of sufficient rates for the Utilities. The Study focused on the City's asset management practices to maintain and expand infrastructure at future estimated costs.

Rather than focus on "funding depreciation" it is better to gain a strong understanding of the expected future costs and, maybe more importantly, their timing, and plan for replacement of infrastructure and facilities. Using a planned schedule for capital improvements and the incorporation of those plans into the Study does that. Capital improvement plans combined with financial management targets are critical element that allows for the setting of rates that meet City goals.

Financial management targets begin with criteria for evaluating overall financial condition. For instance, do projections show sufficient revenues to cover planned operating and capital improvement expenses? The Utilities must do better than break even, but by how much?

The Plan helps to answer these question by allocating projected year-end cash balance to defined purposes. One of the purposes is for planned capital acquisition and reserves for future capital.

The Plan provides a second criteria to evaluate revenue sufficiency for the Utilities. The Plan sets a target (a floor) to maintain an unrestricted net position in the Water Fund and the Sewer Fund no lower than 50% of the subsequent year’s estimated expenditures.

The majority of revenue for municipal utility operations comes from user charges, maintaining an unrestricted net position that is equal to at least 50% of expenditures will help to ensure that sufficient resources are available to fund basic functions between receipts of user charges.

The target (or floor) for ending unrestricted net position is meant to be an equivalent of the target for an unrestricted fund balance for the General Fund. Equity is reported as a fund balance in the General Fund and as a net asset within the Water Fund and the Sewer Fund. Fund balance and net assets are the difference between fund assets and liabilities reflected on the balance sheet or statement of net assets.

Rate Calculations

The Study focused on preparing projections for future annual tax capacity rates for the City, and reviewing

the rates for the fees and charges of the Utilities. The Study did not include a review and analysis of other fees and charges, only the fees for the Utilities.

City Tax Rate

Future tax levies increases are projected to be necessary to fund planned expenditures and to maintain adequate cash balances across all City funds.

Future City Tax Levy is estimated based on assumptions in the Plan for changes to the City’s tax capacity from growth in the taxable market value of property within the City. The Plan anticipates a significant increase in tax capacity (from increasing taxable market value) for tax collection year 2025 from the planned new multi-family development next to city hall, which along with tax base growth from new single family housing units is projected to help the City strive for achieving a constant city tax rate.

The projected City tax levy by year are shown in Figure 1 along with the corresponding estimated City tax rate and respective annual percent changes.

Figure 1.

Tax Collection Year	City Tax Levy	% Change City Tax Levy	City Tax Rate	% Change City Tax Rate
2022	\$5,699,430	13.0%	0.432	-0.8%
2023	\$7,158,323	25.6%	0.421	-2.5%
2024	\$8,374,256	17.0%	0.421	0.0%
2025	\$11,923,828	42.4%	0.421	0.0%
2026	\$12,797,210	7.3%	0.421	0.0%
2027	\$13,661,742	6.8%	0.421	0.0%
2028	\$14,429,081	5.6%	0.421	0.0%

The key assumptions for the Plan that impact the city tax rate include the following:

- Taxable market value within the City, for purpose of the Plan, is projected to increase by approximately 3.0% annually. Based on recent years this is a conservative estimate. Because the Plan is focused on the long-term, the assumption is meant to be conservative.
- Fiscal disparities contribution and corresponding distribution of tax revenue are estimated to remain constant (at preliminary Pay 2024 amounts) over the planning period. The actual impact of the metro-wide fiscal disparities program varies from year to year.
- City will increase the tax levy to support additional planned spending in the General Fund related to growth of the community. Details on the specific items, which includes staff positions, is included in the Finance Plan section for the General Fund and in the Appendix.
- General fund non-tax revenue is estimated to increase by 2.0% and current expenditures by 3.0%. There are no assumed major changes to non-tax revenue. Based on current economic conditions, the 3.0% assumption for expenditures may be low but the focus of the Plan is long-term.
- City estimates it will average approximately 345 new housing units (constructed) annually over the next decade. The Plan assumes more rapid growth over the near term. For purposes of estimating market value of property, the average new home is estimated at \$500,000 for year 2024, with valuation inflated 8.0% for year 2025 then 3.0% annually.
- The Plan assumes an increase in taxable market value from construction of new commercial property in the City at \$1.0 million per year. This is intended to be a conservative assumption for planning purposes.
- The construction of new multi-family housing units in southeast Corcoran is included for 204 new units beginning with tax payable year 2026, with estimated value of approximately \$45.9 million.
- For planning purposes, it is assumed the City will issue bonds to finance a new municipal building in 2026 with a preliminary estimated \$50 million project cost. The Plan anticipates that debt service will be paid from taxes (80%), water revenues (10%) and sewer revenues (10%). The increase to the City's tax levy beginning in year 2026 is estimated at approximately \$2.1 million for payment of debt service for the project.

The table and graphics that follow provide historical and projected City property tax levies and tax rates along with tax capacity. A detailed break down of the debt service levy by bond series is provided as an Appendix.

Utility Rates

The City currently has a two-part rate structure for charging fees for water and sewer services, comprised of both a fixed and variable charges. This two-part structure is recommended by generally accepted practices and is a practice followed by most cities within the Twin Cities metropolitan area. This structure recovers a portion of system costs in a fixed charge, recognizing that the Utilities have certain fixed costs and customer service costs that are incurred year-round.

These fixed costs are incurred regardless of the level of water usage.

Over the next five years it is projected that approximately 45% of the Water Fund expenses, including depreciation, will be fixed and for the Sewer Fund it is estimated at under 35%. The percentages vary somewhat from year to year. Fixed expenses as a percent of total expenses is projected to decrease somewhat over time as the number of customers increase and volume of water usage grows.

For usage or metered volume-based rates, based on the results of the study, there are no recommended changes in the structure. As the number of customers increases potential changes to the structure may be needed.

The Plan anticipates the City adopts planned increases to rates for water and sewer services as proposed in the Plan. This includes increasing the water and sewer services fees by 3.0% annually.

Beginning in 2022, the City adopted a new trunk line availability charge (TLAC) for water treatment and storage. The City has two availability charges: 1) watermain and raw water TLAC; and 2) a treatment & storage TLAC. The Plan anticipates all TLAC and connection charges for water and sewer services will adjust by 3.0% annually.

Study Approach

The following steps were taken as part of the study for the Plan:

- City provided historical financial data along with current budget plans and capital improvement plans.

- City provided the assumptions for future residential units to be constructed and connected to the Utilities.
- Information provided by the City was organized, analyzed, and used to support the development of the Plan. The prior year data included in the Plan is reconciled with the City's audited financial statements for year 2021. Year 2022 information is preliminary unaudited amounts that are subject to change. The City's 2022 audit was not available for input for the Plan.

Organization of Plan

The Plan is organized into seven sections:

1. Introduction and Summary provides information on revenue sufficiency, and rate calculations.
2. Background provides historical and statistical context for the Utilities.
3. CIP and Debt provides information on plans for equipment, facilities, and maintaining and expanding the water and sewer systems. This includes estimates on project costs, timing, and sources of funds. Information on outstanding debt obligation and debt service is included.
4. Financial Plans provides the financial plans (pro forma) for the City funds. The financial plans include historical, current, and projected sources and uses of funds and estimated ending cash balances. Financial plans take into account capital improvement plans, both existing and planned debt issuance, and proposed rates.
5. Appendices provide additional data and graphics.

TABLE 1
City of Corcoran
Summary of Property Tax Levy, Tax Capacity, and Tax Rate

	Certified		Projected				
	2022	2023	2024	2025	2026	2027	2028
Property Tax Levy by Payable Year							
General Fund	5,139,711	6,354,020	7,187,648	9,336,841	9,785,756	11,328,823	11,556,293
Debt Service - Equipment	225,488	470,544	474,587	847,756	1,044,527	1,079,492	1,000,584
Debt Service - Facilities and Parks	334,231	333,759	712,021	1,244,792	3,424,940	4,005,889	3,998,264
Total Property Tax Levy before Adjustments	5,699,430	7,158,323	8,374,256	11,429,389	14,255,222	16,414,204	16,555,140
<i>Adjustment needed to Plan to achieve constant rate</i>				494,439	(1,458,012)	(2,752,462)	(2,126,059)
Total Property Tax Levy	5,699,430	7,158,323	8,374,256	11,923,828	12,797,210	13,661,742	14,429,081
Less Fiscal Disparities Distribution	291,939	312,812	359,809	359,809	359,809	359,809	359,809
Net Spread Levy	5,407,491	6,845,511	8,014,447	11,564,019	12,437,401	13,301,933	14,069,272
Tax Capacity (TC)							
Gross Tax Capacity (TC) Real Property	12,591,754	16,264,902	19,093,173	27,520,117	29,593,590	31,646,052	33,467,772
Gross Tax Capacity (TC) Personal Property	502,552	579,151	692,063	692,063	692,063	692,063	692,063
Total Gross TC	13,094,306	16,844,053	19,785,236	28,212,180	30,285,653	32,338,115	34,159,835
Less Tran Line TC	2,577	2,457	2,949	2,949	2,949	2,949	2,949
Less Fiscal Disparities TC	571,958	589,855	755,406	755,406	755,406	755,406	755,406
Less Tax Increment Financing TC	-	-	-	-	-	-	-
Net Tax Capacity	12,519,771	16,251,741	19,026,881	27,453,825	29,527,298	31,579,760	33,401,480
City Tax Rate	0.43192	0.42122	0.42122	0.42122	0.42122	0.42122	0.42122

Note: The Adjustments needed to Plan to achieve constant tax rate in years 2025-2028 is higher because the Plan includes increases in debt service for a new municipal facility, and park improvements, among other items. The financing of these projects will result in an increase in the City's tax rate unless the future increase in the City's Net Tax Capacity is greater than projected or other budget adjustments are made to offset the increase in the Debt Service for Facilities and Parks.

TABLE 2
City of Corcoran
Projected City Taxes Payable for Example Properties

			2024	2025	2026	2027	2028
Annual Percent Change in Market Value of Example Properties:			3.90%	3.00%	3.00%	3.00%	3.00%
Valuation \$	Residential Example 1	300,000	311,700	321,051	330,683	340,603	350,821
	Residential Example 2	500,000	519,500	535,085	551,138	567,672	584,702
	Residential Example 3	700,000	727,300	749,119	771,593	794,740	818,583
	Residential Example 4	1,000,000	1,039,000	1,070,170	1,102,275	1,135,343	1,169,404
	Commercial Example 1	1,000,000	1,039,000	1,070,170	1,102,275	1,135,343	1,169,404
	Commercial Example 2	2,000,000	2,078,000	2,140,340	2,204,550	2,270,687	2,338,807
	Commercial Example 3	3,000,000	3,117,000	3,210,510	3,306,825	3,406,030	3,508,211
	Commercial Example 4	4,000,000	4,156,000	4,280,680	4,409,100	4,541,373	4,677,615
City Tax Payable \$	Residential Example 1	1,252	1,274	1,317	1,361	1,407	1,454
	Residential Example 2	2,160	2,209	2,291	2,375	2,462	2,552
	Residential Example 3	3,239	3,303	3,418	3,536	3,658	3,783
	Residential Example 4	4,859	4,944	5,108	5,277	5,451	5,631
	Commercial Example 1	8,638	8,753	9,015	9,286	9,565	9,851
	Commercial Example 2	17,277	17,506	18,031	18,572	19,129	19,703
	Commercial Example 3	25,915	26,259	27,046	27,858	28,694	29,554
	Commercial Example 4	34,553	35,012	36,062	37,144	38,258	39,406
Annual Change in Total City Tax Payable \$	Residential Example 1		23	43	44	46	47
	Residential Example 2		49	82	85	87	90
	Residential Example 3		63	115	118	122	126
	Residential Example 4		85	164	169	174	179
	Commercial Example 1		115	263	270	279	287
	Commercial Example 2		229	525	541	557	574
	Commercial Example 3		344	788	811	836	861
	Commercial Example 4		458	1,050	1,082	1,114	1,148

CHART 1

City plans to strive to maintain a relatively constant tax rate from year-to-year

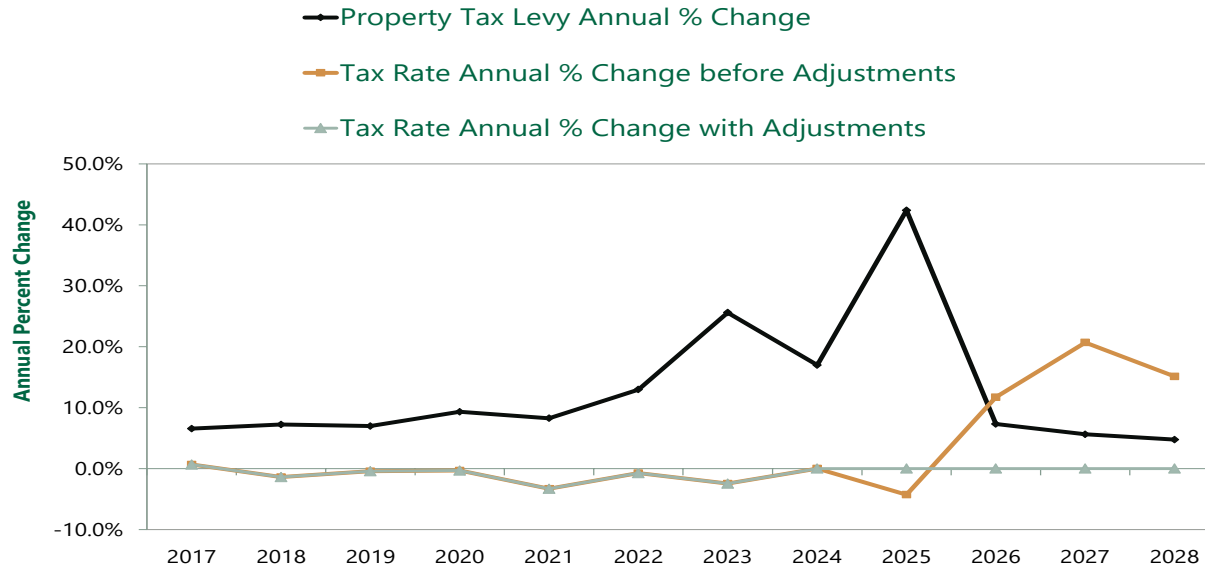
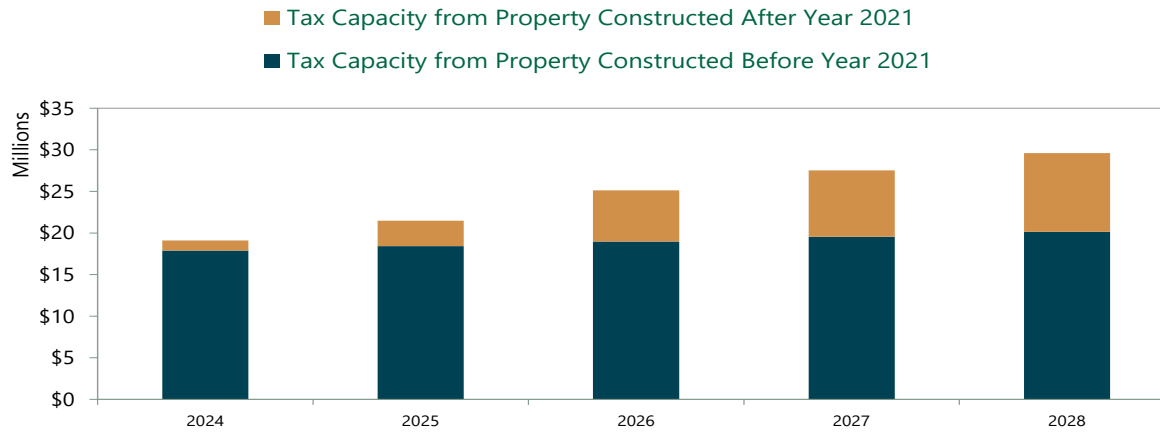


CHART 2

Estimated City Tax Capacity is projected to increase driven by new construction and projected valuation increases for property



Tax capacity is the valuation of property based on market value and class rates on which property taxes are determined

CHART 3

Ending Fund Balance for General Fund is projected to continue to meet City policy to maintain a minimum balance in the General Fund equivalent to 35% of annual expenditures

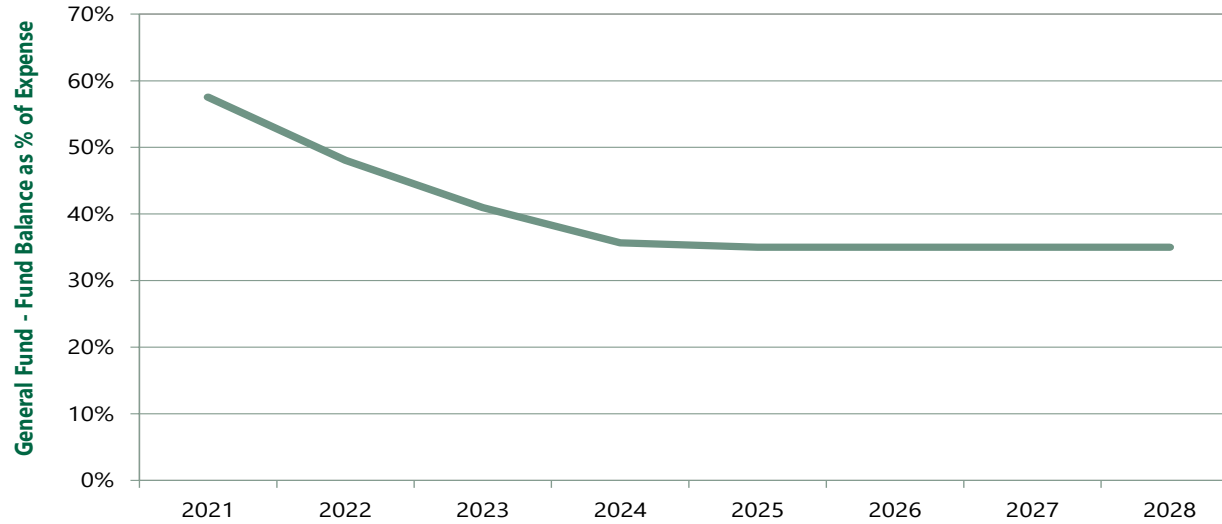
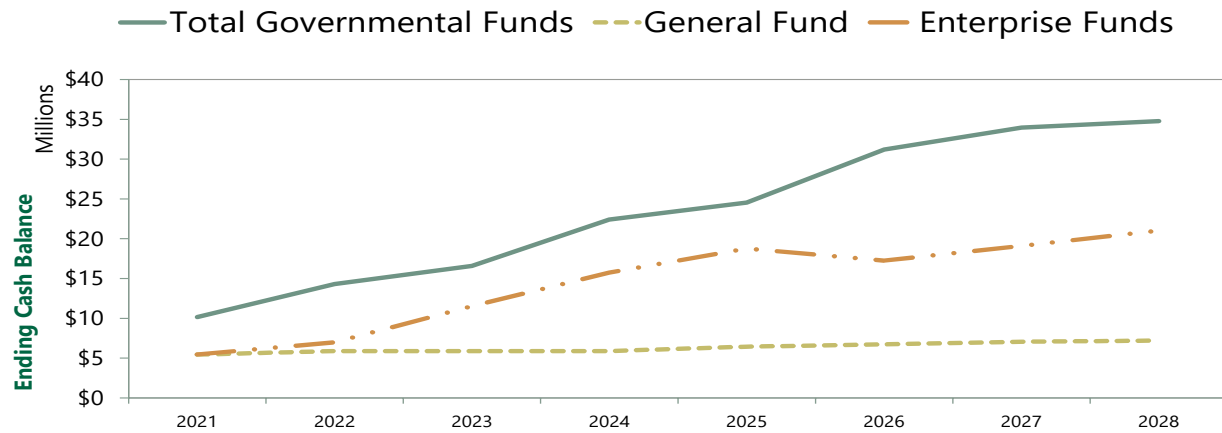


CHART 4

Ending Cash Balances are projected to be at levels sufficient to meet City objectives

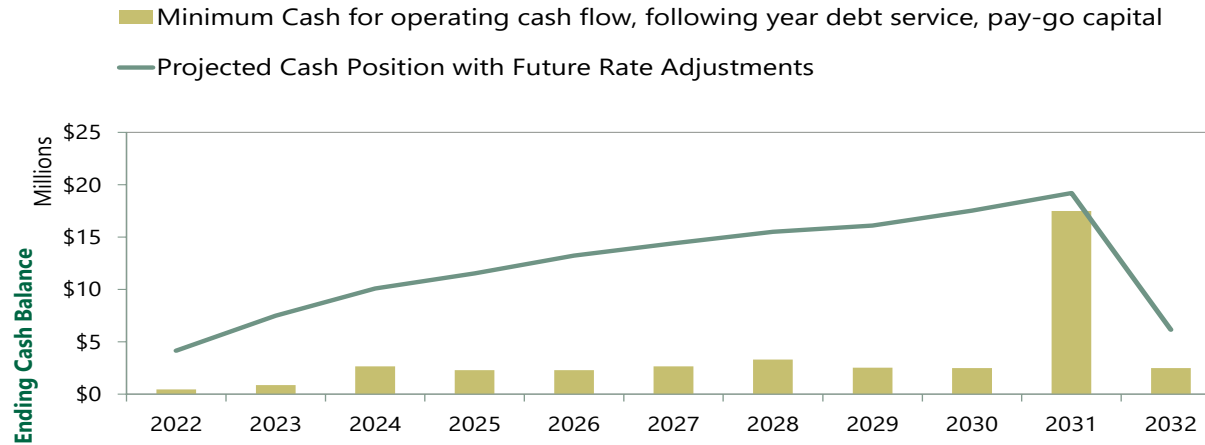


Cash balances vary due to timing of capital projects and debt service and timing of receipt of funds, including bond proceeds.

Introduction and Summary

CHART 5
Water Fund

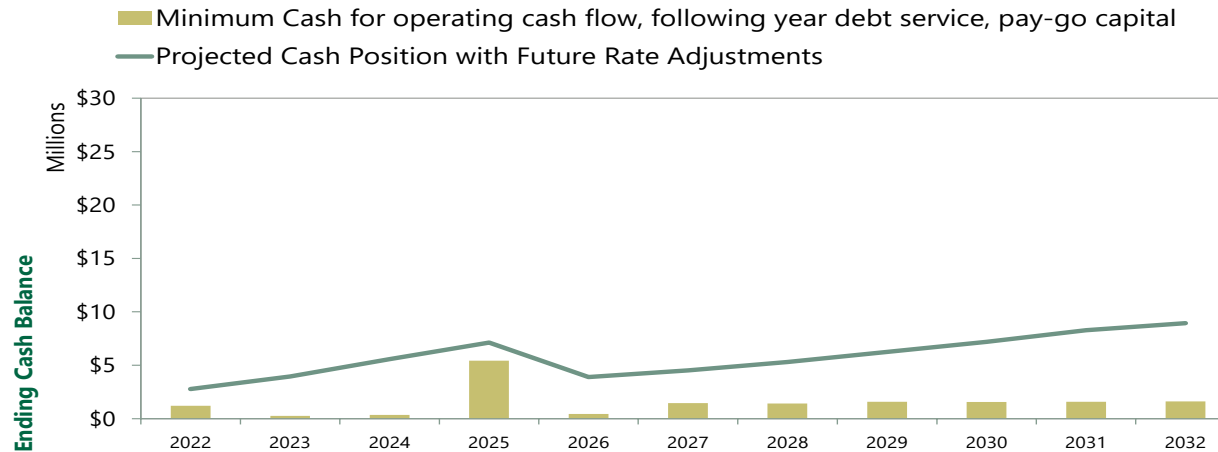
Water Fund ending cash balance is projected to increase from collecton of development related revenue which will be spent on future improvement projects



The Plan anticipates use of cash (pay-go) in year 2032 for treatment plant improvement project.

CHART 6
Sewer Fund

Sewer Fund ending cash balance is projected to increase from collecton of development related revenue which will be spent on future improvement projects



The Plan anticipates use of cash (pay-go) in year 2026 for NE to SE Trunk Sewer Line project.

The increase in the Water Fund and Sewer Fund Year-End Cash Balance is planned.

The difference between Projected Cash Position and Minimum Cash Position represents the net amount of cash projected to be available as reserves for future capital improvements. The City collects development fees at time of platting and building permit, use of the funds collected occurs over time to pay for financing of projects.

Connection and availability charges from development will pay for future capital improvements to support development both programmed and not yet programmed in the CIP.

CHART 7
Tax Levy and Tax Base

Cumulative increase in Tax Levy is projected to be less than the cumulative increase in Net Tax Capacity

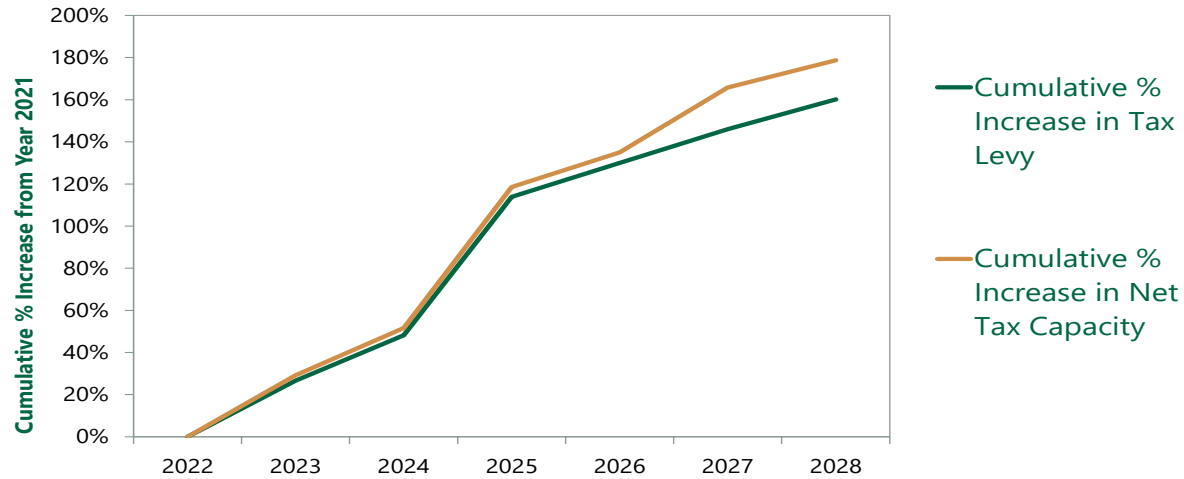
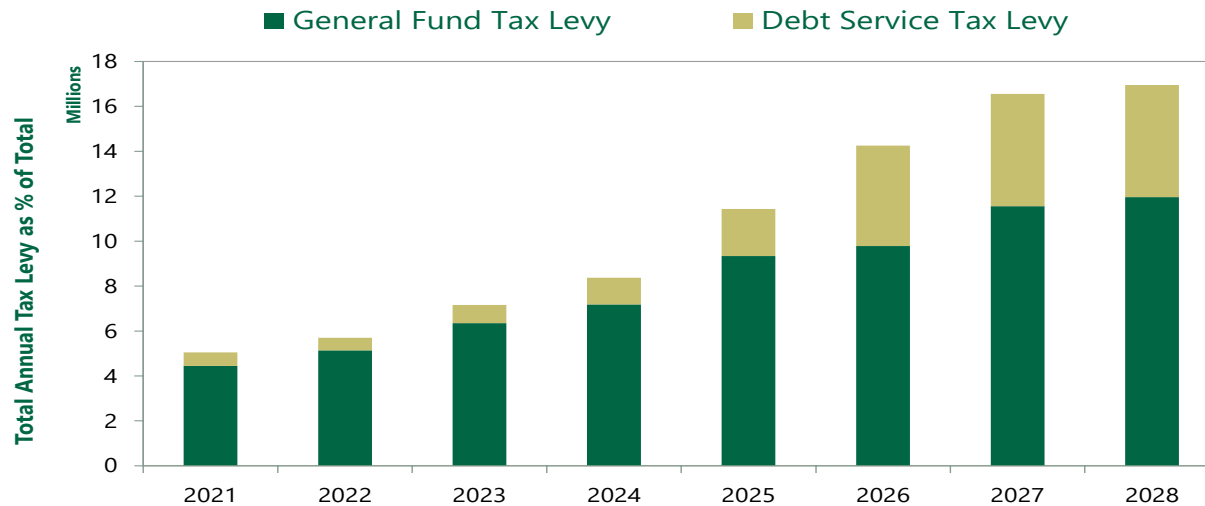


CHART 8
Tax Levy by Purpose

Tax Levy for Debt Service is projected to increase with planned issuance of new debt for projects



BACKGROUND

The City of Corcoran is located on the western edge of the Twin Cities Metropolitan area in Hennepin County. The 2023 population is estimated at 6,428 (Official Statement, G.O. Bonds Series 2023A). Population will continue to increase due to development of residential property within the City. The land area for the City encompasses just under 36 square miles and includes area for future residential development.

Commercial and industrial development in the City is expected to continue to expand due to access to municipal water and sewer services and the expansion of transportation corridors. In 2012 the City successfully financed and implemented a major improvement project to first bring and then expand municipal water and sewer services to the City. The project provided for connection to the metropolitan disposal system. The City forecasts continued development of both residential and commercial property.

The City's development plan for its downtown area provides an opportunity for additional economic development. In recent years the City completed construction of street improvements and utility infrastructure in the downtown area.

The table that follows provides the estimated number of housing units along with municipal utility connections units for commercial property in the downtown area the City projects to be added over the next twenty-years. The assumptions on units is an important input to the Plan and is updated on annual basis by the City.

The City is in the process of planning for water service to serve the northeast area of the City. The access to water purchased from Maple Grove is limited. The City is undertaking investments in a city owned water treatment plant and water tower.

Table 3
Page 1 of 2 for Table 3
City of Corcoran
Growth Projections

	2022	2023	2024	2025	2026	2027	2028
UTILITY CUSTOMER UNITS							
Estimated Customer Units Added by Year							
Residential SE District	147	295	319	360	340	334	285
Residential NE District	85	155	245	60	10	0	0
Greater Corcoran	5	5	5	5	5	5	5
Total Residential Single Family	237	455	569	425	355	339	290
Commercial SE District	1	1	1	1	1	1	1
Residential Multi-Family	0	0	204	0	0	0	0
Total	238	456	774	426	356	340	291
Estimated Total Customer Units (Average Annual)							
Residential SE District (includes adjustments)	683	729	1,024	1,343	1,703	2,043	2,377
Residential NE District	341	365	520	765	825	835	835
Greater Corcoran	7	12	17	22	27	32	37
Total Residential Single Family	1,031	1,106	1,561	2,130	2,555	2,910	3,249
Commercial SE District	34	36	37	38	39	40	41
Residential Multi-Family	0	0	0	204	204	204	204
Total	1,065	1,142	1,598	2,372	2,798	3,154	3,494
CUSTOMER WATER VOLUMES							
Average Estimated Annual Volume Per Customer							
Residential average gallons per year per REU	85	85	85	85	85	85	85
Multi-Family average gallons per year per REU	75	75	75	75	75	75	75
Commercial average gallons per year per REU	38	38	38	38	38	38	38
Total Purchased Water Volume (1,000 Gal)							
Residential SE District	58,055	61,965	87,040	114,155	144,755	173,655	202,045
Residential NE District	28,985	31,025					
Greater Corcoran	595	1,020	1,445	1,870	2,295	2,720	3,145
Total Residential Single Family	87,635	94,010	88,485	116,025	147,050	176,375	205,190
Commercial SE District	1,292	1,368	1,406	1,444	1,482	1,520	1,558
Residential Multi-Family	-	-	-	15,300	15,300	15,300	15,300
Municipal Water Usage (10% of total)	8,893	9,538	8,989	13,277	16,383	19,320	22,205
Total Purchased Water Volume (1,000 Gal)	97,820	104,916	98,880	146,046	180,215	212,515	244,253

Table 3
Page 2 of 2 for Table 3
City of Corcoran
Growth Projections

	2022	2023	2024	2025	2026	2027	2028
Total City Water Produced Volume (1,000 Gal)							
Residential SE District	-	-	-	-	-	-	-
Residential NE District	-	-	44,200	65,025	70,125	70,975	70,975
Greater Corcoran	-	-	-	-	-	-	-
Total Residential Single Family	-	-	44,200	65,025	70,125	70,975	70,975
Commercial SE District	-	-	-	-	-	-	-
Residential Multi-Family	-	-	-	-	-	-	-
Municipal Water Usage (15% of total)	-	-	-	-	-	-	-
Total City Water Produced Volume (1,000 Gal)	-	-	44,200	65,025	70,125	70,975	70,975
Total Water Billed to Customers (1,000 Gal)							
Residential SE District	58,055	61,965	87,040	114,155	144,755	173,655	202,045
Residential NE District	28,985	31,025	44,200	65,025	70,125	70,975	70,975
Greater Corcoran	595	1,020	1,445	1,870	2,295	2,720	3,145
Subtotal Residential	87,635	94,010	132,685	181,050	217,175	247,350	276,165
Commercial SE District	1,292	1,368	1,406	1,444	1,482	1,520	1,558
Residential Multi-Family	-	-	-	15,300	15,300	15,300	15,300
Total Water Volume Billed (1,000 Gal)	88,927	95,378	134,091	197,794	233,957	264,170	293,023

Notes to Table 3:

- The Plan assumes the following volume of water sold by billing tier, as shown below. As volumes sold increase, this assumption will need to be modified.

Tier 1: Water usage 0 to 4,999 gallons	82%	Tier 2: Water usage 5,000 to 8,999 gallons	15%
Tier 3: Water usage 9,000 to 19,999 gallons	3%		
Tier 4: Water usage 20,000 gallons over	0%		
- NE District will be served by a City water system. Prior to year 2023, property in the NE District will be served by water purchased from Maple Grove.
- Table 3 does not include customer units in greater Corcoran that are not sewered.

CHART 9

Projections for future growth from residential and commercial development drive the revenue assumptions in the Plan

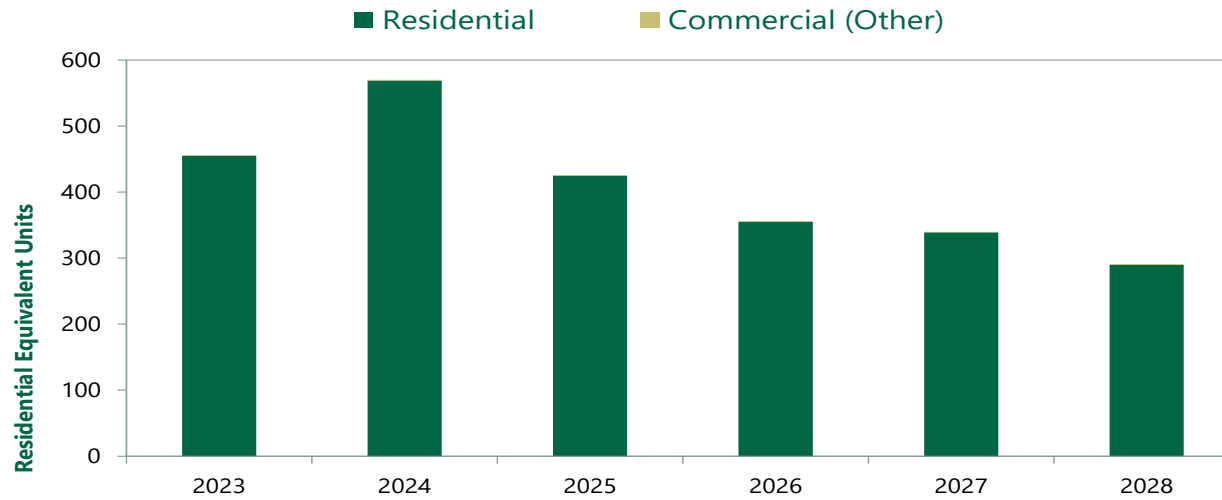
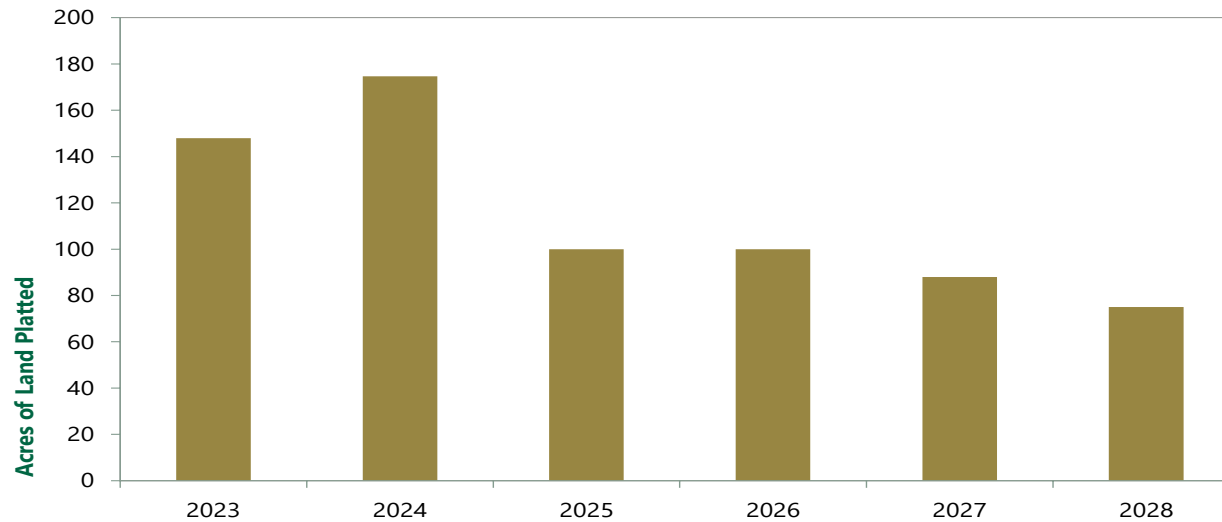


CHART 10

Projection for future acres of land platted for development impacts the revenue assumptions in the Plan



CAPITAL IMPROVEMENT PLAN (CIP) AND DEBT

The City annually reviews its plans for capital acquisition and improvements and updates its multi-year plan. The CIP in the Plan provides details on costs by year and proposed funding sources. The debt service study, included in the Plan, provides information on current debt service and estimated future debt. The CIP provides an important input into preparing the financial plans for the individual City funds.

Equipment and Vehicles

Over the next five years the City anticipates spending an average of approximately \$0.86 million per year on equipment and vehicles. The Plan includes anticipated bonding in year 2024 and 2026 for equipment and vehicles.

The City plans to continue to incrementally increasing tax levy in the General Fund to support a transfer to the Equipment Fund. The transfer is projected to be at \$1.0 million annually by year 2028. Annual sale of capital assets is estimated to offset the cost of new equipment and vehicles.

Water Improvements

Water improvements are included in the CIP for the implementation of a water system for the northeast area of the City estimated at \$25,000,000 in year 2023. Additional wells and treatment improvements are anticipated in future years in the estimated amount of \$25,700,000 between years 2024-2032.

The City plans to use \$10,000,000 from state funds and

the balance from cash to pay for the future water improvements.

The Plan anticipates the southeast area of the City will continue to be served under terms of an agreement with Maple Grove for purchase of municipal water until demand passes capacity. Improvements in southeast Corcoran will need to be undertaken at some point in the future.

The CIP does not include water improvement projects that are anticipated to be constructed and financed by private development and contributed to the City. These projects will be paid entirely by private funds with infrastructure then contributed to the City.

Sewer Improvements

The Plan includes planned construction of a north-east-southeast trunk line in year 2026 in the estimated amount of \$10,000,000. The City plans to finance \$2,000,000 from bond proceeds and the balance from cash in the Sewer Fund.

Street Improvements

The CIP includes street improvements for Hackamore Road, Horshoe Bend, and City Center Drive & Development in year 2023 in the estimated amount of approximately \$8,191,000. These improvements are being financed through general obligation bonds, state aid, among other sources.

Improvement to Gravel Roads

Council has discussed a need to establish a plan to begin paving gravel roads. A dedicated revenue source is likely needed for this to take place and should be discussed and included in future Plans.

Facility and Parks

A future municipal building or expansion of the existing building is planned for approximately \$50 million in year 2026; this is a “placeholder” year. The Plan anticipates that the debt on the municipal building will be paid 80% from tax levy and 20% from water and sewer revenues. The annual debt service expense is included in the financial plans for the Debt Service Fund, including the transfers in of revenues from the Water Fund and Sewer Fund, respectively. The annual debt service is estimated at approximately \$3.2 million, which includes funds for project construction and cost of issuance of the bonds. The annual tax levy for debt service, after accounting for use of utility revenues, is estimated at approximately \$2.7 million.

Future Park Improvements

The City is planning for various park improvements including City Park as well as other park planning as outlined in the 2040 Comprehensive Plan. These improvements will be paid with park dedication funds and completed as funds allow.

- Town Center Park and Linear Park
- Phase 1 of the City Park Improvement Project
- Open space park near Ravinia Development
- Open space park near Bellwether Development
- Neighborhood park near Bellwether Development
- County Road trail improvements

The Plan includes \$6.9 million of bonding in 2024 for Remaster of City Park.

Bond Issuance

The City’s outstanding general obligation bonds are rated as ‘Aa3’ by Moody’s Investors Service. The positive credit strengths include strong financial operations resulting in growing reserves.

The City anticipates the issuance of bonds to finance certain capital improvements. The tables and graphics that follows provide a summary of existing and future estimated debt service payments (principal and interest) and funding sources, along with a summary of debt outstanding by year.

The annual debt service on “new” bonds to be issued is also included in the financial plans for the Debt Service Fund, Water Fund, and the Sewer Fund. The preliminary estimates for debt service are based on the following estimated new bond issues:

- Year 2024, G.O. Equipment Certificates, \$2,575,000 to finance equipment and vehicle acquisition over a 10 year term payable from tax levy.
- Year 2024, G.O. Tax Abatement Bonds, \$6,935,000 to finance Remaster of City Park, over 20 year.
- Year 2026, G.O. CIP Bonds \$50,750,000 to finance municipal buildings over a 25 year term payable from tax levy and net revenues of the Water Fund and the Sewer Fund. The estimated split is 80% payable from tax levy and 20% payable from the utility revenues.
- Year 2026, G.O. Equipment Certificates, \$2,040,000 to finance equipment and vehicle acquisition over a 10 year term payable from tax levy.

- Year 2026, G.O. Revenue Bonds, \$2,035,000 to finance sewer improvements with a 10 year term for the bonds.

Bond Terms

The final sizing, structuring, and interest rates will depend on project specifics and market conditions at time of issuance. The amounts shown in the Plan are preliminary and for planning purposes only. The bond issuance sizes include capital acquisition and construction costs, cost of issuance of bonds, and capitalized interest funds, if applicable. The debt service for the new bonds is based on the terms stated above and a estimated average 4.0% interest rate on the bonds.

TABLE 4
 Page 1 of 2 of Table 4
 City of Corcoran
 Capital Improvement Plan

	2024	2025	2026	2027	2028	2029	2030	2031	2032
Equipment and Vehicles									
Use of Funds									
Public Safety	279,600	559,100	391,100	373,100	495,100	481,100	288,100	256,100	286,100
Public Works / Streets / Parks	230,000	1,210,000	-	-	438,000	65,000	275,000	180,000	535,000
Water/Sewer		250,000							
Administration / Citywide	81,000	-	-	-	25,000	-	-	-	100,000
Total	590,600	2,019,100	391,100	373,100	958,100	546,100	563,100	436,100	921,100
Source of Funds									
Bond proceeds	2,500,000		2,000,000						
Sale of assets	40,000	45,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Other Funds / Grants	26,000	350,000							
Cash from fund / Unspent Bond Proceeds	(1,975,400)	1,624,100	(1,683,900)	298,100	883,100	471,100	488,100	361,100	846,100
Total	590,600	2,019,100	391,100	373,100	958,100	546,100	563,100	436,100	921,100
Water Improvements									
Use of Funds									
Cost of Bond Issuance and Misc Expense									
Water system	-	10,000,000				750,000			15,000,000
Total	-	10,000,000	-	-	-	750,000	-	-	15,000,000
Source of Funds									
Bond proceeds			-						
Other Funds		10,000,000							
Cash from fund / Unspent Bond Proceeds	-	-	-	-	-	750,000	-	-	15,000,000
Total	-	10,000,000	-	-	-	750,000	-	-	15,000,000
Sewer Improvements									
Use of Funds									
NE to SE Trunk Sewer			10,000,000						
Total	-	-	10,000,000	-	-	-	-	-	-
Source of Funds									
Bond proceeds			5,000,000						
Cash from fund / Unspent Bond Proceeds	-	-	5,000,000	-	-	-	-	-	-
Total	-	-	10,000,000	-	-	-	-	-	-
Street Improvements									
Use of Funds									
Street Improvements									
Total	-	-	-	-	-	-	-	-	-
Source of Funds									
Bond proceeds									
Municipal State Aid									
Cash from fund / Unspent Bond Proceeds									
Total	-	-	-	-	-	-	-	-	-

TABLE 4
 Page 2 of 2 of Table 4
 City of Corcoran
 Capital Improvement Plan

	2024	2025	2026	2027	2028	2029	2030	2031	2032
Facility and Parks									
Use of Funds									
Municipal building improvements			50,000,000						
Remaster of City Park	7,100,000								
Total	7,100,000	-	50,000,000	-	-	-	-	-	-
Source of Funds									
Bond proceeds	6,800,000		50,000,000						
Other Funds / Grants	300,000								
Cash from fund / Unspent Bond Proceeds		-							
Total	7,100,000	-	50,000,000	-	-	-	-	-	-
Total Capital Improvement Plan									
Total Use of Funds									
Equipment and Vehicles	590,600	2,019,100	391,100	373,100	958,100	546,100	563,100	436,100	921,100
Water Improvements	-	10,000,000	-	-	-	750,000	-	-	15,000,000
Sewer Improvements	-	-	10,000,000	-	-	-	-	-	-
Street Improvements	-	-	-	-	-	-	-	-	-
Facility and Parks	7,100,000	-	50,000,000	-	-	-	-	-	-
Total Use of Funds	7,690,600	12,019,100	60,391,100	373,100	958,100	1,296,100	563,100	436,100	15,921,100
Total Source of Funds									
Bond proceeds	9,300,000	-	57,000,000	-	-	-	-	-	-
Sale of assets	40,000	45,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Municipal State Aid	-	-	-	-	-	-	-	-	-
Federal Funds	-	-	-	-	-	-	-	-	-
Other Funds	326,000	10,350,000	-	-	-	-	-	-	-
Cash from fund / Unspent Bond Proceeds	(1,975,400)	1,624,100	3,316,100	298,100	883,100	1,221,100	488,100	361,100	15,846,100
Total Source of Funds	7,690,600	12,019,100	60,391,100	373,100	958,100	1,296,100	563,100	436,100	15,921,100

Notes:

1. Project costs and bond proceeds shown in this table do not include cost of issuance of the bonds and capitalized interest.

TABLE 5

City of Corcoran
Debt Service (Principal and Interest Payments) and Source of Funds

	2023	2024	2025	2026	2027	2028
GOVERNMENTAL DEBT						
Debt Service						
G.O. 2012A Certificates (Equipment)	-	-	-	-	-	-
G.O. 2012B CIP Bonds (Public Works Bldg)	-	-	-	-	-	-
G.O. 2014A Bonds (Equipment)	-	-	-	-	-	-
G.O. 2016A Bonds (DT Project, and Equipment)	301,380	300,930	295,430	294,880	259,580	61,420
G.O. 2018A Bonds (Park, and Equipment)	181,775	177,575	178,300	178,875	174,375	179,725
G.O. 2020A Bonds (Equipment)	98,650	96,950	100,200	98,400	96,600	99,750
G.O. 2020B Bonds (Refund 2012B)	210,290	212,040	218,640	220,090	221,440	222,690
G.O. 2022A Bonds (Equipment)	78,839	234,338	232,438	235,238	232,738	234,938
G.O. 2023 Bonds (Streets and Park)	-	-	-	208,756	351,175	346,800
PROJECTED G.O. 2024A Bonds (Equipment)	-	-	151,583	352,000	356,700	355,900
PROJECTED G.O. 2024B Bonds (Equipment)	-	-	392,983	502,800	503,400	503,600
PROJECTED G.O. 2026A Bonds (Facilities)	-	-	-	-	3,549,233	3,211,700
PROJECTED G.O. 2026A Bonds (Equipment)	-	-	-	-	261,800	246,300
Total	870,934	1,021,833	1,569,574	2,091,038	6,007,041	5,462,823
Source of Funds						
Tax levy	804,303	1,186,608	2,092,548	4,469,466	5,085,381	4,998,848
Special assessments (collected in current year)	95,668	103,683	104,006	104,006	104,006	104,006
Transfer in from Water Fund	-	64,055	63,655	63,255	62,855	417,378
Transfer in from Sewer Fund	-	51,547	50,947	55,347	54,747	409,020
Capitalized interest funds (from bond proceeds)	44,970	123,356	-	-	-	-
Debt service funds draw (increase) in fund balance	(74,007)	(507,416)	(741,581)	(2,601,036)	700,052	(466,430)
Total Governmental Debt	870,934	1,021,833	1,569,574	2,091,038	6,007,041	5,462,823

TABLE 5

City of Corcoran
Debt Service (Principal and Interest Payments) and Source of Funds

	2023	2024	2025	2026	2027	2028
PROPRIETARY DEBT						
Debt Service						
G.O. 2014B Bonds	214,925	220,425	220,700	220,825	215,875	215,850
G.O. 2020A Bonds (Water Portion)	124,750	122,600	125,400	123,150	125,850	123,500
G.O. 2023 Bonds (Water)	-	1,702,369	1,249,200	1,250,200	1,250,200	1,249,200
PROJECTED G.O. 2026A Bonds (Sewer)	-	-	-	-	645,063	611,781
Subtotal	339,675	2,045,394	1,595,300	1,594,175	2,236,988	2,200,331
Note Payable to Maple Grove, 2014	36,997	37,139	37,289	37,447	37,613	14,845
Note Payable to Maple Grove, 2016	11,779	11,779	11,779	11,779	11,779	-
Subtotal	48,776	48,918	49,068	49,226	49,392	14,845
Total	388,451	2,094,313	1,644,368	1,643,401	2,286,380	2,215,176
Source of Funds						
Water Fund	273,755	1,971,830	1,523,909	1,522,540	1,525,092	1,484,641
Sewer Fund	114,696	122,483	120,458	120,860	116,225	118,754
Total Proprietary Debt	388,451	2,094,313	1,644,368	1,643,401	1,641,317	1,603,395

Notes:

1. Collection of the tax levy is in the calendar year prior to the payment of debt service. This results in draws and (increases) in fund
2. Difference is due to timing of collection of tax levies and assessments and debt payment dates. Tax levies and assessments are
3. Transfers from Water/Sanitary Sewer pay a pro-rata share of Governmental Debt that benefits the utility services. This includes 2016A Bonds and 2026A Bonds for Facilities.

TABLE 6
City of Corcoran
Debt Outstanding at Year-End

	Original Par Amount of Bonds	2023	2024	2025	2026	2027	2028
GOVERNMENTAL DEBT							
Debt Service							
G.O. 2016A Bonds (DT Project, and Equipment)	2,915,000	1,375,000	1,100,000	825,000	545,000	295,000	240,000
G.O. 2018A Bonds (Park, and Equipment)	1,835,000	1,305,000	1,165,000	1,020,000	870,000	720,000	560,000
G.O. 2020A Bonds (Equipment)	805,000	640,000	555,000	465,000	375,000	285,000	190,000
G.O. 2020B Bonds (Refund 2012B)	3,365,000	3,060,000	2,895,000	2,720,000	2,540,000	2,355,000	2,165,000
G.O. 2022A Bonds (Equipment)	1,800,000	1,800,000	1,630,000	1,455,000	1,270,000	1,080,000	880,000
G.O. 2023A Bonds (Streets)	3,760,000	-	3,760,000	3,760,000	3,385,000	3,180,000	2,965,000
PROJECTED G.O. 2024A Bonds (Equipment)	2,675,000	-	-	2,675,000	2,425,000	2,160,000	1,885,000
PROJECTED G.O. 2024B Bonds (Parks)	6,935,000	-	-	6,935,000	6,705,000	6,465,000	6,215,000
PROJECTED G.O. 2026A Bonds (Facilities)	50,750,000	-	-	-	-	50,750,000	48,290,000
PROJECTED G.O. 2026A Bonds (Equipment)	2,040,000	-	-	-	-	2,040,000	1,695,000
Total		8,180,000	11,105,000	19,855,000	18,115,000	69,330,000	65,085,000
PROPRIETARY DEBT							
Debt Service							
G.O. 2014B Bonds	3,130,000	2,070,000	1,915,000	1,755,000	1,590,000	1,425,000	1,255,000
G.O. 2020A Bonds (Water Portion)	1,145,000	935,000	825,000	715,000	600,000	485,000	365,000
G.O. 2023A Bonds (Water)	21,785,000	-	21,785,000	20,820,000	20,430,000	20,020,000	19,590,000
PROJECTED G.O. 2026A Bonds (Sewer)	5,100,000	-	-	-	-	5,100,000	4,225,000
Subtotal		3,005,000	24,525,000	23,290,000	22,620,000	27,030,000	25,435,000
Note Payable to Maple Grove, 2014	300,000	144,117	114,183	82,604	49,287	14,138	0
Note Payable to Maple Grove, 2016	117,790	47,116	35,337	23,558	11,779	-	-
Subtotal		191,233	149,520	106,162	61,066	14,138	0
Total		3,196,233	24,674,520	23,396,162	22,681,066	27,044,138	25,435,000

CHART 11

With the exception of equipment and vehicles, annual spending on capital is projected to vary from year to year

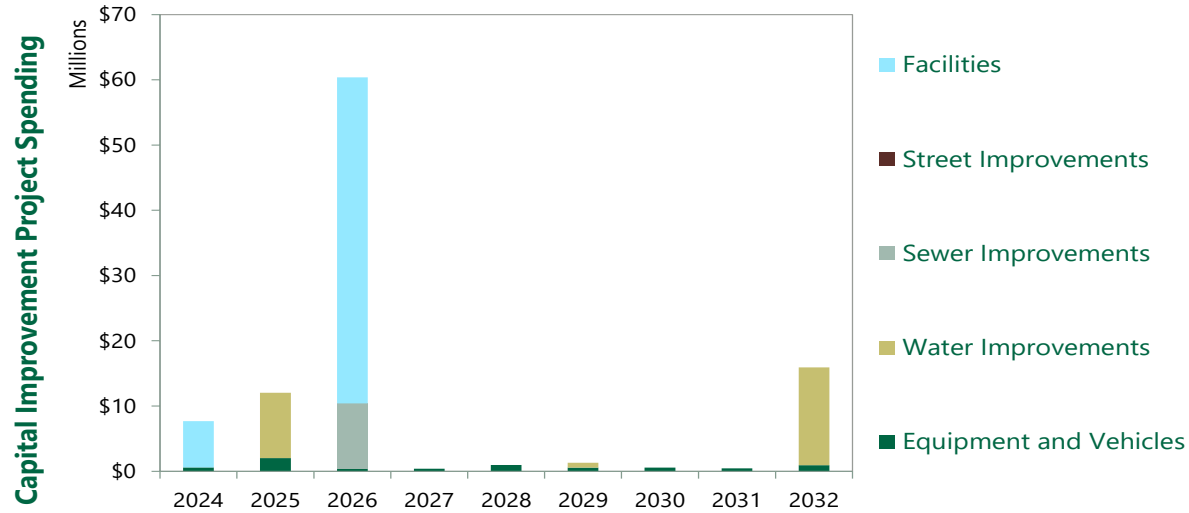


CHART 12

Bonding to finance capital improvements is planned along with other sources of revenue

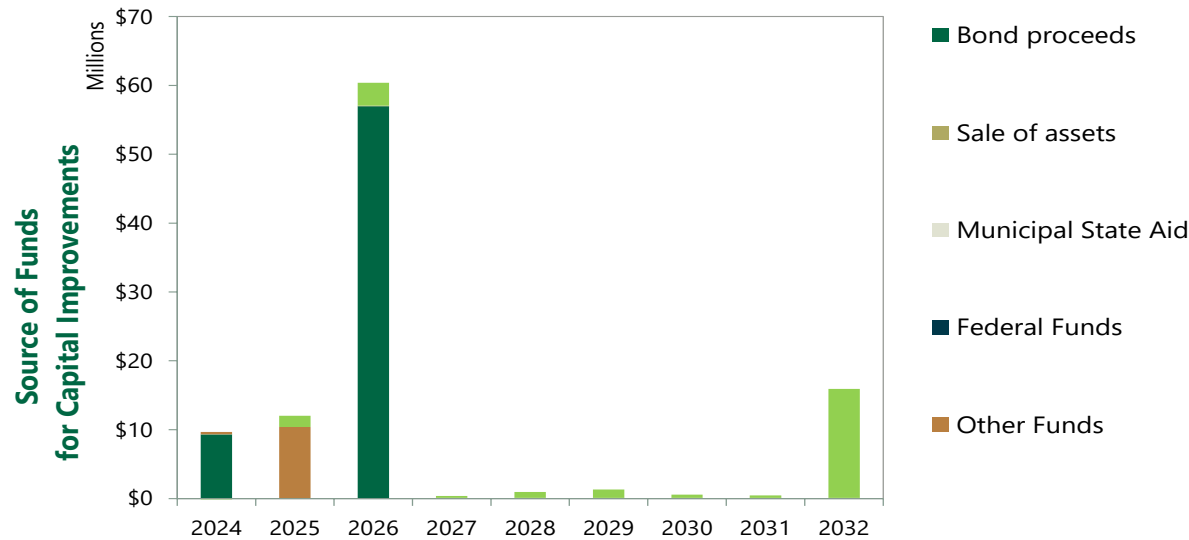


CHART 13

Increase in debt service payments is planned as the City undertakes planned improvements to facilities and utility infrastructure

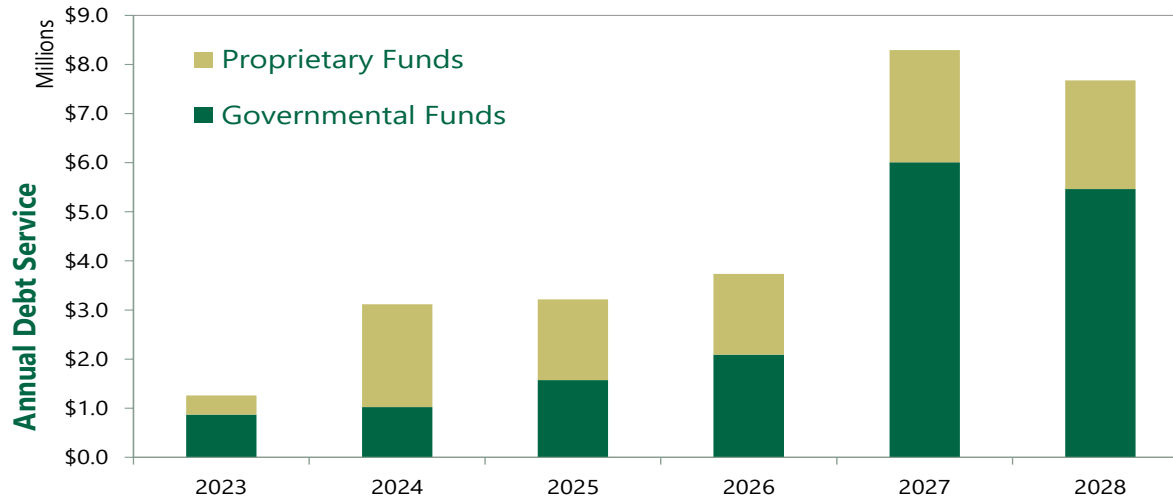
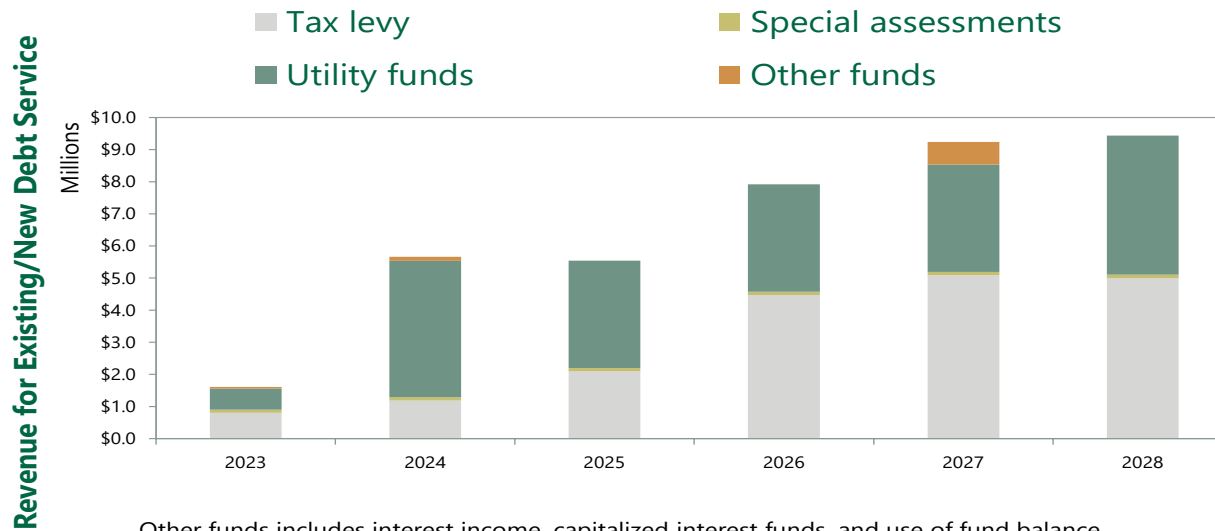


CHART 14

About half of City debt is projected to be payable from net revenue from utility funds



Other funds includes interest income, capitalized interest funds, and use of fund balance.

CHART 15

City debt outstanding both for governmental and proprietary (utilities) is planned to increase with construction of facilities and other improvements as the City grows

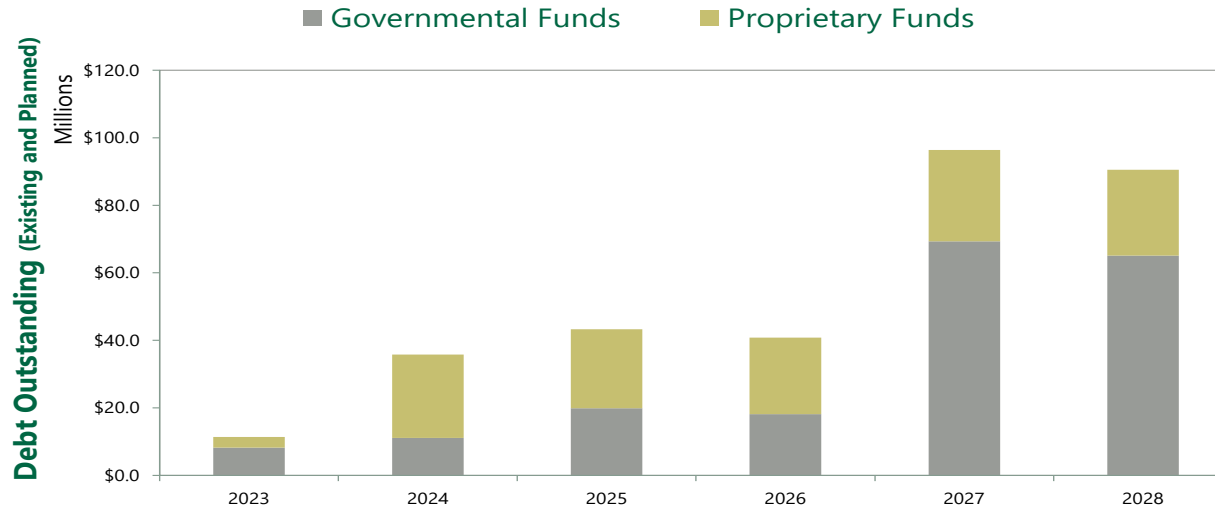
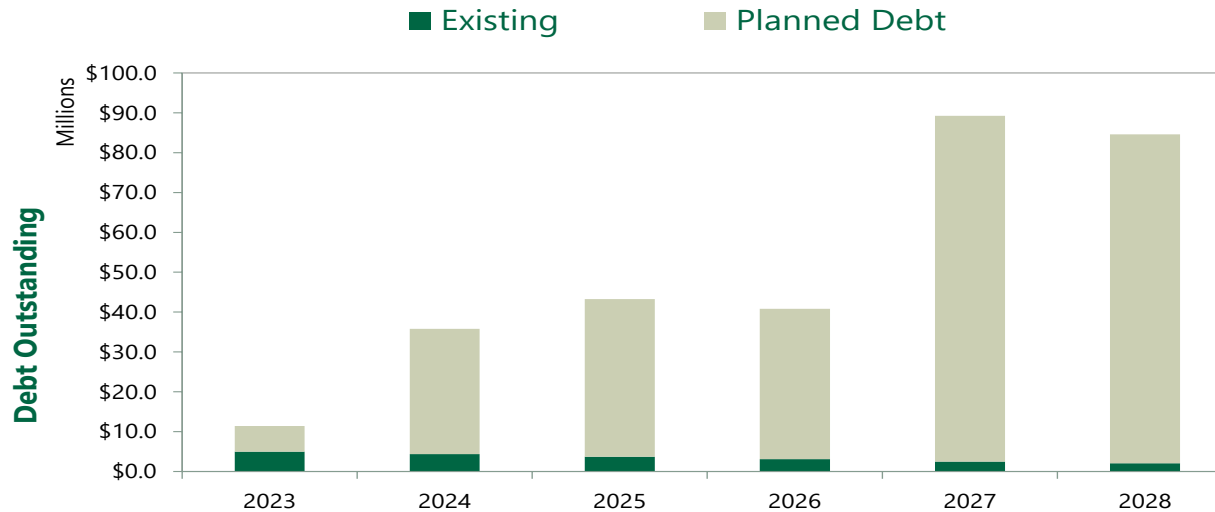


CHART 16

City debt outstanding is planned to increase with construction of facilities and other improvements as the City grows



FINANCIAL PLANS

Background

Financial plans have been prepared for each of the following type of funds:

Governmental Funds

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Funds
- Capital Equipment Fund
- Capital Facilities Fund

Proprietary Funds (Enterprise Funds)

- Water Fund
- Sewer Fund

Governmental Funds are used to account for most typical municipal functions of the City. The acquisition, use, and balances of the City's expendable financial resources and the related current liabilities (except those accounted for in Proprietary Funds), are accounted for through the Governmental Funds.

Proprietary Funds (Enterprise Funds) are used to account for the City's ongoing municipal utility operations that are similar to businesses found in the private sector. These funds are considered self-supporting in that the services rendered by them are financed through user charges. The financial plans, for the Proprietary Funds, include assets and liabilities in addi-

tion to the revenues and expenditures. For the Proprietary Funds, there is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Summary of Key Factors and Assumptions

The key factors or assumptions used to develop the financial plans are as follows:

- 3.0% annual increase in operating expense for the Governmental Funds.
- 2.0% annual increase in non-property tax revenue for the Governmental Funds.
- Annual projected increase in property tax levies to be set at a level sufficient to maintain sufficient fund balance levels per City. Maintaining a constant tax rate is currently projected to require the City to adjust its plans for staffing additions and other spending.
- Fiscal disparities distribution of property taxes and contribution of property tax capacity is assumed to be at the same levels as estimated for Pay 2024. The actual amounts will vary by year and will impact the projections shown in the Plan.
- Maintain a minimum balance in the General Fund equal to approximately 35% of current expenditures, recognizing the need for cash flow and contingency.
- 3.0% average annual rate increase for water and sewer services. The annual percent rate increase is approximate and reflects the anticipated cost increases and project need for reserves.
- 1.0% annual investment income rate for all City Funds.

- Maintain cash in the Water Fund and Sewer Fund sufficient to achieve projected year-end cash balance to cover the following purposes:
 - Three-months of operating expense
 - Following-year debt service payments
 - Following year capital acquisition (planned to be paid from cash)
 - Reserves for future capital improvements and other reserve purposes
- Maintain positive balances in all other City funds and amounts sufficient to meet specific cash flow requirements of the funds.

TOTAL GOVERNMENTAL FUNDS COMBINED

The table that follows provides total sources and uses of funds for the following Governmental Funds combined. Individual financial plans are then provided for each of the following funds:

- General Fund
- Debt Service Funds
- Special Revenue Funds
- Capital Projects Fund
- Capital Equipment Fund
- Capital Facilities Fund

The City's annual financial statements include a breakdown of individual funds for the Debt Service Fund, Special Revenue Fund, and Capital Projects Fund. For example, the City maintains separate debt service funds for each bond series issued. For capital projects, the City establishes a specific "Capital Projects Fund" for each individual project. For purposes of the Plan, this level of detail is not included.

Revenue

Annual source of funds from non-property tax levy sources has been stable for the City and is expected to remain so in the future. The City does not receive local government aid (LGA) from the state.

Property tax levy increases will be needed to pay for increased operating costs and debt service related to planned capital improvements.

Expense

Personnel and other operating costs overall have been and are projected to remain stable in the near term with planned increases in the future to address the demands of a growing community.

The financial plans anticipate includes projected staffing increases in the General Fund. These increases are detailed in the General Fund financial plan that follows and in the Appendix.

Approximately 25 new full time equivalent (FTE) are planned to be added between years 2024-2028. The timing of staff additions may need to be modified, among other changes to the Plan, to achieve the City's objective to maintain a constant city tax rate from year-to-year.

Transfers To and From Other Funds

Transfers between funds for future years include the following:

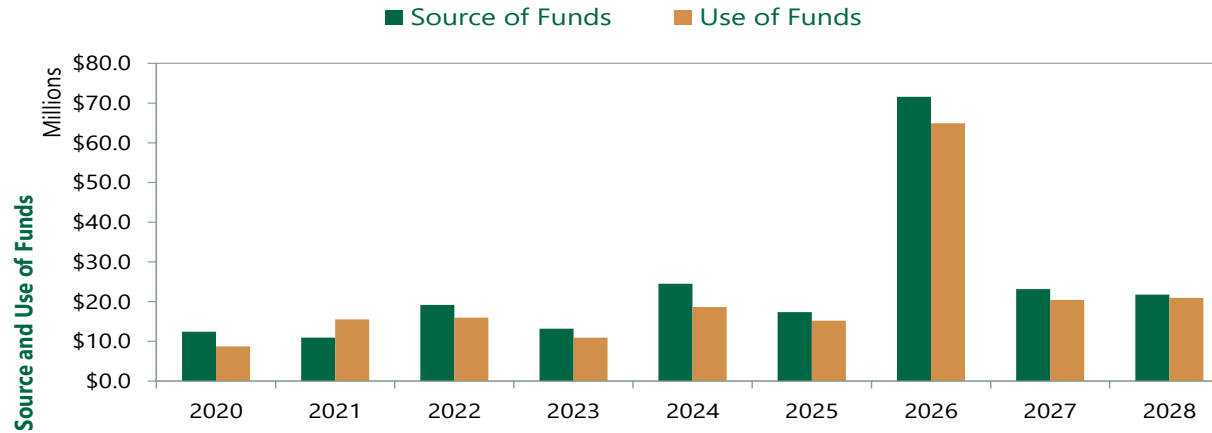
- Transfers from the Water Fund and Sewer Fund to the General Fund to pay an allocated share of operating costs.
- Transfer from the Water Fund and Sewer Fund to the Debt Service Fund to pay an allocated share of the debt services for the 2016A Bonds and the bonds anticipated to be issued in 2026 to pay for municipal building improvements.
- The Plan includes annual transfers of cash (tax levy) from the General Fund to the Equipment Fund, Facilities Fund, and Storm Water Fund for capital projects.

TOTAL GOVERNMENTAL FUNDS

TOTAL GOVERNMENTAL FUNDS

CHART 17
Total Governmental Funds

Minimum fund balance policy objectives of the City are projected to be met with source of funds sufficient to cover use of funds and provide sufficient reserves



Year 2026 includes the planned financing (bond issuance) and construction of a new municipal facility with estimated cost of \$50 million.

CHART 18
Total Governmental Funds

Future years include projected increase in fund balance to support planned increase in the City's budget consistent with City's policy for maintaining adequate fund balance

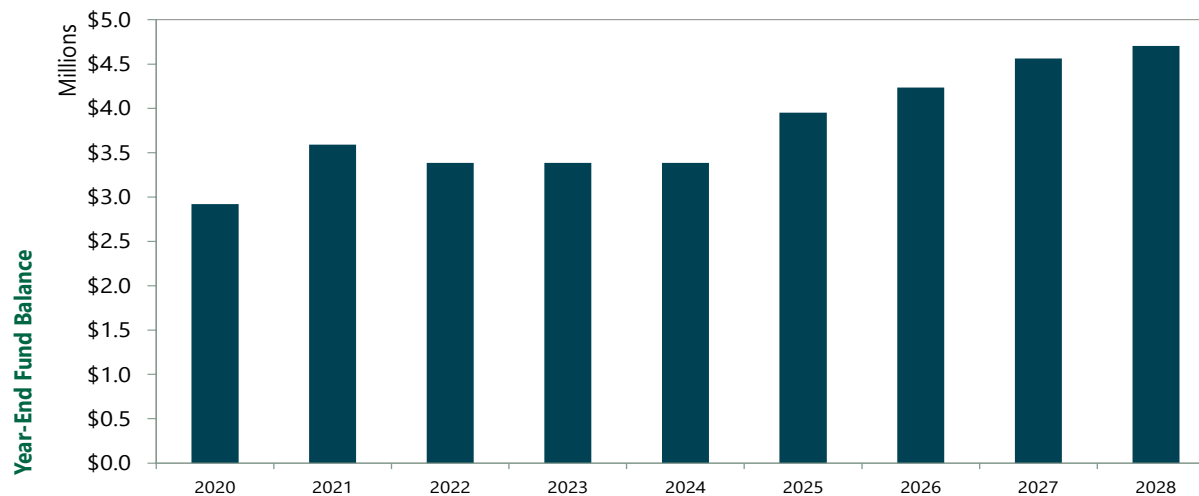


TABLE 7
City of Corcoran
Total Governmental Funds Combined
Financial Plan

	Prior Year Actuals (2022 is unaudited) Subject to		Current Year	Projected				
	2021	2022	2023	2024	2025	2026	2027	2028
Revenue								
Charges for service	979,371	517,637	322,410	808,328	824,307	840,604	857,223	874,172
Assessments	176,304	103,743	104,006	104,006	104,006	104,006	104,006	-
Licenses and permits	1,486,873	729,371	1,326,850	931,950	959,909	988,706	1,018,367	1,048,918
Intergovernmental	398,516	3,443,929	338,245	313,500	322,905	332,592	342,570	352,847
Investment Income	1,237	86,875	95,773	129,241	183,964	192,613	230,646	255,005
Fines and forfeitures	11,758	21,979	25,000	25,000	25,750	26,523	27,318	28,138
Cable franchise fees	56,691	62,153	59,000	60,000	61,800	63,654	65,564	67,531
Misc - Other	2,361,737	1,485,797	2,171,448	3,340,567	2,034,557	1,711,809	1,638,999	66,873
Bond proceeds	-	5,678,070	123,356	9,300,000	-	52,000,000	-	-
Sale of capital assets	104,940	152,000	152,000	45,000	75,000	75,000	75,000	75,000
Transfer in from General Fund	-	729,569	675,000	382,000	250,000	250,000	900,000	1,000,000
Transfer in from Utility Funds	269,164	449,092	651,102	675,802	1,082,862	736,325	1,476,058	1,439,934
Subtotal Non Property Tax Funds	5,846,591	13,460,215	6,044,190	16,115,394	5,925,060	57,321,831	6,735,750	5,208,417
Property tax levy	5,079,375	5,708,773	7,158,323	8,374,256	11,429,389	14,255,222	16,414,204	16,555,140
Total Source of Funds	10,925,966	19,168,987	13,202,512	24,489,650	17,354,448	71,577,053	23,149,954	21,763,557
	-	-	-	-	-	-	-	-
Expense								
Current expenditures	6,268,230	7,072,965	8,296,397	9,524,619	11,319,803	12,132,806	13,068,623	13,471,519
Capital outlay	5,066,351	7,343,570	1,077,060	7,715,560	2,044,060	50,416,060	398,060	983,060
Debt service	4,191,272	771,220	870,934	1,021,833	1,569,574	2,091,038	6,007,041	5,462,823
Transfer out to Equip Fund	-	500,000	325,000	8,000	250,000	250,000	900,000	1,000,000
Transfer out to Storm Water Fund	-	65,000	10,000	15,000	20,000	25,000	30,000	35,000
Transfer out to Capital Projects Fund	-	175,152	325,000	339,000	-	-	-	-
Transfer out to Facilities Fund	-	54,417	25,000	35,000	-	-	-	-
Total Use of Funds	15,525,853	15,982,324	10,929,391	18,659,012	15,203,437	64,914,904	20,403,724	20,952,401
	-	-	-	-	-	-	-	-
Net Change in fund balance	(4,599,887)	3,186,663	2,273,121	5,830,638	2,151,012	6,662,149	2,746,230	811,156
	-	-	-	-	-	-	-	-
Ending Fund Balance	7,290,087	10,476,750	12,749,871	18,580,509	20,731,521	27,393,670	30,139,900	30,951,056
	-	-	-	-	-	-	-	-
Ending Cash Balance	10,159,252	14,297,679	16,570,801	22,401,439	24,552,450	31,214,600	33,960,829	34,771,986

GENERAL FUND

GENERAL FUND

The General Fund is the primary fund used by the City. This fund is used to record all resource inflows and outflows that are not associated with special-purpose funds. The activities being paid for through the General Fund constitute the core administrative and operational tasks of the City.

Revenue

Annual source of non-tax revenue for the General Fund has been stable and is projected to remain stable. Licenses and permits provides the single largest source of non-tax revenue to the General Fund. The City does not receive local government aid (LGA) from the state.

The next largest sources of non-tax revenue are charges for services and intergovernmental.

Tax Levy Revenue

Property tax levy revenue is estimated to increase each year. In addition to funding general city operations, transfers to other funds for facility, equipment, and other capital improvements, property tax levy provides revenue to meet fund balance goals for contingency.

Figure 2 provides the projected General Fund property tax levy by year, along with the annual percent changes. The General Fund Tax Levy amounts are estimated at levels to achieve the City’s desire to maintain a relatively constant city tax rate from year-to-year.

Figure 2.

Tax Collection Year	General Fund Tax Levy	% Change in Tax Levy
2021	4,447,791	8.4%
2022	5,139,711	15.6%
2023	6,354,020	23.6%
2024	7,187,648	13.1%
2025	9,336,841	29.9%
2026	9,785,756	4.8%
2027	11,328,823	15.8%

Non-Tax Revenue

Non-tax revenue includes charges for services, license and permits, intergovernmental, transfers in from the utility funds, among other sources of non-tax revenue.

The financial plan for the General Fund is based on the following key assumptions for non-tax revenues:

- Non-tax revenues increase of 2.0% annually.
- Annual investment income rate of 1.0%.

Intergovernmental Revenue in prior years has been higher due to receipt of federal funds related to COVID virus aid.

Expense

The General Fund is used to account for the expense of providing general government services for the City.

The largest use of funds in current expenditures is for the cost of personnel, including salary and wages, and

benefits. Other costs including operating materials and supplies, equipment, and other professional services.

The financial plan for the General Fund is based on the following key assumptions:

- Current expenditures (includes personnel costs) increase by 3.0% annually for inflation and then adjusted to a level that would be needed to maintain a constant city tax rate from year-to-year.
- Increase in staff (FTE) and position changes are planned (see Appendix for further details by position), with a portion of the costs to be allocated to the Water and Sewer Funds for certain positions. The FTEs that may be paid either in full or part from the General Fund, depending on available revenues, are listed below.

Transfers To and From Other Funds

The Water Fund and the Sewer Fund transfer revenue in to the General Fund to pay an allocated share of operating costs. This transfer is projected to continue with annual inflationary adjustments.

Transfers out to other funds includes the following:

- Increase in transfer out to the Equipment Fund to pay for a portion of planned equipment and vehicle acquisitions as included in the CIP.
- Increase in transfer out to the Storm Water Fund to begin to build a balance of funds for project costs.
- Additional transfers out of funds from the General Fund to the Capital Projects Funds, including the Facilities Fund, may occur to the extent annual revenue is available in excess of annual expenditures, after first maintaining a minimum fund balance in

the General Fund equal to 35% of current expenditures.

Fund Balance

The maintenance of the City's reserves, including growing fund balance (reserves), is important to the maintaining the City's credit rating on its outstanding bonds.

Fund balance for the General Fund is projected to remain at approximately 35% of expenditures. City has formally adopted a fund balance policy for the General Fund. The City's policy is to maintain a minimum of 35% of budgeted operating expenditures for cash-flow timing needs. Fund balance in excess of the minimum is a credit positive with respect to maintaining the City's credit rating from Moody's.

CHART 19
General Fund

Fund Balance is planned to meet City policy for minimum balance

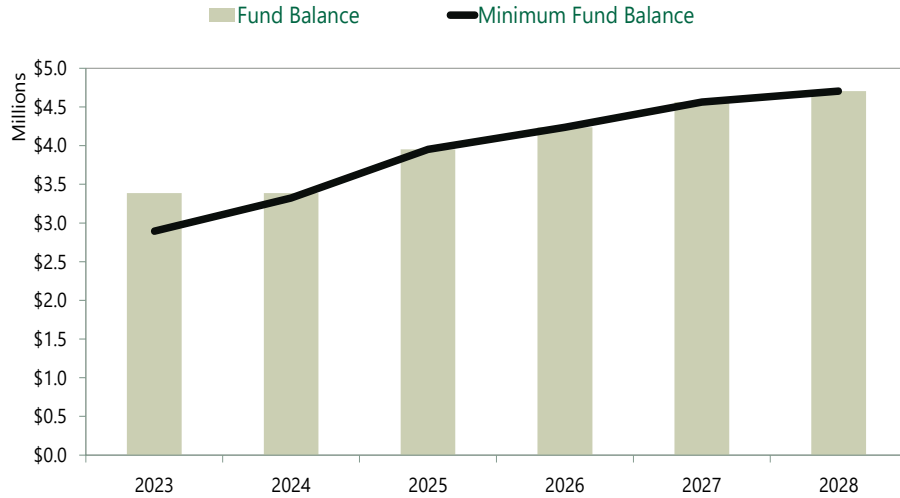


CHART 20
General Fund

Property tax revenue provides the majority of source of funds for the General Fund

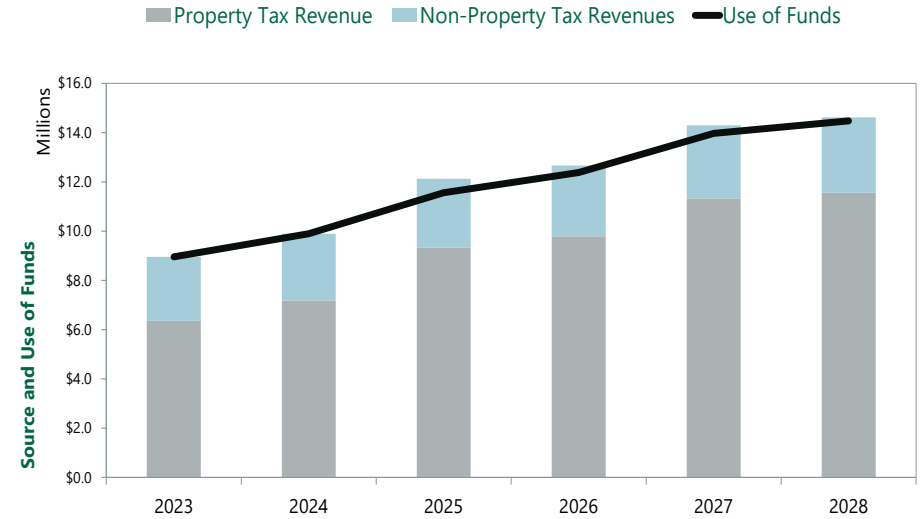


CHART 21
General Fund

Non-Property Tax Revenues fluctuate mostly due to Intergovernmental Revenues and Licenses and Permits Revenue related to Construction Projects within the City

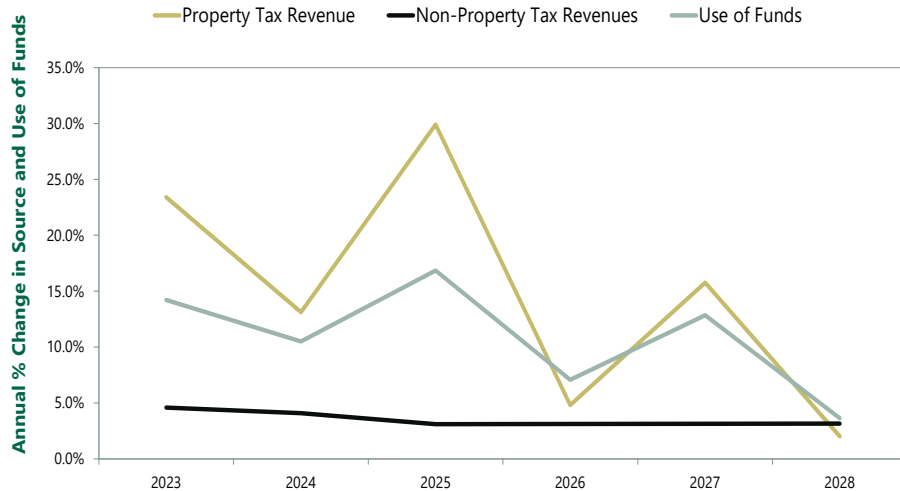


CHART 22
General Fund

City is planning to add positions over the next several years in response to growth in the community and service demands

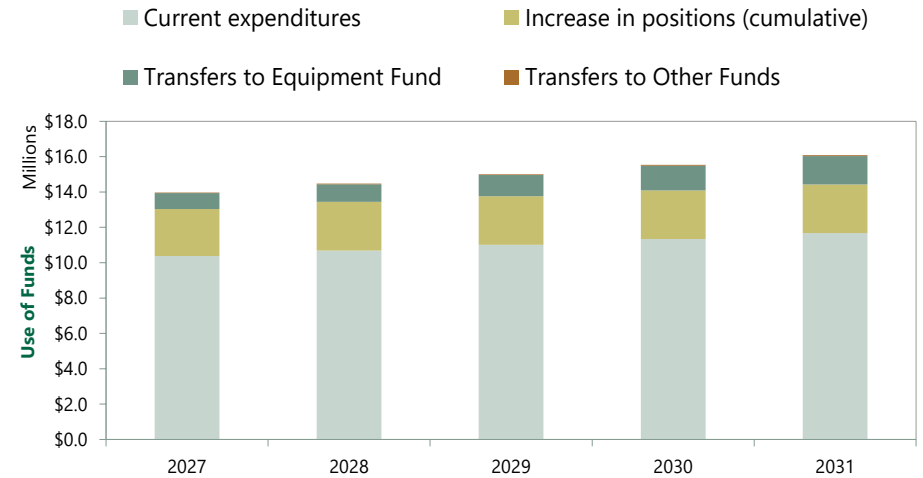


TABLE 8
City of Corcoran
General Fund
Financial Plan

	Prior Year Actuals (2022 is unaudited) Subject to Change		Current Year	Projected				
	2021	2022	2023	2024	2025	2026	2027	2028
Revenue								
Charges for service	138,750	481,337	285,565	770,930	786,349	802,076	818,117	834,479
Assessments	34,802	60		-	-	-	-	-
Licenses and permits	1,486,873	729,371	1,326,850	931,950	959,909	988,706	1,018,367	1,048,918
Intergovernmental	397,969	368,929	338,245	313,500	322,905	332,592	342,570	352,847
Investment Income	(1,542)	40,173	11,500	25,000	25,250	25,503	25,758	26,015
Fines and forfeitures	7,558	21,979	25,000	25,000	25,750	26,523	27,318	28,138
Cable franchise fees	56,691	62,153	59,000	60,000	61,800	63,654	65,564	67,531
Misc - Other	116,324	331,690	17,000	17,100	17,613	18,141	18,686	19,246
Transfer in from Utility Funds	269,164	449,092	535,500	561,200	589,260	618,723	649,659	682,142
Subtotal Non Property Tax Funds	2,506,589	2,484,784	2,598,660	2,704,680	2,788,835	2,875,917	2,966,038	3,059,316
Property tax levy	4,481,789	5,149,054	6,354,020	7,187,648	9,336,841	9,785,756	11,328,823	11,556,293
Total Source of Funds	6,988,378	7,633,838	8,952,680	9,892,328	12,125,676	12,661,673	14,294,862	14,615,609
Expense								
Current expenditures	6,240,628	7,044,811	8,267,680	9,495,328	11,289,925	12,102,331	13,037,539	13,439,813
Capital outlay	77,965	-	-	-	-	-	-	-
Debt service	-	-	-	-	-	-	-	-
Transfer out to Equip Fund		500,000	325,000	8,000	250,000	250,000	900,000	1,000,000
Transfer out to Storm Water Fund		65,000	10,000	15,000	20,000	25,000	30,000	35,000
Transfer out to Water Fund								
Transfer out to Capital Projects Fund		175,152	325,000	339,000				
Transfer out to Facilities Fund		54,417	25,000	35,000	-			
Total Use of Funds	6,318,593	7,839,380	8,952,680	9,892,328	11,559,925	12,377,331	13,967,539	14,474,813
Net Change in fund balance	669,785	(205,542)	-	-	565,751	284,342	327,323	140,796
Ending Fund Balance	3,591,265	3,385,723	3,385,723	3,385,723	3,951,474	4,235,816	4,563,139	4,703,934
Ending Cash Balance	5,438,932	5,883,041	5,883,041	5,883,041	6,448,792	6,733,134	7,060,457	7,201,252
Fund Balance Minimum per Policy (35%)	2,184,220	2,465,684	2,893,688	3,323,365	3,951,474	4,235,816	4,563,139	4,703,934
Fund Balance in Excess (Shortfall)	1,407,045	920,039	492,035	62,358	-	-	-	-
Fund Balance as % of Current Expenditures	58%	48%	41%	35.7%	35.0%	35.0%	35.0%	35.0%

DEBT SERVICE FUND

The Debt Service Fund includes the combined funds used to account for all of the City's governmental debt service.

At the end of 2022 (un-audited), the reported total general obligation bonds payable (reported as Governmental Debt) is \$8,180,000. The Water Fund and the Sewer Fund also report debt outstanding, which is accounted for separately as a liability for Proprietary Funds. At the end of 2022 (un-audited), the reported total general obligation bonds payable in the proprietary funds of \$3,005,000.

In addition to bonds outstanding, the Water Fund is estimated to owe \$191,233 as of year-end 2022 (un-audited) in outstanding notes payable to Maple Grove for connections to the water system.

The year-end cash balance in the Debt Service Funds fluctuates due to the timing of collection of revenue, for example tax levy, in the year prior to debt service payments coming due.

The City is required to have cash available in the respective debt service funds equal to 105% of the debt service payments coming due for a specific bond series. For example, the year-end cash balance includes cash from collection of special assessments and tax levy in current year to pay the following February 1st debt payments. The City receives a tax settlement from the County in June and December of each year. The first half tax settlement is available to cover the August 1st debt payments and the second tax settlement is available to cover the February 1st payments.

Revenue

The Debt Service Funds include the following source of funds: special assessments, interest income, transfers in from other funds, property tax levy, and bond proceeds for any capitalized interest funds.

General obligation equipment certificates will be repaid from property tax levy. Prior year and future projected tax levy amounts for repayment of equipment certificates are included in the Plan.

Over the next five years, the Plan anticipates the issuance of general obligation bonds in years 2024 and 2026 that will be accounted for in the Debt Service Funds. Future debt will be supported by a combination of tax levy, special assessments, and transfers in of revenue from the Water Fund and the Sewer Fund.

Expense

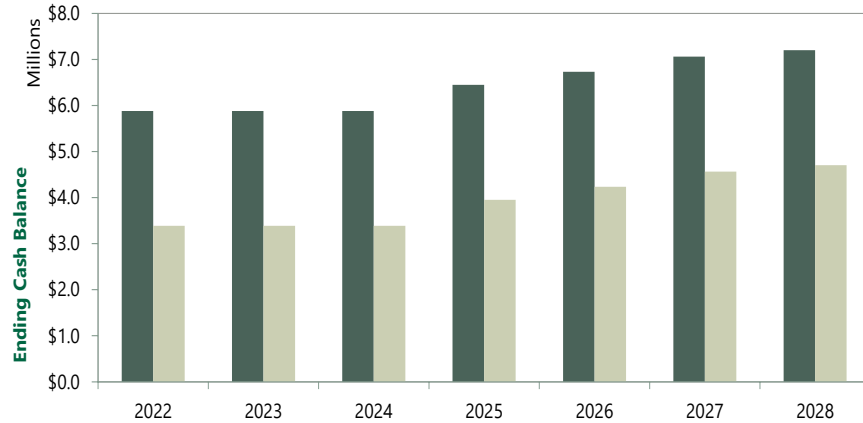
The use of funds is for the payment of debt, including principal and interest payments.

Transfers From Other Funds

The City is to transfer revenue from the Water Fund and Sewer Fund to the Debt Service Fund used to account of the 2016A Bonds. Future transfers are also anticipated from these funds for an allocated portion of future debt on a proposed new municipal facility, with bond issuance in 2026.

CHART 23
Debt Service Funds

Cash Balance is projected to grow as debt issuance increases and be sufficient to cover all debt service payments due



Fund balance and cash balance fluctuate due to timing of revenue and when debt payments are due, balances also fluctuate due to amortization of existing debt and issuance of new debt.

CHART 25
Debt Service Funds

Property Tax Revenue needed for debt service is projected to increase over the next five years with issuance of new debt supported by tax levy

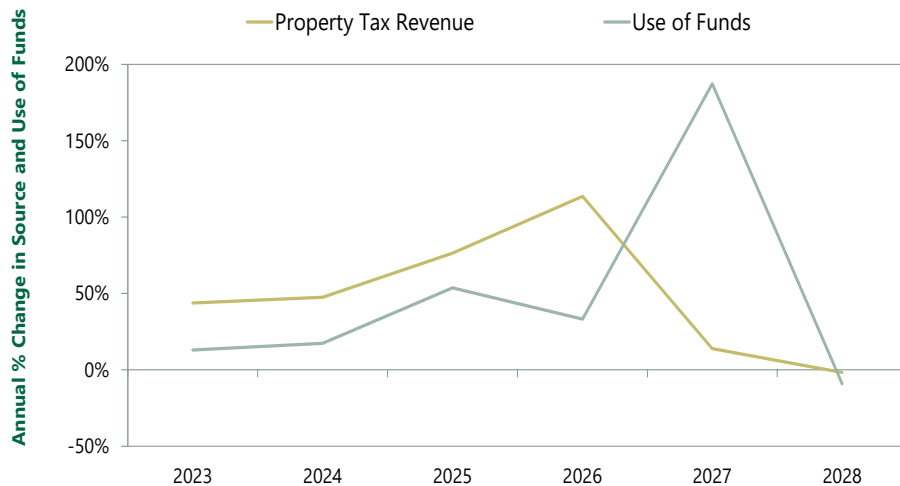
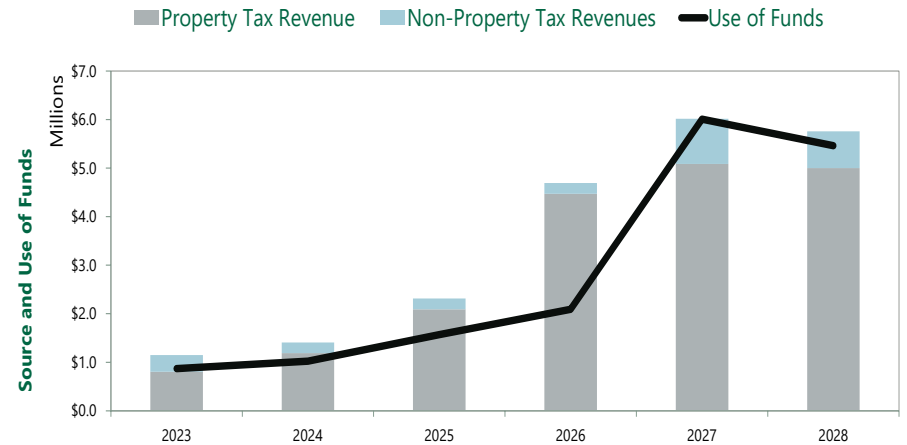


CHART 24
Debt Service Funds

City is planning to issue new debt in 2023, 2024, and 2026



Difference between revenues and use of funds (for debt service) fluctuates due to timing of revenue and when debt payments are due, use of funds also fluctuates due to amortization of

CHART 26
Debt Service Fund

City is planning to issue new debt for equipment, streets, and facilities over the next several years in response to growth in the community and service demands

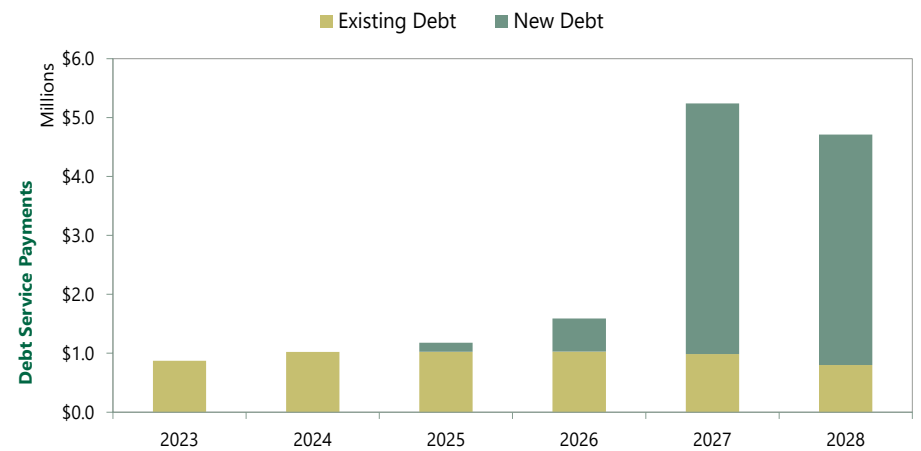


TABLE 9
City of Corcoran
Debt Service Funds
Financial Plan

	Prior Year Actuals (2022 is unaudited) Subject to Change		Current Year 2023	Projected				
	2021	2022		2024	2025	2026	2027	2028
Revenue								
Assessments	95,668	103,683	104,006	104,006	104,006	104,006	104,006	-
Bond proceeds		44,970	123,356			-		
Transfer in from General Fund								
Transfer in from Utility Funds		-	115,602	114,602	118,602	117,602	826,399	757,792
Transfer in from Capital Proj Fund								
Subtotal Non Property Tax Funds	95,467	148,653	342,964	218,608	222,608	221,608	930,405	757,792
Property tax levy	597,586	559,719	804,303	1,186,608	2,092,548	4,469,466	5,085,381	4,998,848
Total Source of Funds	693,053	708,372	1,147,266	1,405,216	2,315,156	4,691,074	6,015,785	5,756,640
Expense								
Debt service	4,191,272	771,220	870,934	1,021,833	1,569,574	2,091,038	6,007,041	5,462,823
Total Use of Funds	4,191,272	771,220	870,934	1,021,833	1,569,574	2,091,038	6,007,041	5,462,823
Net Change in fund balance	(3,498,219)	(62,849)	276,332	383,383	745,581	2,600,036	8,744	293,817
Ending Fund Balance	56,570	(6,279)	270,053	653,436	1,399,018	3,999,054	4,007,798	4,301,615
Ending Cash Balance	50,150	(12,699)	263,634	647,017	1,392,598	3,992,634	4,001,379	4,295,196

SPECIAL REVENUE FUNDS

The financial plan for the Special Revenue Funds as included in the Plan provides sources and uses of funds on a combined basis for the following special revenue funds. The funds included are as follows:

- Fund 201 Reserve Donation
- Fund 202 Police Donation
- Fund 204 Firearms Safety
- Fund 205 DWI Forfeiture
- Fund 206 Drug Forfeiture
- Fund 207 Truck Safety
- Fund 208 Lawful Gambling
- Fund 209 Emergency Sirens

Revenue

The source of funds for the special revenue funds come from donations, charges for services, and other miscellaneous revenue sources which are generally restricted for the purpose they were collected. There is no property tax levy that is recorded to the special revenue funds.

Expense

The use of funds is restricted for the purpose of the funds collected.

Transfers To and From Other Funds

There are no transfers.

TABLE 10
City of Corcoran
Special Revenue Funds
Financial Plan

	Prior Year Actuals (2022 is unaudited) Subject to Change		Current Year	Projected				
	2021	2022	2023	2024	2025	2026	2027	2028
Revenue								
Charges for service	35,764	36,300	36,845	37,398	37,959	38,528	39,106	39,692
Intergovernmental								
Investment Income	(60)	6,090	9,616	9,986	10,366	10,756	11,157	11,568
Developer payment								
Misc - Other	42,913	43,557	44,210	44,873	45,546	46,229	46,923	47,627
Transfer in from General Fund								
Transfer in from Utility Funds								
Transfer in from Capital Proj Fund								
Subtotal Non Property Tax Funds	82,817	85,948	90,671	92,256	93,871	95,513	97,186	98,887
Property tax levy								
Total Source of Funds	82,817	85,948	90,671	92,256	93,871	95,513	97,186	98,887
Expense								
Current expenditures	27,602	28,154	28,717	29,291	29,877	30,475	31,084	31,706
Capital outlay	24,960	24,960	24,960	24,960	24,960	24,960	24,960	24,960
Total Use of Funds	52,562	53,114	53,677	54,251	54,837	55,435	56,044	56,666
Net Change in fund balance	30,255	32,834	36,994	38,005	39,033	40,079	41,141	42,221
Ending Fund Balance	267,345	300,179	337,172	375,177	414,210	454,289	495,430	537,652
Ending Cash Balance	609,049	961,565	998,559	1,036,564	1,075,597	1,115,675	1,156,817	1,199,038

CAPITAL PROJECTS FUNDS

The financial plan for the Capital Projects Funds, as included in the Plan, provides sources and uses of funds on a combined basis for all of the City's capital projects funds, with two exceptions. For purposes of the Plan, the Capital Equipment Fund (416) and the Facilities Fund / City Hall (400) are not included as part of the Capital Projects Funds. Separate financial plans are provided for equipment and facilities.

Revenue

The majority of the source of funds comes from charges for service, special assessments, investment income, intergovernmental, and bond proceeds.

Park dedication fee revenue provides a major source of revenue for park improvements. Bonding is included in year 2024 for the Remaster of City Park.

Expense

The projected use of funds is for capital projects as included in the CIP. This includes construction of street and facility improvements, among other public improvements.

Transfers To and From Other Funds

The financial plan does not include annual transfers to and from other funds for the Capital Projects Funds (transfers for the Facility Fund (400) and the Equipment Fund (416) are included in the financial plans for these funds). The City Council may approve un-budgeted transfers to and from the Capital Projects Funds based on available resources.

TABLE 11
City of Corcoran
Capital Projects Funds (not including Facilities Improvement Fund (400) and Equipment-Cert Fund 416)
Financial Plan

	Prior Year Actuals (2022 is unaudited) Subject to Change		Current Year	Projected				
	2021	2022	2023	2024	2025	2026	2027	2028
Revenue								
Charges for service	804,857							
Assessments	45,834							
Intergovernmental	547	3,075,000	-	300,000	-	-	-	-
Investment Income	2,844	41,406	60,974	85,936	122,971	143,915	161,829	179,181
Other / Park Dedication	2,202,500	1,101,334	2,110,238	3,278,594	1,971,398	1,647,438	1,573,390	-
Bond proceeds		3,760,000	-	6,800,000	-	-	-	-
Transfer in from General Fund		175,152	325,000	339,000	-	-	-	-
Subtotal Non Property Tax Funds	3,056,582	8,152,892	2,496,212	10,803,530	2,094,369	1,791,353	1,735,219	179,181
Property tax levy								
Total Source of Funds	3,056,582	8,152,892	2,496,212	10,803,530	2,094,369	1,791,353	1,735,219	179,181
Expense								
<i>Adjustment to current expenditures</i>								
Capital outlay	3,742,349	6,178,550	-	7,100,000	-	-	-	-
Total Use of Funds	3,742,349	6,178,550	-	7,100,000	-	-	-	-
Net Change in fund balance	(685,767)	1,974,342	2,496,212	3,703,530	2,094,369	1,791,353	1,735,219	179,181
Ending Fund Balance	3,511,702	5,486,044	7,982,256	11,685,786	13,780,156	15,571,509	17,306,728	17,485,908
Ending Cash Balance	4,140,628	6,097,401	8,593,613	12,297,143	14,391,513	16,182,866	17,918,084	18,097,265

Notes:

1. The revenue from charges for services is from developer payments for improvement project.

2. Park Dedication Revenue is estimated as follows:

Park Dedication Fee Estimate by Property Classification:								
	Single Family	4,628	4,628	4,628	4,628	4,628	4,628	4,628
	Multi-Family	3,141	3,141	3,141	3,141	3,141	3,141	3,141
	Commercial-Industrial	4,498	4,498	4,498	4,498	4,498	4,498	4,498
by Property Classification Subject to Park Dedication Fee:								
	Single Family	237	455	569	425	355	339	290
	Multi	-	-	204	-	-	-	-
	CI	1	1	1	1	1	1	1
Park Dedication Revenue by Property Classification:								
	Single Family	1,096,836	2,105,740	2,633,332	1,966,900	1,642,940	1,568,892	1,342,120
	Multi	-	-	640,764	-	-	-	-
	CI	4,498	4,498	4,498	4,498	4,498	4,498	4,498
	Total	1,101,334	2,110,238	3,278,594	1,971,398	1,647,438	1,573,390	

CAPITAL EQUIPMENT FUND (416)

The City uses the Capital Equipment Fund to record all revenue and expense related to the acquisition of equipment and vehicles.

Revenue

The source of revenue has historically come from the issuance of bonds. Beginning in year 2015, the City implemented a plan to begin to transition to fund equipment and vehicle acquisition on a pay-go basis to eliminate the need to borrow (issue bonds) and incur interest expense.

The Plan assumes the City will continue to transfer cash from the General Fund to the Equipment Fund to allow the City to limit issuance of debt for these types of purchases.

Other sources of funds includes sale of capital assets, estimated at \$75,000 annually and investment income.

The Plan anticipates issuance of general obligation bonds (equipment certificates) for equipment and vehicle acquisitions in years 2024 and 2026. Future bond issuance after year 2026 will depend on the future available cash and future capital acquisition plans.

Expense

The projected use of funds is for planned capital acquisition of equipment and vehicles.

Transfers To and From Other Funds

The transfer in shown in the financial plan comes from the transfer of cash (tax levy) from the General Fund.

TABLE 12
City of Corcoran
Equipment Fund (416)
Financial Plan

	Prior Year Actuals (2022 is unaudited) Subject to Change		Current Year	Projected				
	2021	2022	2023	2024	2025	2026	2027	2028
Revenue								
Intergovernmental								
Investment Income	31	(339)	13,508	7,892	27,595	13,430	32,903	39,251
Misc - Other								
Bond proceeds		1,873,100	-	2,500,000	-	2,000,000	-	-
Sale of capital assets	104,940	152,000	152,000	45,000	75,000	75,000	75,000	75,000
Transfer in from General Fund		500,000	325,000	8,000	250,000	250,000	900,000	1,000,000
Transfer in from Utility Funds					250,000			
Subtotal Non Property Tax Funds	104,971	2,524,761	490,508	2,560,892	602,595	2,338,430	1,007,903	1,114,251
Property tax levy								
Total Source of Funds	104,971	2,524,761	490,508	2,560,892	602,595	2,338,430	1,007,903	1,114,251
Expense								
<i>Adjustment to current expenditures</i>								
Capital outlay	675,914	1,140,060	1,052,100	590,600	2,019,100	391,100	373,100	958,100
Total Use of Funds	675,914	1,140,060	1,052,100	590,600	2,019,100	391,100	373,100	958,100
Net Change in fund balance	(570,943)	1,384,701	(561,592)	1,970,292	(1,416,505)	1,947,330	634,803	156,151
Ending Fund Balance	(68,859)	1,315,842	754,250	2,724,542	1,308,037	3,255,367	3,890,170	4,046,322
Ending Cash Balance	(33,899)	1,350,802	789,210	2,759,502	1,342,997	3,290,327	3,925,130	4,081,282

CAPITAL FACILITIES FUND / CITY HALL (400)

The City established this fund to record transactions related to improvements to City Hall in 2020 and a new municipal building or significant expansion in 2026.

Revenue

The source of revenue has come from a combination of transfer in of cash from other City funds. Bond issuance is anticipated in 2026 to provide funds for a new municipal building or significant expansion of the existing building. The exact timing and scope of the project is uncertain. The placeholder amount included in year 2026 is \$50 million.

Expense

The projected use of funds will be to pay for capital project spending, including planning for the improvements.

Transfers To and From Other Funds

Transfer in of cash has come from the General Fund and other funds to pay for facility improvement costs.

TABLE 13
City of Corcoran
Facilities Improvement Fund (Fund 400)
Financial Plan

	Prior Year Actuals (2022 is unaudited) Subject to Change		Current Year 2023	Projected				
	2021	2022		2024	2025	2026	2027	2028
Revenue								
Investment Income	165	(456)	176	427	782	2,040	2,060	2,081
Misc - Other		9,216						
Bond proceeds		-	-		-	50,000,000	-	-
Transfer in from General Fund	-	54,417	25,000	35,000	-	-	-	-
Transfer in from Utility Funds	-	-	-	-	125,000			-
Subtotal Non Property Tax Funds	165	63,177	25,176	35,427	125,782	50,002,040	2,060	2,081
Property tax levy								
Total Source of Funds	165	63,177	25,176	35,427	125,782	50,002,040	2,060	2,081
Expense								
Capital outlay	545,163	-	-	-	-	50,000,000	-	-
Total Use of Funds	545,163	-	-	-	-	50,000,000	-	-
Net Change in fund balance	(544,998)	63,177	25,176	35,427	125,782	2,040	2,060	2,081
Ending Fund Balance	(67,936)	(4,759)	20,417	55,844	181,626	183,665	185,725	187,806
Ending Cash Balance	(45,608)	17,569	42,745	78,172	203,954	205,993	208,053	210,134

WATER FUND

The Water Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Revenue

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in an Appendix.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Water Fund, is assumed to be the following over the next decade:

- Nearly 690 acres platted between 2023-2028
- 2,643 new customer units to be added between 2023-2028

Details on the estimated acres platted per year and customer units added is shown in Table 3. Development will provide increasing revenue to the Water Fund.

The Plan estimates annual rate adjustments of 3.0%. The actual increase that may be needed in the future will depend on growth in customers.

With proposed annual rate adjustments, the Water Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan includes bonds issued in 2023 to finance water system improvements in the northeast area of the City.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing municipal water services, including depreciation of capital assets.

The City has an agreement with the City of Maple Grove which provides for payment to Maple Grove for water connections and distribution in the southeast area of the City.

Approximately 45% of the Water Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

The City anticipates the addition of approximately 1.7 FTE (allocated portion) over the next five years paid

by the Water Fund. The cost of the FTE's is included in the financial plan. The City plans to undertake a comprehensive study of the operational costs for the utility funds in 2024. This will include a review of staffing levels, cost of supplies, among other operational review by a third party. The Plan includes a placeholder estimate for the NE District related to the new treatment facility and other infrastructure improvements. This amount will be updated following the review to be completed in 2024.

Annual debt service payments on bonds issued to finance water improvements are supported by net revenues of the Water Fund. The Water Fund pays a portion of the debt on the 2014B Bonds. The portion of the 2014B Bonds payable from water revenues is reported as a liability of the Water Fund. As payments on the debt are made the liability in the Water Fund is reduced. Interest is recorded as an expense.

In addition to this liability, it is anticipated cash from the Water Fund will be transferred to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Beginning in year 2027, the Water Fund is also projected to begin transferring funds to pay an allocated portion (10%) of the debt on the planned bonds for municipal facilities improvements.

The Water Fund reports a debt obligation for the Notes payable to the City of Maple Grove for water connection charges. As payment is made on the Notes the liability in the Water Fund is reduced. The interest expense on the Note issued in 2014 is recorded as an expense in the Water Fund. There is no interest payable on the Note issued in 2016.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions.

For purposes of the Plan, capital is depreciated over a 55 year term.

Transfers To and From Other Funds

The Water Fund transfers funds annually to the General Fund to pay for operational support.

Special assessment revenue from assessments levied to finance connection fees and availability charges for water services are deposited directly in the Water Fund. As noted above, cash from the Water Fund is to be transferred to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

Financial Plans

CHART 27
Water Fund

Ending cash balance will decline as the City spends down development fees (reserves) collected to service debt issued to finance water improvement projects to support development

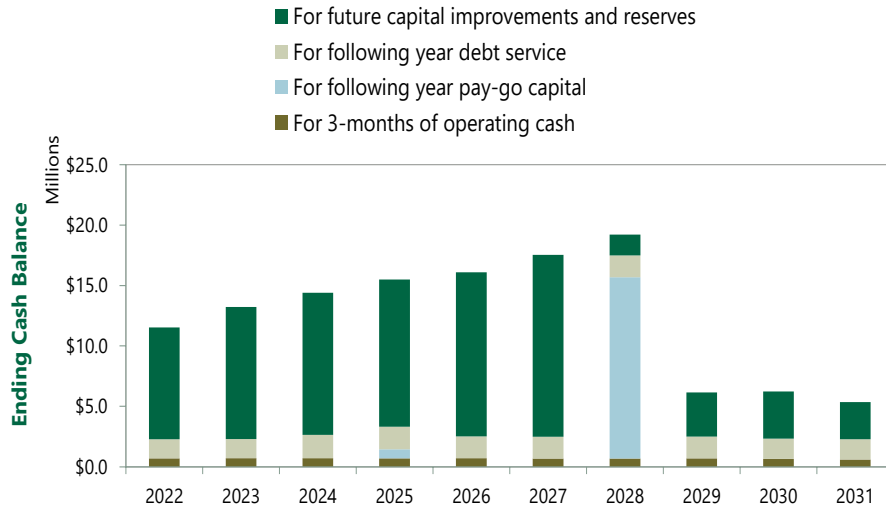
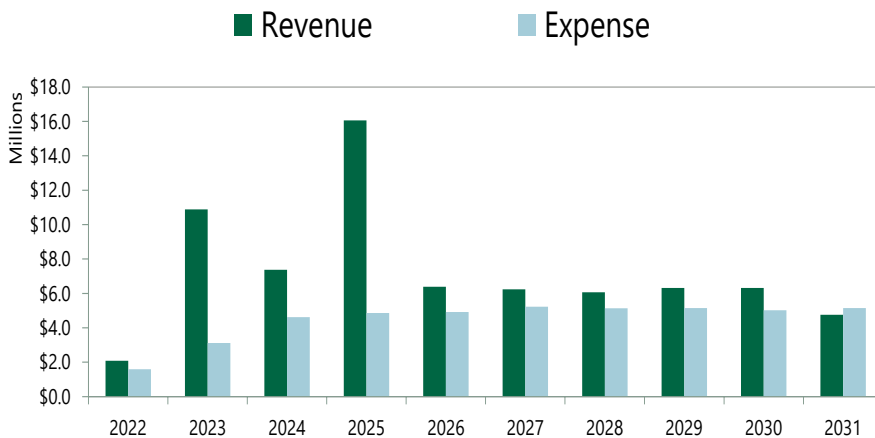


CHART 29
Water Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements, including water treatment and storage



Year 2025 includes projected state revenue in the amount of \$10 million for water infrastructure.

CHART 28
Water Fund

Water Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in an increase in net position

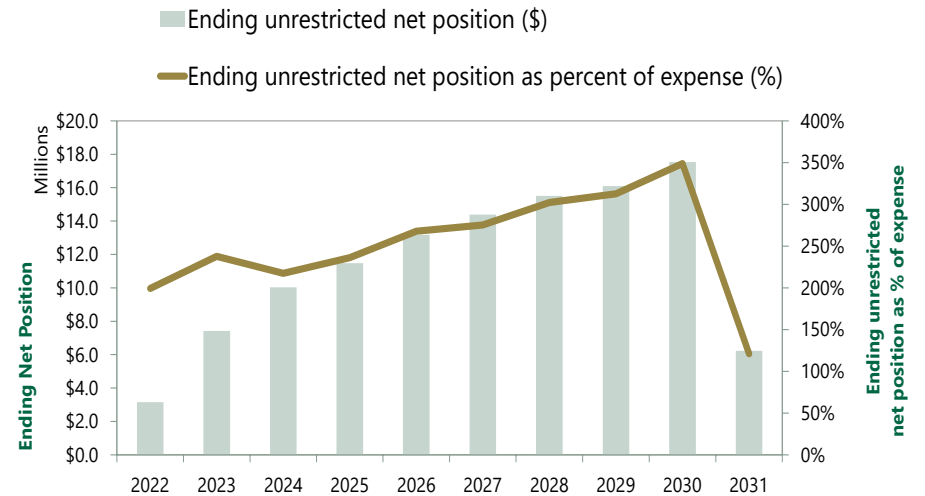


CHART 30

New customers to be added will increase water volumes

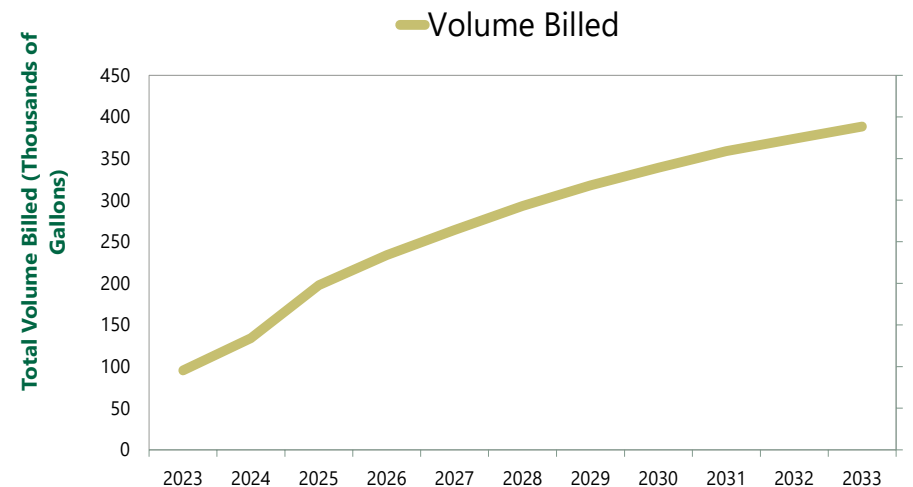


Table 14
Page 1 of 2 of Table 14
City of Corcoran
Water Fund
Financial Plan

	Prior Year Actuals (2022 is unaudited, Subject to		Current Year	Projected				
	2021	2022	2023	2024	2025	2026	2027	2028
REVENUE								
Charges for services	470,871	451,263	722,598	1,012,306	1,360,290	1,584,582	1,811,546	2,025,336
Special assessments		22,236						
Developer contributions (trunk line)	373,626	926,679	4,177,330	4,530,598	2,952,214	3,040,778	2,839,841	2,599,035
Connection fees	337,895	82,968	970,143	577,823	496,209	487,794	428,943	380,021
Connection fees payable to MG	-	595,483	1,015,049	1,173,457	1,144,361	1,158,815	1,026,470	916,763
Connection fees payable to MCES								
Other revenues	74,675	-	3,956,383		-	-	-	-
Investment income	2,014		41,660	74,943	101,013	115,441	132,391	144,076
State grants					10,000,000			
Total Revenue	1,259,081	2,078,629	10,883,163	7,369,127	16,054,087	6,387,409	6,239,191	6,065,230
EXPENSES								
Variable								
Current oper expenses	356,361	196,106	201,989	287,455	370,479	440,093	459,296	473,075
Current oper expenses for NE Dist		-	354,578	382,388	387,023	387,023	387,023	387,023
Purchased water (from Maple Grove)	-	194,109	380,399	492,869	610,264	736,475	818,358	888,965
Water meters	-	90,032	149,652	147,194	129,696	115,161	111,499	85,522
Connections paid to Maple Grove		595,483	1,015,049	1,173,457	1,144,361	1,158,815	1,026,470	916,763
<i>Subtotal Variable Expenses</i>	<i>356,361</i>	<i>1,075,730</i>	<i>2,101,666</i>	<i>2,483,362</i>	<i>2,641,822</i>	<i>2,837,566</i>	<i>2,802,646</i>	<i>2,751,347</i>
Fixed								
Transfer to Equipment Fund					125,000			
Transfer to General Fund	134,582	296,548	267,750	280,600	294,630	309,362	324,830	341,071
Transfer to Debt Service Funds		-	64,055	63,655	63,255	62,855	417,378	383,225
Interest and fiscal exp bonds	61,093	59,918	55,279	1,158,212	925,442	901,715	876,900	850,996
Interest exp notes payable to MG	-	9,969	8,624	7,206	5,709	4,130	2,464	707
Depreciation	142,927	142,927	621,515	621,515	803,333	803,333	803,333	803,333
<i>Subtotal Fixed Expenses</i>	<i>338,602</i>	<i>509,362</i>	<i>1,017,223</i>	<i>2,131,188</i>	<i>2,217,369</i>	<i>2,081,395</i>	<i>2,424,905</i>	<i>2,379,332</i>
Total Expense	694,963	1,585,092	3,118,890	4,614,550	4,859,191	4,918,960	5,227,551	5,130,679
CHANGE IN NET POSITION	564,118	493,537	7,764,273	2,754,577	11,194,896	1,468,449	1,011,640	934,551
Net Position, January 1	4,251,080	4,815,198	5,308,735	13,073,008	15,827,585	27,022,481	28,490,930	29,502,570
Prior Period Adjustment								
Net Position, December 31	4,815,198	5,308,735	13,073,008	15,827,585	27,022,481	28,490,930	29,502,570	30,437,121

Table 14
Page 2 of 2 of Table 14
City of Corcoran
Water Fund
Financial Plan

	Prior Year Actuals (2022 is unaudited, Subject to		Current Year	Projected				
	2021	2022	2023	2024	2025	2026	2027	2028
ASSETS								
Cash	3,432,211	4,166,041	7,494,296	10,101,290	11,544,076	13,239,064	14,407,609	15,511,856
Accounts receivable	100,663	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Special assessments receivable	192,662	154,647	116,632	78,617	40,602			
Other current assets	2,430	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Capital assets	4,596,291	5,177,246	30,918,629	30,918,629	40,918,629	40,918,629	40,918,629	40,918,629
Less accumulated depreciation	(665,225)	(818,715)	(1,440,230)	(2,061,745)	(2,865,078)	(3,668,411)	(4,471,744)	(5,275,077)
Total Assets	7,659,032	8,701,219	37,111,327	39,058,792	49,660,229	50,511,282	50,876,494	51,177,407
LIABILITIES								
Accounts payable	42,763	703,614	10,000	10,000	10,000	10,000	10,000	10,000
Other liabilities / Due to Other Govts	260,328	250,000	15,000	15,000	15,000	15,000	15,000	15,000
Bond premium amortized	98,186	97,486	96,786	96,086	95,386	94,686	93,986	93,286
Notes payable to Maple Grove	270,057	231,384	191,233	149,520	106,162	61,066	14,138	0
Bonds payable, net of premiums	2,172,500	2,110,000	23,725,300	22,960,600	22,411,200	21,839,600	21,240,800	20,622,000
Total Liabilities	2,843,834	3,392,484	24,038,319	23,231,206	22,637,748	22,020,352	21,373,924	20,740,286
Net investment in capital assets	1,660,380	2,151,045	5,656,313	5,800,198	15,546,965	15,315,932	15,112,099	14,928,266
Unrestricted net assets	3,154,818	3,157,690	7,416,695	10,027,387	11,475,516	13,174,998	14,390,471	15,508,855
Total Net Position	4,815,198	5,308,735	13,073,008	15,827,585	27,022,481	28,490,930	29,502,570	30,437,121
Total Liabilities and Net Position	7,659,032	8,701,219	37,111,327	39,058,792	49,660,229	50,511,282	50,876,494	51,177,407

TABLE 15
Page 1 of 3 of Table 15
City of Corcoran
Projected Water Revenues

	2023	2024	2025	2026	2027	2028
Charges for Services Revenue						
Residential						
Water Base Charge	287,073	417,349	586,602	724,802	850,302	977,819
Usage Charges:						
Tier 1: Water usage 0 to 4,999 gallons	178,074	258,948	363,729	448,770	527,350	606,900
Tier 2: Water usage 5,000 to 8,999 gallons	39,202	56,922	80,115	99,032	116,131	133,388
Tier 3: Water usage 9,000 to 19,999 gallons	9,815	14,250	20,042	24,758	29,014	33,388
Tier 4: Water usage 20,000 gallons over	-	-	-	-	-	-
Water Volume Billed	227,091	330,120	463,886	572,560	672,495	773,676
Multi-Residential						
Water Base Charge	-	-	56,182	57,871	59,609	61,396
Usage Charges						
Tier 1: Water usage 1,000 gallons +	-	-	45,135	46,512	47,889	49,266
Commercial						
Water Base Charge	11,547	12,223	12,932	13,670	14,443	15,247
Usage Charges						
Tier 1: Water usage 1,000 gallons +	3,803	3,909	4,216	4,550	4,894	5,266
Other Charges						
Meter Charges	193,084	248,705	191,336	164,617	161,913	142,665
Total Charges for Services	722,598	1,012,306	1,360,290	1,584,582	1,811,546	2,025,336

TABLE 15
 Page 2 of 3 of Table 15
City of Corcoran
Projected Water Revenues

	2023	2024	2025	2026	2027	2028
Non-Operating Development Revenue						
Northeast Water Connection Charges (paid with building permit on per unit basis)						
Single Family Residential	200,524	326,463	82,350	14,137	-	-
Multi-Family Residential	-	217,280	-	-	-	-
Commercial/Other	-	-	-	-	-	-
Maple Grove Connection - Residential	455,964	-	-	-	-	-
Maple Grove Connection - Commercial/Other	-	-	-	-	-	-
Southeast Water Connection Charges (paid with building permit on per unit basis)						
Single Family Residential	381,642	425,068	494,100	480,658	486,337	427,443
Multi-Family Residential	-	-	-	-	-	-
Commercial/Other	1,294	1,333	1,373	1,414	1,456	1,500
Maple Grove Connection - Residential	867,802	966,570	1,123,524	1,092,930	1,105,841	971,907
Maple Grove Connection - Commercial/Other	47,067	48,479	49,933	51,431	52,974	54,563
Trunk Line Availability Charges (paid at time of development on per acre basis)						
Northeast Corcoran / Water Availability	768,535	502,596	517,672	533,204	549,200	565,676
Northeast Corcoran / Treatment and Storage	1,570,094	1,026,792	1,057,596	1,089,324	1,122,004	1,155,664
Southeast Corcoran / Water Availability	781,814	1,276,107	585,474	603,036	496,901	373,195
Southeast Corcoran / Treatment and Storage	1,056,887	1,725,103	791,472	815,214	671,736	504,501
Total Non-Operating Revenues	6,131,620	6,515,790	4,703,494	4,681,348	4,486,449	4,054,448

TABLE 15
 Page 3 of 3 of Table 15
City of Corcoran
Projected Water Revenues

	2023	2024	2025	2026	2027	2028
Summary of Total Charges for Services and Non-Operating Revenues						
Charges for water usage	230,894	334,029	513,238	623,622	725,279	828,208
Base service charges	298,621	429,572	655,716	796,343	924,354	1,054,462
Charge for meter	193,084	248,705	191,336	164,617	161,913	142,665
Total Charges for Services	722,598	1,012,306	1,360,290	1,584,582	1,811,546	2,025,336
Water connection charges (City)	583,459	970,143	577,823	496,209	487,794	428,943
Water connection charges (Maple Grove)	1,370,832	1,015,049	1,173,457	1,144,361	1,158,815	1,026,470
Total Connection Fees	1,954,291	1,985,192	1,751,280	1,640,570	1,646,608	1,455,413
Water trunk line availability charges (City)	4,177,330	4,530,598	2,952,214	3,040,778	2,839,841	2,599,035
Grand Total	6,854,219	7,528,096	6,063,784	6,265,930	6,297,995	6,079,784
<i>Details for Total Charges for Services:</i>						
Residential usage and base charges	514,164	747,469	1,050,488	1,297,363	1,522,797	1,751,495
Multi-Residential usage and base charges	-	-	101,317	104,383	107,498	110,662
Commercial usage and base charges	15,350	16,132	17,149	18,220	19,338	20,513
Meter charges	193,084	248,705	191,336	164,617	161,913	142,665
Total Charges for Services	722,598	1,012,306	1,360,290	1,584,582	1,811,546	2,025,336

Total Charges for Services is calculated based on assumptions for fee schedule and customer units and volume in the Plan.

Table 16
Water Fund
Projected Year End Cash Balance

	2022 Un-audited Subject to Change	2023	2024	2025	2026	2027	2028
Use of Cash							
Operations & Maintenance	1,075,730	2,101,666	2,483,362	2,766,822	2,837,566	2,802,646	2,751,347
Capital Improvements	580,955	25,741,383	-	10,000,000	-	-	-
Interfund Transfers (not incl for debt)	296,548	267,750	280,600	294,630	309,362	324,830	341,071
Debt Service (incl transfers for debt)	171,060	337,810	2,035,485	1,587,164	1,585,395	1,942,470	1,867,866
Total Use of Cash	2,124,293	28,448,610	4,799,447	14,648,616	4,732,323	5,069,945	4,960,284
Source of Cash							
Charges for services and other operating revenue	473,499	4,720,642	1,087,249	11,461,303	1,700,023	1,943,937	2,169,412
Development related fees	1,605,130	6,162,522	6,281,878	4,592,784	4,687,386	4,295,254	3,895,818
Bond Proceeds	-	21,785,000	-	-	-	-	-
Interfund Transfers	-	-	-	-	-	-	-
Total Source of Cash	2,078,629	32,668,163	7,369,127	16,054,087	6,387,409	6,239,191	6,065,230
Net Change in Other Assets and Liabilities Increasing/(Reducing) Cash	768,931	(891,299)	37,315	37,315	39,902	(700)	(700)
Change in Cash Balance	723,267	3,328,255	2,606,995	1,442,786	1,694,988	1,168,545	1,104,246
Ending Cash and Investments	4,155,478	7,483,733	10,090,727	11,533,513	13,228,502	14,397,047	15,501,293
Ending Cash by Purpose							
For future capital / trunk fee reserve	3,715,486	6,620,506	7,434,402	9,254,643	10,933,715	11,753,915	12,195,590
For following year pay-go capital	-	-	-	-	-	-	750,000
For 3-months of operating cash	268,932	525,417	620,841	691,705	709,391	700,661	687,837
For following year debt service	171,060	337,810	2,035,485	1,587,164	1,585,395	1,942,470	1,867,866
Ending Cash and Investments	4,155,478	7,483,733	10,090,727	11,533,513	13,228,502	14,397,047	15,501,293

SEWER FUND

The Sewer Fund was established as a Proprietary Fund for the accounting for costs of providing municipal water services to residents and businesses. The Water Fund is considered self-supporting in that the services rendered are financed through user charges.

The financial plan includes assets and liabilities in addition to the revenues and expenditures. There is a capitalization of certain expenses and the subsequent depreciation of the capitalized costs.

Source of Funds

The source of funds are charges for services, special assessments, developer fees and payments, and bond proceeds. A schedule of fees and charges is included in an Appendix.

Future growth from development, which impacts the projection of operating and non-operating revenue for the Sewer Fund, is assumed to be the following over the next decade:

- Nearly 690 acres platted between 2023-2028
- 2,643 new customer units to be added between 2023-2028

Details on the estimated acres platted per year and customer units added is shown in Table 3. Development will provide increasing revenue to the Water Fund.

The Plan estimates annual rate adjustments of 3.0%. The actual increase that may be needed in the future will depend on growth in customers.

With proposed annual rate adjustments, the Sewer

Fund is projected to maintain adequate cash balance over the planning period. For purposes of the Plan, the revenue objective focused on providing revenue sufficient to achieve projected year-end cash balance to cover the following purposes:

- Three-months of operating expense
- Following-year debt service payments
- Following year capital acquisition (planned to be paid from cash)
- Reserves for future capital improvements and other reserve purposes

The Plan does not anticipate the issuance of bonds to finance sewer improvements.

Expense

The use of funds is to pay for the operation and capital improvements, and related debt service, for providing sewer services, including depreciation of capital assets.

Approximately 25-30% of the Water Fund expenses are estimated to be fixed costs, this amount fluctuates somewhat from year to year and has been declining as the number of customers using the system has increased.

The City anticipates the addition of approximately 1.7 FTE (allocated portion) over the next five years paid by the Sewer Fund. The cost of the FTE's is included in the financial plan.

Annual debt service payments on bonds issued to finance sewer related improvements are supported by net revenues of the Sewer Fund. The Sewer Fund pays a portion of the debt on the 2014B Bonds. The portion

of the 2014B Bonds payable from sewer revenues is reported as a liability of the Sewer Fund. In addition to this liability, the Sewer Fund transfers revenue to the Governmental Debt Service Funds to pay a portion of the 2016A Bonds. Beginning in year 2027, the Sewer Fund is also projected to begin transferring funds to pay a portion of the debt on the planned bonds for municipal facilities improvements.

Depreciation is reported as an expense and is adjusted for anticipated annual depreciable capital acquisitions. For purposes of the Plan, capital is depreciated over a 55 year term.

The City is planning for sewer extension project estimated at \$10.0 million in 2027, the North Sewer Connection Project. The plan is to use cash to pay for this project. The exact timing will depend on growth.

Transfers To and From Other Funds

The Sewer Fund transfers funds annually to the General Fund to pay for operational support.

As noted above, cash from the Sewer Fund is to be transferred to the City's Governmental Debt Service Funds to pay allocated portions of debt service.

Financial Plans

CHART 31
Sewer Fund

Ending cash balance will decline as the City spends down development fees (reserves) collected to service debt issued to finance sewer improvement projects to support development

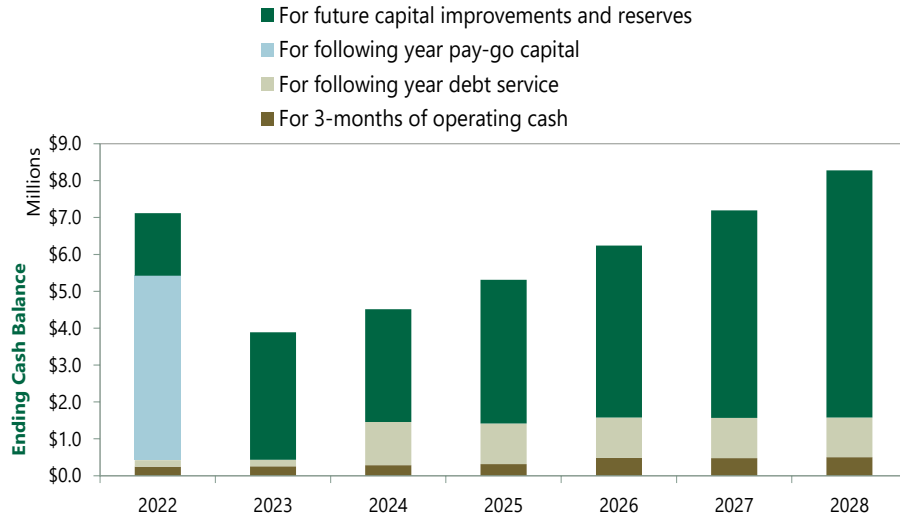


CHART 33
Sewer Fund

Revenues will exceed expenses due to the timing of collection of development related revenues and the use of these funds for capital improvements, including water treatment and storage

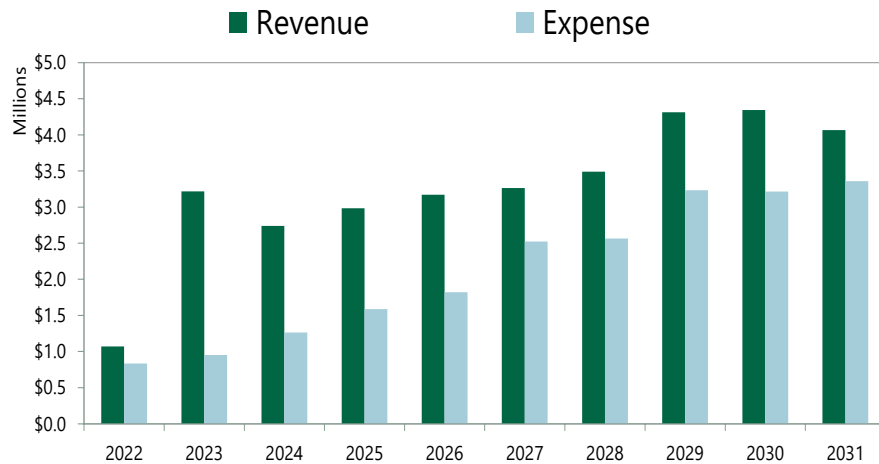


CHART 32
Sewer Fund

Sewer Fund is projected to accumulate cash from development charges to pay for future planned capital resulting in changes in net position over time

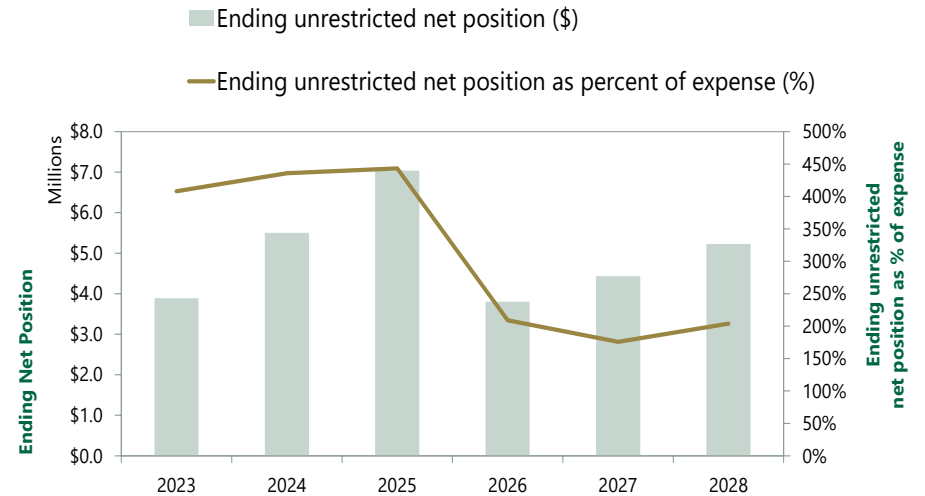


CHART 34
Sewer Fund

New customers to be added will increase sewer flow billed

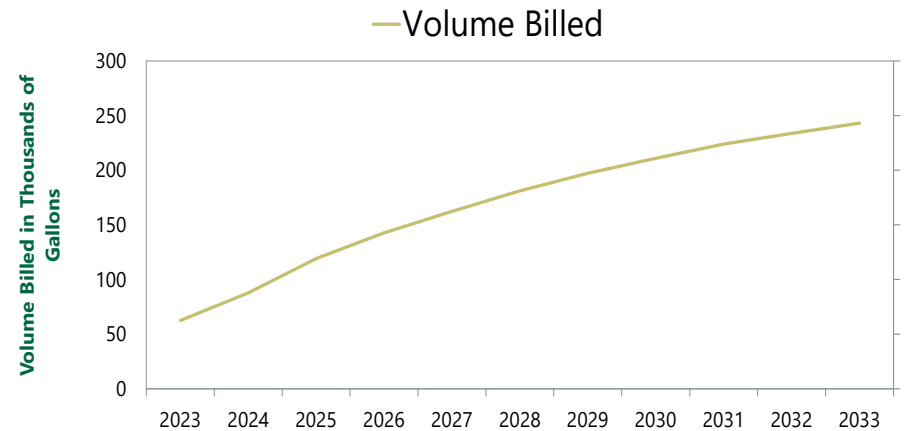


TABLE 17
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City of Corcoran
Sewer Fund
Financial Plan

	Prior Year Actuals (2022 is unaudited, Subject to Change)		Current Year	Projected				
	2021	2022	2023	2024	2025	2026	2027	2028
REVENUE								
Charges for services	346,950	525,973	873,832	1,332,314	1,620,476	1,882,454	2,148,280	2,398,600
Special assessments								
Developer contributions (trunk line charges)		250,218	1,354,292	798,470	822,420	745,439	654,375	674,010
Connection fees	877,639	286,679	960,277	571,844	491,049	482,735	424,481	376,060
Connection fees payable to Met Council	1,118,250							
Other revenues	57,160	7,262	7,407	7,555	7,706	7,861	8,018	8,178
Investment income	724		20,784	29,599	41,706	53,393	29,147	33,870
Total Revenue	2,400,723	1,070,132	3,216,593	2,739,783	2,983,357	3,171,882	3,264,302	3,490,718
EXPENSES								
Variable								
Current operating expenses	72,725	162,301	167,170	251,591	333,539	402,045	420,107	432,710
Disposal charges (\$2.81 plus inflator after 2022)	74,556	139,713	204,977	419,860	521,185	617,722	719,281	818,748
Connections paid to Met Council	1,118,250	-	-	-	-	-	-	-
<i>Subtotal Variable Expenses</i>	<i>1,265,531</i>	<i>302,014</i>	<i>372,147</i>	<i>671,451</i>	<i>854,724</i>	<i>1,019,767</i>	<i>1,139,388</i>	<i>1,251,458</i>
Fixed								
Transfer to Equipment Fund					125,000			
Transfer to General Fund	134,582	272,984	267,750	280,600	294,630	309,362	324,830	341,071
Transfer to Debt Service Funds			51,547	50,947	55,347	54,747	409,020	374,567
Interest expense on bonds	42,113	49,536	34,396	32,183	29,858	27,460	240,088	189,335
Depreciation	208,951	208,951	227,133	227,133	227,133	408,951	408,951	408,951
<i>Subtotal Fixed Expenses</i>	<i>385,646</i>	<i>531,471</i>	<i>580,826</i>	<i>590,862</i>	<i>731,968</i>	<i>800,520</i>	<i>1,382,889</i>	<i>1,313,924</i>
Total Expense	1,651,177	833,485	952,973	1,262,314	1,586,692	1,820,287	2,522,277	2,565,382
CHANGE IN NET POSITION	749,546	236,647	2,263,620	1,477,469	1,396,665	1,351,595	742,025	925,337
Net Position, January 1	5,518,967	6,268,513	6,505,160	8,768,780	10,246,248	11,642,914	12,994,509	13,736,534
Net Position, December 31	6,268,513	6,505,160	8,768,780	10,246,248	11,642,914	12,994,509	13,736,534	14,661,870

TABLE 17
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City of Corcoran
Sewer Fund
Financial Plan

	Prior Year Actuals (2022 is unaudited, Subject to Change)		Current Year	Projected				
	2021	2022	2023	2024	2025	2026	2027	2028
ASSETS								
Cash	2,031,865	2,771,219	3,946,479	5,560,781	7,119,131	3,886,277	4,516,053	5,309,141
Accounts receivable	125,010	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Special assessments receivable	48,166	36,659	25,152	25,152				
Other current assets	12,074	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Capital assets	6,395,158	6,395,158	7,395,158	7,395,158	7,395,158	17,395,158	17,395,158	17,395,158
Less accumulated depreciation	(909,226)	(1,118,177)	(1,345,310)	(1,572,443)	(1,799,575)	(2,208,526)	(2,617,477)	(3,026,428)
Total Assets	7,703,047	8,106,859	10,043,480	11,430,648	12,736,714	19,094,909	19,315,734	19,699,870
LIABILITIES								
Accounts payable	640	1,000	85,000	85,000	85,000	85,000	85,000	85,000
Other liabilities	114,947	350,699	20,000	20,000	20,000	20,000	20,000	20,000
Bond premium amortized	(13,553)							
Bonds payable, net of premiums	1,332,500	1,250,000	1,169,700	1,079,400	988,800	5,995,400	5,474,200	4,933,000
Total Liabilities	1,434,534	1,601,699	1,274,700	1,184,400	1,093,800	6,100,400	5,579,200	5,038,000
Net investment in capital assets	4,166,985	4,026,981	4,880,148	4,743,315	4,606,783	9,191,232	9,303,481	9,435,730
Unrestricted net assets	2,101,528	2,478,179	3,888,631	5,502,933	7,036,131	3,803,277	4,433,053	5,226,141
Total Net Position	6,268,513	6,505,160	8,768,780	10,246,248	11,642,914	12,994,509	13,736,534	14,661,870
Total Liabilities and Net Position	7,703,047	8,106,859	10,043,480	11,430,648	12,736,714	19,094,909	19,315,734	19,699,870

Table 18
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City of Corcoran
Projected Sewer Revenues

	2022	2023	2024	2025	2026	2027	2028
Charges for Services Revenue							
Residential							
Sewer Base Charge	365,716	404,090	587,439	825,614	1,020,059	1,196,644	1,376,128
Usage Charges:							
Tier 1: Sewer volume	166,901	184,542	268,223	376,584	465,840	546,644	628,275
Multi-Residential							
Sewer Base Charge	-	-	-	79,073	81,445	83,888	86,405
Usage Charges:							
Tier 1: Sewer volume	-	-	-	31,824	32,819	33,813	34,808
Sewer Volume Billed	-	-	-	31,824	32,819	33,813	34,808
Commercial							
Sewer Base Charge	12,060	13,154	13,924	14,729	15,570	16,450	17,368
Usage Charges:							
Tier 1: Water usage 1,000 gallons +	3,747	4,131	4,246	4,491	4,742	5,016	5,297
Total Charges for Services	548,424	605,917	873,832	1,332,314	1,620,476	1,882,454	2,148,280
Non-Operating Development Revenue							
Northeast Sewer Connection Charges (paid with building permit on per unit basis)							
Single Family Residential	105,655	198,447	323,082	81,498	13,990	-	-
Multi-Residential	-	-	215,212	-	-	-	-
Commercial/Other	-	-	-	-	-	-	-
MCES connection charge (per unit)	211,225	385,175	608,825	149,100	24,850	-	-
Southeast Sewer Connection Charges (paid with building permit on per unit basis)							
Single Family Residential	182,721	377,689	420,665	488,988	475,660	481,294	422,997
Multi-Residential	-	-	-	-	-	-	-
Commercial/Other	1,243	1,280	1,319	1,358	1,399	1,441	1,484
MCES connection charge (per unit)	365,295	733,075	792,715	894,600	844,900	829,990	708,225
Trunk Line Availability Charges (paid at time of development on per acre basis)							
Corcoran (NE and SE)	2,621,370	1,113,894	1,354,292	798,470	822,420	745,439	654,375
Total Non-Operating Revenues	3,487,509	2,809,559	3,716,109	2,414,014	2,183,219	2,058,164	1,787,081

Table 18
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City of Corcoran
Projected Sewer Revenues

	2022	2023	2024	2025	2026	2027	2028
Summary of Total Charges for Services and Non-Operating Revenues							
Charges for sewer volume	170,648	188,673	272,469	412,899	503,401	585,473	668,380
Base service charges	377,777	417,244	601,363	919,415	1,117,075	1,296,982	1,479,900
Total Charges for Services	548,424	605,917	873,832	1,332,314	1,620,476	1,882,454	2,148,280
Sewer connection charges (City)	289,619	577,415	960,277	571,844	491,049	482,735	424,481
Sewer connection charges (MCES)	576,520	1,118,250	1,401,540	1,043,700	869,750	829,990	708,225
Total Connection Charges	866,139	1,695,665	2,361,817	1,615,544	1,360,799	1,312,725	1,132,706
Sewer trunk line availability charges	2,621,370	1,113,894	1,354,292	798,470	822,420	745,439	654,375
Grand Total	3,459,413	2,297,226	3,188,401	2,702,629	2,933,945	3,110,628	3,227,137
Residential usage and base charges	532,617	588,632	855,662	1,202,198	1,485,900	1,743,287	2,004,403
Multi-Residential usage and base charges	-	-	-	110,897	114,264	117,701	121,213
Commercial usage and base charges	15,807	17,286	18,170	19,220	20,313	21,466	22,665
Total Charges for Services	548,424	605,917	873,832	1,332,314	1,620,476	1,882,454	2,148,280

Table 19
Sewer Fund
Projected Year End Cash Balance

	2022 Un-audited Subject to Change	2023	2024	2025	2026	2027	2028
Use of Cash							
Operations & Maintenance	302,014	372,147	671,451	979,724	1,019,767	1,139,388	1,251,458
Capital Improvements	-	1,000,000	-	-	10,000,000	-	-
Interfund Transfers (not incl for debt)	272,984	267,750	280,600	294,630	309,362	324,830	341,071
Debt Service (incl transfers for debt)	132,036	166,243	173,430	175,805	175,607	1,170,308	1,105,102
Total Use of Cash	707,034	1,806,140	1,125,481	1,450,159	11,504,736	2,634,526	2,697,631
Source of Cash							
Charges for services and other operating revenue	533,235	902,023	1,369,468	1,669,888	1,943,708	2,185,445	2,440,648
Development related fees	536,897	2,314,569	1,370,314	1,313,469	1,228,174	1,078,856	1,050,070
Bond Proceeds	-	-	-	-	5,100,000	-	-
Interfund Transfers	-	-	-	-	-	-	-
Total Source of Cash	1,070,132	3,216,593	2,739,783	2,983,357	8,271,882	3,264,302	3,490,718
Net Change in Other Assets and Liabilities	376,256	(235,192)	-	25,152	-	-	-
Increasing/(Reducing) Cash							
Change in Cash Balance	739,354	1,175,260	1,614,302	1,558,350	(3,232,854)	629,776	793,088
Ending Cash and Investments	2,771,219	3,946,479	5,560,781	7,119,131	3,886,277	4,516,053	5,309,141
Ending Cash by Purpose							
For future capital / trunk fee reserve	1,563,679	3,687,199	5,219,489	1,698,395	3,455,728	3,060,898	3,891,175
For following year pay-go capital	1,000,000	-	-	5,000,000	-	-	-
For 3-months of operating cash	75,504	93,037	167,863	244,931	254,942	284,847	312,864
For following year debt service	132,036	166,243	173,430	175,805	175,607	1,170,308	1,105,102
Ending Cash and Investments	2,771,219	3,946,479	5,560,781	7,119,131	3,886,277	4,516,053	5,309,141

**Appendix
Table A
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City of Corcoran
Fees and Charges**

	2022	2023	2024	2025	2026	2027	2028
Annual % adjustment to base and usage Water fees:			3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to base and usage Sewer fees:			3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to Water connection fee:			3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to Sewer connection fee:			3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to Southeast Water TLAC fee:			3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to Northeast Water TLAC fee:			3.0%	3.0%	3.0%	3.0%	3.0%
Annual % adjustment to Sewer TLAC fee:			3.0%	3.0%	3.0%	3.0%	3.0%
RESIDENTIAL							
Water Base Charge	20.60	21.63	22.28	22.95	23.64	24.35	25.08
Sewer Base Charge	29.56	30.45	31.36	32.30	33.27	34.27	35.30
Usage Charges							
Tier 1: Water usage 0 to 4,999 gallons	2.20	2.31	2.38	2.45	2.52	2.60	2.68
Tier 2: Water usage 5,000 to 8,999 gallons	2.65	2.78	2.86	2.95	3.04	3.13	3.22
Tier 3: Water usage 9,000 to 19,999 gallons	3.31	3.48	3.58	3.69	3.80	3.91	4.03
Tier 4: Water usage 20,000 gallons over	4.28	4.49	4.62	4.76	4.90	5.05	5.20
Sewer (sewer based on winter water usage) per 1,000 gallons	2.93	3.02	3.11	3.20	3.30	3.40	3.50
MULTI-RESIDENTIAL (7+Units)							
Water Base Charge	20.60	21.63	22.28	22.95	23.64	24.35	25.08
Sewer Base Charge	29.56	30.45	31.36	32.30	33.27	34.27	35.30
Usage Charges							
Tier 1: Water usage	2.65	2.78	2.86	2.95	3.04	3.13	3.22
Sewer (sewer based on winter water usage) per 1,000 gallons	2.90	3.02	3.02	3.11	3.20	3.30	3.40
NON-RESIDENTIAL							
Water Base Charge (Less 3" Meter)	25.46	26.73	27.53	28.36	29.21	30.09	30.99
Sewer Base Charge	29.56	30.45	31.36	32.30	33.27	34.27	35.30
Usage Charges							
Tier 1: Water usage 1,000 gallons +	2.65	2.78	2.78	2.92	3.07	3.22	3.38
Sewer per 1,000 gallons	2.90	3.02	3.02	3.11	3.20	3.30	3.40

Appendix
Table A
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City of Corcoran
Fees and Charges

	2022	2023	2024	2025	2026	2027	2028
OTHER FEES							
Maple Grove Water Usage Charge per 1,000 gallons	2.25	2.36	2.48	2.60	2.73	2.87	3.02
Meter Charge (Cost Plus 10%)	412.00	424.36	437.09	450.20	463.71	477.62	491.95
CONNECTION CHARGES							
Sewer Connection Charges							
Single Family Residential	1,243	1,280	1,319	1,358	1,399	1,441	1,484
Multi-Residential (7+Units)	995	1,024	1,055	1,087	1,119	1,153	1,187
Non-Residential	1,243	1,280	1,319	1,358	1,399	1,441	1,484
MCES connection charge (per unit)	2,485	2,485	2,485	2,485	2,485	2,485	2,485
Water Connection Charges							
Northeast Corcoran							
Single Family Residential Connection	1,256	1,294	1,333	1,373	1,414	1,456	1,500
Multi-Residential Connection	1,004	1,034	1,065	1,097	1,130	1,164	1,199
Non-Residential Connection	1,256	1,294	1,333	1,373	1,414	1,456	1,500
Maple Grove Residential Connection	2,856	2,942					
Maple Grove Commercial/Other Connection	11,424	11,767					
Southeast Corcoran							
Single Family Residential Connection	1,256	1,294	1,333	1,373	1,414	1,456	1,500
Multi- Residential Connection	1,004	1,034	1,065	1,098	1,131	1,165	1,200
Non-Residential Connection	1,256	1,294	1,333	1,373	1,414	1,456	1,500
Maple Grove Residential Connection	2,856	2,942	3,030	3,121	3,215	3,311	3,410
Maple Grove Commercial/Other Connection	11,424	11,767	12,120	12,483	12,858	13,244	13,641

**Appendix
Table A
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City of Corcoran
Fees and Charges**

	2022	2023	2024	2025	2026	2027	2028
AVAILABILITY CHARGES*							
Sewer availability charge per acre of land	7,405	7,526	7,752	7,985	8,224	8,471	8,725
Northeast Corcoran*							
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Northeast	11,223	12,199	12,565	12,942	13,330	13,730	14,142
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Northeast	18,125	24,922	25,670	26,440	27,233	28,050	28,892
Southeast Corcoran*							
Watermain & Raw Water - Trunk Line Availability Charge (TLAC) - per acre: Southeast	8,508	9,198	9,474	9,758	10,051	10,352	10,663
Treatment & Storage - Trunk Line Availability Charge (TLAC) - per acre: Southeast	9,092	12,434	12,807	13,191	13,587	13,995	14,414

* Prior to 5/12/2022, the City had just one TLAC charge for water trunk line availability. Effective 5/12/2022, the City adjusted the amount charged for availability of water services to include two separate charges, as described here. In addition, effective 5/12/2022, at time of adopting a new "Treatment & Storage" charge, the City adopted adjustments to the amount charged for Watermain & Raw Water TLAC. The amounts shown for year 2022 reflect the rates as of 5/12/2022.

Notes to Table A:

1. Fee schedule is based on Corcoran constructing its own water system to serve northeast Corcoran beginning in year 2024. Changes to northeast water connection charges are based on this assumption.
2. After year 2030, for purposes of preparing financial plans, it is assumed that rates continue to be adjusted by the same percentage changes shown in year 2024.
3. This schedule does not include all city fees for water and sewer. For purpose of financial planning, the schedule only includes fees for the most frequent and material sources of revenue to the City.

Appendix
Table B

City of Corcoran
Property Tax Levy Planned for Debt Service

Levy Collection Year	Debt Service Levy for Equipment							Debt Service Levy for Facilities, Parks, and Street Improvements (Includes Tax Abatement)						Combined Total
	EXISTING 2016A Bonds - Equipment	EXISTING 2018A Bonds - Equipment Portion	EXISTING 2020 Bonds - Equipment	EXISTING 2022 Bonds - Equipment	NEW 2024 Bonds - Equipment	NEW 2026 Bonds - Equipment	Subtotal	EXISTING G.O. 2012B CIP Bonds, Refunded with 2020B	EXISTING 2018A Bonds - Park Improvement s (Abatement	NEW 2023A for Street Improvement s	NEW 2024B for Park Improvement s (Abatement Bonds)	NEW 2026A Bonds for Municipal Building	Subtotal	Total Estimated Levy (with coverage) ²
2022	39,690	81,323	104,475	-	-	-	225,488	222,485	111,746	-	-	-	334,231	559,719
2023	38,955	79,275	102,690	249,624	-	-	470,544	224,375	109,384	-	-	-	333,759	804,303
2024	38,220	82,478	106,155	247,734	-	-	474,587	231,410	107,021	373,590	-	-	712,021	1,186,608
2025	37,485	80,273	104,265	250,884	374,850	-	847,756	232,985	109,909	369,128	532,770	-	1,244,792	2,092,548
2026	-	78,068	102,375	248,364	380,100	235,620	1,044,527	234,455	107,389	374,903	533,610	2,174,583	3,424,940	4,469,466
2027	-	81,113	105,735	250,884	379,470	262,290	1,079,492	235,820	110,119	374,640	534,030	2,751,280	4,005,889	5,085,381
2028	-	-	103,740	252,984	378,420	265,440	1,000,584	231,830	107,441	373,853	534,030	2,751,110	3,998,264	4,998,848
2029	-	-	101,745	249,414	376,950	262,920	991,029	238,340	110,014	372,540	533,610	2,753,490	4,007,994	4,999,023
2030	-	-	-	250,884	380,310	265,440	896,634	241,490	107,084	375,953	538,020	2,754,000	4,016,547	4,913,181
2031	-	-	-	249,047	377,790	262,290	889,127	244,157	109,405	373,328	536,550	2,756,890	4,020,330	4,909,457
2032	-	-	-	-	380,100	264,180	644,280	246,761	111,563	375,428	534,660	2,757,740	4,026,152	4,670,432
2033	-	-	-	-	371,280	265,650	636,930	249,076	108,281	371,490	537,600	2,756,550	4,022,997	4,659,927
2034	-	-	-	-	-	266,700	266,700	246,073	-	338,520	534,660	2,757,570	3,876,823	4,143,523
2035	-	-	-	-	-	262,080	262,080	247,858	-	337,890	536,550	2,760,630	3,882,928	4,145,008
2036	-	-	-	-	-	-	-	254,814	-	336,840	537,810	2,761,310	3,890,774	3,890,774
2037	-	-	-	-	-	-	-	261,366	-	340,620	538,440	2,763,860	3,904,286	3,904,286
2038	-	-	-	-	-	-	-	-	-	338,520	538,440	2,763,860	3,640,820	3,640,820
2039	-	-	-	-	-	-	-	-	-	-	537,810	2,765,560	3,303,370	3,303,370
2040	-	-	-	-	-	-	-	-	-	-	536,550	2,768,790	3,305,340	3,305,340
2041	-	-	-	-	-	-	-	-	-	-	539,910	2,769,130	3,309,040	3,309,040
2042	-	-	-	-	-	-	-	-	-	-	537,180	2,770,830	3,308,010	3,308,010
2043	-	-	-	-	-	-	-	-	-	-	539,070	2,773,720	3,312,790	3,312,790
2044	-	-	-	-	-	-	-	-	-	-	529,620	2,773,380	3,303,000	3,303,000
2045	-	-	-	-	-	-	-	-	-	-	-	2,774,060	2,774,060	2,774,060
2046	-	-	-	-	-	-	-	-	-	-	-	2,775,590	2,775,590	2,775,590
2047	-	-	-	-	-	-	-	-	-	-	-	2,777,800	2,777,800	2,777,800
2048	-	-	-	-	-	-	-	-	-	-	-	2,780,520	2,780,520	2,780,520
2049	-	-	-	-	-	-	-	-	-	-	-	2,783,580	2,783,580	2,783,580
2050	-	-	-	-	-	-	-	-	-	-	-	2,731,560	2,731,560	2,731,560
2051	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	154,349	482,528	831,180	2,249,819	3,399,270	2,612,610	9,729,756	3,843,295	1,309,356	5,427,240	10,720,920	68,507,393	89,808,204	99,537,960

Notes:

1/ The tax levy amounts above include the 5% over levy (for delinquent property taxes).

2/ The 2018A Bonds includes tax abatement levy.

**APPENDIX
TABLE C
Planned Staffing Additions and Changes**

YEAR	DESCRIPTION	FTE	AMOUNT	GENERAL FUND	WATER FUND	SEWER FUND
2024	.75 of the 2nd Police Officer Hire	0.75	\$100,000	\$100,000	\$0	\$0
2024	IT Technician	0.83	\$102,500	\$89,688	\$6,406	\$6,406
2024	Program Coordinator (increase to 0.5)	0.04	\$1,850	\$1,850	\$0	\$0
2024	Seasonal PW Maintenance Worker Hours	0.25	\$16,500	\$16,500	\$0	\$0
2024	Utilities Superintendent	0.75	\$118,000	\$0	\$59,000	\$59,000
2024	PW Water Treatment Operator	0.25	\$28,000	\$0	\$14,000	\$14,000
2024 Total		2.87	\$366,850	\$208,038	\$79,406	\$79,406
2025	PT PD Records Tech	0.50	\$35,000	\$35,000	\$0	\$0
2025	Fire Commander	1.00	\$180,000	\$180,000	\$0	\$0
2025	Medical Responder (eqv. 0.5 FTE)	0.50	\$56,000	\$56,000	\$0	\$0
2025	Communications Assistant to FT	0.50	\$64,000	\$51,200	\$6,400	\$6,400
2025	Finance Division Director/Manager (enhanced role)		\$20,000	\$16,000	\$2,000	\$2,000
2025	Accountant	1.00	\$115,000	\$80,500	\$17,250	\$17,250
2025	Community Development Director	1.00	\$165,000	\$165,000	\$0	\$0
2025	PW Maintenance Worker	1.00	\$110,000	\$99,000	\$5,500	\$5,500
2025	PT Fire Duty Crew	2.00	\$225,000	\$225,000	\$0	\$0
2025	PW Facility Maintenance Worker	1.00	\$110,000	\$110,000	\$0	\$0
2025	Police Officer	1.00	\$127,000	\$127,000	\$0	\$0
2025	Police Officer (Drug Task Force)	1.00	\$137,000	\$137,000	\$0	\$0
2025	Seasonal PW Maintenance Worker Hours	0.25	\$20,000	\$20,000	\$0	\$0
2025	PW Water Treatment Operator	0.75	\$86,500	\$0	\$43,250	\$43,250
2025 Total		11.50	\$1,450,500	\$1,301,700	\$74,400	\$74,400
2026	PW Utility Worker	1.00	\$117,000	\$0	\$58,500	\$58,500
2026	CSO (eqv. 0.5 FTE)	0.50	\$34,000	\$34,000	\$0	\$0
2026	Human Resources Manager	1.00	\$140,000	\$140,000	\$0	\$0
2026	Building Permit Tech	1.00	\$110,000	\$110,000	\$0	\$0
2026	Water Resources Engineer	1.00	\$140,000	\$140,000	\$0	\$0
2026	Parks and Recreation Position	1.00	\$95,000	\$95,000	\$0	\$0
2026 Total		5.50	\$636,000	\$519,000	\$58,500	\$58,500
2027	PW Maintenance Worker	1.00	\$120,000	\$108,000	\$6,000	\$6,000
2027	Mechanic	1.00	\$125,000	\$125,000	\$0	\$0
2027	Planner	1.00	\$125,000	\$125,000	\$0	\$0
2027	Administrative Sergeant	1.00	\$140,000	\$140,000	\$0	\$0
2027	Police Officer	1.00	\$135,000	\$135,000	\$0	\$0
2027 Total		5.00	\$645,000	\$633,000	\$6,000	\$6,000
2028	PD Records Tech (move to FT)	0.50	\$55,000	\$55,000	\$0	\$0
2028	CSO (eqv. 0.5 FTE)	0.50	\$36,000	\$36,000	\$0	\$0
2028 Total		1.00	\$91,000	\$91,000	\$0	\$0
Grand Total		25.87	\$3,189,350	\$2,752,738	\$218,306	\$218,306

Note: This is a listing of all identified positions and costs included in the Plan. The timing and actual positions to be added in future years will be managed within the available resources and may be different in positions, timing, and amounts as shown here.



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CITY OF CORCORAN

Financial Management Plan

Review of Draft Report
September 27, 2023

Tammy Omdal
Managing Director, Northland Securities

Purpose of Study and Plan

- To provide guide for on-going financial management
 - Source and use of funds
 - Property tax levies and enterprise fees and charges
 - Capital improvement plans
 - Debt management

Study Approach

- Use of historical data and current plans
- Assumptions for expense and revenue
- Assumptions for capital improvements
- Impact of growth

Conclusions and Recommendations

- Maintain strong fund balances
- Identify strategy to fund capital
- Plan for tax levies and utility fees
- Plan for financial impact of growth
- Consider impact of ever-changing conditions in the economy on the Plan

Background - Growth

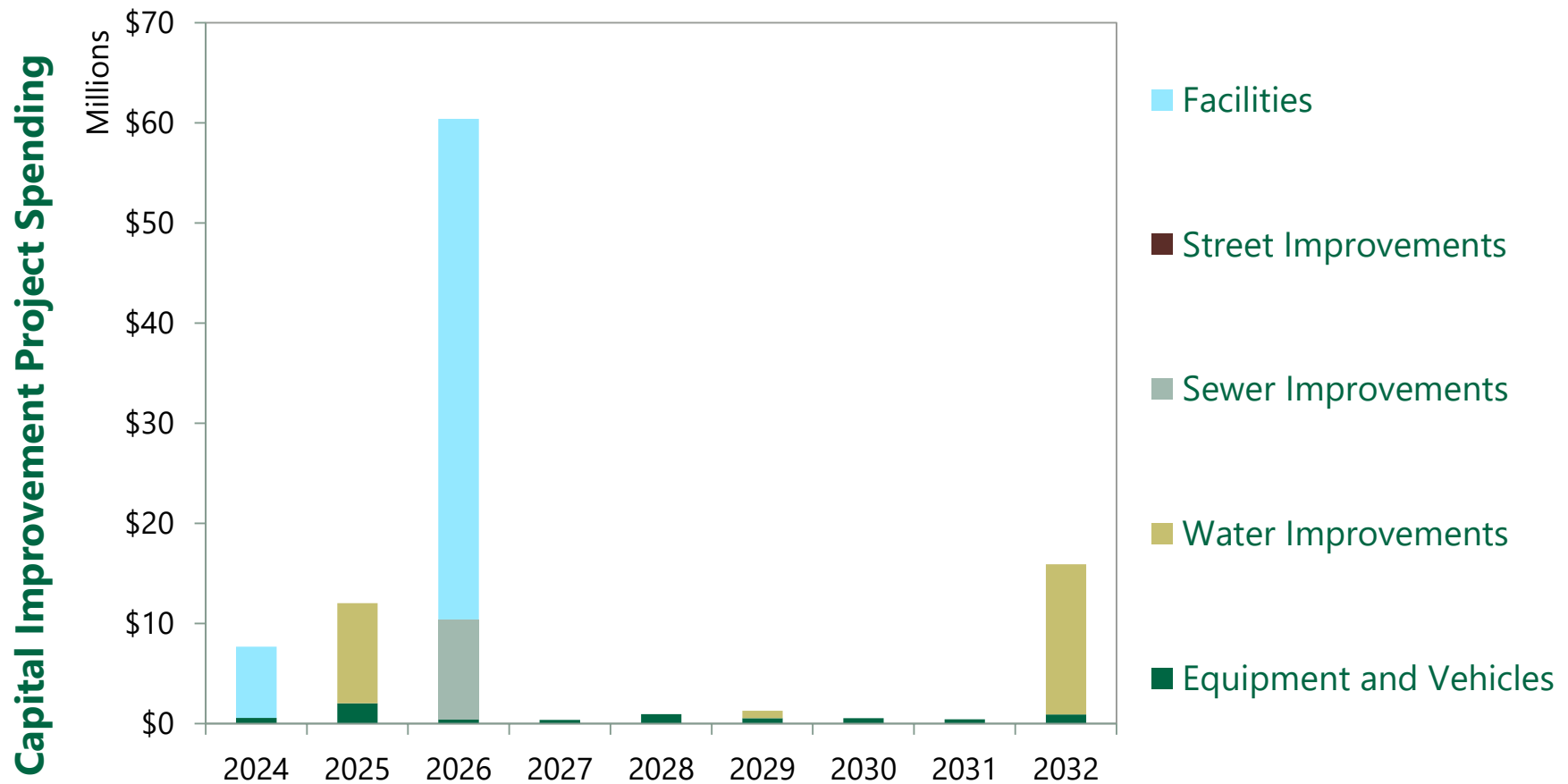
■ Assumptions in Plan

- Approximately 100 acres platted per year on average (2023-2031)
- 336 residential equivalent units added per year on average (2023-2031)*

*Includes 204 new multi-family housing units

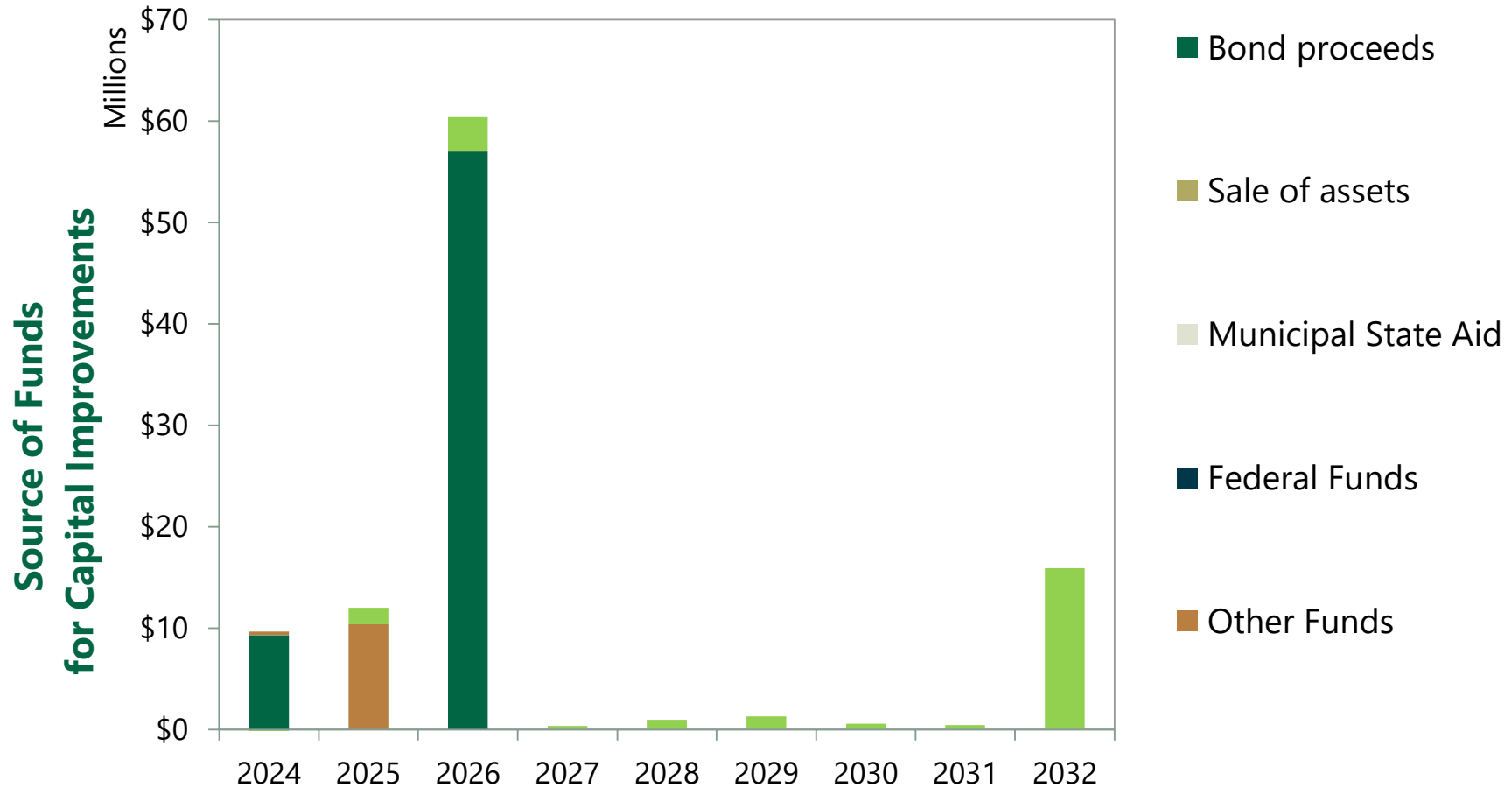
CIP – Use of Funds

With the exception of equipment and vehicles, annual spending on capital is projected to vary from year to year



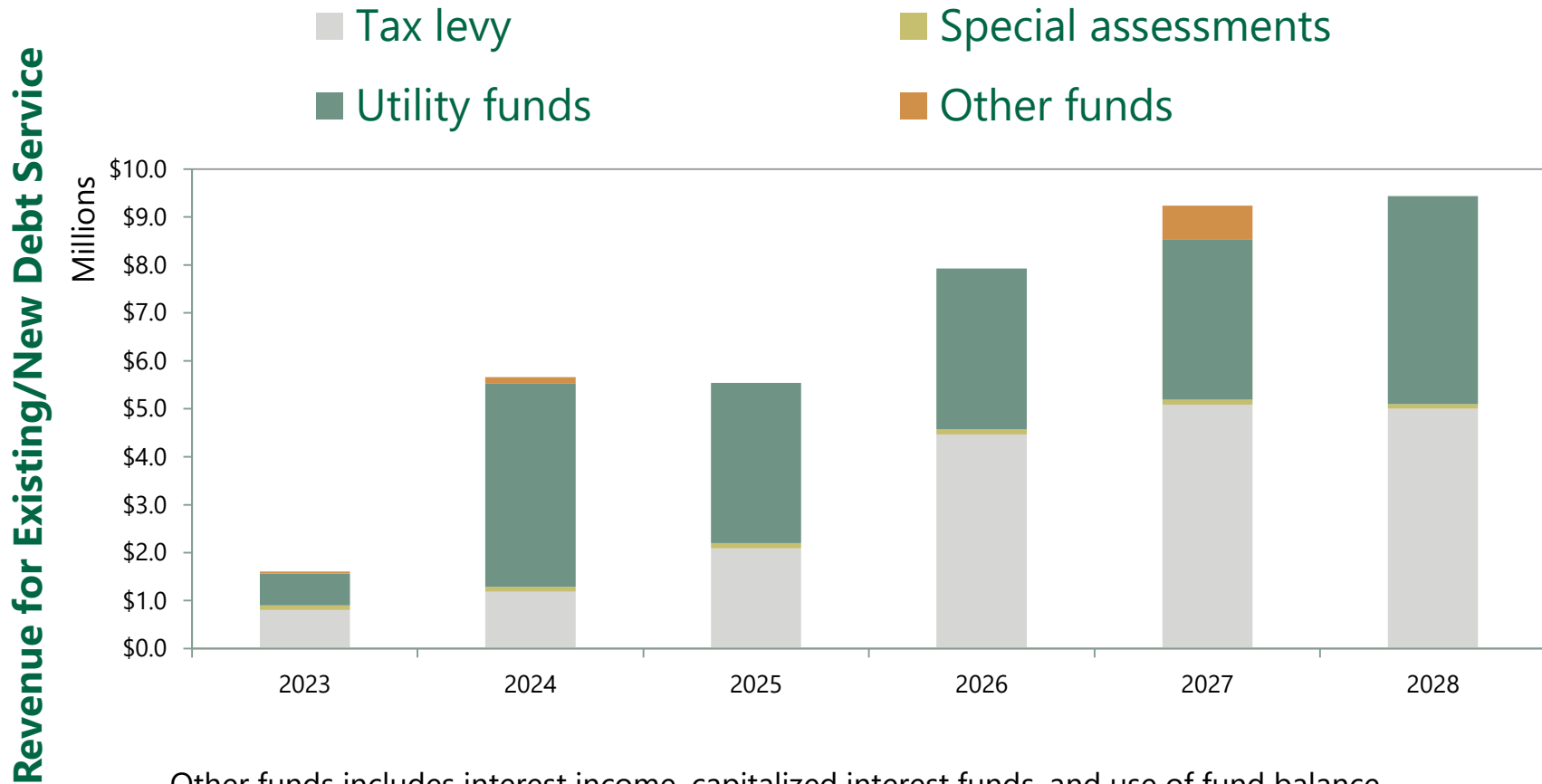
CIP – Source of Funds

Bonding to finance capital improvements is planned along with other sources of revenue



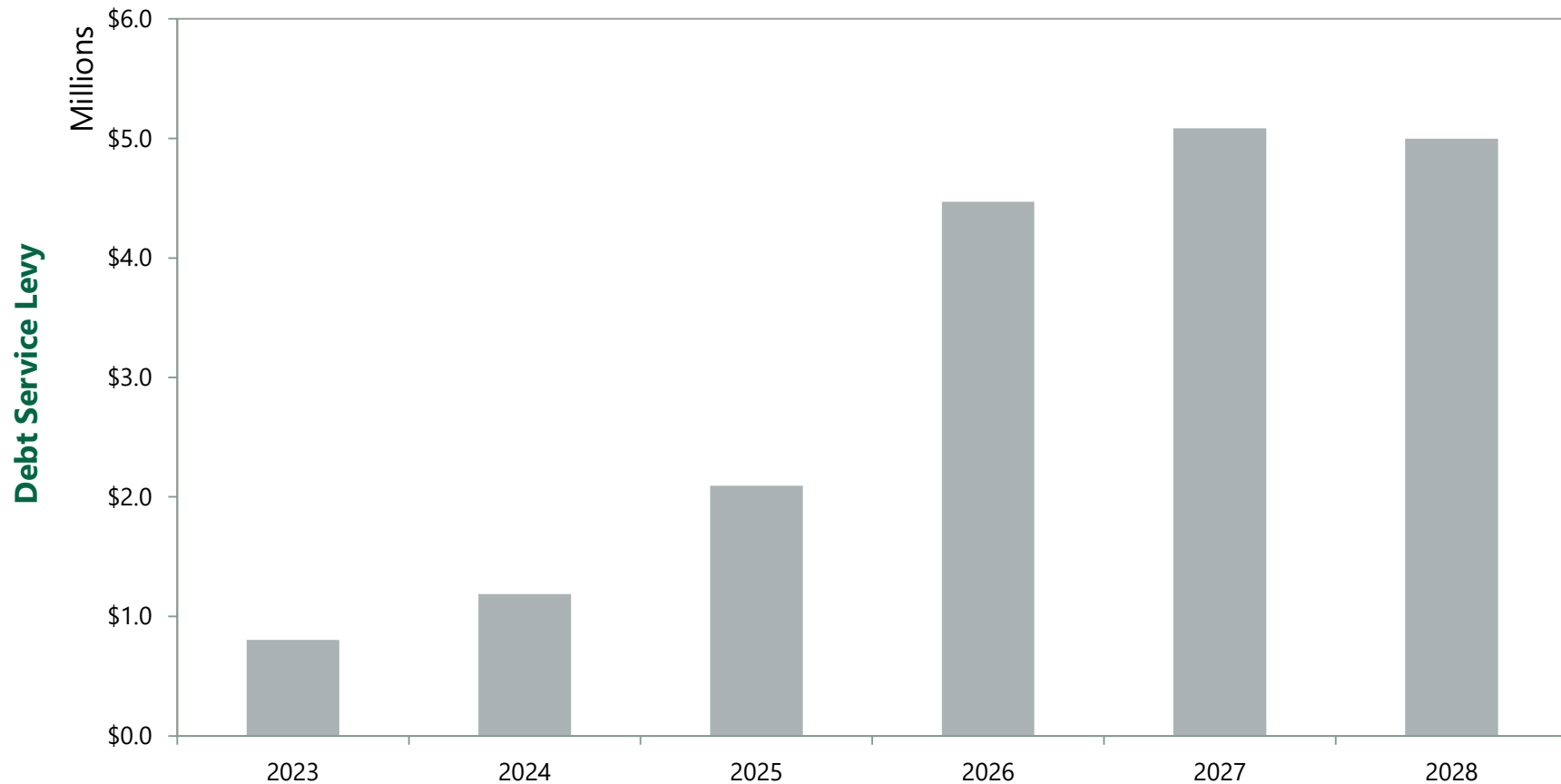
Annual Debt Service by Source Funds

About half of City debt is projected to be payable from net revenue from utility funds



Debt Service Tax Levy

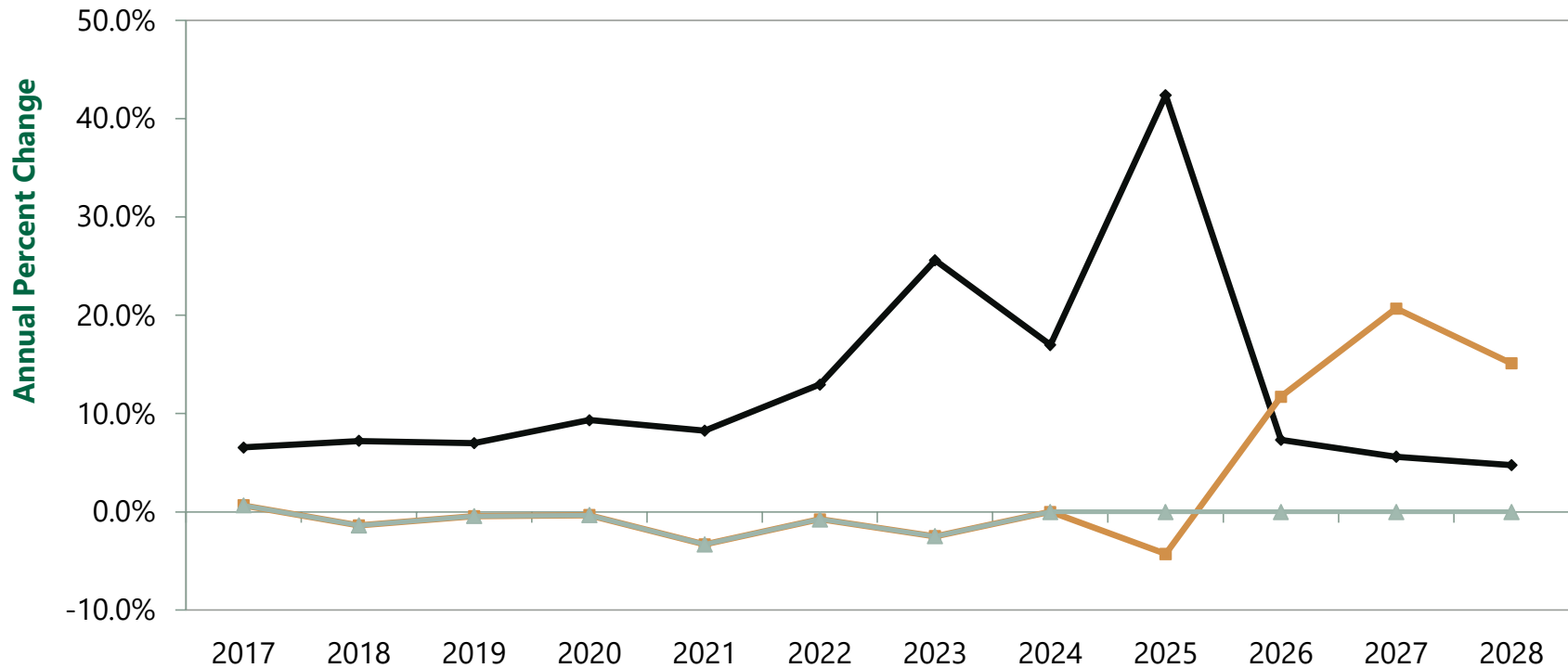
Tax Levy for Debt service will increase as debt is issued to finance public facilities among other improvements



City Tax Levy and Tax Rate

City plans to strive to maintain a relatively constant tax rate from year-to-year

- Property Tax Levy Annual % Change
- Tax Rate Annual % Change before Adjustments
- Tax Rate Annual % Change with Adjustments



Adjustments to Plan will be needed if the City plans to maintain constant Tax Rate

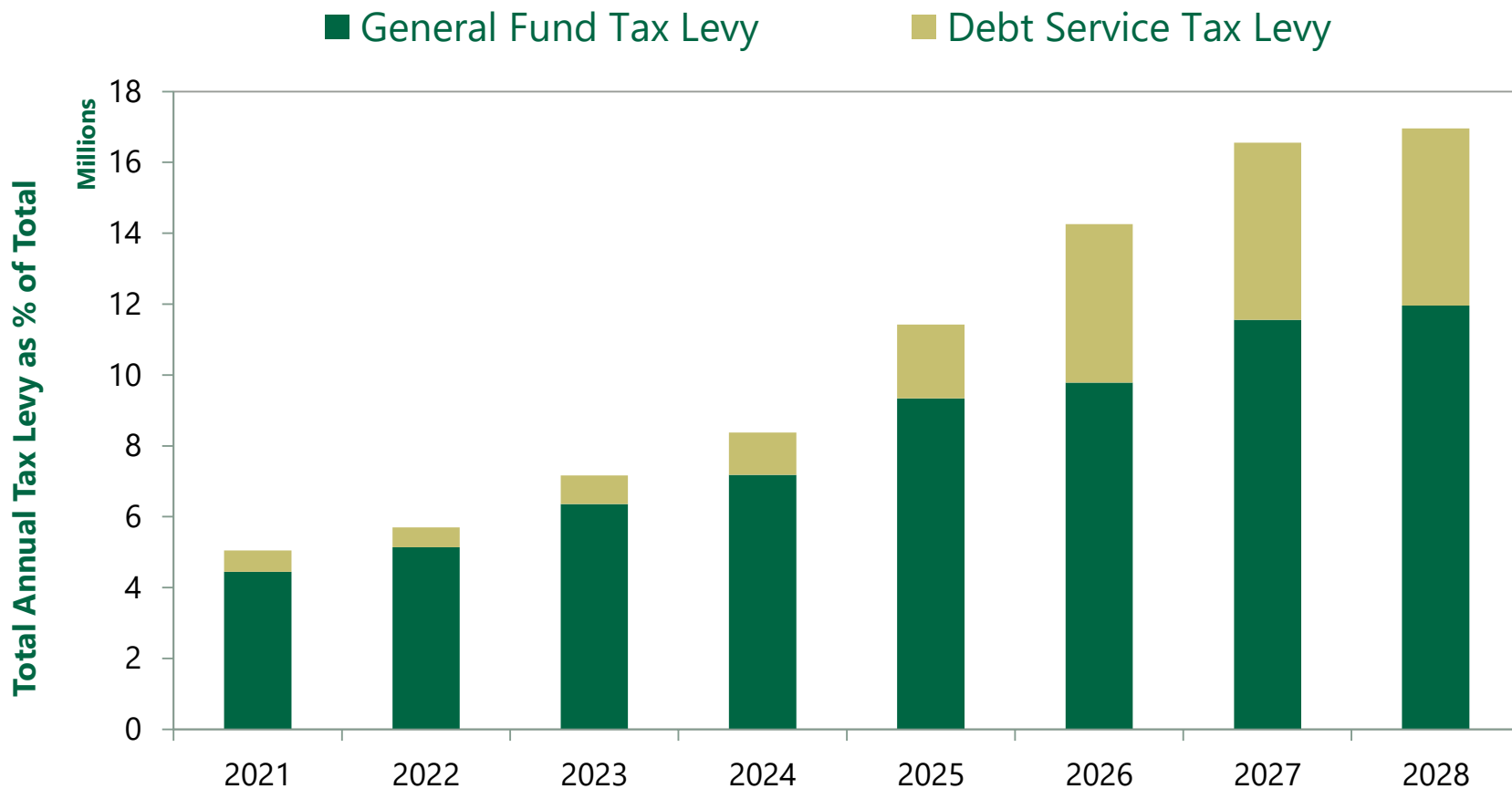
	Certified	Projected				
	2023	2024	2025	2026	2027	2028
Property Tax Levy by Payable Year						
General Fund	6,354,020	7,187,648	9,336,841	9,785,756	11,328,823	11,556,293
Debt Service - Equipment	470,544	474,587	847,756	1,044,527	1,079,492	1,000,584
Debt Service - Facilities and Parks	333,759	712,021	1,244,792	3,424,940	4,005,889	3,998,264
Total Property Tax Levy before Adjustments	7,158,323	8,374,256	11,429,389	14,255,222	16,414,204	16,555,140
<i>Adjustment needed to Plan to achieve constant rate</i>			494,439	(1,458,012)	(2,752,462)	(2,126,059)
Total Property Tax Levy	7,158,323	8,374,256	11,923,828	12,797,210	13,661,742	14,429,081
Less Fiscal Disparities Distribution	312,812	359,809	359,809	359,809	359,809	359,809
Net Spread Levy	6,845,511	8,014,447	11,564,019	12,437,401	13,301,933	14,069,272
Net Tax Capacity	16,251,741	19,026,881	27,453,825	29,527,298	31,579,760	33,401,480
City Tax Rate	0.42122	0.42122	0.42122	0.42122	0.42122	0.42122

Note: The Adjustments needed to Plan to achieve constant tax rate in years 2025-2028 is higher because the Plan includes increases in debt service for a new municipal facility, and park improvements, among other items. The financing of these projects will result in an increase in the City's tax rate unless the future increase in the City's Net Tax Capacity is greater than projected or other budget adjustments are made to offset the increase in the Debt Service for Facilities and Parks.

City Tax Levy

Tax Levy by Purpose

Tax Levy for Debt Service is projected to increase with planned issuance of new debt for projects

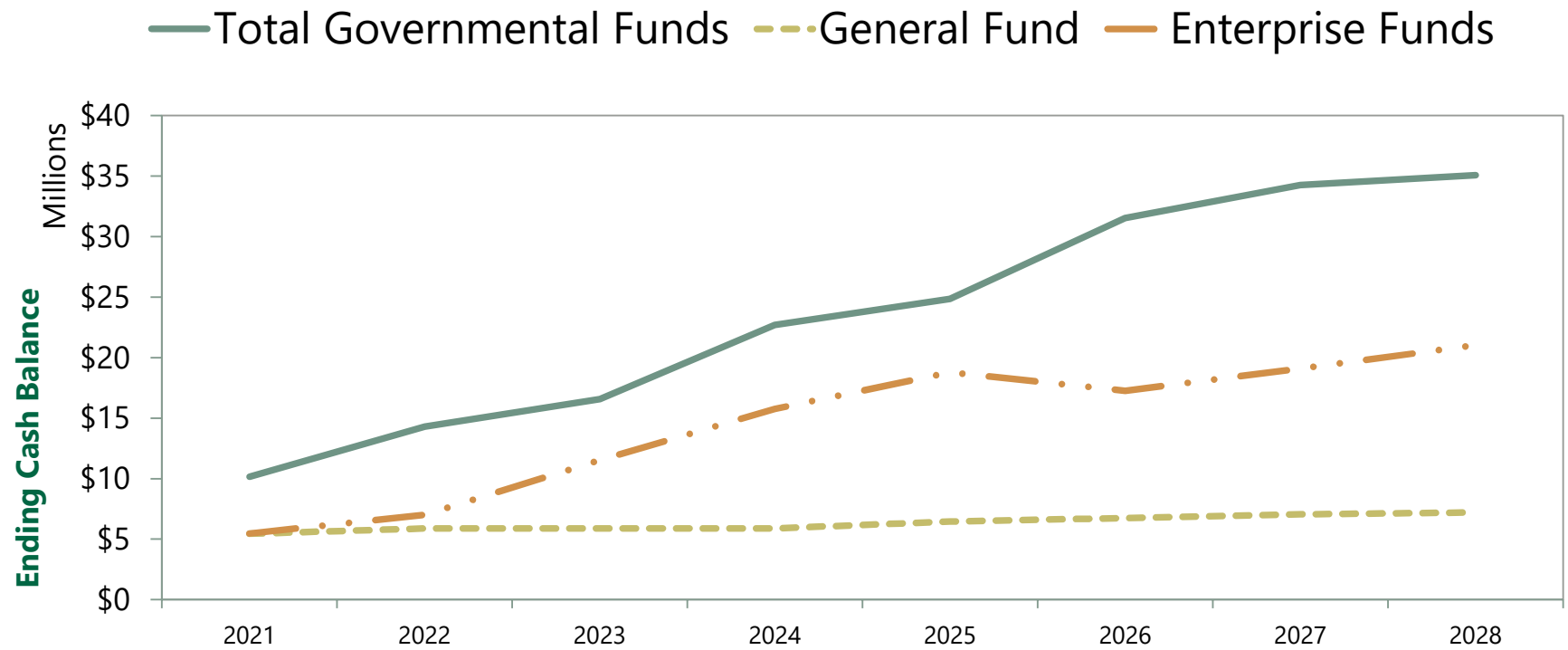


Water and Sewer Funds

- Cash balance objectives projected to be met
 - 3-months operating cash
 - Following-year debt service payments
 - Following year pay-go capital
 - Reserves for future capital plans
- Approximate 3% average annual increase in fees and charges
- Assumption for growth based on approved developments

Cash Balance

Ending Cash Balances are projected to be at levels sufficient to meet City objectives



Cash balances vary due to timing of capital projects and debt service and timing of receipt of funds, including bond proceeds.

Summary

- Maintain focus on long-term financial plan
- Manage fund balance in compliance with the City's fund balance policy
 - Consider impact on bond rating of spend-down of fund balance
- Continue to review and update assumptions in financial plan for growth
- Growth impacts both future city tax levy/rate and revenue for utility funds

Questions

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STAFF REPORT

Agenda Item: 10b.

Council Meeting: September 28, 2023	Prepared By: Maggie Ung
Topic: Draft 2024 Enterprise Fund Budgets	Action Required: Direction

Summary

Attached to this report are draft 2024 budgets for the Enterprise Funds: Water, Sewer, Stormwater, and Street Light. The budgets were created based upon a combination of past year's actual numbers and upon the assumptions of the City's Financial Management Plan.

The most significant changes to the budgets for 2024 include the following:

Water Fund

Revenue

- Water Residential: increase based on 1,268 users first half of the year and 1,552 users second half of the year – increase of \$217,700
- Water Multi-Residential: anticipating St. Therese to begin usage based on 95 SAC units – increase of \$13,100
- Water Commercial/Industrial: Based on current mid-year projection and 38 users – increase of \$13,200
- Water Trunk Charges (TLAC): Based on 35 acres in SE Corcoran and 35 acres in NE Corcoran – increase of \$709,600

Expenditure

- Staff wages: job descriptions will be presented to Council for approval in future meetings – increase of \$59,000
 - Utility Superintendent to start 4/1/2024
 - Utility Maintenance Worker to start on 10/1/2024
- Professional Services: utility rate study – increase of \$25,000
- Engineering Fees: decrease in water supply – decrease of \$50,000
- Water Purchased: increase in Maple Grove cost and amount of water purchased due to new development; based on past years trend – increase of \$8,200
- Depreciation: overbudgeted in 2023 due to anticipating new assets to come on during the year in 2022 – decrease of \$105,000
- Interfund Transfers: 2023A bond payment for Water Supply – increase of \$1,702,000

Sewer Fund

Revenue

- Sewer Residential: increase based on 1,268 users first half of the year and 1,552 users second half of the year – increase of \$148,000

- Sewer Multi-Residential: anticipating St. Therese to begin usage based on 95 SAC units – increase of \$35,750
- Sewer Commercial/Industrial: Based on current mid-year projection and 38 users – increase of \$14,700
- Sewer Trunk Charges (TLAC): Based on 35 acres in SE Corcoran and 35 acres in NE Corcoran – increase of \$82,600

Expenditure

- Staff wages: job descriptions will be presented to Council for approval in future meetings – increase of \$59,000
 - Utility Superintendent to start 4/1/2024
 - Utility Maintenance Worker to start on 10/1/2024
- MCES Sewage Treatment: Metropolitan Council estimate for wastewater – increase of \$76,000
- Depreciation: overbudgeted in 2023 due to anticipating new assets to come on during the year in 2022 – decrease of \$41,000

Due to the limited experience with Stormwater and Street Light funds, it is likely that budget variances will occur. Additionally, staff is still working on policies, procedures, and fees for these funds.

Staff requests the City Council provide any feedback prior to adopting the budget at the December 18, 2023 meeting.

Financial/Budget

Staff is anticipating a positive net impact to both the water, sewer and stormwater fund for 2024. Due to not yet adopting a fee for streetlights in development areas, street light fund is anticipated to have a negative net income.

	Water Fund	Sewer Fund	Stormwater	Street Light
Revenue	\$ 3,321,200	\$ 1,648,350	\$ 10,000	\$ 0
Expenditures	\$ 3,073,012	\$ 1,156,088	\$ 0	\$ 1,000
Net Income	\$ 248,188	\$ 492,300	\$ 10,000	\$ (1,000)

Options

1. Direct staff to complete the draft budgets as presented.
2. Direct staff to make changes to the 2024 draft budgets.

Recommendation

Direct staff to complete the 2024 draft budgets as presented.

Council Action

Consider a motion to direct staff to complete the 2024 draft budgets as presented.

Attachments

1. Water Fund – 2024 Draft Budget
2. Sewer Fund – 2024 Draft Budget
3. Stormwater Fund – 2024 Draft Budget
4. Street Light Fund – 2024 Draft Budget

CITY OF CORCORAN
2024 PRELIMINARY BUDGET - WATER FUND

Rev. 1 - Draft 9/28/2023

REVENUE

GL Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comment
601-00000-36100	Special Assessments	7,362	17,468	22,236	-	-	-	-	
601-00000-36210	Interest Earnings	26,990	2,014	27,970	15,000	15,000	-	-	
601-00000-36400	Refunds/Reimbursements	8,589	74,675	1,160	-	-	-	-	
601-00000-37101	Water Meters	85,290	102,956	62,658	93,750	85,500	(8,250)	-19.1%	New water meters
601-00000-37102	Bulk Water Sales	-	-	16,878	500	500	-	-	
601-00000-37110	Water Residential	183,880	350,827	357,126	545,600	763,300	217,700	52.7%	2024 based on estimated 1,268 units first half of year and 1,552 units second half of year
601-00000-37120	Water Multi-Residential	-	-	-	-	13,100	13,100	-	St. Therese anticipated in 2024 (95 SAC Units)
601-00000-37130	Water Commercial/Industrial	10,133	17,088	13,341	17,400	30,600	13,200	78.6%	2024 Budget based on 38 users
601-00000-37150	Water Reconnect/Disconnect Fee	-	-	100	-	-	-	0.0%	Water Hookup
601-00000-37155	Maple Grove Connection	637,259	853,539	595,483	-	-	-	0.0%	*No longer active - Book towards DTOG liability acct - pass-through fee
601-00000-37160	Water Penalty	-	-	-	100	100	-	-	
601-00000-37170	Water Connection Charge	273,655	337,895	82,968	314,000	295,000	(19,000)	-	Corcoran Connection Fee
601-00000-37180	Water Trunk Charges (Tlac)	303,582	356,158	926,679	1,408,500	2,118,100	709,600	57.8%	35 acres in SE Corcoran, 35 acres in NE Corcoran
601-00000-39201	Transfer From General Fund	-	-	(72,002)	-	-	-	-	
	Total Revenue	1,536,740	2,112,621	2,034,597	2,394,850	3,321,200	926,350	53.0%	

EXPENDITURE

GL Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comment
601-49400-50101	Full-Time Employees - Regular	-	-	-	47,900	91,400	43,500	-	Utility Superintendent estimated start 1/1/23 pushed to 4/1/2024, Utility Maintenance Worker to start 10/1/2024
601-49400-50121	Pera	-	-	-	3,600	6,900	3,300	-	
601-49400-50122	Fica	-	-	-	3,000	5,700	2,700	-	
601-49400-50126	Medicare	-	-	-	700	1,400	700	-	
601-49400-50130	Employer Paid Insurance	-	-	-	10,700	19,500	8,800	-	
601-49400-50200	Office Supplies	-	-	135	100	600	500	175.7%	
601-49400-50207	Training And Instructional Supplies	625	1,750	2,494	1,500	3,000	1,500	190.4%	PW Technical Training
601-49400-50210	Operating Supplies	3,500	4,493	3,709	6,700	6,700	-	0.0%	\$5,000 towards storz retrofit plan
601-49400-50220	Repair And Maintenance Supplies	-	-	-	25,000	25,000	-	-	
601-49400-50227	Utility System Maintenance Supplies	102,788	103,365	90,032	100,000	100,000	-	0.0%	New Water Meters
601-49400-50300	Professional Services	5,785	35,887	476,923	20,000	45,000	25,000	22.9%	Coliform Test, Water Testing Fee, Utility Rate Study (\$25k)
601-49400-50303	Engineering Fees	128,749	67,079	60,072	125,000	75,000	(50,000)	-233.9%	Water supply planning
601-49400-50304	Legal Fees	570	-	78	3,000	5,000	2,000	9.4%	Legal fees of purchases and agreements and bonding
601-49400-50306	Inspections	5,634	9,923	4,021	10,000	10,000	-	0.0%	Utility service connection and field inspections
601-49400-50307	Personnel Administration	-	-	-	-	1,800	1,800	-	Recruitment and Retention
601-49400-50310	Other Professional Services	1,192,154	833,181	51,183	52,000	52,000	-	0.0%	\$39,403 Water service contract; \$11,779 payment for DT MG agreement ; Maple Grove connection fee was coded here in year prior - now coding in Due to Other Gov't account in Balance sheet

CITY OF CORCORAN
2024 PRELIMINARY BUDGET - SEWER FUND

Rev. 1 - Draft 9/28/2023

REVENUE

G/L Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comment
602-00000-36100	Special Assessments	1,841	4,368	-	-	-	-	-	
602-00000-36200	Miscellaneous Revenues	-	6,262	7,262	3,000	10,000	7,000	45.8%	SAC discount for early submittal
602-00000-36210	Interest Earnings	7,493	723	18,273	7,000	15,000	8,000	-	
602-00000-36400	Refunds/Reimbursements	24,608	50,898	-	-	-	-	-	
602-00000-37210	Sewer Residential	193,573	331,053	424,795	592,400	740,400	148,000	39.8%	2024 based on estimated 1,268 units first half of year and 1,552 units second half of year
602-00000-37220	Sewer Multi-Residential	-	-	-	-	35,750	35,750	-	St. Therese anticipated in 2024 (95 SAC Units)
602-00000-37230	Sewer Commercial/Industrial	12,464	15,897	24,756	13,500	28,200	14,700	91.3%	2024 Budget based on 28 users
602-00000-37250	Sewer Reconnect/Disconnect Fee	-	-	100	-	-	-	0.0%	
602-00000-37260	Sewer Penalty	-	-	-	100	100	-	-	Sewer Hookup
602-00000-37270	Sewer Access Charges-Met Coun.	-	752,955	-	-	-	-	-	Inactive - SAC - 2022 and forward booked liability account - pass through as Due to Other Government
602-00000-37275	Sewer Access Charges-City	3,198	3,198	363,001	310,750	292,000	(18,750)	-8.7%	Estimated connection to the City
602-00000-37280	Sewer Trunk Charges	331,078	870,073	250,218	444,300	526,900	82,600	18.9%	35 acres SE + 35 acres NE @ \$7,526.31 per acre
602-00000-39201	Transfer From General Fund	-	-	(48,438)	-	-	-	-	Inactive Account
	Total Revenue	574,255	2,035,427	1,039,966	1,371,050	1,648,350	277,300	26.2%	

EXPENDITURE

G/L Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comment
602-49450-50101	Full-Time Employees - Regular	-	-	-	47,900	91,400	43,500	-	Utility Superintendent estimated start 1/1/23 pushed to 4/1/2024, Utility Maintenance Worker to start 10/1/2024
602-49450-50121	Pera	-	-	-	3,600	6,900	3,300	-	
602-49450-50122	Fica	-	-	-	3,000	5,700	2,700	-	
602-49450-50126	Medicare	-	-	-	700	1,400	700	-	
602-49450-50130	Employer Paid Insurance	-	-	-	10,700	19,500	8,800	-	
602-49450-50200	Office Supplies	-	-	150	200	250	50	40.6%	
602-49450-50207	Training And Instructional Supplies	625	-	-	1,100	1,500	400	41.4%	
602-49450-50210	Operating Supplies	1,613	5,406	932	3,000	3,000	-	0.0%	
602-49450-50220	Repair And Maintenance Supplies	-	325	430	20,000	20,000	-	0.0%	
602-49450-50300	Professional Services	2,033	1,342	1,505	12,000	37,000	25,000	1162.5%	Sewer cleaning (\$12k) and Utility Rate Study (\$25k)
602-49450-50303	Engineering Fees	8,972	4,617	4,498	15,000	10,000	(5,000)	-574.8%	
602-49450-50304	Legal Fees	-	-	-	1,000	2,500	1,500	-	
602-49450-50306	Inspections	5,634	9,923	3,703	5,000	10,000	5,000	96.6%	
602-49450-50307	Personnel Administration	-	-	-	-	1,800	1,800	-	Recruitment and Retention
602-49450-50310	Other Professional Services	-	797,439	-	-	-	-	-	Inactive - SAC - 2022 and forward booked liability account - pass through as Due to Other Government
602-49450-50312	Mces Sewage Treatment	48,924	68,343	139,713	205,000	281,000	76,000	44.5%	Per Met Council
602-49450-50322	Postage	-	-	1,426	2,500	2,500	-	-	Postage
602-49450-50350	General Notices And Pub Info	-	-	38	100	500	400	-	
602-49450-50360	Insurance	-	523	479	500	500	-	-	
602-49450-50365	Worker's Compensation Insurance	-	-	(287)	500	2,000	1,500	197.1%	Utility Maintenance Worker to start 3/1/2024
602-49450-50380	Utility Services	5,692	6,740	2,095	6,000	1,500	(4,500)	-516.0%	Utility Locates - Gopher State One

**CITY OF CORCORAN
2024 PRELIMINARY BUDGET - SEWER FUND**

602-49450-50381	Electric Utilities	-	-	3,036	-	4,500			Lift Station Electricity
602-49450-50400	Repair And Maintenance - Contract	1,957	3,183	2,474	3,000	3,000	-	0.0%	
602-49450-50413	Office Equipment Rental	-	-	426	500	500	-	0.0%	
602-49450-50420	Depreciation	208,951	208,951	208,951	250,000	209,000	(41,000)	-	
602-49450-50430	Miscellaneous Expense	-	-	-	-	-	-	0.0%	2023 - Rush Creek Reserve TLAC Overpayment Refund
602-49450-50432	Credit Card Fees	-	2,381	4,661	7,000	7,000	-	0.0%	Based on Invoice Cloud cost analysis
602-49450-50433	Dues And Memberships	69	-	-	1,000	1,500	500	-	
602-49450-50530	Improvements Other Than Bldgs	-	-	26,190	-	-	-	-	No longer using this account for CIP purchases
602-49450-50600	Debt Service Prinicipal	-	-	110,300	115,300	85,600	(29,700)	-37.0%	Per 2014B bond payment schedule
602-49450-50610	Debt Service Interest	44,373	42,113	49,536	46,500	36,398	(10,102)	-50.4%	Per 2014B bond payment schedule
602-49450-50611	Bond Issuance Costs	-	-	248	-	-	-	-	
602-49450-50720	Interfund Transfers	148,876	134,582	224,546	310,400	309,640	(760)	-	Payment to general fund for staff time; Transfer in 10% of selected PW expenditures, transfer to 2016A Debt Service Fund
602-49450-50810	Refunds & Reimbursement	-	14	-	-	-	-	-	Inactive
	Total Expenditure	477,719	1,285,882	785,047	1,071,500	1,156,088	84,588	20.4%	

	Revenue less Expense	96,537	749,545	254,918	299,550	492,300	192,750	30.1%	
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**CITY OF CORCORAN
2024 PRELIMINARY BUDGET - STORMWATER FUND**

Rev. 1 - Draft 9/28/2023

REVENUE

G/L Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comment
603-00000-36210	Interest Earnings	-	-	280	-	-	-	-	
603-00000-39201	Transfer From General Fund	-	-	65,000	-	10,000	10,000	-	
	Total Revenue	-	-	65,280	-	10,000	10,000	-	

EXPENDITURE

G/L Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comment
	Total Expenditure	-	-	-	-	-	-	-	

	Revenue less Expense	-	-	65,280	-	10,000	10,000	-	
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CITY OF CORCORAN
 2024 PRELIMINARY BUDGET - STREET LIGHT FUND

Rev. 1 - Draft 9/28/2023

REVENUE

G/L Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comment
	Total Revenue	-	-	-	-	-	-	-	

EXPENDITURE

G/L Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2024 Budget	2023/2024 \$\$ Difference	2023/2024 % Change	Comment
604-43160-50381	Electric Utilities	-	-	-	-	1,000	1,000	200.2%	Bass Lake Crossing South (approximately 45 units)
	Total Expenditure	-	-	-	-	1,000	1,000	200.2%	

	Revenue less Expense	-	-	-	-	(1,000)	(1,000)	200.2%	
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CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340
763-420-2288 • www.corcoranmn.gov

MEMO

Meeting Date: September 28, 2023
To: Planning Commission
From: Dwight Klingbeil, Planning Technician
Re: Active Corcoran Planning Applications

Projects/comments in blue italics are new.

The following is a status summary of active planning projects:

1. **“Kwik Trip CUP, Lot Line Adjustment, and Site Plan” (PID 12-119-23-14-0006; 12- 119-23-14-0004) (City File No. 23-006)**. Kwik Trip Inc. submitted a Site Plan, Lot Line Adjustment and CUP application for the two parcels north of Mama G’s. The application was determined to be incomplete for City review and is not currently scheduled for review by the City Council. A feasibility study was required to evaluate the infrastructure needs of the project. The infrastructure feasibility study has been distributed to the applicant. This item is not currently scheduled for any upcoming meetings.
2. **“Red Barn Pet Retreat” (PID 01-119-23-44-0045) (City File No. 23-008)**
Daniel Benjamin submitted an application for the expansion of his business, “Red Barn Pet Retreat” to a site on the Northwest corner of Stieg Road and County Road 101. This application includes a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, Variance, and a Site Plan. *The Public Hearing for this item was held during the September 7, 2023, Planning Commission Meeting. After some discussion, the Planning Commission recommended approval of this item with the additional requirement that the applicant transition to municipal water and sewer once available. This item is scheduled for the September 28, 2023, Regular Meeting.*
3. **Bennett Garage CUP (PID 05-119-23-34-0019) (City File No. 23-014)** Lee Bennett submitted a Conditional Use Permit application for a detached garage with sidewalls exceeding 10 feet in height in the front yard of 10208 Hage Drive. *After the Planning Commission’s recommendation for approval at the August 3 2023 meeting, the Council approved the CUP at the August 24, 2023, regular meeting.*
4. **Sunram IUP (PID 26-119-23-21-0006) (City File No. 23-015)** Ryan Sunram

applied for an Interim Use Permit to allow staging and stockpiling soil for construction projects at 20305 County Road 50. *The Public Hearing for this item was held during the September 7, 2023, Planning Commission Meeting. After some discussion the Planning Commission voted to recommend approval of the IUP request with the addition of a 35-foot maximum stockpile height. This item is scheduled for the September 28, 2023, Regular Meeting.*

5. **Corcoran Storage II (PID 31-119-23-33-0001) (City File No. 23-016)** Scherber and Associates, LLC. applied for a Site Plan, Conditional Use Permit, Variance, and a Rezoning to allow a 6-building storage facility at 23730 Highway 55. *The applicant requested the Council to table this item at the August 24, 2023, regular meeting, and return at the September 28, 2023, Council Meeting.*

6. **Kariniemi/Jensen Concept Plan (PID 11-119-23-21-0002) (City File No. 23-018)** Nate Kariniemi submitted a concept plan for a proposed Open Space and Preservation plat subdivision at 20400 County Road 30. The concept consists of 16 single-family lots ranging from 1-2.2 acres and a 52.4-acre outlot. *The applicant received Council feedback at the July 27. Since the July 27, 2023, regular meeting, the applicant has submitted more material for review. This item is scheduled to return to the City Council at the September 28, 2023, regular meeting.*

7. **South Fork Village Concept Plan (PID 01-119-23-44-0046) (City File No. 23-020)** *Fenway Land Company submitted a concept plan for an apartment complex on the Martin property, located on the southwest corner of Stieg Road and County Road 101. The concept includes a 100-unit market rate apartment, and an outlot that would allow the development of 1-2 retail/commercial spaces along Stieg Road. This item is still being reviewed for completeness but is expected to be reviewed by the City Council at the September 28, 2023, regular meeting.*

8. **Accessory Structure Zoning Ordinance Amendment (Citywide) (City File 23-021)** *After some discussion at the August 24th Regular Meeting, Council directed staff to bring forward an amendment to Section 1030.020 of the Zoning Ordinance to allow flexibility from the eave and overhang requirements on new accessory buildings to match legal nonconforming structures on the property. This item is scheduled for the October 5, 2023, Planning Commission meeting.*

9. **Ordinance Cleanup (Citywide) (City File 23-022)** *At the request of staff, Council authorized Staff make minor edits to Title IX & X of the City Code. The edits address minor typographical errors, formatting errors, and other inconsistencies. The update will also include an expansion to the public hearing notice radius from 350 feet to 500 feet. This item is scheduled for the October 5, 2023, Planning Commission meeting.*



CITY OF CORCORAN

2023 City of Corcoran Core Strategies, Short-Term Goals, and Measurables

Core Strategy Enhancing Corcoran’s sense of place and identity.			
Strategic Objectives <ol style="list-style-type: none"> Engage residents through proactive outreach and communication. Provide and/or support high quality community events for community gathering. Identify and develop a place where people identify with Corcoran. 	Short-Term Goals <ol style="list-style-type: none"> Identify/Plan City trail corridors, including off-road trail plan, more input/direction from Parks and Trails & Planning Commission. 	Measurables <ol style="list-style-type: none"> Create a map of existing trails that can be utilized for reviewing future trails by 4th quarter. 	Status Update – September 22 <ol style="list-style-type: none"> Map creation has begun in coordination with the trail maintenance program.
Core Strategy Provide diverse community amenities and recreational opportunities.			
Strategic Objectives <ol style="list-style-type: none"> Plan for and provide multi-seasonal and multi-use trail and park systems. Provide high quality parks that are unique, innovative, and accessible. 	Short-Term Goals <ol style="list-style-type: none"> Develop a new approach for creating park standards, design and more rapidly construct dedicated parks. Develop a trail maintenance plan. 	Measurables <ol style="list-style-type: none"> Hire an engineering consultant to assist in outlining processes for park creation and construction which can be utilized to develop City Park and dedicated parks. 	Status Update – September 22 <ol style="list-style-type: none"> RFQ for Park Design Services is out and interviews are anticipated on October 10th Need to schedule a Work Session when the

		<ol style="list-style-type: none"> 2. Meet with the Parks and Trails Commission in a work session to outline a park standards document. 3. Create a plan for trail maintenance to bring forward to the Parks and Trails Commission by the end of the 2nd quarter. 4. Bring the trail maintenance plan forward to the Council for review by the end of the 3rd quarter. 	<ol style="list-style-type: none"> 3. Park Consultant is brought on board. Staff has met to outline a draft and the trail maintenance policy was brought to Parks and Trails Commission in July and staff was provided feedback to incorporate in the final draft. 4. A final draft of the trail maintenance policy will be brought to the Council in October.
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Core Strategy			
Maintain excellence in safety and security for our community.			
Strategic Objectives <ol style="list-style-type: none"> 1. Promote public safety engagement with the community. 2. Maintain position as one of the safest cities in Minnesota. 	Short-Term Goals <ol style="list-style-type: none"> 1. Evaluate road designations and pedestrian crossings/crosswalk standards to ensure pedestrian safety. 2. Deploy automatic license plate readers for use by Police/Public Safety. 3. Accelerate planning and action for fire, rescue, and first responder services. 	Measurables <ol style="list-style-type: none"> 1. Host a work session to understand desires for pedestrian crossing/crosswalk standards by the end of 2nd Quarter. 2. Create a financial and deployment plan for automatic license plate readers. 3. Complete two action steps within phase one of the Fire Service Action Plan. 	Status Update – September 22 <ol style="list-style-type: none"> 1. Held a work session on March 9 and are reviewing a draft policy on June 8. 2. Staff has begun work on the financial and deployment plan. A work session will be scheduled in the 4th Quarter. 3. Staff will be working on the action steps.

Core Strategy Ensure high quality, market driven growth.			
Strategic Objectives <ol style="list-style-type: none"> 1. Be innovative in molding market forces and organic growth into the community. 2. Protect natural character, environmental features, and agricultural roots. 3. Preserve our distinguishing features through market driven development. 4. Be responsive to the needs of businesses, both current and prospective. 	Short-Term Goals <ol style="list-style-type: none"> 1. Review zoning around commercial and industrial, consider types of land uses, buffers, impacts. 2. Finish the PUD project, end cookie-cutter developments. 	Measurables <ol style="list-style-type: none"> 1. Approve an ordinance update work plan related to underlying zoning for commercial and industrial land uses by end of 3rd Quarter. 2. Incorporate feedback from the Joint Work Session; bring back a draft for review by the end of 2nd Quarter. 	Status Update – September 22 <ol style="list-style-type: none"> 1. Staff met with Council on September 14th to being to develop a workplan. 2. Adopted the PUD Ordinance Amendment at the May 25 meeting.

Core Strategy Provide high quality, innovative municipal services.			
Strategic Objectives <ol style="list-style-type: none"> 1. Maintain fiscal stability and affordability. 2. Perform exceptionally within the structure of limited government services. 3. Excel at managing change. 	Short-Term Goals <ol style="list-style-type: none"> 1. Align budget process with population growth + inflation 	Measurables <ol style="list-style-type: none"> 1. Draft the 2024 budget to meet the goal of equaling growth and inflation. 	Status Update – September 22 <ol style="list-style-type: none"> 1. Staff drafted the 2024 preliminary budget with this philosophy in mind The General Fund Budget increased by 10.7% lower than the 7.4% population increase and inflation 6% (as of 2/2023 from Bureau of Labor Statistics) The total levy with debt service in

			increase was 17.1%
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DRAFT

STAFF REPORT

Agenda Item: 11c.

Council Meeting: September 28, 2023	Prepared By: Kevin Mattson
Topic: Stieg Road – Burial Marker Update	Action Required: Informational

Summary

As part of the Amberly/Bellwether development agreement, street improvements to Stieg Road were planned from the CR 116 intersection to the existing paved section to the east constructed as part of the original Bellwether development.

Earlier this summer a burial headstone was discovered along the road corridor which has caused construction delays. The project is now anticipated for construction in Spring 2024.

Engineering has been coordinating with their cultural resources team and representatives from state agencies. The attached proposal outlines the recommended next steps in the process to relocate the burial.

Financial/Budget

The additional scope is considered a project cost related to the Stieg Road Improvements.

Options

NA

Recommendation

NA

Council Action:

NA

Attachments:

1 – Engineering Proposal



Stantec Consulting Services Inc.
2080 Wooddale Dr, Suite 100
Woodbury MN 55125-2920

September 11, 2023

Project/File: 227704864

Kevin Mattson
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Dear Mr. Mattson,

Reference: Stieg Road – Roeder Burial Marker

Stantec Consulting Services Inc. (Stantec) is pleased to provide the City of Corcoran the following quote and scope of work for coordination and consultation with the Office of the State Archaeologist (OSA), and identification of living descendants for the proposed relocation of the Roeder Children Burial. A separate scope of work will be prepared for the relocation of the burials following agreement upon the proper approach for relocation between the OSA, City of Corcoran, and Roeder family descendants.

Project Background

A burial marker for two children was identified during the design phase of improvements to Stieg Road. In response, the City of Corcoran contracted Stantec to conduct documentary research into the nature of the burial marker and additional burial markers in the nearby St John's Lutheran Cemetery for the same two children prior to consultation with OSA. The documentary research was unable to find definitive evidence regarding the burial location of the two children. Following a review of the report, OSA concluded that the burial marker along Steig Road is the more likely burial location of the two children and recommended the project avoid the burials.

Following this recommendation, Stantec met with OSA to discuss the recommendation and next steps for respectful mitigation efforts (relocation) since safety constraints will prevent proper avoidance of the burials. Remote sensing methods were discussed as a potential next step to further investigate the location, however, remote sensing methods are unlikely to be helpful due to a nearby tree and metal fence that would interfere with the results. OSA detailed that relocation of the burial will require evidence that the burials are unavoidable, consultation with interested descendants, OSA, and the City of Corcoran to develop a strategy for relocating the burials, and working with OSA on the burial relocation.

Next Steps

- Stantec cultural staff will attempt to identify descendants of the Roeder family through genealogical research and collect available contact information,
- City of Corcoran and Stantec will send descendant information and evidence that the burials are not avoidable to OSA,

Reference: Stieg Road – Roeder Burial Marker

- OSA will contact descendants and coordinate a consultation meeting between interested descendants, the City of Corcoran, OSA, and Stantec to discuss the situation and strategies to respectfully relocate the burials,
- Stantec cultural staff will consult with OSA to develop methods for the mitigation plan following agreement on approach for relocation between interested descendants, the City of Corcoran, and OSA.

Scope of Services

Stantec will conduct a search of census and birth records to identify descendants of the Roeder family that may have interest in participating in the burial relocation process. If descendants are able to be identified, Stantec will attempt to collect contact information for these individuals. Information regarding descendants of the Roeder family and their contact information will be shared with OSA, who will in turn contact identified descendants regarding the status of the Roeder Children Burial. OSA will arrange a meeting between interested descendants, OSA, the City of Corcoran, and Stantec.

Stantec will participate in meetings with OSA, the City of Corcoran, and interested descendants to demonstrate the inability to safely avoiding the burial and propose options to respectfully relocate burials located at the burial marker.

Cost

The estimates below will be billed on a time and materials basis. Effort will not exceed the proposed cost below without advance approval from the City.

Cost of Consulting Services

Task	Cost (including expenses)
Identifying Descendants	\$3,200
Consultation and Meetings	\$5,500
Total for consultation services	\$8,700

Assumptions

The above proposed schedule and quote is based on the following assumptions:

- The City of Corcoran will provide documentation that the burial is unavoidable,

Reference: Stieg Road – Roeder Burial Marker

- OSA will contact living descendants to coordinate a meeting,
- The relocation of the burial will be quoted in a separate scope of work after consultation between the City of Corcoran, OSA, and descendants of the Roeder family,
- 1 onsite meeting with OSA, the City of Corcoran, and interested descendants,
- 2 meetings with OSA

Stantec is grateful for the opportunity to provide the City of Corcoran with the above quote and scope of work for consulting and planning services for the proposed relocation of the Roeder Children Burial. If you have any questions or need additional information regarding our proposal, please contact us at the email provided below.

Respectfully,

STANTEC CONSULTING SERVICES INC.



Ryan J. Peterson
Senior Principal, Business Center Practice Leader
Ryan.Peterson@stantec.com



Joshua Jensen
Archaeologist
Joshua.Jensen@Stantec.com

Reference: **Stieg Road – Roeder Burial Marker**

By signing this proposal, _____ authorizes Stantec to proceed
with the services herein described and the Client acknowledges that it has read and agrees to be bound by
the attached Professional Services Terms and Conditions.

This proposal is accepted and agreed on the _____ of _____, _____.
Day Month Year

Per: _____
Client Company Name

Print Name & Title

Signature

City of Corcoran 2023 City Council Schedule

Agenda Item: 14.

Below is a tentative schedule for City Council meetings. The items and schedule are subject to change.

October 12, 2023 Work Session

- City Administrator Finalists

October 12, 2023

- Follow Up – Met Council - Density
- Trail Maintenance Discussion
- Public Hearing Notice for the Charter Commission
- Bechtold Farms – Amendment

October 26, 2023 Work Session

- City Logo

October 26, 2023

- Planning Project Update
- Robbie Kottke - Years of Service Recognition (5 Years)
- Ordinance Amendment – Accessory Structures
- Ordinance Amendments – Code Clean Up

November 6, 2023 – Special Meeting

- City Administrator Interviews

November 9, 2023

- Discuss the Assessor Contract – Need to Give Notice of Renewal by March 1, 2024 – If RFP Start in December
- Public Hearing - Charter Amendment
- Charter Amendment Adoption
- Draft 2024 Fee Schedule

November 20, 2023 (Monday Meeting Due to Holiday)

- Park Signs Discussion
- Planning Project Update

December 18, 2023 (Monday Meeting - Only Meeting in December)

- Truth and Taxation Hearing
- Final 2024 Budget and Levy
- 2024 Wage Schedule
- 2024 Enterprise Fund Budget
- 2024 Fee Schedule Adoption
- Planning Project Update
- 2022 Audit Presentation & Annual Financial Report

Additional Future Meetings