1. Agenda Documents

Documents:

03-09-26 AGENDA.PDF
2026-02-23 MINUTES CC (DRAFT).PDF
FIBERNET REPORT.PDF
2A PAYMENT OF BILLS.PDF
2B NEW HIRES AND DEPARTURES.PDF
2C PROPERTY.PDF
2D DONATIONS.PDF
2E BIG BORE LIQUOR LICENSE.PDF
2F SWAN RIVER PTO SPECIAL EVENT.PDF
2G NW AREA SEWER EXTENSION FUNDING.PDF
2H CSAH 39 WEST UTILITY EXTENSION DNR CROSSING.PDF
2I MOWING CONTRACT SERVICES.PDF
2J INTERSECTION EVALUATION HWY 25.PDF
3A CONTRACT PRIVATE DEVELOPMENT PURCHASE AGREEMENT KIDS HAVEN.PDF
4A BCOL PLANS SPECS PICKLEBALL COURTS.PDF
4B MNDNR OUTDOOR REC GRANT APPLICATION.PDF
5A DISCUSSION ITEM - DC PUD ORDINANCE.PDF
WCSO - FEBRUARY CFS REPORT.PDF
WCSO - FEBRUARY HOURS REPORT.PDF

1.I. Agenda Documents

Documents:

4A ADDITIONAL INFORMATION.PDF

AGENDA
REGULAR MEETING – MONTICELLO CITY COUNCIL
Monday, March 9, 2026 – 6:30 p.m.
Mississippi Room, Monticello Community Center

CITY COUNCIL SPECIAL MEETING
(Academy Room)

5:00 – 6:15 p.m. Bertram Chain of Lakes Athletic Park Feasibility Study

Mayor: Lloyd Hilgart
Council Members: Kip Christianson, Charlotte Gabler, Tracy Hinz, and Lee Martie

1. General Business

A. Call to Order & Pledge of Allegiance

B. Approval of Agenda – *Councilmembers or the City Administrator may add items to the agenda for discussion purposes or approval. The City Council may or may not take official action on items added to the agenda.*

C. Approval of Meeting Minutes
- Regular Meeting Minutes from February 23, 2026

D. Citizen Comments – *Individuals may address the City Council about any item not contained on the agenda. Each speaker will be allotted three minutes with a maximum of five speakers. The Mayor may allow for additional time and/or speakers. The City Council generally takes no official action of items discussed, except for referral to staff for future report.*

E. Public Service Announcements/Updates

F. Council Liaison Updates
- Economic Development Authority (EDA)
- Industrial & Economic Development Committee (IEDC)
- Parks, Arts, and Recreation Commission (PARC)
- Planning Commission

G. Department Updates
- FiberNet Quarterly/2025 Annual Updates
- Response Citizen Comments

2. Consent Agenda – *All items listed on the Consent Agenda are considered standard or may not need discussion prior to approval. These items are acted upon by one motion unless a councilmember, the city administrator, or a citizen requests the item by removed from consent for additional discussion.*

A. Consideration of approving payment of bills

B. Consideration of approving new hires and departures for City departments

C. Consideration of approving the sale/disposal of surplus city property

D. Consideration of adopting Resolution 2026-13 approving a donation of $1,449 from the Monticello Lions for the Fire Department and a $2,000 donation from Liberty Bank for Music on the Mississippi

E. Consideration of approving a beer/wine combination on-sale liquor license for Big Bore located at 1390 7th Street East, Monticello. Applicant: Chad and Jill Brink

F. Consideration of approving a special event permit application from Swan River for use of Monticello Community Center space for Breakfast with the Bunny

G. Consideration of approving Resolution 2026-14 supporting a Congressional Directed Funding Request for the NW Area Sewer Extension Project

H. Consideration of approving an agreement with the Minnesota Department of Natural Resources for the CSAH 39 Utility Extension Project

I. Consideration of accepting proposals and awarding a two-year contract with an optional one-year extension for mowing and landscape maintenance services to Cross Cut Property Services for an estimated annual contract cost of $26,460 plus blight and downtown services as needed

J. Consideration of approving Intersection Control Evaluations for State Highway 25 between 7th Street and River Street

2A. Consideration of items removed from the consent agenda for discussion

3. Public Hearings

A. PH (Business Subsidy): Consideration of adopting Resolution 2026-15 authorizing a Contract for Private Development with Kids Haven of Monticello Holdings, LLC and Kids Haven of Monticello, LLC for a 2.93-acre City owned site, to be platted as Lot 1, Block 1, Jefferson Commons Fifth Addition, inclusive of the terms for land purchase in the amount of $250,000, and business subsidy in connection with a proposed childcare center development

4. Regular Agenda

A. Consideration of adopting Resolution 2026-16 approving plans and specifications and authorizing advertisement of bids for the Bertram Chain of Lakes Regional Athletic Park Phase III Improvement Project

B. Consideration of adopting Resolution 2016-17 authorizing submission of a 2026 Minnesota Department of Natural Resources Outdoor Recreation grant for the Bertram Chain of Lakes Athletic Park Improvements

5. Other Business

A. Continuation of deliberation for future consideration of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance,

Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City. Applicant: City of Monticello

6. Adjournment

MONTICELLO CITY COUNCIL
REGULAR MEETING MINUTES
Monday, February 23, 2026 – 6:30 p.m.
Mississippi Room, Monticello Community Center

Present: Lloyd Hilgart, Kip Christianson, Charlotte Gabler, Tracy Hinz, and Lee Martie
Absent: None

1. General Business

A. Call to Order & Pledge of Allegiance

Mayor Hilgart called the meeting to order at 6:30 p.m.

B. Approval of Agenda

Motion by Councilmember Hinz to approve the agenda. Councilmember Gabler seconded the motion. Motion carried unanimously.

C. Approval of Meeting Minutes

- Joint Meeting Minutes from December 2, 2025
- Joint Meeting Minutes from January 15, 2026
- Special Meeting Minutes from January 26, 2026
- Special Meeting Minutes from February 9, 2026
- Regular Meeting Minutes from February 9, 2026

Motion by Councilmember Hinz to approve the meeting minutes. Councilmember Gabler seconded the motion. Motion carried unanimously.

D. Citizen Comments

The following spoke under citizen comments:

James Martin, 8771 Fairhill Lane. Mr. Martin spoke on behalf of Monticello's youth athletic associations regarding the local option sales tax for the Bertram Chain of Lakes Athletic Complex. He stated the associations supported and promoted the referendum with the understanding they would have input on funding decisions. He expressed concern about limited communication since the sales tax passed and requested greater involvement in project planning to ensure funds meet community and youth sports needs. He also emphasized the importance of transparency and responsible stewardship to maintain public trust.

City Administrator Rachel Leonard responded that a formal update will be provided at the next City Council meeting. She noted the City is approximately six months into receiving sales tax revenue and has updated the 2016 feasibility study to reflect

current costs and priorities. The updated report will be presented to the City Council outlining projected revenue and potential project scope. Following Council review, a steering committee, including athletic association representatives, will be formed to provide input on project priorities and phasing. She asked for patience as planning continues and affirmed staff's commitment to provide clear information.

Andrew Sopher, 5944 Badger Street. Mr. Sopher addressed the City Council regarding the proposed 550-acre data center development site and related infrastructure. He formally requested written disclosure or any direct or indirect financial ties between Councilmembers and the project's representatives, specifically Cushman & Wakefield and Amberjack Real Estate. He cited Minnesota statute and asked that any disclosures be entered into the official record prior to final action on the development.

Scott Cutsforth, 8634 Fairhill Lane. Mr. Cutsforth address the Council with several concerns. He referenced prior discussion that, absent construction of a data center, the City may need to pursue bonding to fund infrastructure improvements, including upgrades such as Fallon Avenue, and suggested pausing certain discretionary expenditures, specifically the proposed speed limit signage upgrade.

He also raised concerns about the proposed Twin Pines apartment complex, noting that the primary access is planned through a small business parking lot, which he stated presents safety risks. He further expressed concern about the building's proximity to high-voltage transmission lines and cited a past incident as an example of potential electrical risks.

Mr. Cutsforth urged the Council to consider a one-year moratorium on approving a data center in Monticello, referencing recent state-level discussions and recommending the City pause to evaluate long-term implications before proceeding.

Bill Saville, 873 97th Street NW. Mr. Saville addressed the City Council regarding the proposed Twin Pines Development, expressing concerns related to high-voltage transmission lines, traffic and safety. He suggested alternative uses for the property, such as a gated storage facility, which he stated could reduce traffic and improve safety.

Mr. Saville also reported attending a recent data center rally and noted that multiple communities are facing similar issues. He encouraged coordination and data-sharing among affected communities to better understand potential impacts and advocate collectively.

Joe Kraft, Monticello resident. Mr. Kraft addressed the Council regarding concerns about a recent private meeting between Councilmember Christianson and a

developer while a project was under consideration. He stated that private communications outside of routine processes create serious public trust concerns. He cited Minnesota statutes and emphasized that, regardless of whether a legal threshold was crossed, public officials have a duty to act solely in the interests of residents. He concluded by calling for Councilmember Christianson's immediate resignation.

Monticello resident. A Monticello resident and veteran address the Council to express his frustration with local governance, stating that recent decisions appear to prioritize revenue and development over the needs of long-term residents, workers, and families. He raised concerns regarding local hiring and employment practices, suggesting favoritism and a lack of understanding of veterans' workforce challenges. He also commented on the rising cost of living and taxes.

He shared that he uses his YouTube channel and music as platforms to amplify community concerns and advocate for change. He stated that if local leaders do not act responsibly, he may consider running for higher office. His remarks emphasized accountability, fairness, and prioritizing residents over profits.

Margaret Sullivan, Minneapolis resident. Ms. Sullivan addressed the Council regarding the broader impacts of a proposed hyperscale data center in Monticello. She stated that decisions made by the City could affect downstream and neighboring communities, particularly with respect to water and power safety.

She emphasized that the City's actions may have far-reaching implications for public safety, environmental health, and potential legal liability, and stated that communities beyond Monticello's borders have the opportunity to voice their concerns.

Holly Newman, 840 Powell Street, Big Lake. Ms. Newman expressed appreciation for the opportunity to speak at meetings while other communities limit public input. She emphasized that allowing residents to voice their concerns helps maintain community engagement and trust, even when opinions differ.

2. <u>Consent Agenda:</u>

Motion by Councilmember Martie to approve the Consent Agenda excluding item 2F. Councilmember Hinz seconded the motion. Motion carried unanimously.

A. Consideration of approving the payment of bills. **Action taken: Approved the bill and purchase card registers for a total of $1,591,051.28.**

B. Consideration of approving new hires and departures for City departments. **Action taken: Approved the hires and departures for the Monticello Community Center.**

C. Consideration of approving the sale/disposal of surplus City property. **Action taken: No report.**

D. Consideration of approving a special event permit for outdoor entertainment and allowing use of the Monticello Community Center west parking lot for a ticketed event on July 25, 2026, from 4:00 – 10:00 p.m. Applicant: Nordic Taphouse. **Action taken: Approved the special event permit.**

E. Consideration of approving the negotiated Labor Agreement between the City of Monticello and the International Union of Operating Engineers, Local 49 for January 1, 2026 to December 31, 2027. **Action taken: Approved the Labor Agreement between the City and the International Union of Operating Engineers, Local 49.**

F. Consideration of adopting Resolution 2026-08 for approval of Preliminary and Final Plat and Development Contract, Resolution 2026-09 for Development and Final Stage Planned Unit Development, Resolution 2026-10 for amendment to the Conditional Use Permit for Planned Unit Development, for Twin Pines First Addition, a 96 multi-family residential project. Applicant: Brick by Brick Development. **Action taken: ITEM REMOVED FROM THE CONSENT AGENDA.**

G. Consideration of adopting Resolution 2026-11 accepting a donation of $32,378 from the Monticello Rotary Club for the installation of a Musical Garden at Ellison Park, with installation to be completed no later than June 30, 2026, and to authorize staff to coordinate project details, site preparation, and final placement with the Rotary Club. **Action taken: Adopted Resolution 2026-11 accepting the donation.**

H. Consideration of approving 2026 operating agreement between the City of Monticello and the YMCA of the North for shared use and staffing of the YMCA Camp Manitou splash pad, recreation pool, pool deck, locker rooms, restrooms, and parking lot during the designated summer public swim periods. **Action taken: Approved the operating agreement between the City and the YMCA of the North.**

I. Consideration of approving the 2026 operating agreement between the City of Monticello and Independent School District 882 for Monticello Community Center member access to the Moose Sherritt Ice Arena. **Action taken: Approved the operating agreement between the City and School District 882.**

DRAFT

J. Consideration of approving a contract for engineering services for the 2026 Street Improvement Project Motion to authorize the approval of a contract with Hakanson Anderson to provide engineering services for the 2026 Street Improvement Project in the amount of $68,200. **Action taken: Approved the contract with Hakanson Anderson in the amount of $68,200.**

K. Consideration of adopting Resolution 2026-12 accepting bids and awarding the contract to Knife River Corporation – North Central for the Monticello Public Library site Improvement Project in the amount of $299,675.40. **Action taken: Adopted Resolution 2026-12 accepting bids and awarding contract to Knife River Corporation – North Central for the Public Library Site Improvement Project.**

2A. <u>Consideration of items removed from the consent agenda for discussion</u>

F. Consideration of adopting Resolution 2026-08 for approval of Preliminary Plat and Final Plat and Development Contract, Resolution 2026-09 for Development and Final Stage Planned Unit Development, Resolution 2026-10 for amendment to the Conditional Use Permit for Planned Unit Development, for Twin Pines First Addition, a 96 multi-family residential project. Applicant: Brick by Brick Development

Councilmember Gabler raised concerns regarding the driveway and curb cut design for the proposed development, noting potential safety and traffic flow issues between the apartment building and adjacent commercial properties. She questioned how traffic could be effectively managed, particularly if the commercial building's use changes in the future and suggested additional review to ensure safe ingress and egress given the shared driveway and parking arrangement.

City Planner Steve Grittman provided context, noting the site's history as originally planned for multiple commercial buildings before being amended for mixed-use development, and stated that residential traffic from the proposed project is likely comparable to what commercial development would have generated. Rachel Leonard added that the shared driveway is an inherent site feature that must be managed regardless of use.

A developer representative explained that the site includes a U-shaped turnaround and design measures to direct traffic to the east side of the property, reducing impact on adjacent businesses. Councilmember Christianson noted that the curb cut onto School Boulevard is wider than other high-traffic access points, such as Walmart. Mayor Hilgart noted that this property has always been

planned as a Planned Unit Development with shared access and expressed no objection to project approval.

Mayor Hilgart moved to adopt Resolution 2026-08 for approval of Preliminary and Final Plat and Development Contract, Resolution 2026-09 for Development and Final Stage Planned Unit Development, Resolution 2026-10 for amendment to the Conditional Use Permit for Planned Unit Development, for Twin Pines First Addition, a 96 multi-family residential project. Councilmember Christianson seconded the motion. Motion carried 4-1; Councilmember Gabler voted against due to reasons listed above.

3. Public Hearing:

4. Regular Agenda:

5. Other Business

A. Presentation and deliberation for future consideration of an amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City. Applicant: City of Monticello.

City Administrator Rachel Leaonard provided an overview of the proposed Data Center Planned Unit Development (DCPUD) ordinance, outlining its purpose to establish clear approval criteria, performance standards, and enforcement provisions. She summarized the PUD approach, ordinance components, and public concerns, including environmental impacts, energy and water use, municipal services, property values, community character, and transparency. The Council meeting was structured to gather Council input prior to any formal decision.

Councilmember Gabler expressed concerns about the Council's discussion process on the proposed data center ordinance, noting that deliberations have not provided a balanced review of pros and cons. She raised issues regarding public engagement and the perception that additional feedback has not been adequately incorporated. She also stated that her understanding of the project evolved over time, expressing concern that what was initially viewed as a smaller-scale project had expanded to approximately 500 acres with multiple buildings, and questioned whether the ordinance could differentiate between smaller- and larger-scale data center developments.

Rachel Leonard clarified the timeline of discussions regarding data centers, noting that inquiries began in spring 2024, followed by workshops in summer and fall 2024. She stated that Monticello Tech presented a 500-acre concept plan in December 2024, ordinance amendments were discussed in February 2025, and Scannell Properties presented a concept plan in March 2025.

Mayor Hilgart and Councilmember Christianson noted that the potential for larger-scale data center development had been presented from the outset, emphasizing that the 500-acre concept area was identified early in the process. Councilmembers acknowledged differing perspectives on the project and ordinance, and discussion became tense as prior discussions and public statements were addressed. Councilmember Martie called for civil, balanced discussion, urging members to focus on policy and process rather than personalities or individual projects.

Resident Jenna Van Den Boom addressed the City Council, criticizing Councilmember Martie for not engaging with residents despite multiple requests and emphasizing that meeting and listening to residents is part of Councilmembers' duties. Councilmember Martie responded that he refrained from direct engagement to avoid a potential violation of the open meeting law.

Councilmember Hinz suggested changes to the draft ordinance, including making the neighborhood meeting a required, rather than optional, component (page 15, item 14). Community Development Director Angela Schumann and City Administrator Rachel Leonard explained that the meeting is optional to avoid triggering formal review timelines before the application is ready and noted that the city attorney would be consulted for confirmation.

Councilmember Hinz also recommended that the ordinance explicitly include a section in the project narrative detailing the proposed project's contributions to the community, emphasizing that the ordinance should define overall benefits beyond minimum infrastructure or tax requirements. She raised concerns about the length of construction hours and noise. Ms. Schumann responded that construction noise is regulated under a separate City Code ordinance, with the Council able to amend either the noise ordinance or add additional regulations within the DCPUD ordinance. Councilmember Hinz requested a review of both.

Councilmember Gabler expressed interest in considering berm heights greater than 10 feet. Angela Schumann noted that berm height could be added to the discussion list and highlighted that screening requirements apply regardless of height. Councilmember Gabler also asked about requiring more intentional

landscaping standards, and Ms. Schumann responded that the base ordinance already includes guidelines for berms, buffers, tree species, and confirmed this topic would also be added to the discussion list.

Councilmember Gabler requested clarification on setbacks and their role in preventing conflicts with residential areas. Rachel Leonard explained that the Council has full discretion to set setback requirements, noting that the draft ordinance includes initial standards designed to encourage enclosing louder or more disruptive components within buildings. She emphasized that setbacks and performance standards are key tools for exercising Council discretion.

Councilmember Gabler also asked whether setbacks could be increased from residential areas or parks. Angela Schumann advised the Council to first clarify the objective – whether to create physical distance or to mitigate impacts such as noise, visibility, odor – and cautioned that distance alone may not address all concerns. She noted that the ordinance was drafted to apply to sites ranging in all sizes and recommended considering how larger setbacks could affect smaller sites.

Councilmember Gabler asked about the types of generators to be used. Angela Schumann explained that, because technology evolves, the ordinance should not mandate specific mechanical systems, which could become outdated, and that focus should be on mitigating impacts rather than prescribing technology. Rachel Leonard added that the ordinance requires applicants to demonstrate how they will mitigate external impacts and noted that the City is not the sole regulatory authority, as other agencies also review and regulate aspects such as generators.

Councilmember Hinz emphasized the importance of ongoing City oversight and accountability after a data center is built. She referenced the ordinance section annual generator testing and suggested requiring City staff to be present during testing to ensure direct oversight.

Mayor Hilgart addressed misconceptions regarding data center regulation and power infrastructure costs, emphasizing the importance of fact-based, informed decision-making.

Rachel Leonard highlighted the City's goal of maximizing local control through enforceable ordinance provisions to protect the community and guide development responsibly.

Mayor Hilgart further explained that the proposed data center ordinance reflects a deliberate, council-led effort to proactively manage data center development in response to evolving technology and community interests.

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Angela Schumann outlined the next steps for the data center ordinance process, stating that staff will compile feedback from the current discussion, but will also continue to complete research and obtain guidance from the City Attorney, and will then prepare potential amendments to the draft ordinance. These amendments will be presented to the Council on March 9 for further discussion.

Councilmember Christianson cautioned against berm heights exceeding 10 feet, stating that taller berms could disrupt existing land patterns and runoff patterns.

Holly Newman addressed the Council, noting she was speaking at the appropriate time and not curing Citizen Comments. She expressed concern that a proposed data center could strain the energy grid. Mayor Hilgart responded that such projects require verification with Xcel Energy and include a summary of power grid capacity, adding that additional power generation would be constructed to serve data centers.

TY Weiss, resident, also spoke and expressed frustration with the framing of data center development as inevitable due to technology use. She encouraged the Council to take a more cautious approach, including consideration of a moratorium or delaying decisions.

Rachel Leonard reiterated that staff would compile the feedback received and return with options and analysis for at least one additional meeting to further discuss key issues before formal consideration. She agreed with taking a holistic review of the ordinance after discussion specific provisions to confirm it meets the Council's goals and functions as intended. She also added that any recommended ordinance changes brought forward would clearly identify their source, whether from staff research, public comment, or stakeholder feedback.

6. <u>Adjournment</u>

The meeting was adjourned at 8:59 p.m.

Jennifer Schreiber _____

Attest: _____

City Administrator

DRAFT

FiberNet Subscriber Counts

Service	Q2 2016	2016	2017	2018	2019	2020	2021	2022	2023	2024	Q2 2025	Q4 2025
Total Subscribers	**1550**	**1,645**	**1,659**	**1,644**	**1,706**	**1,851**	**1,842**	**1,786**	**1,723**	**1,718**	**1,741**	**1,724**
Residential Subs	**1421**	**1,512**	**1,526**	**1,515**	**1,579**	**1,728**	**1,719**	**1,661**	**1,597**	**1,590**	**1,621**	**1,600**
Business Subs	**129**	**133**	**133**	**129**	**127**	**123**	**123**	**125**	**126**	**128**	**120**	**124**
Phone Counts	480	465	427	383	354	315	297	275	248	229	216	201
Internet Counts	1407	1,506	1,545	1,549	1,631	1,801	1,808	1,752	1,701	1,697	1,722	1,708
Managed WiFi	0	-	-	-	-	-	-	-	-	-	395	416
Television Counts	649	643	526	451	385	323	289	256	233	218	211	194

July 1st 2016

Arvig's 1st Day

Entity:	FiberNet
From:	Arvig Enterprises, Inc.
Subject:	Monthly Netting Statement
Netting Period:	10/01/2025 - 10/31/2025

Revenues		
Subscriber Billings	156,392.00	
Total Revenues:		**156,392.00**
Expenses		
Subscriber Fee	(30,124.50)	
Management Fee	(16,798.50)	
Fixed Fee	(33,540.00)	
Total Expenses:		**(80,463.00)**
Net Income		**$ 75,929.00**

Entity:	FiberNet
From:	Arvig Enterprises, Inc.
Subject:	Monthly Netting Statement
Netting Period:	11/01/2025 - 11/30/2025

Revenues:		
Subscriber Billings	151,667.00	
Total Revenues:		**151,667.00**
Expenses:		
Subscriber Fee	(29,882.00)	
Management Fee	(16,798.50)	
Fixed Fee	(33,540.00)	
Total Expenses:		**(80,220.50)**
Net Income		**$ 71,446.50**

Entity:	FiberNet
From:	Arvig Enterprises, Inc.
Subject:	Monthly Netting Statement
Netting Period:	12/01/2025 - 12/31/2025

Revenues:		
Subscriber Billings	151,992.00	
Total Revenues:		**151,992.00**
Expenses:		
Subscriber Fee	(29,169.00)	
Management Fee	(16,798.50)	
Fixed Fee	(33,540.00)	
Total Expenses:		**(79,507.50)**
Net Income		**$ 72,484.50**

Entity:	FiberNet
From:	Arvig Enterprises, Inc.
Subject:	Netting Statement
Netting Period:	**4th Quarter 2025 Total**

Revenues:		
Subscriber Billings	460,051.00	
Total Revenues:		**460,051.00**
Expenses:		
Subscriber Fee	(89,175.50)	
Management Fee	(50,395.50)	
Fixed Fee	(100,620.00)	
Total Expenses:		**(240,191.00)**
Net Income		**$ 219,860.00**

Entity:	FiberNet
From:	Arvig Enterprises, Inc.
Subject:	Netting Statement
Netting Period:	**YTD 2025 Total**

Revenues:		
Subscriber Billings	1,866,314.00	
Total Revenues:		**1,866,314.00**
Expenses:		
Subscriber Fee	(377,476.00)	
Management Fee	(198,646.32)	
Fixed Fee	(402,480.00)	
Total Expenses:		**(978,602.32)**
Net Income		**$ 887,711.68**

Capital Expense Report: Budget versus Actual
YTD 2025

	Actual	Budget	Variance
HE/CO Equipment	37,839	40,000	$ 2,161
Drops w/ materials	62,226	50,750	$ (11,476)
CPE Equipment	64,971	82,750	$ 17,779
Road Jobs, Relocations	55,314		$ (55,314)
	$ 220,351	**$ 173,500**	**$ (46,851)**

2025 Capital Budget:

	2025
HE/CO Equipment	40,000
Drops - Plowing/Fiber Conı	50,750
CPE Equipment	82,750
Road Jobs/Moves	-
Mapcom - Plant Records	-
TOTAL - Yearly	**$ 173,500**

Financial Projections

PRELIMINARY Q4 YTD 2025 - per Contractual Netting Statements

FIBERnet Delivered by arvig

	Prelim 2025	Budget 2025	Variance	Budget **2025**
Projected Revenue:	$1,866,314	$1,932,858	($66,544)	$1,932,858
Expenses:				
Subscriber COGS	377,476	$482,690	$105,214	$482,690
Fixed Cost	402,480	$518,649	$116,169	$518,649
Cash flow from Operations	$1,086,358	$931,519	$154,839	$931,519
Management Fee:				
Fixed	198,646	$198,646	$0	$198,646
Adjusted EBITDA	**$887,712**	**$732,873**	$154,839	**$732,873**
Management Fee:				
Incentive - 40%	$355,085	$293,149		$293,149
Capital Expense Budgeted:	(220,351)	(173,500)		(173,500)
City Cash Flow	312,276	266,224		266,224
Capital to Developments/Relocates	(79,395)			
City Cash Flow net of Developments	232,881			

*	Meadowbrook	$30,460
	Country Club	$30,230
	Golf Course Rd	$18,705
		$79,395

Financial Projections

Final YTD 2025 - per Contractual Netting Statements

FIBERnet Delivered by arvig

	Prelim 2025	Budget 2025	Variance	Budget 2025
Projected Revenue:	$1,866,356	$1,932,858	($66,502)	$1,932,858
Expenses:				
Subscriber COGS	369,053	$482,690	$113,637	$482,690
Fixed Cost	390,254	$518,649	$128,395	$518,649
Cash flow from Operations	$1,107,049	$931,519	$175,530	$931,519
Management Fee:				
Fixed	198,646	$198,646	$0	$198,646
Adjusted EBITDA	**$908,403**	**$732,873**	$175,530	**$732,873**
Management Fee:				
Incentive - 40%	$363,361	$293,149		$293,149
Capital Expense Budgeted:	(220,351)	(173,500)		(173,500)
City Cash Flow	324,691	266,224		266,224
Capital to Developments/Relocates*	(79,395)			
City Cash Flow net of Developments	245,296			

*		
	Meadowbrook	$30,460
	Country Club	$30,230
	Golf Course Rd	$18,705
		$79,395

FIBERnet

Delivered by arvig

Marketing 4th Qtr 2025

- Website (October-December):
  - Number of unique visitors: 1864
  - Total sessions/visits: 2258
  - Average time on site/page: 1:22
  - Search keywords bringing customers to our website clicks: fibernet, fibernet internet, business fibernet
- Search Ads
  - Impressions: 14,433
  - Clicks: 731
  - Phone Calls: 149
  - Search keywords customers are using/clicking: internet providers, television, phone service providers in my area

Number of potential customers/existing customers that input their address to see if service was available and the cost via website:

  - October-December:
    - Confirmed Address: 534
    - Select Services: 337
    - Your Contact Info: 65
    - Submit: 31
    - Orders Submitted: 28
- Top landing pages: Home page: 1152, Internet: 516, Wifi: 139

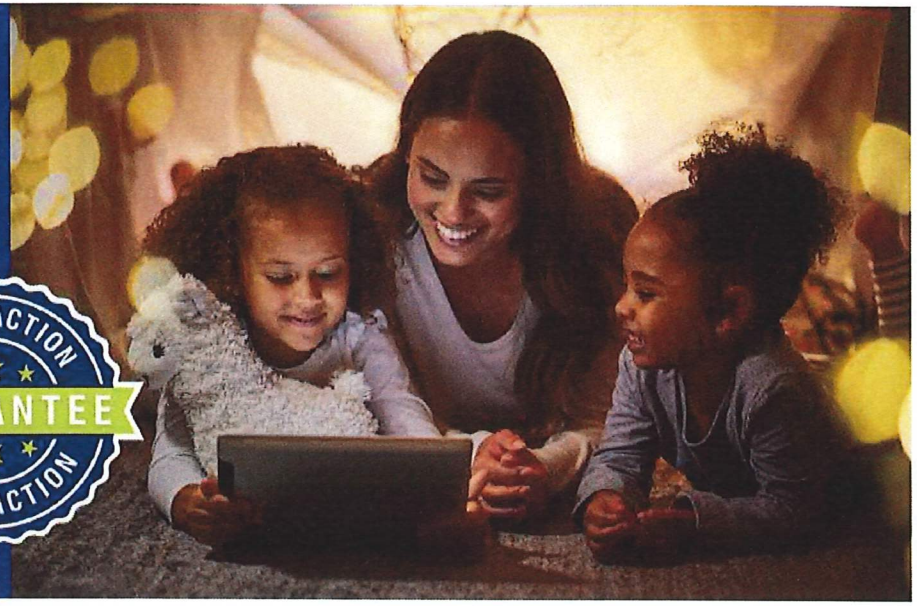
Promo landing page: https://www.fibernetmonticello.com/pricematch/

Created front invoice messages and city inserts. Following is some of the artwork that was used:

Direct Mail:

INTERNET PRICE MATCH!

SATISFACTION GUARANTEE SATISFACTION



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2A. Consideration of approving payment of bills

Prepared by: Finance Director	**Meeting Date:** 3/09/26	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: N/A	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve the bills for a total amount of $997,469.26.

REFERENCE AND BACKGROUND

City staff submits the following items for approval by Council:

$ 161,887.54	Claims for recurring electronic payments including utilities*
$ 521,525.10	Claims for invoices received since last Council meeting*
$ 314,056.62	Payroll wages, taxes & benefits
$ 997,469.26	

*Detailed listing included as supporting data

Subject to MN Statutes, most invoices require Council approval prior to releasing checks for payment. The day following Council approval, payments will be released unless directed otherwise. A credit purchasing agreement and policy was approved by Council initially and card purchases must comply with the policy.

If Council has no questions or comments on the bill and purchase card registers, these can be approved with the consent agenda. If requested, this item can be removed from consent and discussed prior to making a motion for approval.

I. Budget Impact: N/A

II. Staff Workload Impact: No additional work.

III. Comprehensive Plan Impact: N/A

STAFF RECOMMENDED ACTION

City staff recommends approval of bill and purchase card registers as presented.

SUPPORTING DATA

- Bills registers

Accounts Payable

Checks by Date - Summary by Check Date

User: debbie.gulbrandson@monticellomn
Printed: 3/5/2026 11:21 AM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	1006	ABM EQUIPMENT AND SUPPLY LLC	03/10/2026	1,178.56
ACH	1062	BEAUDRY OIL COMPANY	03/10/2026	2,826.67
ACH	1065	BELLBOY CORPORATION	03/10/2026	11,029.48
ACH	1074	BOLTON AND MENK INC	03/10/2026	1,482.00
ACH	1091	CAMPBELL KNUTSON PA	03/10/2026	2,592.00
ACH	1129	DAHLHEIMER BEVERAGE LLC	03/10/2026	74,650.44
ACH	1153	ECM PUBLISHERS INC	03/10/2026	531.75
ACH	1205	GRAINGER INC	03/10/2026	562.75
ACH	1206	WINEBOW INC.	03/10/2026	375.00
ACH	1239	NORTH CENTRAL INTERNATIONAL LI	03/10/2026	202.48
ACH	1273	KIWI KAI IMPORTS, INC.	03/10/2026	2,254.50
ACH	1303	M AMUNDSON CIGAR & CANDY CO, I	03/10/2026	4,147.89
ACH	1386	M-R SIGN CO INC	03/10/2026	476.91
ACH	1411	OLSON & SONS ELECTRIC INC	03/10/2026	290.00
ACH	1470	RUSSELL SECURITY RESOURCE INC	03/10/2026	514.00
ACH	1518	TDS TELECOM	03/10/2026	450.68
ACH	1537	UHL COMPANY INC	03/10/2026	5,294.34
ACH	1550	VEOLIA WATER N AM OPERATING SEI	03/10/2026	74,468.66
ACH	1552	VIKING COCA COLA BOTTLING CO	03/10/2026	466.15
ACH	1584	WSB & ASSOCIATES INC	03/10/2026	40,921.25
ACH	1684	VINOCOPIA	03/10/2026	1,550.13
ACH	1726	MARCO TECHNOLOGIES	03/10/2026	1,845.46
ACH	1801	CANNON RIVER WINERY	03/10/2026	661.20
ACH	2159	NATHAN PHILLIP KROHN	03/10/2026	120.00
ACH	2407	ALL ELEMENTS	03/10/2026	717.07
ACH	3829	STEVE LANGANKI	03/10/2026	1,651.00
ACH	4502	ARVIG	03/10/2026	5,032.89
ACH	4633	PERFORMANCE FOOD GROUP INC	03/10/2026	1,662.65
ACH	4646	CAPITOL BEVERAGE SALES L.P.	03/10/2026	34,954.37
ACH	4832	TIFCO INDUSTRIES, INC.	03/10/2026	543.87
ACH	4849	VON HANSON'S SNACKS INC	03/10/2026	121.00
ACH	5201	DICK FAMILY, INC.	03/10/2026	2,782.05
ACH	5211	RANDI O'KEEFE KRIER	03/10/2026	2,187.50
ACH	5512	HYDROCORP HYDRO-DESIGNS, INC.	03/10/2026	1,180.83
ACH	5585	SBRK FINANCE HOLDINGS INC	03/10/2026	504.60
ACH	5635	WK & ASSOCIATES LLC	03/10/2026	870.00
ACH	5736	MAVERICK BEVERAGE COMPANY MN	03/10/2026	323.38
ACH	5998	SADIE NIELSEN	03/10/2026	1,443.75
ACH	6272	DANGEROUS MAN BREWING COMPA	03/10/2026	178.00
ACH	6465	DAVIS MECHANICAL SYSTEMS, INC	03/10/2026	10,536.57
ACH	6522	DAN HALVERSON	03/10/2026	26.10
ACH	6538	RILEIGHS OUTDOOR LLC	03/10/2026	156.00
ACH	6672	TARA STORTS	03/10/2026	925.00
131268	1977	ANCOM COMMUNICATIONS INC	03/10/2026	641.00
131269	5871	APOLLO PLUMBING INC.	03/10/2026	550.00
131270	3491	ARTISAN BEER COMPANY	03/10/2026	1,000.95
131271	1368	AUTO VALUE MONTICELLO	03/10/2026	946.09

Check No	Vendor No	Vendor Name	Check Date	Check Amount
131272	1067	BERNICK'S	03/10/2026	7,545.62
131273	4328	BREAKTHRU BEVERAGE MN WINE &	03/10/2026	8,579.43
131274	UB*01787	KUE & PHENG CHANG	03/10/2026	70.87
131275	UB*01803	CLOSING HUB TRUST ACCOUNT	03/10/2026	712.37
131276	6745	DEAN'S HOME SERVICES	03/10/2026	38.35
131277	6544	ARYN LILL DIEMAND	03/10/2026	360.00
131278	1722	ENVIRONMENTAL EQUIPMENT & SEF	03/10/2026	773.96
131279	1179	FIRE SAFETY USA INC	03/10/2026	367.00
131280	6819	FIREFLIES PLAY ENVIRONMENTS INC	03/10/2026	16,176.90
131281	6818	MADELYN GALLAGHER	03/10/2026	100.00
131282	UB*01825	CLINT & DIANE HERBST	03/10/2026	75.00
131283	1232	HILLYARD INC MINNEAPOLIS	03/10/2026	46.01
131284	4650	JASEN HOGLUND	03/10/2026	380.00
131285	6375	THE HOME CITY ICE COMPANY	03/10/2026	229.94
131286	5889	INNOVATIVE OFFICE SOLUTIONS LLC	03/10/2026	357.48
131287	3971	INTL UNION OF OPER ENGINEERS LO	03/10/2026	26,800.00
131288	1263	JOHNSON BROTHERS LIQUOR CO.	03/10/2026	23,790.70
131289	5214	JOHNSON FITNESS & WELLNESS	03/10/2026	102.00
131290	6817	TREVOR KOENIG	03/10/2026	100.00
131291	5857	LANO EQUIPMENT, INC.	03/10/2026	909.97
131292	6336	MEGAN LARSON	03/10/2026	219.00
131293	1291	LEAGUE OF MN CITIES INS TRUST	03/10/2026	1,000.00
131294	1933	M & M EXPRESS SALES & SERVICE	03/10/2026	867.56
131295	4807	MN DEPT NATURAL RESOURCES	03/10/2026	293.00
131296	1913	NEW FRANCE WINE	03/10/2026	333.00
131297	1427	PHILLIPS WINE & SPIRITS CO	03/10/2026	20,777.80
131298	5431	QUADIENT FINANCE USA INC	03/10/2026	144.83
131299	5713	R.D.OFFUTT COMPANY	03/10/2026	707.42
131300	6816	SOPHIE ROSH	03/10/2026	100.00
131301	6277	KENNETH ROUSH	03/10/2026	40.00
131302	4781	RUE 38 LLC	03/10/2026	492.00
131303	4148	SHERWIN WILLIAMS CO. #3442	03/10/2026	53.19
131304	3309	SOUTHERN GLAZER'S WINE AND SPII	03/10/2026	9,058.13
131305	1937	CITY OF ST MICHAEL	03/10/2026	1,338.50
131306	6815	NEIL TAYLOR	03/10/2026	300.00
131307	UB*01725	JOHN TILUS	03/10/2026	9.19
131308	3783	ULINE	03/10/2026	2,467.09
131309	1573	WINE MERCHANTS INC	03/10/2026	381.82
131310	6656	XCEL ENERGY	03/10/2026	97,600.00
			Total for 3/10/2026:	521,525.10
			Report Total (86 checks):	521,525.10

The preceding list of bills payable was reviewed and approved for payment.

Date: 03/09/2026 Approved by:_____

Mayor Lloyd Hilgart

Accounts Payable

Checks by Date - Summary by Check Date

User: debbie.gulbrandson@monticellomn
Printed: 3/5/2026 11:51 AM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	1102	CENTERPOINT ENERGY	02/28/2026	31,001.90
ACH	1585	XCEL ENERGY	02/28/2026	54,663.55
ACH	2050	DEMVI LLC	02/28/2026	213.86
ACH	4263	CAYAN	02/28/2026	1,302.75
ACH	5147	MN PEIP	02/28/2026	73,068.67
ACH	5188	HEALTHY CONTRIBUTIONS	02/28/2026	8.95
ACH	5646	JACK HENRY & ASSOCIATES, INC.	02/28/2026	74.42
ACH	6271	CLUB AUTOMATION - DAXCO LLC	02/28/2026	1,542.44
ACH	6761	MY FITNESS REWARDS	02/28/2026	11.00
			Total for 2/28/2026:	161,887.54
			Report Total (9 checks):	161,887.54

The preceding list of bills payable was reviewed and approved for payment.

Date: 03/09/2026 Approved by:_____

Mayor Lloyd Hilgart

2B. Consideration of approving new hires and departures for City departments

Prepared by: Human Resources Manager	**Meeting Date:** 3/9/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: N/A	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve new hires and departures for city departments.

REFERENCE AND BACKGROUND

The City Council is asked to ratify the attached list of new hires and departures for the City. The list includes full-time, part-time, seasonal, and temporary employees. The listing may also include status changes and promotions.

I. **Budget Impact:** Positions are generally included in the budget.

II. **Staff Workload Impact:** For new hires, there is typically training involved. For terminations, existing staff will cover hours as needed, until replacement.

III. **Comprehensive Plan Impact:** N/A

STAFF RECOMMENDED ACTION

City staff recommend approval of new hires and departures as identified on the attached list.

SUPPORTING DATA

- List of new hires and terminated employees.

NEW EMPLOYEES

Name	Title	Department	Hire Date	Class
Simon Winter	Slide Attendant	MCC	3/10/2026	PT
Steven Berg	Liquor Store Clerk	Liquor Store	3/11/2026	FT

TERMINATING EMPLOYEES

Name	Reason	Department	Effective Date	Class
Ingrid Herstad	Voluntary	MCC	8/27/2025	PT
Kaydence Adams	Voluntary	MCC	10/23/2025	PT
Ella Priola	Voluntary	MCC	11/29/2025	PT
Wesley Sommerfeld	Voluntary	MCC	12/31/2025	PT
Stephanie Quade	Voluntary	DMV	2/21/2026	PT
Jaclyn Super	Voluntary	DMV	3/13/2026	FT
Linda Goodwin	Voluntary	Liquor Store	3/25/2026	PT

2C. Consideration of approving the sale or disposal of surplus City property

Prepared by: N/A	**Meeting Date:** 3/9/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: N/A	**Approved by:** N/A	

There is no report this City Council cycle.

2D. Consideration of adopting Resolution 2026-13 accepting a donation of $1,449 from the Monticello Lions for the Fire Department and a donation of $2,000 from Liberty Bank for Music on the Mississippi

Prepared by: City Clerk	**Meeting Date:** 3/9/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: N/A	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to adopt Resolution 2026-13 accepting a donation of $1,449 from the Monticello Lions for the Fire Department and a donation of $2,000 from Liberty Bank for Music on the Mississippi.

REFERENCE AND BACKGROUND

The Monticello Lions donated $1,499 to the Monticello Fire Department. These funds were utilized to purchase a small rescue mannequin.

Liberty Bank contributed $2,000 to support the *Music on the Mississippi* event, assisting with the cost associated with hiring the bands.

In accordance with state statute, the City Council is required to adopt a resolution specifying the amount of the donation and its use.

I. Budget Impact: The donation will help fund items as noted in this report.

II. Staff Workload Impact: N/A

III. Comprehensive Plan Impact: N/A

STAFF RECOMMENDED ACTION

City staff recommend adopting Resolution 2026-13 accepting the donations.

SUPPORTING DATA

- Resolution 2026-13

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
RESOLUTION NO. 2026-13

RESOLUTION APPROVING CONTRIBUTIONS

WHEREAS, the City of Monticello is generally authorized to accept contributions of real and personal property pursuant to Minnesota Statutes Sections 465.03 and 465.04 for the benefit of its citizens and is specifically authorized to maintain such property for the benefit of its citizens in accordance with the terms prescribed by the donor. Said gifts may be limited under provisions of MN Statutes Section 471.895.

WHEREAS, the following persons and or entities have offered to contribute contributions or gifts to the City as listed:

DONOR/ENTITY	DESCRIPTION/PURPOSE	CASH
Monticello Lions	Fire Department Rescue mannequin	$1,449
Liberty Bank	Music on the Mississippi	$2,000

WHEREAS, all said contributions are intended to aid the City in establishing facilities, operations or programs within the city's jurisdiction either alone or in cooperation with others, as allowed by law; and

WHEREAS, the City Council hereby finds that it is appropriate to accept the contributions offered.

NOW THEREFORE BE IT RESOLVED by the City Council of Monticello as follows:

1. The contributions described above are hereby accepted by the City of Monticello.
2. The contributions described above will be used as designated by the donor. This may entail reimbursing or allocating the money to another entity that will utilize the funds for the purpose stated above.

Adopted by the City Council of Monticello this 9th day of March, 2026.

_____
Lloyd Hilgart, Mayor

_____
Jennifer Schreiber, City Clerk

DRAFT

2E. Consideration of approving a beer/wine combination on-sale liquor license for Big Bore located at 1390 7th Street East, Monticello. Applicant: Jill & Chad Brink

Prepared by: City Clerk	**Meeting Date:** 3/9/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: N/A	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve a beer/wine combination on-sale license for Big Bore located at 1390 7th Street East contingent upon a favorable review by the Wright County Sheriff's Office, approval from the MN Department of Health, and receipt of the required liquor liability insurance documentation.

REFERENCE AND BACKGROUND

Jill and Chad Brink, owners of Big Bore, have applied for a combination beer and wine liquor license, with a proposed start date of April 13, 2026. This license would authorize Big Bore to sell strong beer (including craft beer), as well as other beer and wine products.

The establishment's MN Health Department inspection is scheduled for the week of March 23. Liability insurance coverage is expected to be in place by mid-March.

The application is currently under review by the Wright County Sheriff's Office, including completion of a background check. Upon local approval, the application will be forwarded to the State Alcohol & Gambling Division for final approval.

I. **Budget Impact:** License fees will be prorated for the remainder of the 2025-2026 license term (approximately three months). A new license period will begin July 1, 2026.

II. **Staff Impact:** Minimal staff time involved in processing application.

III. **Comprehensive Plan Impact:** N/A

STAFF RECOMMENDED ACTION

City staff recommend approving the liquor licenses for Big Bore,

SUPPORTING DATA

- Application

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division (AGED)
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
Telephone 651-201-7507 Fax 651-297-5259 TTY 651-282-6555

Certification of an On Sale Liquor License, 3.2% Liquor license, or Sunday Liquor License

Cities and Counties: You are required by law to complete and sign this form to certify the issuance of the following liquor license types: 1) City issued on sale intoxicating and Sunday liquor licenses
2) City and County issued 3.2% on and off sale malt liquor licenses

Name of City or County Issuing Liquor License Monticello License Period From:_____ To:_____

Circle One: (New License) License Transfer_____ (former licensee name) Suspension Revocation Cancel _____ (Give dates)

License type: (check all that apply) ☐ On Sale Intoxicating ☑ Sunday Liquor ☑ 3.2% On sale ☐ 3.2% Off Sale

Fee(s): On Sale License fee:$_____ Sunday License fee: $_____ 3.2% On Sale fee: $_____ 3.2% Off Sale fee: $_____

Licensee Name: Big Bore Barbecue Co. - Monticello, INC. (corporation, partnership, LLC, or Individual) DOB_____ Social Security #_____

Business Trade Name_____ Business Address 1390 7th St. E City Monticello

Zip Code 55362 County Wright Business Phone_____ Home Phone [redacted]

Home Address_____ City_____

Licensee's Federal Tax ID # 39-3774079 (To apply call IRS 800-829-4933) Licensee's MN Tax ID# 1652921

If above named licensee is a corporation, partnership, or LLC, complete the following for each partner/officer:

Chad Allan Brink [redacted]
Partner/Officer Name (First Middle Last) DOB Social Security # Home Address

Jill Elizabeth Brink [redacted]
Partner/Officer Name (First Middle Last) DOB Social Security # Home Address

_____
Partner/Officer Name (First Middle Last) DOB Social Security # Home Address

Intoxicating liquor licensees must attach a certificate of Liquor Liability Insurance to this form. The insurance certificate must contain all of the following:

1) Show the exact licensee name (corporation, partnership, LLC, etc) and business address as shown on the license.
2) Cover completely the license period set by the local city or county licensing authority as shown on the license.

☐ Yes ☑ No During the past year has a summons been issued to the licensee under the Civil Liquor Liability Law?

Workers Compensation Insurance is also required by all licensees: Please complete the following:

Workers Compensation Insurance Company Name:_____ Policy #_____

I Certify that this license(s) has been approved in an official meeting by the governing body of the city or county.

City Clerk or County Auditor Signature_____ (title) Date_____

ON SALE INTOXICATING LIQUOR LICENSEES ONLY, must also purchase a $20 Retailer Buyers Card. To obtain the application for the Buyers Card, please call 651-201-7507, or visit our website at https://dps.mn.gov/divisions/age/Pages/default.aspx

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7510 Fax 651-297-5259 TTY 651-282-6555

APPLICATION FOR COUNTY/CITY ON-SALE WINE LICENSE

(Not to exceed 24% of alcohol by volume)

EVERY QUESTION MUST BE ANSWERED. If a corporation, an officer shall execute this application. If a partnership, LLC, a partner shall execute this application. To apply for MN sales Tax # call 651-296-6181

Workers compensation insurance company name _____ Policy Number _____

Licensee's MN sales and Use Tax ID # 1652921 Licensee's Federal Tax ID # 39-3774079

Business Name (Business, Partnerships, Corporation Big Bore Barbecue Co- Monticello MN	Trade Name or DBA		
Business Address 1390 7th St. E	Business Phone	Applicant's Home Phone [redacted]	
City Monticello	County Wright	State MN	Zip Code 55362
Is this application ☑ New		License Period From	To

If a corporation, give name, title, address and date of birth of each officer. If a partnership, LLC, give name, address and date of birth of each partner.

Partner/Officer Name and title Chad Brink, Owner	[redacted]		
Partner/Officer Name and title Jill Brink, Owner			
Partner/Officer Name and title	Home Address	DOB	SSN
Partner/Officer Name and title	Home Address	DOB	SSN

CORPORATIONS

Date of incorporation 5/12/25	State of incorporation MN	Certificate Number 1560487700028	Is corporation authorized to do business in Minnesota? ☑ Yes ☐ No

If a subsidiary of another corporation, give name and address of parent corporation

BUILDING AND RESTAURANT

Name of building owner CJBMNI, LLC	Owner's address [redacted]		
Are property taxes delinquent ☐ Yes ☑ No	Has the building owner any connection, direct or indirect with the applicant? ☑ Yes ☐ No	Restaurant seating capacity 65	Hours food will be available 11am-10pm
Number of restaurant employees ~40	Number of months per year restaurant is open 12	Will food service be the principal business? ☑ Yes ☐ No	

Describe the premises to be licensed
Upscale fast-casual barbecue restaurant.

If the restaurant is in conjunction with another business (resort etc.), describe business

NO LICENSE WILL BE APPROVED OR RELEASED UNTIL THE $20 RETAILER ID CARD FEE IS RECEIVED BY AGED

☑ Yes ☐ No Has the applicant or associates been granted an on-sale malt liquor (3.2) and/or a "set-up" license in conjunction with this wine license?

☐ Yes ☑ No Is the applicant or any of the associates in this application a member of the county board or the city council, which will issue this license? If yes, in what capacity? _____
(if the applicant is the spouse of a member of the governing body, or another family relationship exists, the member shall not vote on this application.

☐ Yes ☑ No During the past license year, has a summons been issued under the liquor civil liability (Dram Shop)(M.S. 340A.802). If Yes, attach copy of the summons.

☐ Yes ☐ No Has applicant, partners, officers or employees ever had any liquor law violations in Minnesota or elsewhere. If so, give names, dates, violations and final outcome details.

_____

☐ Yes ☐ No Does any person other than the applicants, have any right, title or interest in the furniture, fixtures or equipment in the licensed premises? If yes, give names and details.

☑ Yes ☐ No Have the applicants any interests, directly or indirectly, in any other liquor establishments in Minnesota? If yes, give name and address of establishment.
Big Bore Barbecue Co. - 10940 4th St. NE Hanover, MN 5534

I CERTIFY THAT I HAVE READ THE ABOVE QUESTIONS AND THAT THE ANSWERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Jim Brick — 2/10/2026

Signature of Applicant — Date

The licensee must have one of the following:

○ Liquor liability insurance (Dram Shop) $50,000 per person; $100,000 more than one person; $10,000 property destruction; $50,000 and $100,000 for loss of means of support. Attach "**CERTIFICATE OF INSURANCE**" to this form.

○ A surety bond from a surety company with minimum coverage as specified above in.

○ A certificate from the state treasurer that the licensee has deposited with the state, trust funds having a market value of $100,000 or $100,000 in cash or securities.

IF LICENSE IS ISSUED BY THE COUNTY BOARD, REPORT OF COUNTY ATTORNEY

☒ Yes ☐ No I certify that to the best of my knowledge the applicants named above are eligible to be licensed. If no, state reason.

Signature County Attorney — County — Date

REPORT BY POLICE OR SHERIFF'S DEPARTMENT

This is to certify that the applicant and the associates, named herein have not been convicted within the past five years for any violation of laws of the State of Minnesota, Municipal or County ordinances relating to intoxicating liquor, except as follows:

Signature — Department and Title — Date

IMPORTANT NOTICE

ALL RETAIL LIQUOR LICENSEES MUST REGISTER WITH THE ALCOHOL, TOBACCO TAX AND TRADE BUREAU.
FOR INFORMATION CALL 513-684-2979 OR 1-800-937-8864

A $30.00 service charge will be added to all dishonored checks You may also be subjected to a civil penalty of $100.00 or 100 % of the value of the check, whichever is greater, plus interest and attorney fees.

2F. Consideration of a Special Event Permit for the Swan River Parent Teacher Organization Annual Breakfast with the Bunny Event at the Monticello Community Center

Prepared by: Parks & Recreation Director	**Meeting Date:** 3/9/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: City Clerk	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve a special event permit for the Swan River Parent Teacher Organization (PTO) for use of the Monticello Community Center (MCC) gymnasium for event setup on March 20, 2026 (5:00 – 8:00 p.m.) and for the Breakfast with the Bunny community event on March 21, 2026 (7:00 a.m. – 1:00 p.m.) and to approve the fee waiver contingent upon a community service project or in-kind support as determined by the City and Swan River.

REFERENCE AND BACKGROUND

The Swan River Parent Teacher Organization (PTO) submitted a special event permit application for its annual "Breakfast with the Bunny" event at the Monticello Community Center. This long-standing community event typically attracts 600–800 attendees and supports both Swan River Montessori Charter School and the Monticello Help Center through fundraising and food donations.

In previous years, PTO sponsored events were included under the broader facility use contract between the City and Swan River Montessori School. For the 2026 school year, that contract was reduced and no longer includes PTO events. Because of this change, the PTO is now subject to the standard MCC rental fee structure and is requesting a waiver of facility rental fees for this event.

The requested facility use has a total cost of $1,500 and includes:

- Gymnasium Rental at $150 per hour
    - 3 hours (Friday setup)
    - 6 hours (Saturday event)
- Kitchen Rental Fee $150

The City documents all waived facility rental fees for transparency and consistency. When fees are waived, the renter is typically required to complete a community service project or provide in-kind support benefiting the City or the Parks, Arts & Recreation Department.

I. **Budget Impact:** A fee waiver would result in a direct revenue loss of $1,500.

II. **Staff Workload Impact:** N/A

III. **Comprehensive Plan Impact:** Approval of the special event permit supports the City's 2040 Vision goals related to community engagement, economic vitality, and the use of public facilities as civic gathering spaces.

STAFF RECOMMEDATION:

Staff recommend approval of the special event permit and the fee waiver contingent on a community service project or in-kind support as determined by City staff and Swan River PTO.

SUPPORTING DATA

- Application

CITY OF MONTICELLO
City Clerk
505 Walnut Street, Suite 1
Monticello, MN 55362
(763) 295-2711 info@MonticelloMN.gov

Temporary & Special Event Permit Application

APPLICATIONS WILL BE PROCESSED AFTER ALL ITEMS ARE SUBMITTED

Applications must be submitted no less than 15 working days prior to an Event, unless otherwise approved by City Clerk. Applicants are advised to discuss their request with City Clerk as early as possible to ensure the event can be approved on the date desired.

Date(s) of & Times of Event	March 21, 2026 7-1pm (setup March 20, 5-8pm)
Nature or Purpose of Event	Breakfast with the Bunny Community Event
Address of Event	MCC
Legal Description or PID	

Organization	Swan River Montessori PTO
Applicant Name	Lilla Nemeth
Applicant Adress	500 Maple Street. Monticello, MN 55362
Contact Phone Number	651-214-6247
Property Owner	
Address	
Contact Phone No	

The review and consideration of an application submitted shall occur with a written description of event including items checked below, an aerial map of location and layout of event.

All items checked below are required in support of the application and is deemed complete by the City Clerk's Office.

Check Items that Apply	
	Use of City Park MCC
	Use of Monticello Community Center Space Gym
	Alcohol consumption. No
	Street closure No
	Event times/dates including set-up & tear-down times. March 21, 2026 7-1pm, Setup March 20, 5-8pm
	Lighting. No

	Music, including bands, amplification, speakers and other possible noise.
	Parking. No
	Security. No
	Signage. No
	Solid waste disposal (port-a-potties). No
	Tent – Number and size. No
	Attach a neighborhood flyer or door tag alerting residents which will be affected by event.
	Other items as requested by City Clerk. N/A

Site plan or survey of property showing the following.

- Building and location of the event.
- Parking.
- Exact location of tents, displays related to events& activities, stages, security, lighting, food/drink areas
- Street closure

PROPERTY INFORMATION

APPLICANT CHECK	APPLICATION SUBMITTAL REQUIREMENTS	CITY CHECK-IN
	Application fee: $50 $25 – for non-profit/charitable organization	

IF REQUESTING A WAIVER OF FEES, APPLICANTS MUST SUBMIT A PROPOSAL FOR AN ADDITIONAL COMMUNITY SERVICE PROJECT BENEFITTING THE PARKS, ARTS, & RECREATION DEPARTMENT OR THE CITY. THE PROPOSAL MUST BE APPROVED BY THE CITY CLERK.

SIGNATURE OF APPLICANT AND PROPERTY OWNER REQUIRED

By signing below, the applicant/property owner for the submitted event being held on the property named in this application agree(s) to defend, indemnify, and hold harmless the City of Monticello, Minnesota, its employees, agents, representatives, elected city officials, appointed city officials, and city council members from and against any claims, demands, suits, losses, costs, expenses (including attorney fees), or any other type of damages which may be asserted, claimed, sought, awarded, or recovered against or from the City of Monticello, Minnesota, its employees agents, representatives, elected city officials, appointed city officials, and city council members, as a result of the event by reason of any damage to the property, personal injury or bodily injury including death, sustained by any person whomsoever in which such damage, injury or death arises out of, is incidental to, or is in any way connected whatsoever with the performance of this contract, the temporary special event referenced herein, or anything connected thereto, and regardless of whether the claim, demand, damage, loss, cost, or expense is caused in whole or in part, by the event organizer and/or promoter, or any of its employees, agents, representative, the negligence of the City of Monticello, Minnesota, its employees, agents, representatives, elected city officials, appointed city officials, or city council members, or by any third parties or their agents, servants or employees.

Applicant's Signature: Date: 2/23/2026

Property Owner's Signature: Date:
(If different than applicant)

Office Use Only	
(City Clerk Signature)	(Date)

Notes: I am reaching out to request a fee waiver on behalf of the Swan River Parent Teacher Organization for our annual Breakfast with the Bunny community event to be held at the Monticello Community Center on March 21st, 2026. This is a cherished community event with a history spanning more than 10 years. Monticello area families look forward to the event year after year. It brings 600-800 people together for a festive Easter breakfast with children's activities and games, silent auction and raffles. The event is a fundraiser for both Swan River Montessori Charter school (to sponsor student enrichment through field trips and classroom materials, to improve the nature playground, etc.) and the Monticello Help Center (donated 300+ lbs of food in years prior).
Kindly requesting your consideration to waive the fees for this event so we can continue to invest moneys raised from the event toward our the SRPTO's mission, and invest back in our community and students.
Attached you will find some additional materials about the event.

With much gratitude, Lilla Nemeth
SRPTO President

Breakfast with the Bunny

Saturday, March 21st, 2026

8:30–11:30AM

Monticello Community Center

Breakfast Served

Eggs • Sausage • Donuts • Fresh Fruit • Coffee & Juice

Ticket Prices

$12 Adults **$6 Children** (Ages 3–12)

$1 OFF per ticket with a food shelf donation

Kids 2 & Under & First Responders **EAT FREE!**

Activities Include:

- Photos with the Bunny (Bring Your Own Camera)
- Grand Bunny Raffle (Cash Prizes!)
- Silent Auction
- Crafts & Games
- Monticello Royalty Appearance

Hosted by Swan River PTO

Family-Friendly Event • Open to Everyone!

2G. Consideration of approving Resolution 2026-14 supporting a Congressional Directed Funding Request for the NW Area Sewer Extension Project

Prepared by: Public Works Director/City Engineer	**Meeting Date:** 03/9/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: Finance Director, Community Development Director	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve Resolution 2026-14 supporting a Congressional Directed Funding Request for the Northwest Area Sewer Extension Project.

PREVIOUS COUNCIL ACTION

November 13, 2023: Council approved submission of a grant application for $1,000,000 Community Energy Transition (CET) grant

REFERENCE AND BACKGROUND

The City was awarded a $1 million CET grant administered through MN DEED for the extension of sewer and water utilities to the west along CSAH 39 which would promote development. The City's Strategic Transition Plan identified the Northwest Growth Area as the best option to expand the tax base and reduce the reliance on the Xcel nuclear power generating facility.

Following receipt of the 30% cost estimate for the project, staff recommended the project scope be revised. Phasing options were presented to the City Council during a work session, including shortening the project limits or only installing the watermain. The Council supported the option to proceed with installation of the watermain only, with construction anticipated to begin later this spring.

The lack of sanitary sewer service past Otter Creek is a significant barrier to development within the northwest area. The estimated cost to construct the sanitary sewer portion of the project is approximately $5.5 million, which is unlikely to be feasible by any one development. To help offset the costs and encourage private investment, staff propose pursuing additional funding from the City's federal elected officials through the Community Project Funding program. Application for the Federal Fiscal year 2027 Community Project Funding are currently being solicited, and staff propose submitting a request for $3 million.

The proposed resolution formally acknowledges the City Council will allocate required matching funds for grants or other funding assistance. It also supports future staff efforts to compile funding applications by highlighting the Council's commitment to the project.

Staff also plans to submit an application for $5 million in funding through the Congressionally Directed Spending program for continued funding of the Water Treatment Plant Project.

I. **Budget Impact:** Federal Community Project Funding grants require a minimum 20% local match. A $3 million funding request is proposed, and matching funds would be paid from the Sewer Trunk Sub-Fund.

II. **Staff Workload Impact:** N/A

III. **Comprehensive Plan Impact:** The 2040 Plan recognizes the Northwest Area as a key area for future growth. With the completion of the Industrial Feasibility analysis, the Northwest Area further solidified the area's growth potential. Development of utility plans and their extension is in direct support of the following 2040 strategy: Consider a more detailed planning initiative for the Northwest and East Bertram Study Areas to better define land use, utility and transportation corridors and needs, which can be incorporated into finance and capital improvement plans.

STAFF RECOMMENDED ACTION

Staff recommend approving a resolution in support of extending sanitary sewer to the northwest area.

SUPPORTING DATA

- Resolution 2026-14

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
RESOLUTION NO. 2026-14

RESOLUTION OF SUPPORT FOR THE CONSTRUCTION OF A SEWER EXTENSION IN THE NORTHWEST AREA

WHEREAS, the City of Monticello completed a Strategic Transition Plan and the plan concluded that an emphases on growth potential in the northwest area would have the most impact on creation of jobs and the creation, stabilization, and diversification of tax base to help mitigate the tax base and employment loss from the potential closure of Xcel Energy's Monticello Nuclear Generating Facility; and

WHEREAS, the City of Monticello completed an Industrial Feasibility Study which further supported a focus on the northwest areas as a priority growth area; and

WHEREAS, the Monticello 2040 Comprehensive Plan identifies the northwest growth area as a strategic location for future employment and industrial development, helping the City attract investment, expand its tax base, and support long-term economic growth; and

WHEREAS, the Monticello 2040 Comprehensive Plan identifies that directing growth to the northwest area with coordinated infrastructure and land-use guidance will allow the City to manage development efficiently; and

WHEREAS, After the completion of a feasibility study it was determined that the construction of a trunk sanitary sewer line to serve the northwest area would be the best way to provide sanitary sewer service to the northwest area.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF MONTICELLO, MINNESOTA:

1. That the City Council supports the construction of a sanitary sewer extension and is committed to providing matching funds to complete the construction of the project.

ADOPTED BY the City Council of Monticello, Minnesota this 9th day of March, 2026.

CITY OF MONTICELLO

_____

ATTEST: Lloyd Hilgart, Mayor

_____

Jennifer Schreiber, City Clerk

DRAFT

2H. Consideration of approving a license agreement for Utility to Cross Public Waters with Minnesota Department of Natural Resources for the CSAH 39 Utility Extension Project

Prepared by: Public Works Director/City Engineer	**Meeting Date:** 3/9/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: Finance Director, Community Development Director	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to approve a License for Utility to Cross Public Waters with the Minnesota Department of Natural Resources for the CSAH 39 Utility Extension Project

PREVIOUS COUNCIL ACTION

November 13, 2023: Council approved submission of a grant application for a $1,000,000 Community Energy Transition (CET) grant application.

June 10, 2024: Council approved a grant agreement with MN-DEED for a Community Energy Transition (CET) Grant in the amount of $1,000,000 for extension of municipal trunk sewer and water lines along County Road 39 West to serve the Northwest Growth Area.

June 24, 2024: Council approved a contract with WSB to provide engineering services for the CSAH 39 West Utility Extension Project in the amount of $171,427.

November 25, 2024: Council approved a contract with Braun Intertec for geotechnical explorations in the amount of $15,300.

August 11, 2025: Council approved an easement acquisition for the CSAH 39 West Utility Extension Project.

Council approved plans and specifications and authorization to bid for the CSAH 39 Utility Extension Project.

September 8, 2025: Council approved awarding the contract to Park Construction Company for $1,246,202.15 for the CSAH 39 Utility Extension Project.

REFERENCE AND BACKGROUND

The City was awarded a $1 million Community Energy Transition grant administered through Minnesota Department of Economic Development (DEED) for the extension of sewer and water

utilities to the west along CSAH 39. The extension is intended to facilitate future development. The City's Strategic Transition Plan identified the Northwest Growth Area as the best option for increased tax base to reduce the reliance on the Xcel nuclear power generating facility.

As part of the project, the watermain extension will require crossing the county ditch known as Otter Creek, located just west of Chelsea Road on CSAH 39. The Minnesota Department of Natural Resources, MN DNR, has determined that this section of the ditch is classified as a public water, which requires the City to obtain a license agreement to cross.

The license agreement is valid for 50 years and requires the City to implement erosion control, repair any disturbed areas, and monitor the site during and after construction. The agreement also requires MN DNR approval for the application of herbicides and pesticides within public waters, and the City must conduct inspections for invasive species.

The watermain is planned to be constructed utilizing trenchless technology so no impacts to the public waterway are expected. With this form of construction, no stabilization or disturbances within the public waterway are anticipated.

Construction of the watermain extension is anticipated to begin in April 2026 with final completion expected by June 15, 2026. Stormwater improvements associated with the project, including pond expansion within the Otter Creek Industrial Park, have already been completed, with final site stabilization expected in 2026.

I. **Budget Impact:** The 2026 CIP includes $1,000,000 in the Water Trunk Sub-Fund for the project, $500,000 of the Water Trunk Sub-Fund's cost will be offset by its portion of the CET grant. The cost of the permit is $293 and is included in the overall project cost estimate.

II. **Staff Workload Impact:** City staff will be involved in coordinating with the MN DNR.

III. **Comprehensive Plan Impact:** The 2040 Plan recognizes the Northwest Area as a key area for future growth. With the completion of the Industrial Feasibility analysis, the Northwest Area further solidified the area's growth potential. Development of utility plans and their extension is in direct support of the following 2040 strategy: Consider a more detailed planning initiative for the Northwest and East Bertram Study Areas to better define land use, utility and transportation corridors and needs, which can be incorporated into finance and capital improvement plans.

STAFF RECOMMENDED ACTION

City staff recommends approving the license agreement with MN DNR.

SUPPORTING DATA

- License Agreement

MINNESOTA DEPARTMENT
OF NATURAL RESOURCES

LICENSE NUMBER UWAT014367
COMPANY PROJECT NO: C24004- Watermain

LICENSE FOR UTILITY TO CROSS PUBLIC WATERS

This license is issued by the State of Minnesota, acting by and through its commissioner of natural resources, and hereafter called the "State", under authority and subject to Minnesota Statutes, section 84.415, and Minnesota Rules Chapter 6135 and other applicable law, to the Licensee as named and for the fee and term as specified below.

Name and Address of Licensee: City of Monticello
505 Walnut Street
Monticello, MN 55362

License Fee: Two hundred ninety-three and NO/100 Dollars ($293.00)

Term (years): 50 Years

Effective Date: December 1, 2025

Expiration Date: November 30, 2075

Purpose of License: Construction, maintenance and operation of a liquids pipeline under water under the covenants and agreements of the Licensee to use the following described waters:

That part of the following descriptions as shown on the attached application and map, all of which are made a part hereof by reference.

Otter Creek in NW ¼ NW ¼ in Section 10, Township 121 North, Range 25 West, in Wright County

This license is granted subject to the following provisions:

1. **Use of premises.**
   A. This license is subject to the provisions of Minnesota Statutes, section 84.415 and Minnesota Rules Chapter 6135. All standards of Chapter 6135 are incorporated as terms and conditions of this license, except such variations as are identified and approved by the State in the license applications, plans and specifications which are attached and made part of the terms and conditions of this license. The Licensee is bound by the crossing location and installation method as detailed in the application and approved by the State. The Licensee shall not deviate from the terms and conditions of this license or the application as approved by the State unless it has first obtained written permission from the State.
   B. When the installation occurs more than six months after the issuance of the license, the Licensee shall contact the State 20 days prior to installation.
   C. No merchantable timber shall be cut, used, removed or destroyed without first paying the State the timber value in the sum stated above as determined by the State. Slash material on state water crossings must be disposed of within 30 days of clearing activities.
   D. For overhead crossings of state waters, lines shall have a minimum clearance of 25 feet above the water, unless otherwise approved by the State.
   E. When directed by the State as a condition of the license, flight diverters shall be placed on overhead utility lines.
   F. Any cable or conduit located at a shoreline shall be sufficiently buried so that it does not become exposed.
   G. When directed by the State as a condition of the license, underwater crossings shall be marked by permanent signs on the banks at the points where the line enters and leaves the public waters.
   H. To protect fish spawning activities, the State may prohibit work in the public water or within a specified distance of the public water during the spawning season.

2. **State's rights and reservations.** The use of these waters by the Licensee in constructing or maintaining the lines for which this license is granted shall be subject to the use, sale, or leasing for mineral or other legal purposes. The

Licensee will not cause any unnecessary hindrance to the activities of the State and shall allow access across the license area by the State when needed.

3. **Erosion and Revegetation.**
   A. Erosion control measures shall be adequately designed for site characteristics. They shall be installed prior to commencement of construction and maintained for as long as needed. All erosion control measures installed next to a water body shall run parallel to the contours.
   B. All disturbed areas shall be restored to original contours and elevations and stabilized as soon as possible following construction. Areas of subsidence and crowning shall be repaired. Topsoil shall be reserved on site and used to re-dress disturbed areas.
   C. All disturbed areas shall be revegetated using state approved seed mixes. All seed and plant materials shall be certified weed-free. Weed-free straw or hay shall be used for mulching and erosion control. Native species plants should be used, whenever possible, to revegetate disturbed areas. This revegetation should occur as early in the season as possible to permit adequate regrowth.
   D. The Licensee shall monitor revegetation at state water crossings until the site is stabilized and the vegetation is self-sustaining. Where severe or repeated damage is occurring or where measures have not been successful, preventative and corrective actions shall be taken by the Licensee, including construction of appropriate barriers, installation of warning signs, and other methods in consultation with the State.
   E. The Licensee shall routinely inspect for erosion that may develop during the term of the license. Areas of erosion shall be stabilized by the Licensee.
   F. If a disturbed area cannot be stabilized with vegetation before September 15 in the year that the utility was installed, the Licensee shall submit a written site stabilization plan to the State for approval. This plan shall describe erosion control, mulching, dormant seeding and monitoring. Seeding shall occur as soon as soil conditions are suitable.
   G. Excavated materials shall not be deposited or stored alongside public water in a manner where the materials can be redeposited into the public water by reasonably expected high water or storm run-off.

4. **Herbicides and Pesticides.**
   A. The Licensee must request and obtain written permission to apply herbicides or pesticides to state waters from the State prior to treatment. This request shall consist of (1) a map identifying proposed treatment areas and (2) a description of the proposed treatment plan, including target species, herbicide or pesticide name, rate of application, a description of application method, and beginning and end dates. All applications must be according to label regulations and as otherwise specified by the State. The Licensee shall not apply pesticides that are restricted for use on certified state forest land administered by the State.
   B. The Licensee must submit annual reports detailing herbicide or pesticide application on areas covered under the license. The report must include the dates, acres, location expressed as quarter-quarter section, township and range, herbicide or pesticide used, target species, and such other information as may be reasonably required by the State for the purpose of verifying herbicide or pesticide use.
   C. The Licensee shall post all places commonly used by the public for access along the utility corridors treated with herbicides or pesticides.

5. **Invasive Species.**
   A. The Licensee shall inspect all state water crossings for the presence of invasive species and noxious weeds prior to commencing clearing activities and take action to prevent their spread. For installation of the utility line, the State will identify on a map the known infested sites to be avoided. For maintenance and operation, the Licensee is responsible for obtaining updated information on known infested sites.
   B. If the State or the Licensee discover additional invasive species infestation areas on state water crossings during construction, the Licensee shall immediately take action to prevent spread from the newly discovered infested area and then consult with the State on a resolution.
   C. The Licensee shall prevent invasive species from entering into or spreading within state water crossing by cleaning equipment and clothing prior to arriving at the license area. The Licensee shall legally dispose of material cleaned from equipment and clothing at a location offsite and the materials must be secured prior to transport to avoid dispersal.
   D. Whenever possible, parking, staging areas and travel routes shall not be within known infested sites. Where there are multiple state water crossings and at least one contains invasive species, the Licensee shall to the extent practicable start work at the site with the fewest number of invasive plants, leaving the most heavily

infested sites to last. The Licensee shall make every effort to schedule operations and site visits to avoid the spread of weed seed.

E. The Licensee shall continue to control invasive species on state water crossings for the terms of the license using methods approved by the State.

6. **Crossing of State Trail.**
   A. The location of any crossing of a state trail must be approved in advance by the State. The State may provide written instructions as to specific construction standards to be followed for the crossing of the state trail.
   B. Utility installation and maintenance activities shall be conducted in a manner so as to minimize disturbance of state trail use and to separate the public from work areas. The Licensee must provide signs to warn state trail users of construction hazards.
   C. The Licensee is responsible for repairing any damage to the state trail in a manner satisfactory to the State.
   D. For maintenance and operations, prior approval must be obtained from the State for the cutting or trimming of trees within the state trail right-of-way.
   E. The Licensee may not close the state trail right-of-way without the prior written approval of the State.

7. **Maintenance, operations and repairs.**
   A. The Licensee must keep the premises in a neat and orderly condition, and shall remove all refuse and debris that may accumulate thereon.
   B. After initial installation, no merchantable timber shall be cut, used, removed or destroyed by the Licensee without first contacting the State at least 60 days in advance to determine if a timber payment is needed. Slash material on state water crossings must be disposed of within 30 days of maintenance activities.
   C. Emergency repairs and replacements may be made without prior notification to the State by the Licensee according to conditions and standards prescribed by Minnesota Rules, Chapter 6135 and the method of installation identified in this license. The Licensee shall notify the State of this activity as soon as practicable.
   D. The Licensee shall employ appropriate erosion and sedimentation measures at the site during any emergency repairs. The State must approve plans for restoration of the site after the emergency repairs are conducted.
   E. Other than the herbicide or pesticide application reporting as provided in paragraph 4, the Licensee shall notify the State of the extent and method of any routine maintenance and the proposed schedule. The notification must be in writing and must be provided either annually or at least 20 days prior to commencing any routine maintenance work on state water crossings subject to this license. The Licensee shall include a specific description of the proposed maintenance activities including location, clearing methods, erosion and sedimentation control measures, removal of merchantable timber, revegetation plans, and plans for preventing the spread of invasive species. The Licensee may commence any routine maintenance work unless notified to the contrary by the State within 20 days after the State's receipt of the maintenance plan. The State may require the Licensee to adjust its maintenance plans due to natural resource management concerns.

8. **State inspection.** The project hereunder shall at all times during and after construction be subject to inspection by the State and for that purpose the Licensee shall grant access to the premises at all reasonable times.

9. **Compliance with laws.** The Licensee shall comply with all federal, state and local laws and regulations, including municipal ordinances, affecting said lands or the area in which they are situated.

10. **Taxes and assessments.** The Licensee will pay when due all taxes and assessments levied against said waters or any improvements owned, used, or controlled by the Licensee, provided that the taxes or assessments are imposed due to this license.

11. **Enforcement.** No delay by the State in enforcing any of the conditions of this license shall operate as a waiver of any of its rights.

12. **Liability.** This license is permissive only. No liability shall be imposed upon or incurred by the State of Minnesota or any of its officers, agents, or employees, officially or personally, on account of the granting of the license or on account of any damage to any person or property resulting from any act or omission of the Licensee or any of its agents, employees, or contractors relating to any license matter. This license shall not be construed as estopping or limiting any legal claims or right of action of any person against the Licensee, its agents, employees, or contractors for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the State against the Licensee, its agents, employees, or contractors, for violation of or failure to comply with the provisions of the license or applicable provisions of law. The Licensee shall indemnify and hold

harmless the State from all claims arising out of the Licensee's use of the above described lands whether such claims are asserted by civil action or otherwise.

13. **Termination and cancellation.**
    A. At the end of the license period and if both parties wish to renew, the renewal fee will be determined by the State.
    B. This license shall be cancelable upon reasonable notice by the State for violation of any of its terms, or if at any time its continuance will conflict with a public use of the land over or upon which it is granted, or for any other reason. Licensee shall ensure that Licensee's employees, agents and contractors have received and thoroughly understand all conditions of this license.
    C. Unless otherwise authorized by the State, upon the surrender, expiration or cancellation of this license, the Licensee shall remove from the above described lands all the utility lines and related structures owned by it. If Licensee does not remove such lines or related structures, all such lines or structures remaining shall become the property of the State, to be used or disposed of as the State elects. If the State requires the Licensee to remove utility lines and related structures and Licensee fails to do so, the Licensee agrees to pay the State for the costs of removing and disposing of such lines or structures.

14. **Assignment or transfer.** The Licensee shall not without the State's prior written consent: a) assign, convey or otherwise transfer this license or any interest under it; b) sublet the license corridor or any part thereof; or c) permit the use or occupancy of the license corridor or any part thereof by anyone other than the Licensee. This license shall extend to, and bind the successors, heirs, legal representatives and assigns of the Licensee, if any. The State may require a party who has requested to sublet, use or occupy the license corridor to obtain a separate license from the State prior to occupying or using the license corridor.

15. **Reports.** The Licensee must submit reports on herbicide and pesticide use as provided in paragraph 4 and maintenance and repair work as provided in paragraph 7.

16. **Contacts.** The contact for the State is the Regional Lands and Minerals Manager, who is at the time of license issuance Joe Rokala at 218-328-8923. Any questions about this license shall be directed to the Regional Lands and Minerals Manager. The Regional Lands and Minerals Manager may direct the Licensee to contact additional State staff for reviews and approvals.

17. **Special provisions.** This license is subject to the SPECIAL PROVISION. None.

ACCEPTED AND ACKNOWLEDGED

CITY OF MONTICELLO
Licensee

By _____

Name _____

Title _____

Date _____

STATE OF MINNESOTA
DEPARTMENT OF NATURAL RESOURCES

By _____
Regional Manager
Lands and Minerals Division

Date _____

Form approved by Lands and Minerals Division, DNR, March 5, 2015.

2I. Consideration of accepting proposals and awarding a two-year contract with an optional one-year extension for mowing and landscape maintenance services to Cross Cut Property Services for an estimated annual contract cost of $26,460 plus blight and downtown services as needed.

Prepared by: Parks, Arts & Rec Director	**Meeting Date:** 03/09/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: Finance Director	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to accept proposals and award a two-year contract with an optional one-year extension for mowing and landscape maintenance services to Cross Cut Property Services for an annual estimated contract cost of $26,460 plus blight and downtown services as needed.

REFERENCE AND BACKGROUND

City staff solicited proposals in February 2026 for mowing and landscape maintenance services at several City-owned properties. Four proposals were received by the March 2 deadline. While LakeFront Lawn Care submitted the lowest bid for specified sites, the company declined to provide pricing for the downtown alternate services, which are necessary for City operations. After reviewing all submissions, Cross Cut Property Services of Otsego submitted the lowest responsible proposal. Staff also reviewed references and met with the contractor to confirm their understanding of the work and expectations.

The contract includes maintenance of several large, highly visible public properties, including Riverside Cemetery, Hillside Cemetery, and the grounds at the Wastewater Treatment Plant. These sites require regular mowing, trimming, and landscape care throughout the growing season to ensure safety, accessibility, and a well-maintained appearance. The contract also includes nuisance vegetation mowing when requested by the Department of Building Safety & Code Enforcement, as well as optional downtown landscaping and weed control services.

These combined responsibilities require attention throughout the growing season. Securing contracted services for support as needed ensures that areas receive timely and reliable care and allows the City to respond promptly to nuisance vegetation enforcement needs.

Properties included in the contract are:

- Riverside Cemetery (19.72 acres)
- Hillside Cemetery (3.5 acres)

- Wastewater Treatment Plant (1401 Hart Boulevard)
- Nuisance vegetation mowing (“blight”)
- Downtown landscaping and weed control as an optional, per-service item

I. **Budget Impact:** The estimated annual contract cost of $26,460 will be funded through the Parks Department in the General Fund, the Riverside Cemetery Fund, and the Wastewater Treatment Fund.

Nuisance vegetation mowing services requested by the Department of Building Safety & Code Enforcement will be billed to that department and ultimately billed back to the property owner. Downtown landscaping will be billed on an hourly or per-service basis in accordance with the contractor’s proposal and paid for by the Parks Department in the General Fund.

II. **Staff Workload Impact:** Parks, Arts & Recreation staff will oversee the contracted sites to ensure work is completed to City standards and that service levels remain consistent.

III. **Comprehensive Plan Impact:** This contract supports the Monticello 2040 Comprehensive Plan by helping maintain high-quality parks, public spaces, and natural areas. Regular mowing and landscape care contribute to attractive community spaces, healthy outdoor environments, and a well-maintained park and recreation system for residents and visitors.

STAFF RECOMMENDED ACTION

City staff recommend awarding the mowing and landscape maintenance contract to Cross Cut Property Services at an estimated annual cost of $26,460 with optional services used as needed.

SUPPORTING DATA

A. Proposal Tabulation
B. Contract
C. Correspondence

CITY OF MONTICELLO
MOWING AND LANDSCAPE MAINTENANCE
PROPOSAL TABULATION

PROPOSALS DUE: **2-Mar-26**

NUMBER OF PROPOSALS RECEIVED: **4**

			ALL TERRAIN LANDSCAPING Contact: Mitch Helmbrecht 6010 Loan Oak Dr, Rockford Phone: 612-619-3485		**LADYS LAWN CARE** Contact: Peter Smaron 1698 Perkins Ln, Maple Plain Phone: 763-568-2181		**CROSS CUT PROPERTY SERVICES** Contact: Rick Zabel 14436 85th NE, Otsego Phone: 763-234-7869		**LAKEFRONT LAWN CARE** Contact: Kalvin Welle 22807 230th Pl, McGrath Phone: 218-851-5052	
ACTIVITY	**UNIT**	**EST QTY**	**PRICE/UNIT**	**TOTAL PRICE**	**PRICE/UNIT**	**TOTAL PRICE**	**PRICE/UNIT**	**TOTAL PRICE**	**PRICE/UNIT**	**TOTAL PRICE**
RIVERSIDE CEMETERY										
Mowing, weeding, trimming weeds and grass to include litter and debris pickup and disposal for a per time lump sum cost.	LS	10	$ 2,400.00	$ 24,000.00	$ 1,400.00	$ 14,000.00	$ 1,250.00	$ 12,500.00	$ 1,500.00	$ 15,000.00
Spring complete cleanup of site to include disposal of all materials for a per-time lump sum cost (Last week in April) Note: Easter arrangements will be allowed one week before and one week after Easter.	LS	1	$ 4,800.00	$ 4,800.00	$ 1,400.00	$ 1,400.00	$ 1,600.00	$ 1,600.00	$ 1,400.00	$ 1,400.00
Fall complete cleanup of site to include disposal of all materials for a per-time lump sum cost (last week in October, however the schedule will be set by the Park Superintendent based on weather conditions once a majority of leaves have fallen. Contractor will be notified one week in advance and will be responsible for complete cleanup of leaves, once notified.) of site to include disposal of all materials for a per-time lump sum cost.	LS	1	$ 13,000.00	$ 13,000.00	$ 4,000.00	$ 4,000.00	$ 8,500.00	$ 3,500.00	$ 4,500.00	$ 4,500.00
SUB-TOTAL	**$**			**41,800.00**	**$**	**19,400.00**	**$**	**17,600.00**	**$**	**20,900.00**
HILLSIDE CEMETERY										
Mowing, weeding, and trimming of weeds and grass to include litter and debris pickup and disposal for a per-time lump sum cost.	LS	10	$ 450.00	$ 4,500.00	$ 250.00	$ 2,500.00	$ 250.00	$ 2,500.00	$ 175.00	$ 1,750.00
Spring complete cleanup of site to include disposal of all materials for a per-time lump sum cost.	LS	1	$ 450.00	$ 450.00	$ 225.00	$ 225.00	$ 310.00	$ 310.00	$ 275.00	$ 275.00
Fall complete cleanup of site to include disposal of all materials for a per-time lump sum cost.	LS	1	$ 450.00	$ 450.00	$ 500.00	$ 500.00	$ 600.00	$ 600.00	$ 550.00	$ 550.00

Control weeds in boulevard, chipped area of ROW, along T.H. 25 from 7th St West to 6Th St West (both East and West sides of right-of-way) for a per time lump sum cost.	LS	10	$ 450.00	$ 4,500.00	$ 120.00	$ 1,200.00	$ 185.00	$ 1,850.00	$ 150.00	$ 1,500.00
SUB-TOTAL	**$**			**9,900.00**	**$**	**4,425.00**	**$**	**5,260.00**	**$**	**4,075.00**
MONTICELLO WASTEWATER TREATMENT PLANT										
Mowing, weeding, and trimming of weeds and grass to include litter and debris pickup, blowing off sidewalks, and disposal for a per-time lump sum cost.	LS	12	$ 300.00	$ 3,600.00	$ 175.00	$ 2,100.00	$ 150.00	$ 1,800.00	$ 70.00	$ 840.00
Fertilizing lawn.	LS	2		$ -	$ 75.00	$ 150.00	$ 250.00	$ 500.00	$ 150.00	$ 300.00
Spring complete cleanup of site to include disposal of all materials for a per-time lump sum cost.	LS	1	$ 600.00	$ 600.00	$ 250.00	$ 250.00	$ 550.00	$ 550.00	$ 150.00	$ 150.00
Fall complete cleanup of site to include disposal of all materials for a per-time lump sum cost.	LS	1	$ 2,100.00	$ 2,100.00	$ 600.00	$ 600.00	$ 750.00	$ 750.00	$ 150.00	$ 150.00
SUB-TOTAL				**$ 6,300.00**	**$**	**3,100.00**	**$**	**3,600.00**	**$**	**1,440.00**
GRAND TOTAL BID EXCLUDING ALTERNATES				**$ 58,000.00**		**$ 26,925.00**		**$ 26,460.00**		**$ 26,415.00**
BLIGHT MOWING										
Mowing and trimming of any city lots in excess of 8" of weeds and grass for a per time lump sum cost per lot.	LS	1	$ 115.00	$ 115.00	$ 175.00	$ 175.00	$ 175.00	$ 175.00	$ 150.00	$ 150.00
Trimming of hedges, vines, bushes, etc. Rate shall include one individual and all necessary equipment to accomplish the trimming as required.	HR	1	$ 95.00	$ 95.00	$ 175.00	$ 175.00	$ 105.00	$ 105.00	$ 100.00	$ 100.00
SUB-TOTAL	**$**			**210.00**	**$**	**350.00**	**$**	**280.00**	**$**	**250.00**
ALTERNATE - DOWNTOWN LANDSCAPING										
Landscaping maintenance from Locust to TH 25 on both sides of the street, as well as the center medians.	HR	1	$ 270.00	$ 270.00	$ 75.00	$ 75.00	$ 105.00	$ 105.00	declined to bid on altrnate	
Landscaping maintenance Walnut St from 3rd St North to River St W, covering both sides of the street.	HR	1	$ 270.00	$ 270.00	$ 75.00	$ 75.00	$ 105.00	$ 105.00		
Weed control in perennial flower and plant beds.	LS	1	$ 270.00	$ 270.00	$ 200.00	$ 200.00	$ 300.00	$ 300.00		
Alternate pricing for per-instance requested.	HR	1	$ 270.00	$ 270.00	$ 75.00	$ 75.00	$ 105.00	$ 105.00		
SUB-TOTAL	**$**			**1,080.00**	**$**	**425.00**	**$**	**615.00**	**$**	**-**

PROFESSIONAL SERVICES AGREEMENT

AGREEMENT made this 9th day of March, 2026, by and between the **CITY OF MONTICELLO,** a Minnesota municipal corporation ("City") and Cross Cut Property Services, 14436 85th NE, Otsego, MN 55330, hereinafter referred to as "Contractor".

IN CONSIDERATION OF THEIR MUTUAL COVENANTS, THE PARTIES AGREE AS FOLLOWS:

1. SCOPE OF SERVICES. The City retains Contractor to furnish the services set forth on the attached Exhibit "A". The Contractor agrees to perform the services. Contractor shall provide all personnel, supervision, services, materials, tools, equipment and supplies and do all things necessary and ancillary thereto specified on Exhibit "A". The work to be performed under this Agreement shall be done under the review of a professional Contractor licensed in the State of Minnesota, who shall attest that the work will be performed in compliance with all applicable codes and engineering standards. The work shall be performed in accordance with the Contract Documents, which includes this Agreement and the Exhibits: Exhibit "A" – Scope of Services, Exhibit "B" – Schedule of Payment and Fee Schedule. In the event any ambiguity or conflict between the Contract Documents listed above, the order of precedence shall be the following order: (i) this Agreement; (ii) Exhibit "A", (iii) Exhibit "B".

2. REPRESENTATIVES. City has designated Tom Pawelk (the "City Representative"), and the Contractor has designated Rick Zobel (the "Contractor Representative"). The City Representative and the Contractor Representative shall be available as often as is reasonably necessary for reviewing the Services.

3. COMPENSATION. Contractor shall be paid by the City for the services described in Paragraph 1 on an hourly basis in accordance with the attached fee schedule, Exhibit "B" within thirty (30) days upon completion and acceptance of each portion of work.

4. CONTRACT DURATION. The contract shall be renewed from year to year for a period of two (2) years beginning on March 10, 2026 and ending on March 9, 2028, with the option of a one (1) year extension, thereafter, pending successful negotiations as to fees no later than ninety (90) days prior to each anniversary date.

5. DOCUMENTS. The City shall be the owner of all documents, reports, studies, analysis and the like prepared by the Contractor in conjunction with this contract.

6. COMPLIANCE WITH LAWS AND REGULATIONS. In providing services hereunder, Contractor shall abide by all statutes, ordinances, rules and regulations pertaining to the provisions of services to be provided.

7. STANDARD OF CARE. Contractor shall exercise the same degrees of care, skill, and diligence in the performance of the Services as is ordinarily possessed and exercised by a professional Contractor under similar circumstances. No other warranty, expressed or implied, is included in this Agreement. City shall not be responsible for discovering deficiencies in the accuracy of Contractor's services.

8. INDEMNIFICATION. The Contractor shall indemnify and hold harmless the City, its officers, agents, and employees, of and from any and all claims, demands, actions, causes of action, including costs and attorney's fees, to the extent caused by the negligent acts or omissions of the Contractor.

9. INSURANCE. Contractor shall secure and maintain such insurance as will protect Contractor from claims under the Worker's Compensation Acts, automobile liability, and from claims for bodily injury, death, or property damage which may arise from the performance of services under this Agreement. Such insurance shall be written for amounts not less than:

Commercial General Liability	$1,000,000 each occurrence/aggregate
Automobile Liability	$1,000,000 combined single limit
Excess/Umbrella Liability	$2,000,000 each occurrence/aggregate

The City shall be named as an additional insured on the general liability and umbrella policies.

The Contractor shall secure and maintain a professional liability insurance policy. Said policy shall insure payment of damages for legal liability arising out of the performance of professional services for the City, in the insured's capacity as Contractor, if such legal liability is caused by a negligent act, error or omission of the insured or any person or organization for which the insured is legally liable. Said policy shall provide minimum limits of $1,000,000 with a deductible maximum of $125,000.

Before commencing work the Contractor shall provide the City a certificate of insurance evidencing the required insurance coverage in a form acceptable to the City. The certificate shall provide that such insurance cannot be cancelled until thirty (30) days after the City has received written notice of the insurer's intention to cancel this insurance.

10. INDEPENDENT CONTRACTOR. The City hereby retains the Contractor as an independent contractor upon the terms and conditions set forth in this Agreement. The Contractor is not an employee of the City and is free to contract with other entities as provided herein. Contractor shall be responsible for selecting the means and methods of performing the work. Contractor shall furnish any and all supplies, equipment, and incidentals necessary for Contractor's performance under this Agreement. City and Contractor agree that Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's agents or employees are in any manner agents or employees of the City. Contractor shall be exclusively responsible under this Agreement for Contractor's own FICA payments, workers compensation payments, unemployment compensation payments, withholding amounts, and/or self-employment taxes if any such payments, amounts, or taxes are required to be paid by law or regulation.

11. SUBCONTRACTORS. Contractor shall not enter into subcontracts for services provided under this Agreement without the express written consent of the City. Contractor shall comply with Minnesota Statute § 471.425. Contractor must pay Subcontractor for all undisputed services provided by Subcontractor within ten days of Contractor's receipt of payment from City. Contractor must pay interest of 1.5 percent per month or any part of a month to Subcontractor on any undisputed amount not paid on time to Subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100 or more is $10.

12. ASSIGNMENT. Neither party shall assign this Agreement, nor any interest arising herein, without the written consent of the other party.

13. WAIVER. Any waiver by either party of a breach of any provisions of this Agreement shall not affect, in any respect, the validity of the remainder of this Agreement.

14. ENTIRE AGREEMENT. The entire agreement of the parties is contained herein. This Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties, unless otherwise provided herein.

15. CONTROLLING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

16. COPYRIGHT. Contractor shall defend actions or claims charging infringement of any copyright or patent by reason of the use or adoption of any designs, drawings or specifications supplied by it, and it shall hold harmless the City from loss or damage resulting there from.

17. RECORDS. The Contractor shall maintain complete and accurate records of time and expense involved in the performance of services.

18. MINNESOTA GOVERNMENT DATA PRACTICES ACT. Contractor must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to (1) all data provided by the City pursuant to this Agreement, and (2) all data, created, collected, received, stored, used, maintained, or disseminated by the Contractor pursuant to this Agreement. Contractor is subject to all the provisions of the Minnesota Government Data Practices Act, including but not limited to the civil remedies of Minnesota Statutes Section 13.08, as if it were a government entity. In the event Contractor receives a request to release data, Contractor must immediately notify City. City will give Contractor instructions concerning the release of the data to the requesting party before the data is released. Contractor agrees to defend, indemnify, and hold City, its officials, officers, agents, employees, and volunteers harmless from any claims resulting from Contractor's officers', agents', city's, partners', employees', volunteers', assignees' or subcontractors' unlawful disclosure and/or use of protected data. The terms of this paragraph shall survive the cancellation or termination of this Agreement.

19. TERMINATION. This contract may be canceled on the annual anniversary date by either party without cause with a ninety (90) day advance written notice. This contract may be canceled by either party for a breach of contract upon a thirty (30) day written notice.
.

Dated:_____, 20___

CITY: **CITY OF MONTICELLO**

By:_____
Lloyd Hilgart
Mayor

By:_____
Rachel Leonard
City Administrator

Dated:_____, 20___

CONTRACTOR:
CROSS CUT PROPERTY SERVICES

By:_____
_____ [print name]
Its _____

EXHIBIT "A"
SCOPE OF SERVICES

Mowing and landscape maintenance for the City of Monticello, Minnesota. Location and property details include:

- Riverside Cemetery (19.72 acres), 1321 West River Street
- Hillside Cemetery (3.5 acres), State Highway 25 & 7th Street East
- Monticello Wastewater Treatment Plant, 1401 Hart Boulevard
- Blight property mowing
- Downtown landscaping and weed control (Alternate per-time cost)

Riverside Cemetery
Est. July 31, 1883
APPROXIMATELY 17 ACRES
RIVER ST W
RIVER ST W

Walnut St
Holiday Stationstore
Fibernet
Caribou Coffee
W 4th St
Pine St
Pine St
Pine St
Pine St
Pine St
WEED CONTROL – BOULEVARD PLANTINGS
GRASS & BOULEVARD PLANTINGS
HILLSIDE CEMETERY
approx. 3 acres
E 4th St
E 5th St
Google
Cedar St
Cedar St
Cedar St
Cedar St
E 6th St
E 7th St
E 8th St
Standard Iron & Wire Works
Hillside Terrace
Family Life Center

MONTICELLO WASTEWATER TREATMENT PLANT
1401 HART BOULEVARD, MONTICELLO, MN

Waste Water Treatment Facility

City Boundary
Parcels

1 in = 200 Ft

N

February 3, 2026
Map Powered By Datafi

ALTERNATE - DOWNTOWN LANDSCAPING

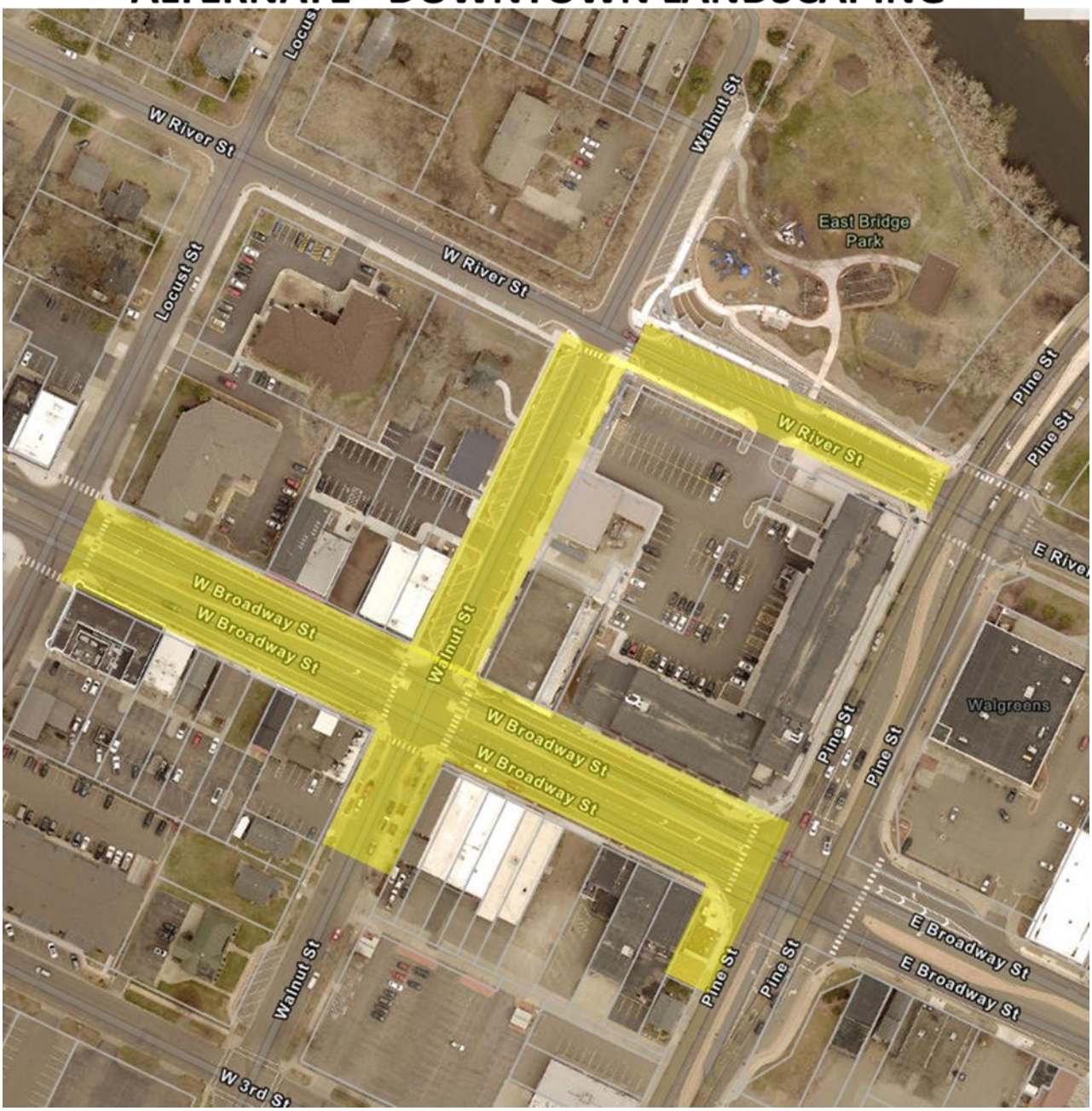

EXHIBIT "B"

SCHEDULE OF PAYMENT AND FEE SCHEDULE

ACTIVITY	UNIT	EST QTY	PRICE/UNIT	TOTAL PRICE
RIVERSIDE CEMETERY				
Mowing, weeding, trimming weeds and grass to include litter and debris pickup and disposal for a per time lump sum cost.	LS	10	$ 1,250.00	$ 12,500.00
Spring complete cleanup of site to include disposal of all materials for a per-time lump sum cost (Last week in April) Note: Easter arrangements will be allowed one week before and one week after Easter.	LS	1	$ 1,600.00	$ 1,600.00
Fall complete cleanup of site to include disposal of all materials for a per-time lump sum cost (last week in October, however the schedule will be set by the Park Superintendent based on weather conditions once a majority of leaves have fallen. Contractor will be notified one week in advance and will be responsible for complete cleanup of leaves, once notified.) of site to include disposal of all materials for a per-time lump sum cost.	LS	1	$ 8,500.00	$ 3,500.00
SUB-TOTAL			**$**	**17,600.00**
HILLSIDE CEMETERY				
Mowing, weeding, and trimming of weeds and grass to include litter and debris pickup and disposal for a per-time lump sum cost.	LS	10	$ 250.00	$ 2,500.00
Spring complete cleanup of site to include disposal of all materials for a per-time lump sum cost.	LS	1	$ 310.00	$ 310.00
Fall complete cleanup of site to include disposal of all materials for a per-time lump sum cost.	LS	1	$ 600.00	$ 600.00
Control weeds in boulevard, chipped area of ROW, along T.H. 25 from 7th St West to 6Th St West (both East and West sides of right-of-way) for a per time lump sum cost.	LS	10	$ 185.00	$ 1,850.00
SUB-TOTAL			**$**	**5,260.00**
MONTICELLO WASTEWATER TREATMENT PLANT				
Mowing, weeding, and trimming of weeds and grass to include litter and debris pickup, blowing off sidewalks, and disposal for a per-time lump sum cost.	LS	12	$ 150.00	$ 1,800.00
Fertilizing lawn.	LS	2	$ 250.00	$ 500.00
Spring complete cleanup of site to include disposal of all materials for a per-time lump sum cost.	LS	1	$ 550.00	$ 550.00
Fall complete cleanup of site to include disposal of all materials for a per-time lump sum cost.	LS	1	$ 750.00	$ 750.00
SUB-TOTAL			**$**	**3,600.00**
BLIGHT MOWING				
Mowing and trimming of any city lots in excess of 8" of weeds and grass for a per time lump sum cost per lot.	LS	1	$ 175.00	$ 175.00
Trimming of hedges, vines, bushes, etc. Rate shall include one individual and all necessary equipment to accomplish the trimming as required.	HR	1	$ 105.00	$ 105.00
SUB-TOTAL			**$**	**280.00**
ALTERNATE - DOWNTOWN LANDSCAPING				
Landscaping maintenance from Locust to TH 25 on both sides of the street, as well as the center medians.	HR	1	$ 105.00	$ 105.00
Landscaping maintenance Walnut St from 3rd St North to River St W, covering both sides of the street.	HR	1	$ 105.00	$ 105.00
Weed control in perennial flower and plant beds.	LS	1	$ 300.00	$ 300.00
Alternate pricing for per-instance requested.	HR	1	$ 105.00	$ 105.00
SUB-TOTAL			**$**	**615.00**

From: Kalvin Welle
To: Tom Pawelk
Cc: kalvin@lakefrontmn.com; brody@lakefrontmn.com
Subject: LakeFront Lawn Care Monticello Mowing Bid 2025
Date: Friday, March 14, 2025 12:19:59 PM
Attachments: LakeFront Lawn Care Monticello Mowing Bid.pdf

Hi Tom,

Attached is the Monticello mowing bid for LakeFront Lawn Care. We are declining to bid on section D of the contract. An insurance certificate will be provided with the city of Monticello named as additionally insured upon award of the contract.

Let me know if you have any questions.

Thanks,

Kalvin Welle

LakeFront Dock Company
218-851-5052
LakeFront Lawn Care
218-851-2338

contact@lakefrontmn.com
www.lakefrontmn.com

2J. Consideration of accepting the Intersection Control Evaluations for State Highway 25 between 7th Street and River Street

Prepared by: Public Works Director/City Engineer	**Meeting Date:** 3/9/2026	☒ **Consent Agenda Item** ☐ **Regular Agenda Item**
Reviewed by: Community Development Director	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to accept the Intersection Control Evaluations for State Highway 25 between 7th Street and River Street.

REFERENCE AND BACKGROUND

The Minnesota Department of Transportation (MnDOT), in partnership with the cities of Monticello and Big Lake along with Sherburne and Wright counties, completed the Highway 25 Corridor Visioning Study to evaluate conditions along the state highway corridor between Monticello and Big Lake. The study's objective was twofold: to identify near-term improvements that could be incorporated into an upcoming MnDOT pavement project and to establish a cohesive, long-term vision for the corridor.

The study focused on identifying existing conditions and evaluating various improvement alternatives, including access modifications, signal timing revisions, roundabouts, and interchange enhancements. As part of the analysis, MnDOT completed Intersection Control Evaluation (ICE) reports at four key intersections in Monticello: 4th Street, 7th Street, Broadway Street (River area), and the I-94 westbound ramp. The reports document existing conditions, future conditions, alternatives analysis, and recommendations for how to best improve each intersection. Important underlying data informing the report content is included as appendices.

The ICE analyses consistently identified increasing traffic volumes, operational inefficiencies, and safety concerns associated with regional growth and corridor demand. At 4th Street and 7th Street, worsening side-street delays, gap acceptance challenges, and turning conflicts were documented, along with crash patterns typical of high-volume multilane highways, including rear-end and angle crashes. At Broadway Street and the I-94 ramp intersection, heavy commuter and regional traffic generates merging, queuing, and turning conflicts influenced by bridge traffic, constrained geometry, and interchange-related peak surges.

With the completion of the Corridor Study, MnDOT expects to enter the scoping process in 2027 for a pavement rehabilitation project funded for completion in 2031. The ICE reports and

recommended alternatives will inform scoping as well as preliminary and final design stages expected from 2028 through 2030; however, improvements are subject to change as plans and specifications are developed. While the pavement project will be led by MnDOT, City staff will continue to participate in the planning efforts.

The City Council is asked to accept the Highway 25 Corridor Visioning Study findings and the associated Intersection Control Evaluation reports as submitted.

I. **Budget Impact:** No budget impact is anticipated.

II. **Staff Workload Impact:** Staff participated in the Corridor Study to offer local perspective and will continue to coordinate with MnDOT on the development of MnDOT's planned 2031 project.

III. **Comprehensive Plan Impact:** The future of Highway 25 is vital to the vision and policy direction of the City of Monticello's 2040 Comprehensive Plan, which emphasizes enhancing downtown vitality, improving safety for all users, and strengthening regional connectivity while accommodating future growth. The plan identifies Highway 25 as a critical corridor that must balance mobility with local access, pedestrian comfort, and economic development.

STAFF RECOMMENDED ACTION

City staff recommend accepting the Intersection Control Evaluations.

SUPPORTING DATA

- Intersection Control Evaluations

Intersection Control Evaluation Report

TH 25 at 4th Street

Draft Report

Prepared by:

Bolton & Menk, Inc.
10400 Viking Drive, Suite 100
Eden Prairie, MN 55344

October 2025

Prepared for:

Minnesota Department of Transportation
District 3 - Baxter Headquarters
7694 Industrial Park Road
Baxter, MN 56425-8096

Certification

Intersection Control Evaluation Report

TH 25 at 4th Street

In

City of Monticello, Minnesota

I hereby certify that this 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.		
	58850	10/1/2025
Michael S. Larson, P.E., PTOE, RSP1	Lic. No.	Date

REVIEWED BY:

City of Monticello

Date

APPROVED BY:

MnDOT District 3 Traffic Engineer

Date

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Executive Summary

The intersection of TH 25 and 4th Street is being considered for reconstruction as part of a larger study of the TH 25 corridor. Crash, warrant, operations, and alternatives analysis were conducted for the study corridor and intersection to determine a recommendation of the best course of action.

In the past 5 years, there have been 15 crashes at the intersection, with the majority being angle crashes. 12 of these crashes were property damage only, with 1 being a potential injury crash and 2 being a minor injury crash. With a total critical crash index of 0.99, the intersection is operating within the expected safety range for similar intersections statewide but is very close to operating above the expected range.

Operational analysis of the existing conditions of the intersection finds that the intersection does not serve local traffic well as there are insufficient gaps in Highway 25 traffic for 4th Street traffic to turn left onto or cross the busy roadway. Most locals use the intersection to turn right only or utilize other signalized intersections to make such movement. The intersection is also a barrier to pedestrian traffic as there is no infrastructure to facilitate safe crossing of the highway for non-motorized users.

The two preferred alternatives for the intersection were considered along with other corridor improvements in downtown Monticello; a signalized intersection and a 2x1 roundabout intersection. Operational analysis of the two alternatives found that under existing traffic volumes, there are few notable differences between the two alternatives during the peak hours. Both alternatives offer improvement in performance compared to the no build condition, and the roundabout alternative provides slightly lower corridor travel times when compared to the signal alternative. Local street delays are also anticipated to be lower under roundabout control, during the peak hours and during off-peak periods.

The roundabout is also anticipated to offer more safety enhancements as it features fewer conflict points for vehicles and pedestrians and better accommodates u-turning movements due to the proposed turning restrictions elsewhere along the corridor. The roundabout also provides a traffic calming effect, positively influencing safety for all users along the corridor during all times of the day.

Due to the positive safety benefits and slightly better operational characteristics, a roundabout is the recommended traffic control at the intersection. This alternative was found to have a higher amount of support from the public after conducting one public open house during the TH 25 corridor study.

The intersection is a constrained area where impacts to private property, utilities, and other infrastructure are likely. These issues must be further explored and addressed during detailed design to mitigate risks to project development.

Chapter 1: Introduction

An Intersection Control Evaluation (ICE) is being performed for the intersection of TH 25 and 4th Street. The intersection is in the City of Monticello, within Wright County. MnDOT is planning future improvements along the TH 25 corridor through downtown Monticello. As part of this effort, the intersection is being evaluated to address safety concerns, support pedestrian and bicycle mobility, enhance east-west connectivity across the corridor, and improve overall traffic operations. Improvements along this downtown stretch of TH 25 would benefit north-south travel through Monticello and east-west access between residential neighborhoods and downtown businesses and services.

This ICE report will analyze the existing conditions, future conditions, and the analysis of alternatives at the intersection. See **Figure 1.1** for the project location map.

Figure 1.1 Project Location Map

Chapter 2: Existing Conditions

2.1 Intersection Characteristics

The study intersection features the following conditions:

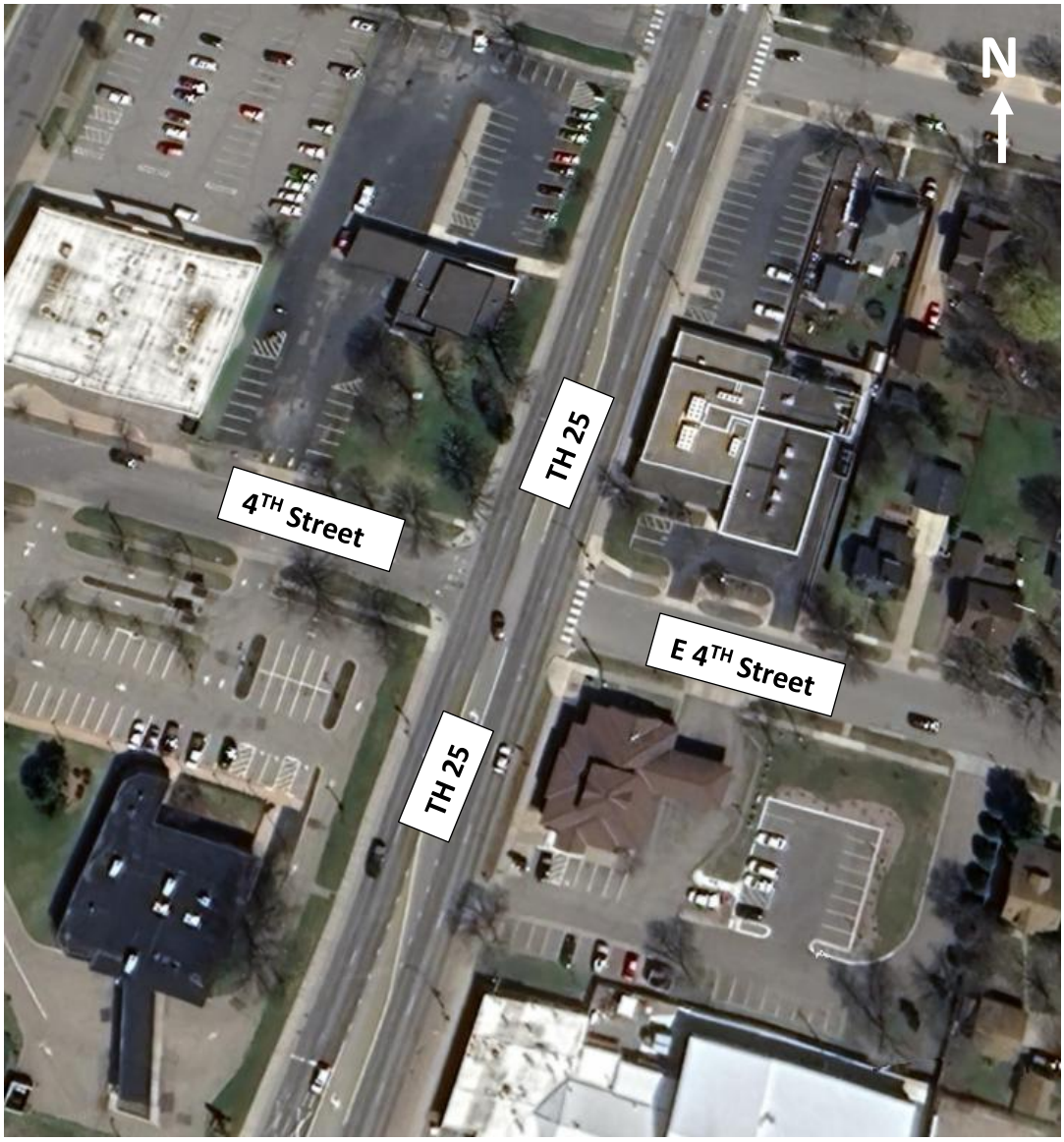
Table 2.1 Existing Intersection Features

Characteristic	NB TH 25	SB TH 25	EB 4th Street	WB 4th Street
Control	Free		Stop	
Typical Section	Four-lane undivided urban road		Two-lane undivided urban road	
Lane Configuration	Left – Through – Through/Right		Left/Through/Right	
AADT (year)[1]	25,642 (2024)		700 (2024)	
Speed Limit (mph)	30		30	
Roadway Classification	Principal Arterial		Local	

Notes:
1. Data collected via the MnDOT Traffic Mapping Application

Pedestrian facilities are present along both sides of TH 25 and 4th Street, with marked crosswalks across the east and west legs of the intersection. Intersection lighting is present as TH 25 is a lighted corridor through downtown Monticello. The surrounding land use is commercial. TH 25 serves as a key north-south corridor connecting I-94 to US Highway 10, and the cities of Monticello and Big Lake to regional destinations and surrounding communities, while locally providing access to downtown businesses, schools, residential neighborhoods, and the Mississippi River crossing.

Figure 2.1 Intersection Existing Conditions



2.2 Data Collection

Traffic Counts

13-hour turning movement counts for this intersection were collected in November 2024. The AM peak hour is from 7:15-8:15 AM, and the PM peak hour is from 4:15-5:15 PM. The detailed 13-hour count is included in **Appendix A** along with a figure showing the peak hour turning movement counts.

2.3 Crash Analysis

A crash review was completed for the intersection analyzing the last five years (2019-2023) before the project began. Crash data was taken from MnCMAT2. There were fifteen crashes in the five-year period. **Tables 2.2 and 2.3** provide a summary of the crash type and severity.

Table 2.2 TH 25 at 4th Street Crash Severity Summary

Crash Severity	Number of Crashes
Fatal	0
Incapacitating Injury	0
Non-Incapacitating Injury	2
Possible Injury	1
PDO	12
Total	15

Table 2.3 TH 25 at 4th Street Crash Type Summary

Crash Type	Number of Crashes
Rear End	5
Angle	8
Left Turn	1
Sideswipe Same	1
Total	15

Within 10-years (2014-2023), there have been no fatal or serious crashes, or crashes involving a pedestrian or bicycle. Of the 15 crashes in the past five years, 8 (53%) were angle crashes.

A comparison of the crash rate and the critical rate was completed to determine if there is a safety issue at the intersection. The total crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside of the expected, normal range. The critical index reports the magnitude of this difference and a critical index of less than

one indicates that the intersection is operating within the normal range. The latest available statewide average crash rates at the time of the analysis were from the 2019 – 2023 crash toolkit and were used for comparison purposes.

Table 2.4 Intersection Safety Screening Summary: Total Crash Rate

Intersection	Traffic Control	Total Crashes (5 years)	Total Crash Rate: *Observed*	Total Crash Rate: *Statewide Avg*	Total Crash Rate: *Critical Rate*	Total Crash Rate: *Crash Index*
TH 25 at 4th Street	TWSC	15	0.288	0.144	0.290	**0.99**

Table 2.5 Intersection Safety Screening Summary: Fatal & Serious Injury Crash Rate

Intersection	Traffic Control	Fatal & Serious Crashes (5 years)	Fatal & Serious Crash Rate: *Observed*	Fatal & Serious Crash Rate: *Statewide Avg*	Fatal & Serious Crash Rate: *Critical Rate*	Fatal & Serious Crash Rate: *Crash Index*
TH 25 at 4th Street	TWSC	0	0.00	0.403	2.490	**0.00**

The total observed crash rate was found to be slightly above the average for similar intersections statewide. The total critical crash index of 0.99 shows that the intersection is operating within the normal range compared to similar intersections indicating that the intersection is not a safety concern. The intersection crash rate worksheet and crash diagram are included in **Appendix B**.

2.4 Warrants Analysis

Traffic signal warrants have been developed as national guidelines to promote conformity of traffic control devices to ensure that traffic signals are installed at intersections that would benefit from their use. On Trunk Highways, Warrant 1: Eight-Hour Vehicular Volume is the primary factor in installing a traffic signal.

There are additional warrants the MnMUTCD states shall be included in a traffic signal study, listed below:

- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour
- Warrant 4: Pedestrian Volume
- Warrant 5: School Crossing
- Warrant 6: Coordinated Signal System
- Warrant 7: Crash Experience
- Warrant 8: Roadway Network

- Warrant 9: Intersection Near a Grade Crossing

A traffic signal should not be installed unless one or more of the warrants can be met. Furthermore, a signal should not be installed unless an engineering study indicates that the signal will improve the overall safety and operation of the intersection. The following assumptions were made when analyzing Warrant 1:

- Right turn lane volumes on the 4th Street approaches were excluded.
- Left turn lanes were included in the approach lane count along TH 25

All-way stop intersection controls can be useful as a safety measure if safety concerns exist because of high traffic volumes in multiple directions or if there is an insufficient sight distance available to see conflicting traffic on an approach to an intersection. The MnMUTCD states that the need for an all-way stop control shall be considered if one of the following conditions is met:

- Condition A: Where traffic control signals are justified, an all-way stop can be installed as an interim measure.
- Condition B: Five or more crashes are reported in a 12-month period that are susceptible to correction by an all-way stop installation.
- Condition C: The volume of either vehicles or a combination of vehicles, pedestrians and bicycles entering the intersection from all approaches for any eight hours of an average day meets the minimum volume requirements set forth in section 2B.16 of the 2023 MnMUTCD.

According to MnMUTCD guidelines, only Signal Warrant 7 is met based on the warrant analysis. It should be noted that a temporary signal was installed at the intersection for a three-month duration in 2023 as a temporary traffic control device relating to a nearby construction project. During the operation of the signal, three angle crashes were observed.

All other signal warrants are not met under the existing traffic volumes. The results of the warrant analysis are documented in **Appendix C**.

Note that when including minor right turns, four of the eight required hours were satisfied for warrant 1B.

2.5 Operational Analysis

The traffic operation analysis for the intersection included an evaluation of existing intersection delay and Level of Service (LOS). LOS results are described using letters ranging from A to F. These letters serve to describe a range of operating conditions for different types of facilities. Levels of Service are calculated based on the Highway Capacity Manual (HCM) 7th Edition, which defines the LOS, based on control delay. Control delay is the delay experienced by vehicles slowing down as they are approaching the intersection, the wait time at the intersection, and the time for the vehicle to speed up through the intersection and enter into the traffic stream. The average intersection control delay is a volume

weighted average of delay experienced by all motorists entering the intersection on all intersection approaches. The delay threshold for unsignalized intersections is lower for each LOS compared to signalized intersections, which accounts for the fact that road users expect a higher level of service when at a stop-controlled intersection. The control delay is modeled within the analysis software, PTV VISSIM 2022. LOS D is commonly taken as an acceptable design year LOS.

Table 2.6 Level of Service Thresholds

Level of Service (LOS)	Signalized Intersection	Unsignalized Intersection
	Control Delay per Vehicle (sec.)	Control Delay per Vehicle (sec.)
A	≤ 10	≤ 10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

The existing traffic volumes during the AM and PM peak hours were modeled and are summarized below.

Table 2.7 Existing Conditions Operations Summary: Traffic Delay (sec/veh)

	AM Peak										
	Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
	L	T	R			Avg	Max	Avg	Max	Avg	Max
EB	78 - F	33 - D	36 - E	44 - E	4 - A	25	75	25	100	25	75
WB	-	27 - D	23 - C	25 - D		-	-	25	75	25	50
NB	54 - F	1 - A	2 - A	3 - A		25	100	0	25	0	50
SB	18 - C	3 - A	6 - A	4 - A		25	100	25	375	25	400
	PM Peak										
	Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
	L	T	R			Avg	Max	Avg	Max	Avg	Max
EB	73 - F	54 - F	44 - E	48 - E	4 - A	25	150	25	150	25	150
WB	138 - F	52 - F	49 - E	54 - F		25	75	25	100	25	75
NB	41 - E	3 - A	28 - D	5 - A		25	125	25	400	25	400
SB	35 - E	1 - A	2 - A	2 - A		25	75	25	150	25	175

Table 2.7 summarizes the intersection operations during the AM and PM peak hours. During both

peak periods, there are notable delays on the 4th Street approaches as there are limited gaps in TH 25 traffic which allow for local traffic to make a left turn or through movement. These movements often block right turning vehicles from accessing the highway due to the single lane of approach. Data collection indicates that few vehicles are able to make these movements outside of off-peak hours.

Chapter 3: Future Conditions

Generally, intersection controls are evaluated under traffic volumes from a forecasted year which accounts for some degree of traffic growth. For a number of reasons, the TH 25 Visioning Study determined that assumed growth in the downtown Monticello area was not reasonable as detailed in the study's *Existing Conditions Traffic Memorandum*. Namely, while traffic volumes in the region have historically been growing (approximately 0.5% annual growth on TH 25 between I-94 and the Mississippi River), there is no additional capacity in this segment of roadway to accommodate a higher hourly volume. In all likelihood, traffic growth on TH 25 through Monticello would occur in the form of peak spreading as high traffic volumes are experienced for more hours of the day rather than peak hour volumes increasing. Further, there are no identified or programmed capacity improvements within the area that may increase the hourly capacity of the corridor as major bottlenecks at the I-94 interchange, Broadway Avenue/CSAH 75, and CSAH 11/14 will continue to restrict the amount of traffic that can flow through the area at a given time. Therefore, all alternatives analysis was conducted using the existing peak hour traffic volumes.

Chapter 4: Alternatives Analysis

Several corridor improvements were considered in tandem with improved intersection control at 4th Street. Most notably, access restrictions at 6th Street and 3rd Street in the form of right-in/right-out intersection were included. These access restrictions reduce conflict points at high crash risk intersections where making the restricted movements are difficult during peak hours under the existing condition. These reconfigurations would move left turning and through traffic at 6th and 3rd Streets to 4th Street.

Additionally, restricting left turning traffic at 7th Street was considered. This would also redistribute traffic to the 4th Street intersection in the form of left and u-turning traffic. Using collected turning movement count data, as well as StreetLight Insight GPS data, it was estimated that these restrictions may pull approximately 2,000 vehicles per day from 7th Street to 4th Street. An analysis of signal warrants was performed using the existing, redistributed traffic volumes. The significant increase in 4th Street left turning traffic is found to satisfy warrants 1B, 2, and 3. Therefore, a traffic signal was considered as a viable alternative. The alternative assumed that lane configurations on TH 25 remain, and a left and through/right lane are provided on 4th Street.

A 2x1 roundabout was also considered as a viable alternative as roundabout control would better serve u-turning traffic created by the nearby right-in/right-out intersections and 7th Street turning restrictions. The *MnDOT Facility Design Guide* recommendations for number of entry lanes were consulted based on the entry + conflicting traffic volumes and two entry lanes on TH 25 and single lane entries on 4th Street were confirmed. A preliminary screening of performance was conducted using Highway Capacity Manual methodology and found that TH 25 queueing would likely be 150 feet or less and sidestreet delays would be improved to LOS B or better.

Details of the above origin-destination analyses, roundabout screening and sizing exercise, and corridor access restrictions are provided in the *Alternatives Analysis Memorandum* produced by the corridor study.

Finally, a no build option was also considered as the intersection remains a thru-stop control, but the area right-in/right-out intersections at 6th and 3rd Street are included.

4.1 Alternatives Traffic Operations

An analysis of converting 3rd, 6th, and River Streets to right-in/out geometry, removing the River Street signal, and maintaining traffic control at other intersections was analyzed in Synchro/SimTraffic under the existing AM and PM peak hours. Results of the analysis is summarized in **Table 4.1**.

Table 4.1 4th Street TWSC Alternative Traffic Operations Summary

		AM PEAK										
		Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Control	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		L	T	R			Avg	Max	Avg	Max	Avg	Max
Stop	EB	66 - F	104 - F	39 - E	63 - F	4 - A	25	100	25	100	25	100
	WB	-	55 - F	5 - A	18 - C		25	50	25	50	25	50
	NB	21 - C	1 - A	0 - A	4 - A		75	175	0	25	0	25
	SB	6 - A	2 - A	1 - A	3 - A		50	100	0	25	-	-
		PM PEAK										
		Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Control	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		L	T	R			Avg	Max	Avg	Max	Avg	Max
Stop	EB	56 - F	73 - F	18 - C	31 - D	6 - A	50	125	50	125	50	125
	WB	54 - F	52 - F	30 - D	36 - E		25	100	25	100	25	100
	NB	24 - C	4 - A	2 - A	6 - A		75	200	25	75	25	25
	SB	34 - D	2 - A	1 - A	4 - A		50	125	25	100	25	50

The analysis finds that without an increase in traffic control at 4th Street, the additional traffic redistributed to the intersection due to adjacent intersection access restrictions causes slight increases in sidestreet delays as local traffic cannot make left turns onto or cross TH 25 during peak periods due to limited gaps in traffic. The alternative does not meet project goals as local access to and across the highway is not improved, nor is pedestrian connectivity and safety.

As mentioned above and documented in the Alternatives Analysis Memorandum, restriction of left turns from 7th Street onto TH 25 is estimated to redistribute enough daily traffic to 4th Street such that signal warrants are satisfied at 4th Street. The alternative was analyzed for the AM and PM peak hours and existing traffic volumes using PTV VISSIM, results summarized in **Table 4.2**.

Table 4.2 4th Street Signal Alternative Traffic Operations Summary

		AM Peak										
		Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Control	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		L	T	R			Avg	Max	Avg	Max	Avg	Max
Signalized	EB	59 - E	49 - D	29 - C	45 - D	13 - B	25	175	25	175	50	175
	WB	73 - E	55 - E	16 - B	65 - E		25	150	25	150	50	150
	NB	53 - D	8 - A	10 - B	14 - B		50	325	25	300	25	300
	SB	50 - D	6 - A	5 - A	9 - A		50	450	50	450	50	450

		PM Peak										
		Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Control	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		L	T	R			Avg	Max	Avg	Max	Avg	Max
Signalized	EB	62 - E	77 - E	41 - D	57 - E	18 - B	75	300	75	300	75	300
	WB	67 - E	63 - E	25 - C	62 - E		75	300	75	300	75	300
	NB	84 - F	12 - B	11 - B	19 - B		100	625	75	700	75	725
	SB	84 - F	8 - A	7 - A	12 - B		50	325	50	375	50	375

The traffic signal is anticipated to provide more tolerable delays to 4th Street traffic as sidestreet approaches are improved to LOS E during the peak hours. However, 4th Street delays are similar to those of the no build condition as more traffic redistributes to 4th Street, and the control delay is closely tied to the cycle lengths of the coordinated TH 25 corridor. Due to the added control on TH 25, the overall intersection delay is higher than the existing condition or TWSC alternative. This added stopping point does create northbound and southbound queuing stemming from the 4th Street intersection and may periodically block upstream intersections of 3rd Street and 6th Street.

A 2x1 roundabout alternative was also evaluated using PTV VISSIM during the AM and PM peak hours and existing traffic volumes. Results of this analysis are summarized in Table 4.3.

Table 4.3 4th Street Roundabout Alternative Traffic Operations Summary

		AM Peak											
		Traffic Delay (sec/veh)						Traffic Queuing (feet)					
Control	Approach	Movement (Delay - LOS)				Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		U	L	T	R			Avg	Max	Avg	Max	Avg	Max
Roundabout	EB	-	21 - C	23 - C	25 - D	24 - C	7 - A	25	175	25	175	25	175
	WB	-	-	4 - A	3 - A	4 - A		-	-	0	50	0	50
	NB	5 - A	5 - A	3 - A	2 - A	4 - A		25	200	25	200	25	200
	SB	-	11 - B	7 - A	7 - A	8 - A		75	425	75	425	75	425

		PM Peak											
		Traffic Delay (sec/veh)						Traffic Queuing (feet)					
Control	Approach	Movement (Delay - LOS)				Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		U	L	T	R			Avg	Max	Avg	Max	Avg	Max
Roundabout	EB	-	59 - F	57 - F	52 - F	56 - F	20 - C	100	475	100	475	100	475
	WB	-	23 - C	24 - C	27 - D	25 - D		25	125	25	125	25	125
	NB	19 - C	20 - C	18 - C	17 - C	19 - C		150	800	150	800	150	800
	SB	-	24 - C	17 - C	14 - B	18 - C		125	450	125	450	125	450

The roundabout is found to operate similarly to the signal alternative overall, though with improved overall performance in the AM peak hour and improved sidestreet delays during both peak hours. TH 25 approach delays are similar to that of the signal alternative, and average and maximum queue lengths on TH 25 are up to 100 feet longer than the signal alternative. However, these queues are rolling rather than fully stopped.

As documented in the *Alternatives Analysis Memorandum*, a corridor travel time analysis was conducted to determine the effect of 4th Street traffic control alternatives on northbound and southbound travel times through the downtown corridor area. This analysis found that both alternatives provide up to 27% reduction in peak hour travel times when compared to the no build condition, but there are no significant operational differences between the signal and roundabout alternatives. Additionally, an analysis of local street approach delays was conducted. This analysis found that the roundabout alternative provides a 45-49% reduction in approach delay during the peak hours while the signal alternative offers a 38-48% reduction in approach delay. It's also likely that the roundabout provides lower approach delays during off peak periods when compared to the traffic signal alternative.

4.2 Alternatives Safety Performance

Under the no build alternative, the safety performance of the intersection is anticipated to remain unaffected.

Under the signal alternative, safety performance is anticipated to improve; CMF ID 320 indicates that the conversion of a stop-controlled intersection into a traffic signal results in a 67% reduction in angle crashes. However, rear end collisions may increase by 58% (CMF ID 328) as an additional stopping point is added to TH 25. These crashes are less likely to result in injury due to the low-speed environment.

Under the Roundabout alternative, safety performance is anticipated to improve; CMF ID 4870 indicates that the conversion of a stop-controlled intersection into a multi-laned roundabout results in decrease of crashes of severities A (serious injury), B (minor injury), and C (possible injury) by 51%. A MnDOT report on roundabout safety shows that the installation of a 2x1 (unbalanced) roundabout results in:

- A 100% reduction in fatal crashes
- A 78% reduction in serious crashes
- An 18% reduction in all injury crashes
- Total crash rate increase of 44%

In addition to the potential for injury crash reductions, roundabouts provide traffic calming and reduced speeds, as well as reducing the overall number of conflict points for vehicles. These reduced speeds and conflict points result in a safer environment for multi-modal traffic. A pedestrian and bicycle focused addendum to this report found that roundabouts on average have 64% lower pedestrian crash density and 16% lower bicycle crash density. While multi-lane approaches create a multiple crash threat for pedestrians, raised pedestrian crossings or RRFB's are appropriate countermeasures as deemed by

PROWAG to provide an acceptable level of visibility and safety to non-motorized users. Finally, roundabouts are listed as one of FHWA's Proven Safety Countermeasures.

4.3 Other Considerations

4.3.1 4th Street Roundabout Considerations

Alternative concept development of a 2x1 roundabout at 4th Street finds that the roundabout may require notable impacts to all four quadrants of the intersection. Careful consideration is required in several criteria as designs are further developed:

- Geometrics: An Over the Shoulder (OTS) meeting with MnDOT GDSU was held after the concept design of the 2x1 roundabout was completed. GDSU recommended considering an oval or spiraling design to reduce impacts to private property. The geometry shown in the concept layout is likely conservative in footprint and dimensions.
- Site Circulation & Impacts: Planning level concepts show the roundabout may impact parking lot circulation on multiple property owners. While initial designs show that adequate access and circulation can be maintained, coordination with these properties is required to navigate these impacts.
- Utilities: Public utilities (sanitary sewer and watermain) currently run underneath the intersection. MnDOT policy generally does not allow for utilities of any kind to be within the circulatory roadway or a roundabout and would need to be relocated or cased at a minimum. Conversely, the signal alternative requires taking property on the west side of the corridor which will also impact existing utilities. Any utility impacts and associated costs will need to be coordinated with the City of Monticello and other respective utility owners.
- Constructability: Full closure of TH 25 for multiple consecutive months is likely not acceptable for local and regional traffic as viable detour routes are limited. A staged construction may be necessary to maintain two-way traffic on TH 25. Utility impacts may control the ability to maintain traffic continuously throughout construction.
- Costs: Preliminary cost estimates were generated for the roundabout and signal alternatives using the best available information. While the roundabout was found to be more expensive ($4.0M), the signal alternatives ($3.4M) are not significantly cheaper. The cost differential may increase as the factors listed above are better defined.
- Public Opinion: One public open house was conducted by the study and the two alternatives were presented to the public for feedback. A formal feedback opportunity was presented in the form of a poll asking which alternative was preferred. 83% of respondents found the roundabout to be acceptable while only 50% found the signal alternative to be acceptable based on feedback received at a public in-person open house held on 8/4/25. For online respondents, the two alternatives were rated similar to one another.
- Pedestrian Safety: In accordance with the latest PROWAG requirements for multilane roundabout approaches, and MnDOT District 3 preferences, raised pedestrian crossings of the TH 25 approaches should be implemented in the design of the roundabout alternative. RRFB enhanced crossings may also be considered in place of or in addition to the raised pedestrian crossings.

4.3.2 4th Street Signal Considerations

Alternative concept development for the traffic signal alternatives also finds potential issues that will need to be considered and addressed during detailed design.

- TS Poles and ADA Impacts: MnDOT's new signal pole standards and foundation sizes are significantly more impactful that the previous standard. Larger pole and foundation sizes may create challenges in constrained urban environments and will need to consider impacts to public and private utilities. Additional right-of-way and/or easements may be needed to accommodate these impacts, as well as supporting ADA-compliant pedestrian facilities on each corner. Further, the concept includes a six-foot sidewalk with two-foot reaction on the back of curb, additional boulevard space may be desirable but would require additional right-of-way impacts between 3rd Street and 5th Street.
- Turning Movements: Concept development considered supporting truck turning movements on all approaches such that left turns may occur concurrently and trucks may complete turns without tracking into opposing lanes of travel, with the intersection footprint sized accordingly. These details, including design vehicles, should be confirmed during final design.
- Public Opinion: The roundabout alternative was preferred over the signal alternative as mentioned above. Further, comments expressing concerns relating to speeds, truck traffic, and too much traffic on TH 25 were received from those who do not like the signal alternative.

Chapter 5: Recommendations

The recommended traffic control for the intersection of TH 25 at 4th Street is a **2x1 roundabout**. Converting this intersection to a roundabout is anticipated to improve overall corridor safety as traffic speeds and conflicts are reduced, and local mobility is improved. Roundabout geometry and area impacts, including right-of-way, public and private utilities, site circulation, and constructability should be further explored and refined throughout project development as there is notable project risk relating to these constraints.

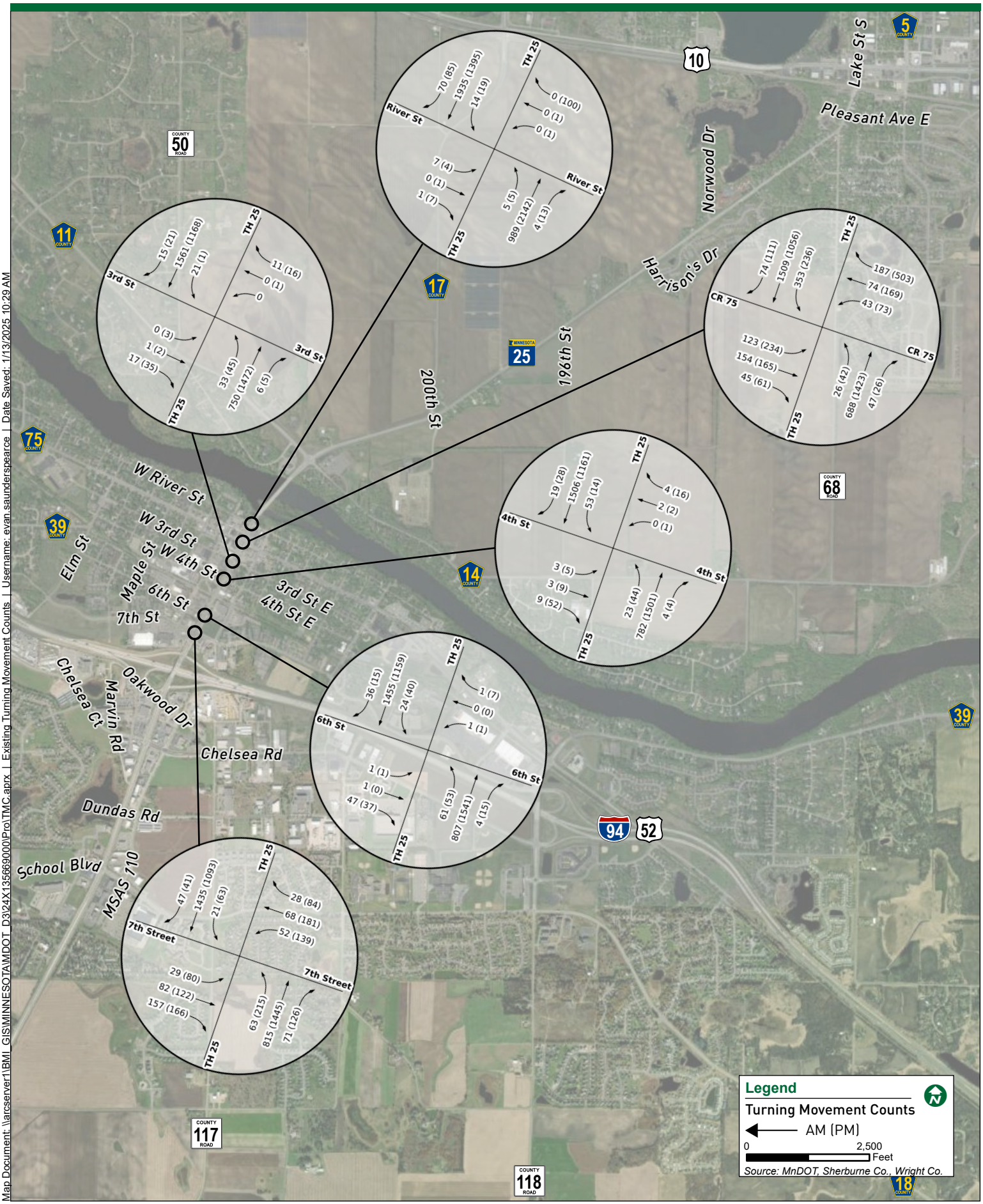
Appendix A
Turning Movement Data

TH 25 Monticello to Big Lake Traffic and Corridor Visioning Study

Minnesota Department of Transportation

Existing Turning Movement Counts

January 2025



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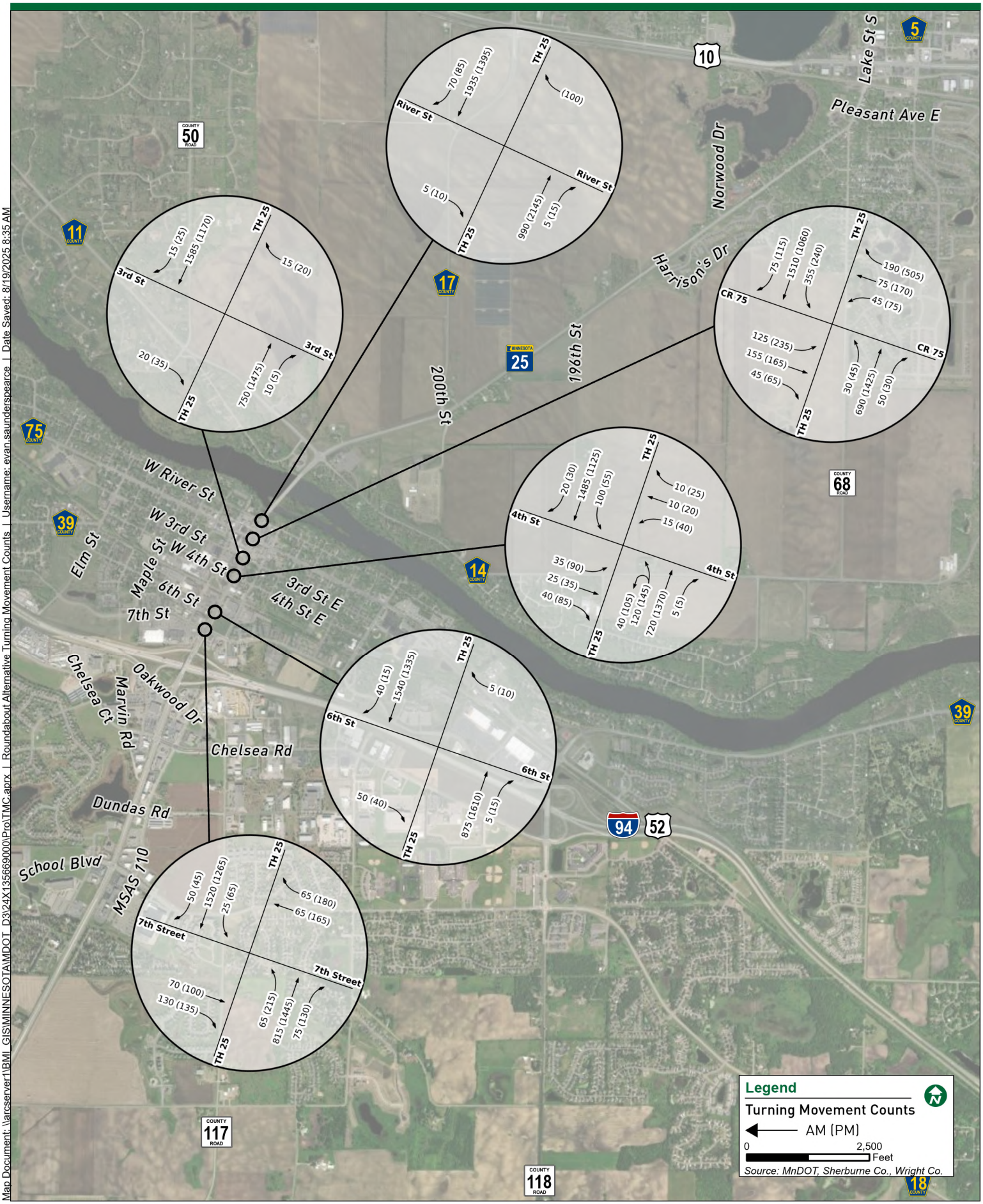
TH 25 Monticello to Big Lake Traffic and Corridor Visioning Study — Roundabout Alternative Turning Movement Counts

Minnesota Department of Transportation

August 2025



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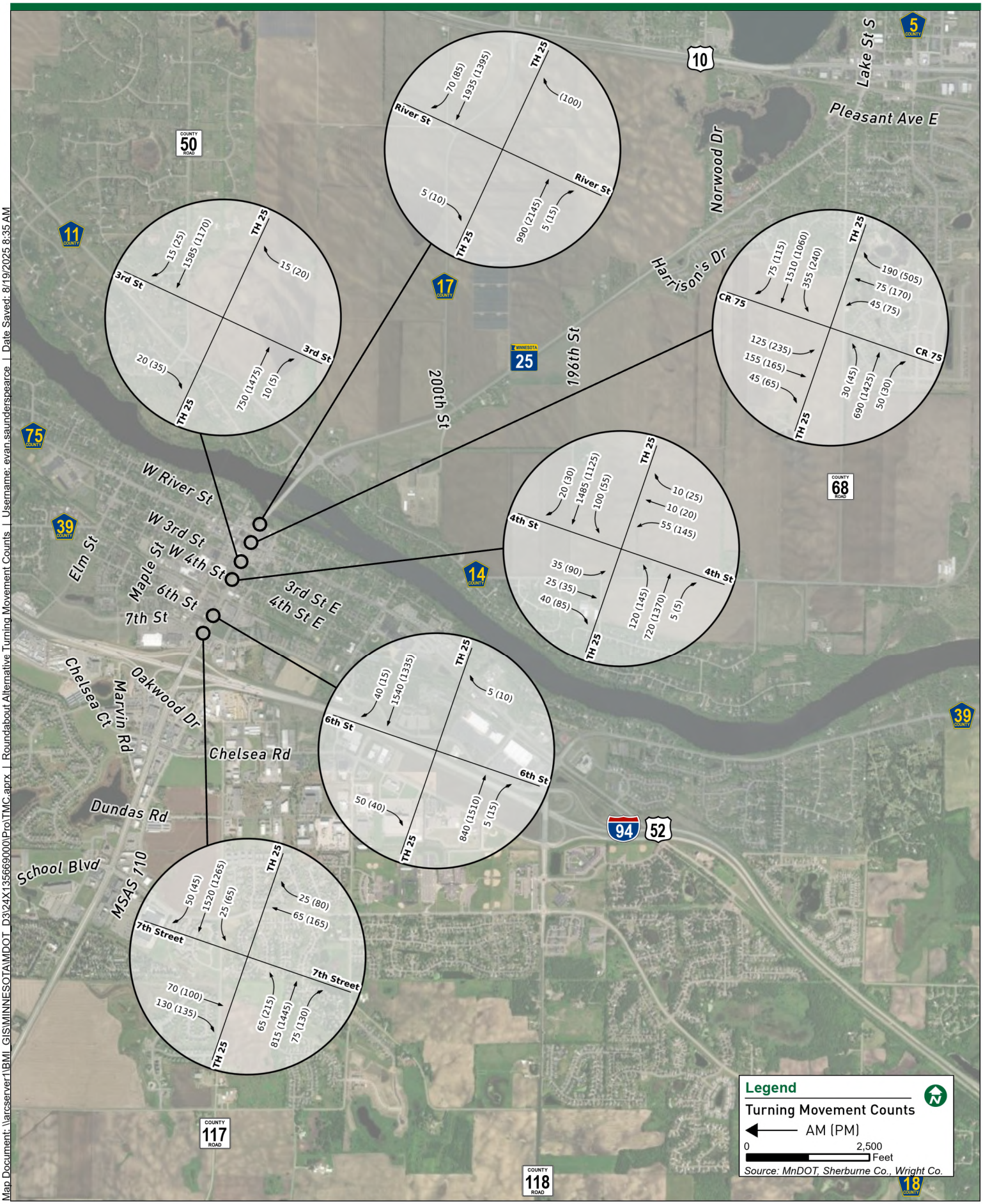

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TH 25 & 4th St
Monticello Minnesota
Thursday, November 14, 2024

Time	Southbound TH 25						Westbound 4th Street						Northbound TH 25						Eastbound 4th Street						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
12:00 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
12:15 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
12:30 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
12:45 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
1:00 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
1:15 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
1:30 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
1:45 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
2:00 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
2:15 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
2:30 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
2:45 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
3:00 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
3:15 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
3:30 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
3:45 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
4:00 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
4:15 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
4:30 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
4:45 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
5:00 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
5:15 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
5:30 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
5:45 AM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
6:00 AM	0	2	255	3	0	*260*	0	0	0	2	0	*2*	0	4	71	0	0	*75*	0	0	0	2	0	*2*	**339**
6:15 AM	0	4	305	5	0	*314*	0	0	2	1	0	*3*	0	7	122	1	0	*130*	0	1	1	2	0	*4*	**451**
6:30 AM	0	5	262	6	0	*273*	0	0	0	3	0	*3*	0	7	119	1	0	*127*	0	0	0	6	0	*6*	**409**
6:45 AM	0	11	276	5	0	*292*	0	0	0	0	0	*0*	0	7	147	0	0	*154*	0	3	0	0	0	*3*	**449**
Hourly Total	0	22	1098	19	0	*1139*	0	0	2	6	0	*8*	0	25	459	2	0	*486*	0	4	1	10	0	*15*	**1648**
7:00 AM	0	15	217	5	0	*237*	0	0	1	0	0	*1*	0	1	168	2	0	*171*	0	0	1	2	0	*3*	**412**
7:15 AM	0	7	281	5	0	*293*	0	0	1	4	1	*5*	0	8	164	2	0	*174*	0	0	1	1	0	*2*	**474**
7:30 AM	0	20	307	4	0	*331*	0	0	0	0	0	*0*	0	7	132	0	0	*139*	0	0	1	6	0	*7*	**477**
7:45 AM	0	12	257	8	0	*277*	0	0	0	3	0	*3*	0	12	177	0	0	*189*	0	0	1	7	0	*8*	**477**
Hourly Total	0	54	1062	22	0	*1138*	0	0	2	7	1	*9*	0	28	641	4	0	*673*	0	0	4	16	0	*20*	**1840**

TH 25 & 4th St
Monticello Minnesota
Thursday, November 14, 2024

Time	Southbound TH 25						Westbound 4th Street						Northbound TH 25						Eastbound 4th Street						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
8:00 AM	0	5	233	11	0	*249*	0	0	0	3	0	*3*	0	10	149	0	0	*159*	0	3	0	4	0	*7*	**418**
8:15 AM	0	1	237	6	0	*244*	0	0	0	0	0	*0*	1	11	161	0	0	*173*	0	1	0	3	0	*4*	**421**
8:30 AM	0	3	280	6	0	*289*	0	0	1	4	0	*5*	0	7	143	1	0	*151*	0	0	1	6	0	*7*	**452**
8:45 AM	0	2	273	8	0	*283*	0	0	1	4	0	*5*	0	18	130	1	0	*149*	0	2	0	4	0	*6*	**443**
Hourly Total	0	11	1023	31	0	*1065*	0	0	2	11	0	*13*	1	46	583	2	0	*632*	0	6	1	17	0	*24*	**1734**
9:00 AM	0	4	228	5	0	*237*	0	0	1	0	0	*1*	0	10	168	1	0	*179*	0	2	0	10	0	*12*	**429**
9:15 AM	0	3	220	11	0	*234*	0	0	1	0	0	*1*	0	10	149	0	0	*159*	0	0	0	11	0	*11*	**405**
9:30 AM	0	3	229	7	1	*239*	0	0	1	0	1	*1*	0	4	134	2	0	*140*	0	4	0	16	1	*20*	**400**
9:45 AM	0	7	205	3	0	*215*	0	0	1	3	0	*4*	0	8	141	0	0	*149*	0	3	1	5	1	*9*	**377**
Hourly Total	0	17	882	26	1	*925*	0	0	4	3	1	*7*	0	32	592	3	0	*627*	0	9	1	42	2	*52*	**1611**
10:00 AM	0	2	193	7	0	*202*	0	0	0	0	0	*0*	0	10	150	1	0	*161*	0	2	0	13	0	*15*	**378**
10:15 AM	1	4	190	7	0	*202*	0	0	3	3	0	*6*	0	10	155	2	0	*167*	0	0	0	17	0	*17*	**392**
10:30 AM	0	3	202	6	0	*211*	0	1	0	5	0	*6*	0	16	169	0	0	*185*	0	0	3	16	0	*19*	**421**
10:45 AM	0	2	206	7	0	*215*	0	2	0	3	0	*5*	0	6	178	1	0	*185*	0	1	0	8	0	*9*	**414**
Hourly Total	1	11	791	27	0	*830*	0	3	3	11	0	*17*	0	42	652	4	0	*698*	0	3	3	54	0	*60*	**1605**
11:00 AM	0	2	185	10	0	*197*	0	0	1	3	0	*4*	0	12	168	1	0	*181*	0	0	0	12	0	*12*	**394**
11:15 AM	0	5	185	6	0	*196*	0	1	0	4	1	*5*	1	9	170	1	0	*181*	0	0	1	19	0	*20*	**402**
11:30 AM	0	3	211	10	0	*224*	0	2	1	1	0	*4*	0	11	182	1	0	*194*	0	2	0	13	0	*15*	**437**
11:45 AM	0	6	197	9	0	*212*	0	1	0	0	1	*1*	0	5	164	2	0	*171*	0	3	2	8	0	*13*	**397**
Hourly Total	0	16	778	35	0	*829*	0	4	2	8	2	*14*	1	37	684	5	0	*727*	0	5	3	52	0	*60*	**1630**
12:00 PM	0	0	196	11	0	*207*	0	0	1	1	0	*2*	1	15	184	1	0	*201*	0	1	1	13	0	*15*	**425**
12:15 PM	0	3	196	9	0	*208*	0	1	2	1	0	*4*	0	14	206	1	0	*221*	0	2	2	11	1	*15*	**448**
12:30 PM	0	5	201	8	0	*214*	0	0	0	3	0	*3*	0	5	198	1	0	*204*	0	1	0	11	0	*12*	**433**
12:45 PM	0	3	184	6	0	*193*	0	0	1	1	0	*2*	0	15	202	0	0	*217*	0	2	1	10	0	*13*	**425**
Hourly Total	0	11	777	34	0	*822*	0	1	4	6	0	*11*	1	49	790	3	0	*843*	0	6	4	45	1	*55*	**1731**
1:00 PM	0	1	170	16	0	*187*	0	1	1	3	0	*5*	0	10	204	3	0	*217*	0	1	0	12	0	*13*	**422**
1:15 PM	0	3	184	8	0	*195*	0	0	0	1	0	*1*	0	7	167	2	0	*176*	0	1	0	17	0	*18*	**390**
1:30 PM	0	2	219	9	0	*230*	0	1	0	6	0	*7*	0	16	213	1	0	*230*	0	2	1	13	0	*16*	**483**
1:45 PM	0	3	180	8	0	*191*	0	0	0	5	0	*5*	0	13	212	0	0	*225*	0	1	0	20	1	*21*	**442**
Hourly Total	0	9	753	41	0	*803*	0	2	1	15	0	*18*	0	46	796	6	0	*848*	0	5	1	62	1	*68*	**1737**
2:00 PM	0	1	182	10	0	*193*	0	1	0	4	0	*5*	0	12	247	3	0	*262*	0	1	0	13	0	*14*	**474**
2:15 PM	0	7	204	8	0	*219*	0	0	1	8	0	*9*	0	13	255	1	0	*269*	0	3	1	9	1	*13*	**510**
2:30 PM	0	4	198	4	0	*206*	0	0	0	2	0	*2*	0	14	240	1	0	*255*	0	2	1	9	2	*12*	**475**
2:45 PM	0	12	188	7	0	*207*	0	2	0	5	1	*7*	0	12	273	2	0	*287*	0	1	1	15	0	*17*	**518**
Hourly Total	0	24	772	29	0	*825*	0	3	1	19	1	*23*	0	51	1015	7	0	*1073*	0	7	3	46	3	*56*	**1977**
3:00 PM	0	3	192	6	0	*201*	0	0	1	5	0	*6*	0	11	258	0	0	*269*	0	0	1	11	0	*12*	**488**
3:15 PM	0	5	206	11	0	*222*	0	0	1	4	4	*5*	0	16	285	1	0	*302*	0	2	1	13	0	*16*	**545**
3:30 PM	0	6	236	6	0	*248*	0	1	1	7	0	*9*	0	6	304	0	0	*310*	0	3	1	10	0	*14*	**581**
3:45 PM	0	6	255	8	0	*269*	0	1	0	2	0	*3*	1	12	271	0	0	*284*	0	0	1	11	0	*12*	**568**
Hourly Total	0	20	889	31	0	*940*	0	2	3	18	4	*23*	1	45	1118	1	0	*1165*	0	5	4	45	0	*54*	**2182**

TH 25 & 4th St
Monticello Minnesota
Thursday, November 14, 2024

Time	Southbound TH 25						Westbound 4th Street						Northbound TH 25						Eastbound 4th Street						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	*Vehicle Approach Total*	
4:00 PM	0	2	192	7	0	*201*	0	3	1	4	0	*8*	0	12	298	1	0	*311*	0	1	0	17	0	*18*	**538**
4:15 PM	0	3	216	4	0	*223*	0	1	2	6	2	*9*	0	7	317	0	0	*324*	0	1	2	14	0	*17*	**573**
4:30 PM	0	3	263	10	0	*276*	0	0	0	2	0	*2*	0	15	353	2	0	*370*	0	2	3	11	1	*16*	**664**
4:45 PM	0	4	244	6	0	*254*	0	0	0	6	2	*6*	0	10	316	0	0	*326*	0	0	3	12	0	*15*	**601**
Hourly Total	0	12	915	27	0	*954*	0	4	3	18	4	*25*	0	44	1284	3	0	*1331*	0	4	8	54	1	*66*	**2376**
5:00 PM	0	4	250	8	0	*262*	0	0	0	2	0	*2*	0	12	301	2	0	*315*	0	2	1	15	0	*18*	**597**
5:15 PM	0	4	230	3	0	*237*	0	0	0	3	0	*3*	0	6	313	0	0	*319*	0	0	1	6	0	*7*	**566**
5:30 PM	0	4	232	6	0	*242*	0	0	1	6	0	*7*	0	6	273	1	0	*280*	0	1	0	10	0	*11*	**540**
5:45 PM	0	1	194	5	0	*200*	0	1	1	4	0	*6*	0	8	250	0	0	*258*	0	0	0	11	0	*11*	**475**
Hourly Total	0	13	906	22	0	*941*	0	1	2	15	0	*18*	0	32	1137	3	0	*1172*	0	3	2	42	0	*47*	**2178**
6:00 PM	0	2	188	2	0	*192*	0	1	0	1	0	*2*	0	6	266	0	0	*272*	0	2	0	6	0	*8*	**474**
6:15 PM	0	5	163	0	0	*168*	0	0	1	1	0	*2*	0	4	232	0	0	*236*	0	2	0	1	0	*3*	**409**
6:30 PM	0	3	127	3	0	*133*	0	1	0	2	0	*3*	0	7	190	0	0	*197*	0	1	0	5	0	*6*	**339**
6:45 PM	0	1	113	2	0	*116*	0	0	0	1	0	*1*	0	3	202	0	0	*205*	0	0	0	6	0	*6*	**328**
Hourly Total	0	11	591	7	0	*609*	0	2	1	5	0	*8*	0	20	890	0	0	*910*	0	5	0	18	0	*23*	**1550**
7:00 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
7:15 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
7:30 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
7:45 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
8:00 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
8:15 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
8:30 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
8:45 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
9:00 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
9:15 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
9:30 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
9:45 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
10:00 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
10:15 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
10:30 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
10:45 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
11:00 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
11:15 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
11:30 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
11:45 PM	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
Hourly Total	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	0	0	0	0	0	*0*	**0**
DAILY TOTAL	**1**	**231**	**11237**	**351**	**1**	***11820***	**0**	**22**	**30**	**142**	**13**	***194***	**4**	**497**	**10641**	**43**	**0**	***11185***	**0**	**62**	**35**	**503**	**8**	***600***	**23799**
Cars	1	229	10533	349	1	*11112*	0	22	30	138	12	*190*	4	472	9949	42	0	*10467*	0	61	35	472	5	*568*	**22337**
Heavy Vehicles	0	2	704	2	0	*708*	0	0	0	4	1	*4*	0	25	692	1	0	*718*	0	1	0	31	3	*32*	**1462**
Heavy Vehicle %	0.00%	0.87%	6.27%	0.57%	0.00%	*5.99%*	0.00%	0.00%	0.00%	2.82%	7.69%	*2.06%*	0.00%	5.03%	6.50%	2.33%	0.00%	*6.42%*	0.00%	1.61%	0.00%	6.16%	37.50%	*5.33%*	**6.14%**

TH 25 & 4th St
Monticello Minnesota
Thursday, November 14, 2024

AM Peak Hour

Time	Southbound U Turns	Southbound Left Turns	Southbound Straight Through	Southbound Right Turns	Southbound Crosswalk Crossings	*Southbound Vehicle Approach Total*	Westbound U Turns	Westbound Left Turns	Westbound Straight Through	Westbound Right Turns	Westbound Crosswalk Crossings	*Westbound Vehicle Approach Total*	Northbound U Turns	Northbound Left Turns	Northbound Straight Through	Northbound Right Turns	Northbound Crosswalk Crossings	*Northbound Vehicle Approach Total*	Eastbound U Turns	Eastbound Left Turns	Eastbound Straight Through	Eastbound Right Turns	Eastbound Crosswalk Crossings	*Eastbound Vehicle Approach Total*	VEHICLE TOTAL
7:15 AM	0	7	281	5	0	*293*	0	0	1	4	1	*5*	0	8	164	2	0	*174*	0	0	1	1	0	*2*	**474**
7:30 AM	0	20	307	4	0	*331*	0	0	0	0	0	*0*	0	7	132	0	0	*139*	0	0	1	6	0	*7*	**477**
7:45 AM	0	12	257	8	0	*277*	0	0	0	3	0	*3*	0	12	177	0	0	*189*	0	0	1	7	0	*8*	**477**
8:00 AM	0	5	233	11	0	*249*	0	0	0	3	0	*3*	0	10	149	0	0	*159*	0	3	0	4	0	*7*	**418**
Peak Hour Total	0	44	1078	28	0	*1150*	0	0	1	10	1	*11*	0	37	622	2	0	*661*	0	3	3	18	0	*24*	**1846**
PHF	0.000	0.550	0.878	0.636	0.000	*0.869*	0.000	0.000	0.250	0.625	0.250	*0.550*	0.000	0.771	0.879	0.250	0.000	*0.874*	0.000	0.250	0.750	0.643	0.000	*0.750*	**0.968**

PM Peak Hour

Time	Southbound U Turns	Southbound Left Turns	Southbound Straight Through	Southbound Right Turns	Southbound Crosswalk Crossings	*Southbound Vehicle Approach Total*	Westbound U Turns	Westbound Left Turns	Westbound Straight Through	Westbound Right Turns	Westbound Crosswalk Crossings	*Westbound Vehicle Approach Total*	Northbound U Turns	Northbound Left Turns	Northbound Straight Through	Northbound Right Turns	Northbound Crosswalk Crossings	*Northbound Vehicle Approach Total*	Eastbound U Turns	Eastbound Left Turns	Eastbound Straight Through	Eastbound Right Turns	Eastbound Crosswalk Crossings	*Eastbound Vehicle Approach Total*	VEHICLE TOTAL
4:15 PM	0	3	216	4	0	*223*	0	1	2	6	2	*9*	0	7	317	0	0	*324*	0	1	2	14	0	*17*	**573**
4:30 PM	0	3	263	10	0	*276*	0	0	0	2	0	*2*	0	15	353	2	0	*370*	0	2	3	11	1	*16*	**664**
4:45 PM	0	4	244	6	0	*254*	0	0	0	6	2	*6*	0	10	316	0	0	*326*	0	0	3	12	0	*15*	**601**
5:00 PM	0	4	250	8	0	*262*	0	0	0	2	0	*2*	0	12	301	2	0	*315*	0	2	1	15	0	*18*	**597**
Peak Hour Total	0	14	973	28	0	*1015*	0	1	2	16	4	*19*	0	44	1287	4	0	*1335*	0	5	9	52	1	*66*	**2435**
PHF	0.000	0.875	0.925	0.700	0.000	*0.919*	0.000	0.250	0.250	0.667	0.500	*0.528*	0.000	0.733	0.911	0.500	0.000	*0.902*	0.000	0.625	0.750	0.867	0.250	*0.917*	**0.917**

Daily Volumes

Southbound

Total Vehicles On Leg		22666			
Vehicles Entering Intersection	11820		Vehicles Exiting Intersection	10846	
Cars	349	10533	229	1	1
Heavy	2	704	2	0	0
Total	**351**	**11237**	**231**	**1**	**1**

Eastbound

Total Vehicles on Leg 1478	Vehicles Entering Intersection 600	Cars	Heavy	**Total**
		5	3	**8**
		0	0	**0**
	Vehicles Exiting Intersection 878	61	1	**62**
		35	0	**35**
		472	31	**503**

Westbound

Cars	Heavy	**Total**	Vehicles Entering Intersection 194	Total Vehicles on Leg 503
138	4	**142**		
30	0	**30**		
22	0	**22**	Vehicles Exiting Intersection 309	
0	0	**0**		
12	1	**13**		

Northbound

Cars	0	4	472	9949	42
Heavy	0	0	25	692	1
Total	**0**	**4**	**497**	**10641**	**43**
Vehicles Entering Intersection	11185		Vehicles Exiting Intersection	11766	
Total Vehicles On Leg		22951			

Appendix B
Crash Data

Intersection Safety Screening

Intersection: TH 25 and 4th St

Statewide Averages based on 2019-2023 crashes

Crashes by Crash Severity	
Fatal (K)	0
Incapacitating Injury (A)	0
Minor Injury (B)	2
Possible Injury (C)	1
Property Damage (PDO)	12
Total Crashes	15

Intersection Characteristics	
Entering Volume	28,485
Environment	Urban
Lighting	Lit
Traffic Control	Thru-Stop

Annual crash cost = $231,200

Statewide comparison = Thru/STOP, Urban

Total Crash Rate	
Observed	0.288
Statewide Average	0.144
Critical Rate	0.290
Critical Index	**0.99**

Fatal & Serious Injury Crash Rate	
Observed	0.000
Statewide Average	0.403
Critical Rate	2.490
Critical Index	**0.00**

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

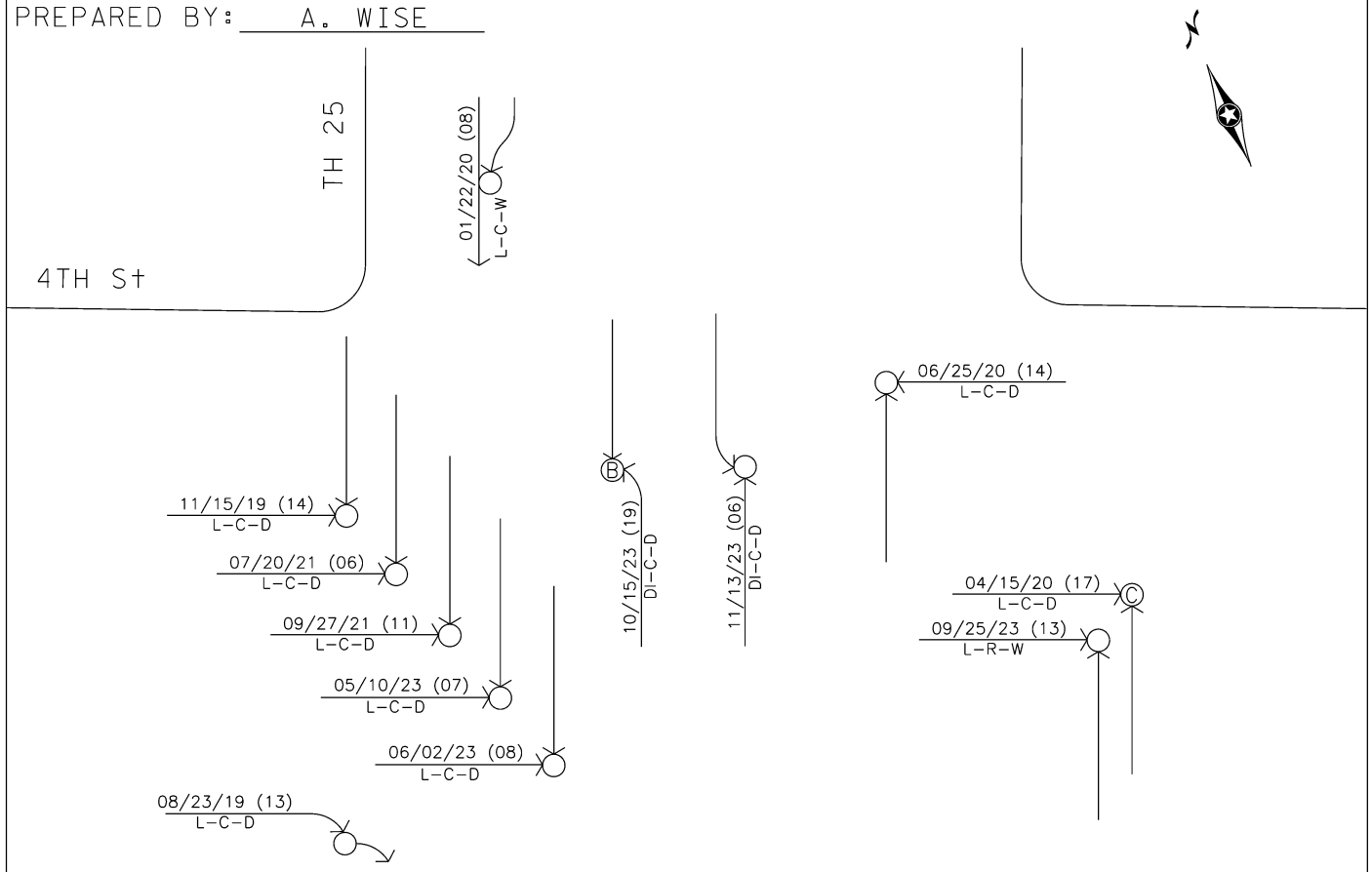
The observed total crash rate for this period is 0.29 per MEV; this is 1% below the critical rate. Based on similar statewide intersections, an additional 1 crashes over the five years would indicate this intersection operates outside the normal range.

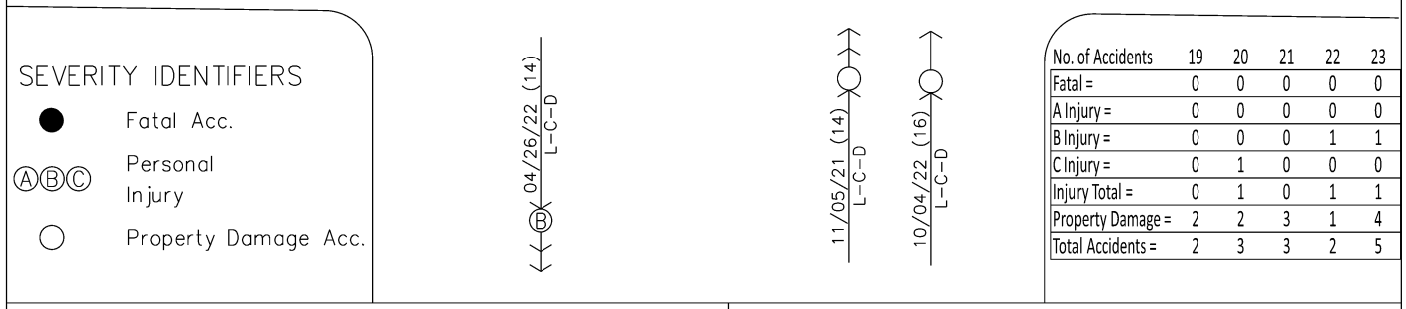
The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

BOLTON & MENK
Real People. Real Solutions.

COLLISION DIAGRAM
BOLTON & MENK, INC.

LOCATION: TH 25 AT 4TH STREET, MONTICELLO MN
TIME PERIOD: 01/01/2019 - 12/31/2023 DATE: 11/05/2024
PREPARED BY: A. WISE





SEVERITY IDENTIFIERS

- ● Fatal Acc.
- Ⓐ Ⓑ Ⓒ Personal Injury
- ○ Property Damage Acc.

No. of Accidents	19	20	21	22	23
Fatal =	0	0	0	0	0
A Injury =	0	0	0	0	0
B Injury =	0	0	0	1	1
C Injury =	0	1	0	0	0
Injury Total =	0	1	0	1	1
Property Damage =	2	2	3	1	4
Total Accidents =	2	3	3	2	5

KEY

- Motor Vehicle Backing Up
- Motor Vehicle Out of Control
- Motor Vehicle Ahead
- Rear End
- Right Angle
- Left Turn
- Fixed Object
- Pedestrian
- Bicycle/Moped
- Motorcycle
- Deer
- School Bus
- Parking

NOTES

Light:
L= Daylight (1)
DN= Dawn (2)
DU= Dusk (3)
DI= Dark, Lighted (4)
Do= Dark, Lights Off (5)
D= Dark, Unlighted (6)
X= Unknown (99)

Weather:
C= Clear or Cloudy (1 or 2)
R= Rain (3)
S= Snow or Sleet (4 or 5)
F= Fog, Smog, Smoke (6)
B= Blowing Sand/Dust (7)
W= Severe Crosswinds (8)
X= Other or Unknown (99)

Surface:
D= Dry (1)
W= Wet (2)
S= Snow or Ice (3 or 4)
M= Muddy (5)
DB= Debris (6)
O= Oily (7)
X= Other or Unknown (99)

Other Vehicle — Injury Type — [Date]-[Time (hrs)]-[Light-Weather-Surface]

11:03:38 AM 11/8/2024 bmi.tbl pdf-color.pltcfg annair by

Appendix C
Warrants Analysis

SIGNAL WARRANTS ANALYSIS
TH 25 and 4th St
Minor Rights Excluded

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 11/27/2024
OPERATOR: CML

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	4th St EB	1
30	Minor App4:	4th St WB	1

0.70 FACTOR USED? No
POPULATION < 10,000? No
ADDITIONAL 0.8 FACTOR? Yes

HOUR	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A / 1B (THRESHOLDS 1A/1B: 480/720)	MINOR APP. 2	MINOR 2 1A / 1B	MINOR APP. 4 (120/60)	MINOR 4 1A/1B (120/60)	MET SAME 1A / 1B
0:00 - 1:00			0	/		/		/	/
1:00 - 2:00			0	/		/		/	/
2:00 - 3:00			0	/		/		/	/
3:00 - 4:00			0	/		/		/	/
4:00 - 5:00			0	/		/		/	/
5:00 - 6:00			0	/		/		/	/
6:00 - 7:00	486	1139	1625	X/X	5	/	2	/	/
7:00 - 8:00	673	1138	1811	X/X	4	/	2	/	/
8:00 - 9:00	631	1065	1696	X/X	7	/	2	/	/
9:00 - 10:00	627	925	1552	X/X	10	/	4	/	/
10:00 - 11:00	698	829	1527	X/X	6	/	6	/	/
11:00 - 12:00	726	829	1555	X/X	8	/	6	/	/
12:00 - 13:00	842	822	1664	X/X	10	/	5	/	/
13:00 - 14:00	848	803	1651	X/X	6	/	3	/	/
14:00 - 15:00	1073	825	1898	X/X	10	/	4	/	/
15:00 - 16:00	1164	940	2104	X/X	9	/	5	/	/
16:00 - 17:00	1331	954	2285	X/X	12	/	7	/	/
17:00 - 18:00	1172	941	2113	X/X	5	/	3	/	/
18:00 - 19:00	910	609	1519	X/X	5	/	3	/	/
19:00 - 20:00			0	/		/		/	/
20:00 - 21:00			0	/		/		/	/
21:00 - 22:00			0	/		/		/	/
22:00 - 23:00			0	/		/		/	/
23:00 - 24:00			0	/		/		/	/

	Met (Hr)	Required (Hr)	
Warrant 1A	0	8	Not satisfied
Warrant 1B	0	8	Not satisfied
Warrant 2	0	4	Not satisfied
Warrant 3	0	1	Not satisfied
Warrant 7	0	8	Not satisfied

2J (35)
LOCATION: TH 25
COUNTY: Wright

REF. POINT:
DATE: 11/27/2024

OPERATOR: CML

Speed	Approach Description		Lanes
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	4th St EB	1
30	Minor App4:	4th St WB	1

0.70 FACTOR USED? No
POPULATION < 10,000? No
EXISTING SIGNAL ? Yes

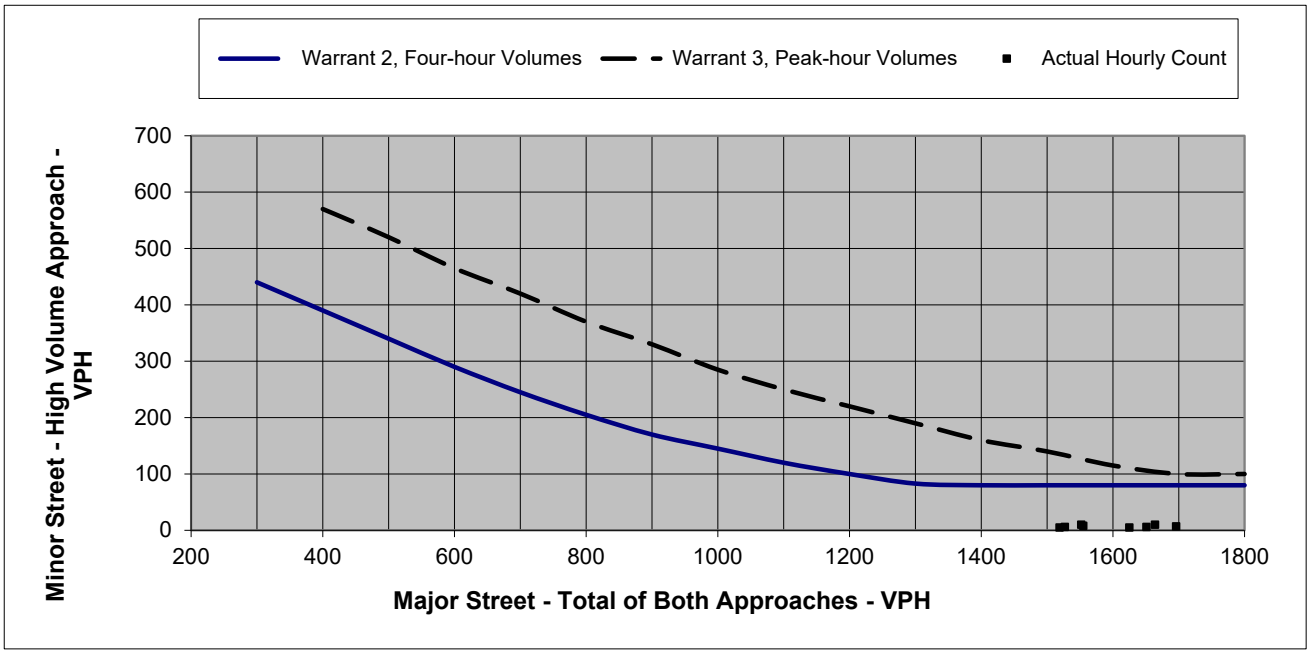


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Peak-hou	Major	Actual Hourly Count
200			0	0
300	440		0	0
400	390	570	0	0
500	340	520	0	0
600	290	465	0	0
700	245	420	0	0
800	205	370	1625	5
900	170	330	1811	4
1000	145	285	1696	7
1100	120	250	1552	10
1200	100	220	1527	6
1300	83	190	1555	8
1400	80	160	1664	10
1500	80	140	1651	6
1600	80	115	1898	10
1700	80	100	2104	9
1800	80	100	2285	12
			2113	5
			1519	5
			0	0
			0	0
			0	0
			0	0
			0	0

SIGNAL WARRANTS ANALYSIS
TH 25 and 4th St
Minor Rights Included

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 11/27/2024
OPERATOR: CML

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	4th St EB	1
30	Minor App4:	4th St WB	1

0.70 FACTOR USED? No
POPULATION < 10,000? No
ADDITIONAL 0.8 FACTOR? Yes

HOUR	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A / 1B (480/720)	MINOR APP. 2	MINOR 2 1A / 1B	MINOR APP. 4 (120/60)	MINOR 4 1A/1B (120/60)	MET SAME 1A / 1B
0:00 - 1:00			0	/		/		/	/
1:00 - 2:00			0	/		/		/	/
2:00 - 3:00			0	/		/		/	/
3:00 - 4:00			0	/		/		/	/
4:00 - 5:00			0	/		/		/	/
5:00 - 6:00			0	/		/		/	/
6:00 - 7:00	486	1139	1625	X/X	15	/	8	/	/
7:00 - 8:00	673	1138	1811	X/X	20	/	9	/	/
8:00 - 9:00	631	1065	1696	X/X	24	/	13	/	/
9:00 - 10:00	627	925	1552	X/X	52	/	7	/	/
10:00 - 11:00	698	829	1527	X/X	60	/X	17	/	**/X**
11:00 - 12:00	726	829	1555	X/X	60	/X	14	/	**/X**
12:00 - 13:00	842	822	1664	X/X	55	/	11	/	/
13:00 - 14:00	848	803	1651	X/X	68	/X	18	/	**/X**
14:00 - 15:00	1073	825	1898	X/X	56	/	23	/	/
15:00 - 16:00	1164	940	2104	X/X	54	/	23	/	/
16:00 - 17:00	1331	954	2285	X/X	66	/X	25	/	**/X**
17:00 - 18:00	1172	941	2113	X/X	47	/	18	/	/
18:00 - 19:00	910	609	1519	X/X	23	/	8	/	/
19:00 - 20:00			0	/		/		/	/
20:00 - 21:00			0	/		/		/	/
21:00 - 22:00			0	/		/		/	/
22:00 - 23:00			0	/		/		/	/
23:00 - 24:00			0	/		/		/	/

	Met (Hr)	Required (Hr)	
Warrant 1A	0	8	Not satisfied
Warrant 1B	4	8	Not satisfied
Warrant 2	0	4	Not satisfied
Warrant 3	0	1	Not satisfied
Warrant 7	**8**	8	**Satisfied, check accident record**

2J (37)
LOCATION: TH 25
COUNTY: Wright

REF. POINT:
DATE: 11/27/2024

OPERATOR: CML

Speed	Approach Description		Lanes
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	4th St EB	1
30	Minor App4:	4th St WB	1

0.70 FACTOR USED? No
POPULATION < 10,000? No
EXISTING SIGNAL ? Yes

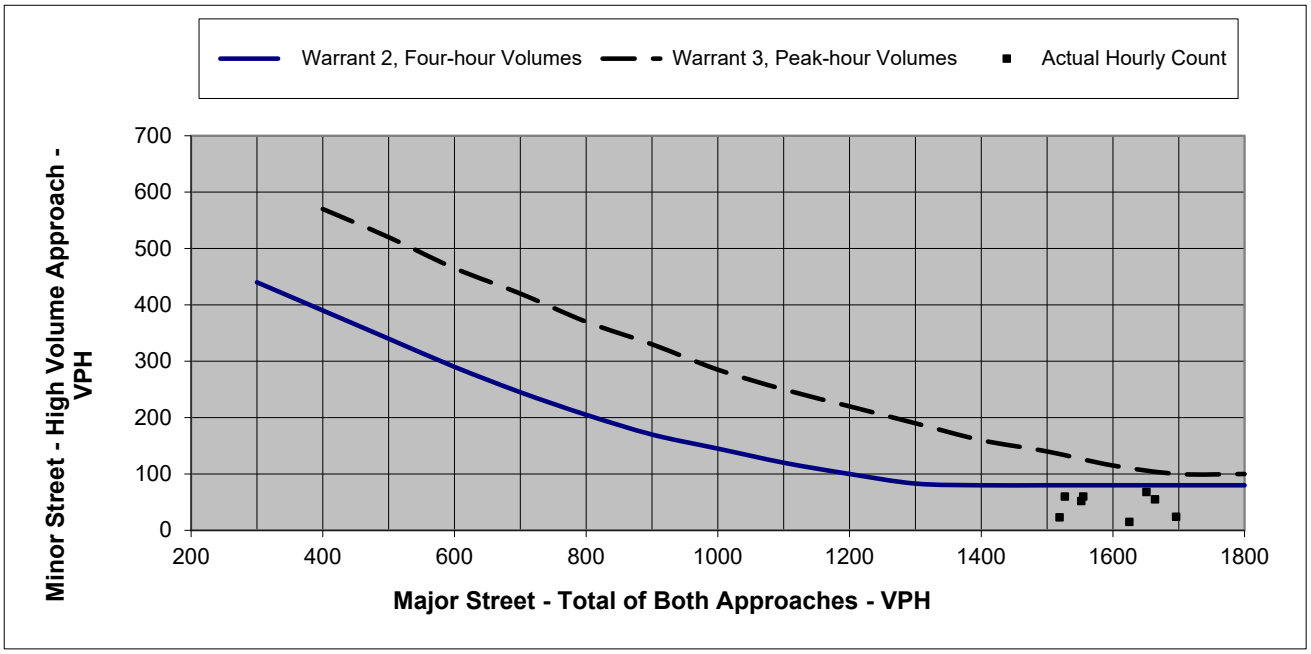


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Peak-hou	Major	Actual Hourly Count
200			0	0
300	440		0	0
400	390	570	0	0
500	340	520	0	0
600	290	465	0	0
700	245	420	0	0
800	205	370	1625	15
900	170	330	1811	20
1000	145	285	1696	24
1100	120	250	1552	52
1200	100	220	1527	60
1300	83	190	1555	60
1400	80	160	1664	55
1500	80	140	1651	68
1600	80	115	1898	56
1700	80	100	2104	54
1800	80	100	2285	66
			2113	47
			1519	23
			0	0
			0	0
			0	0
			0	0
			0	0

SIGNAL WARRANTS ANALYSIS
TH 25 and 4th St - Downtown RIRO Concept
Minor Rights Excluded

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 10/2/2025
OPERATOR: CML

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	4th St EB	1
30	Minor App4:	4th St WB	1

0.70 FACTOR USED? No
POPULATION < 10,000? No
ADDITIONAL 0.8 FACTOR? Yes

HOUR	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A / 1B (THRESHOLDS 1A/1B: 480/720)	MINOR APP. 2	MINOR 2 1A / 1B	MINOR APP. 4 (120/60)	MINOR 4 1A/1B (120/60)	MET SAME 1A / 1B
0:00 - 1:00			0	/	3	/	2	/	/
1:00 - 2:00			0	/	2	/	1	/	/
2:00 - 3:00			0	/	7	/	5	/	/
3:00 - 4:00			0	/	15	/	5	/	/
4:00 - 5:00			0	/	6	/	4	/	/
5:00 - 6:00			0	/	12	/	10	/	/
6:00 - 7:00	528	1169	1697	X/X	18	/	15	/	/
7:00 - 8:00	731	1170	1901	X/X	22	/	13	/	/
8:00 - 9:00	694	1111	1805	X/X	27	/	13	/	/
9:00 - 10:00	710	963	1673	X/X	39	/	6	/	/
10:00 - 11:00	769	882	1651	X/X	39	/	18	/	/
11:00 - 12:00	802	858	1660	X/X	37	/	13	/	/
12:00 - 13:00	875	851	1726	X/X	44	/	17	/	/
13:00 - 14:00	848	803	1651	X/X	38	/	12	/	/
14:00 - 15:00	1073	825	1898	X/X	35	/	14	/	/
15:00 - 16:00	1164	940	2104	X/X	33	/	15	/	/
16:00 - 17:00	1331	954	2285	X/X	40	/	16	/	/
17:00 - 18:00	1172	941	2113	X/X	27	/	11	/	/
18:00 - 19:00	910	609	1519	X/X	16	/	7	/	/
19:00 - 20:00			0	/	0	/	0	/	/
20:00 - 21:00			0	/	0	/	0	/	/
21:00 - 22:00			0	/	0	/	0	/	/
22:00 - 23:00			0	/	0	/	0	/	/
23:00 - 24:00			0	/	0	/	0	/	/

	Met (Hr)	Required (Hr)	
Warrant 1A	0	8	Not satisfied
Warrant 1B	0	8	Not satisfied
Warrant 2	0	4	Not satisfied
Warrant 3	0	1	Not satisfied
Warrant 7	0	8	Not satisfied

2J (39)
LOCATION: TH 25
COUNTY: Wright

REF. POINT:
DATE: 10/2/2025

OPERATOR: CML

Speed	Approach Description		Lanes
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	4th St EB	1
30	Minor App4:	4th St WB	1

0.70 FACTOR USED? No
POPULATION < 10,000? No
EXISTING SIGNAL ? Yes

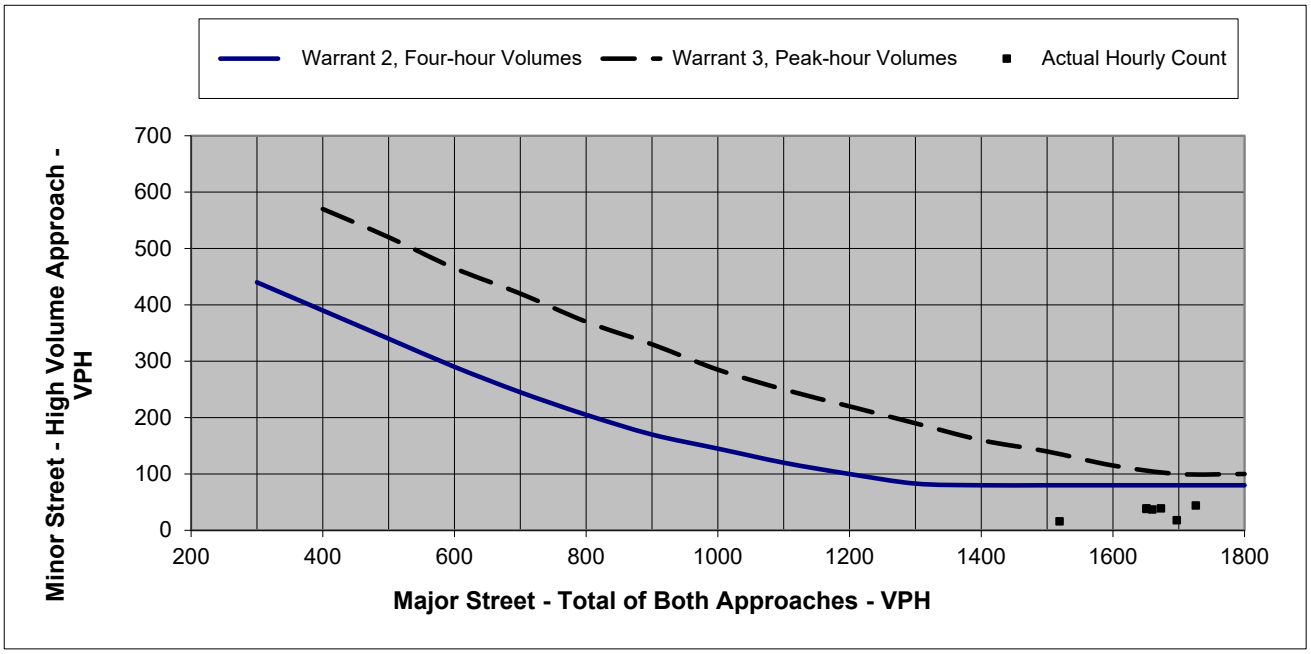


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Peak-hou	Major	Actual Hourly Count
200			0	3
300	440		0	2
400	390	570	0	7
500	340	520	0	15
600	290	465	0	6
700	245	420	0	12
800	205	370	1697	18
900	170	330	1901	22
1000	145	285	1805	27
1100	120	250	1673	39
1200	100	220	1651	39
1300	83	190	1660	37
1400	80	160	1726	44
1500	80	140	1651	38
1600	80	115	1898	35
1700	80	100	2104	33
1800	80	100	2285	40
			2113	27
			1519	16
			0	0
			0	0
			0	0
			0	0
			0	0

SIGNAL WARRANTS ANALYSIS
TH 25 and 4th St - 7th St No Lefts + RIRO Concept
Minor Rights Excluded

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 10/2/2025
OPERATOR: CML

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	4th St EB	2
30	Minor App4:	4th St WB	2

0.70 FACTOR USED? No
POPULATION < 10,000? No
ADDITIONAL 0.8 FACTOR? No

HOUR	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A / 1B (600/900)	MINOR APP. 2	MINOR 2 1A / 1B	MINOR APP. 4 (200/100)	MINOR 4 1A/1B (200/100)	MET SAME 1A / 1B
0:00 - 1:00			0	/	13	/	8	/	/
1:00 - 2:00			0	/	5	/	4	/	/
2:00 - 3:00			0	/	10	/	7	/	/
3:00 - 4:00			0	/	21	/	9	/	/
4:00 - 5:00			0	/	12	/	9	/	/
5:00 - 6:00			0	/	24	/	28	/	/
6:00 - 7:00	528	1169	1697	X/X	38	/	48	/	/
7:00 - 8:00	731	1170	1901	X/X	58	/	86	/	/
8:00 - 9:00	694	1111	1805	X/X	70	/	74	/	/
9:00 - 10:00	710	963	1673	X/X	86	/	99	/	/
10:00 - 11:00	769	882	1651	X/X	101	/X	115	/X	/X
11:00 - 12:00	802	858	1660	X/X	120	/X	150	/X	/X
12:00 - 13:00	875	851	1726	X/X	122	/X	155	/X	/X
13:00 - 14:00	848	803	1651	X/X	128	/X	131	/X	/X
14:00 - 15:00	1073	825	1898	X/X	128	/X	122	/X	/X
15:00 - 16:00	1164	940	2104	X/X	132	/X	141	/X	/X
16:00 - 17:00	1331	954	2285	X/X	155	/X	161	/X	/X
17:00 - 18:00	1172	941	2113	X/X	152	/X	136	/X	/X
18:00 - 19:00	910	609	1519	X/X	145	/X	109	/X	/X
19:00 - 20:00			0	/	103	/X	79	/	/
20:00 - 21:00			0	/	37	/	61	/	/
21:00 - 22:00			0	/	28	/	38	/	/
22:00 - 23:00			0	/	27	/	27	/	/
23:00 - 24:00			0	/	14	/	10	/	/

	Met (Hr)	Required (Hr)	
Warrant 1A	0	8	Not satisfied
Warrant 1B	**9**	8	**Satisfied**
Warrant 2	**9**	4	**Satisfied**
Warrant 3	**3**	1	**Satisfied**
Warrant 7	**11**	8	**Satisfied, check accident record**

2J (41)
LOCATION: TH 25
COUNTY: Wright

REF. POINT:
DATE: 10/2/2025

OPERATOR: CML

Speed	Approach Description		Lanes
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	4th St EB	2
30	Minor App4:	4th St WB	2

0.70 FACTOR USED? No
POPULATION < 10,000? No
EXISTING SIGNAL ? No

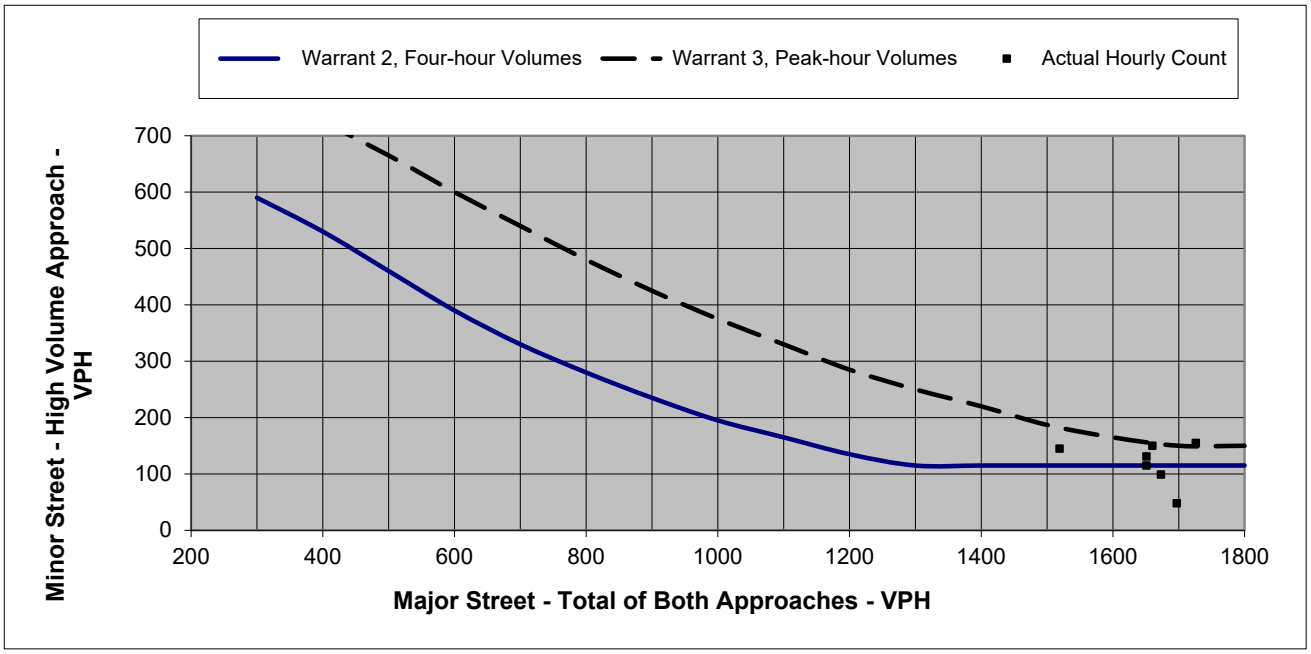


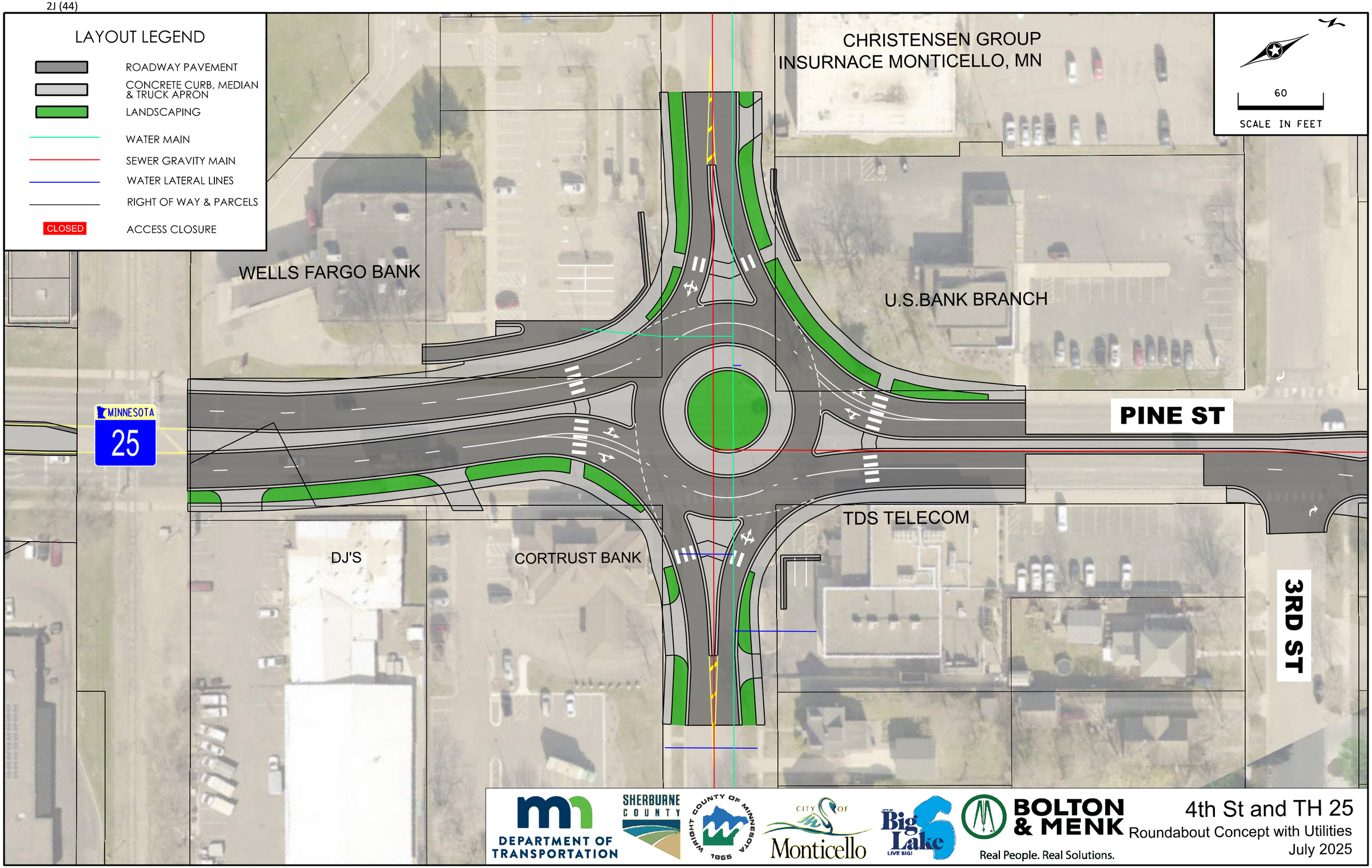
Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Peak-hou	Major	Actual Hourly Count
200			0	13
300	590		0	5
400	530	725	0	10
500	460	665	0	21
600	390	600	0	12
700	330	540	0	28
800	280	480	1697	48
900	235	425	1901	86
1000	195	375	1805	74
1100	165	330	1673	99
1200	135	285	1651	115
1300	115	250	1660	150
1400	115	220	1726	155
1500	115	187	1651	131
1600	115	165	1898	128
1700	115	150	2104	141
1800	115	150	2285	161
			2113	152
			1519	145
			0	103
			0	61
			0	38
			0	27
			0	14

Appendix D
Concept Figures and Layouts

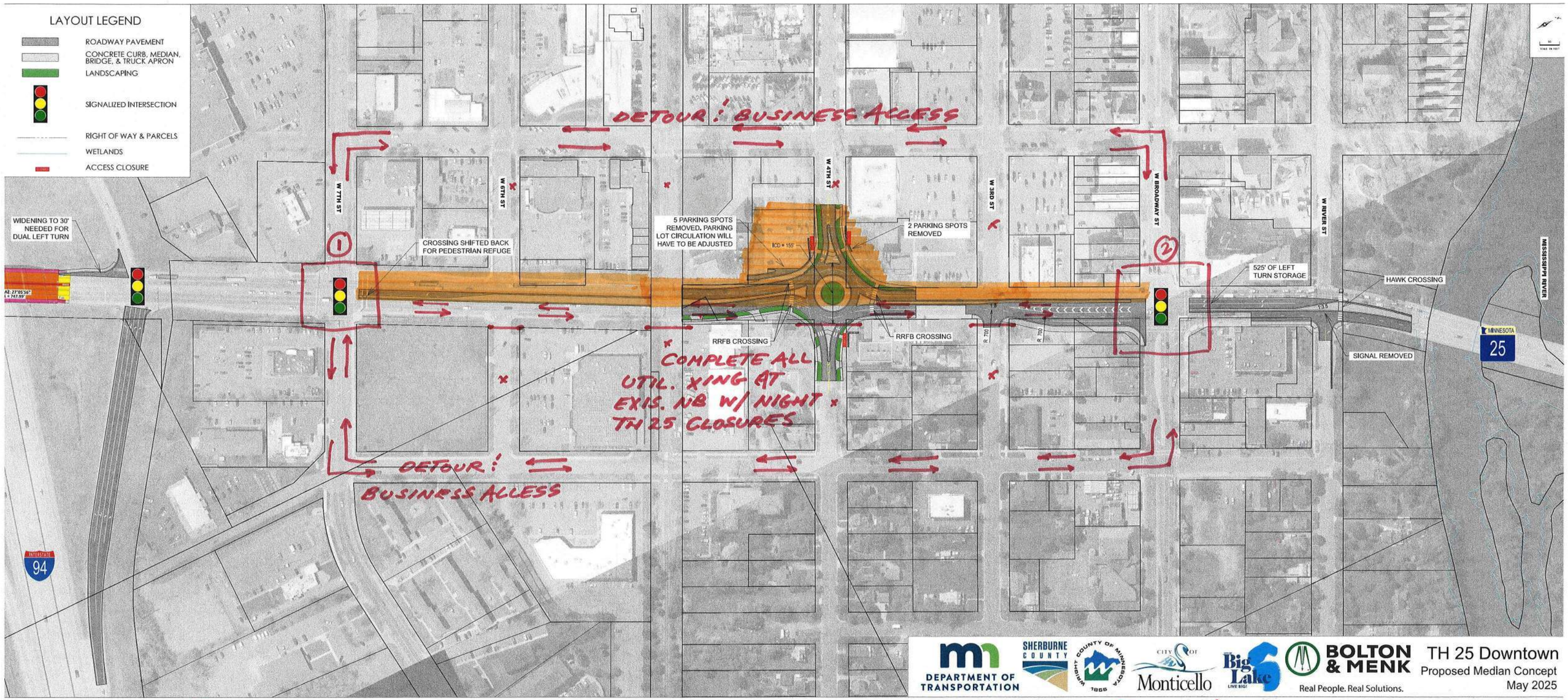
LAYOUT LEGEND
ROADWAY PAVEMENT
CONCRETE CURB, MEDIAN, BRIDGE, & TRUCK APRON
LANDSCAPING
SIGNALIZED INTERSECTION
RIGHT OF WAY & PARCELS
WETLANDS
ACCESS CLOSURE
CLOSED
W 7TH ST
W 6TH ST
W 4TH ST
W 3RD ST
W BROADWAY ST
W RIVER ST
MISSISSIPPI RIVER
CROSSING SHIFTED BACK FOR PEDESTRIAN REFUGE
RAISED CROSSINGS
RAISED CROSSINGS
HAWK CROSSING
SIGNAL REMOVED
MINNESOTA
25
INTERSTATE
94
AZ: 27°05'56"
L= 747.99'
50
SCALE IN FEET
DEPARTMENT OF TRANSPORTATION
SHERBURNE COUNTY
WRIGHT COUNTY OF MINNESOTA
1855
CITY OF
Monticello
Big Lake
LIVE BIG!
BOLTON & MENK
Real People. Real Solutions.
TH 25 Downtown
4th Street Roundabout Concept
August 2025

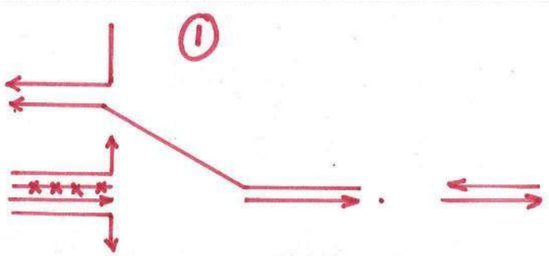

LAYOUT LEGEND
ROADWAY PAVEMENT
CONCRETE CURB, MEDIAN & TRUCK APRON
LANDSCAPING
WATER MAIN
SEWER GRAVITY MAIN
WATER LATERAL LINES
RIGHT OF WAY & PARCELS
CLOSED
ACCESS CLOSURE
60
SCALE IN FEET
CHRISTENSEN GROUP INSURNACE MONTICELLO, MN
WELLS FARGO BANK
U.S.BANK BRANCH
PINE ST
MINNESOTA
25
TDS TELECOM
DJ'S
CORTRUST BANK
3RD ST
DEPARTMENT OF TRANSPORTATION
SHERBURNE COUNTY
WRIGHT COUNTY OF MINNESOTA 1855
CITY OF Monticello
Big Lake
BOLTON & MENK
Real People. Real Solutions.
4th St and TH 25
Roundabout Concept with Utilities
July 2025

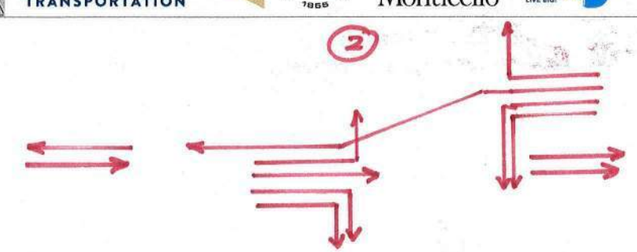
STAGE 1

PPCB
(PROTECT WORKZONE! PROHIBIT TURNS)

BUS. ACCESS | THRU ONLY | BUS. ACCESS

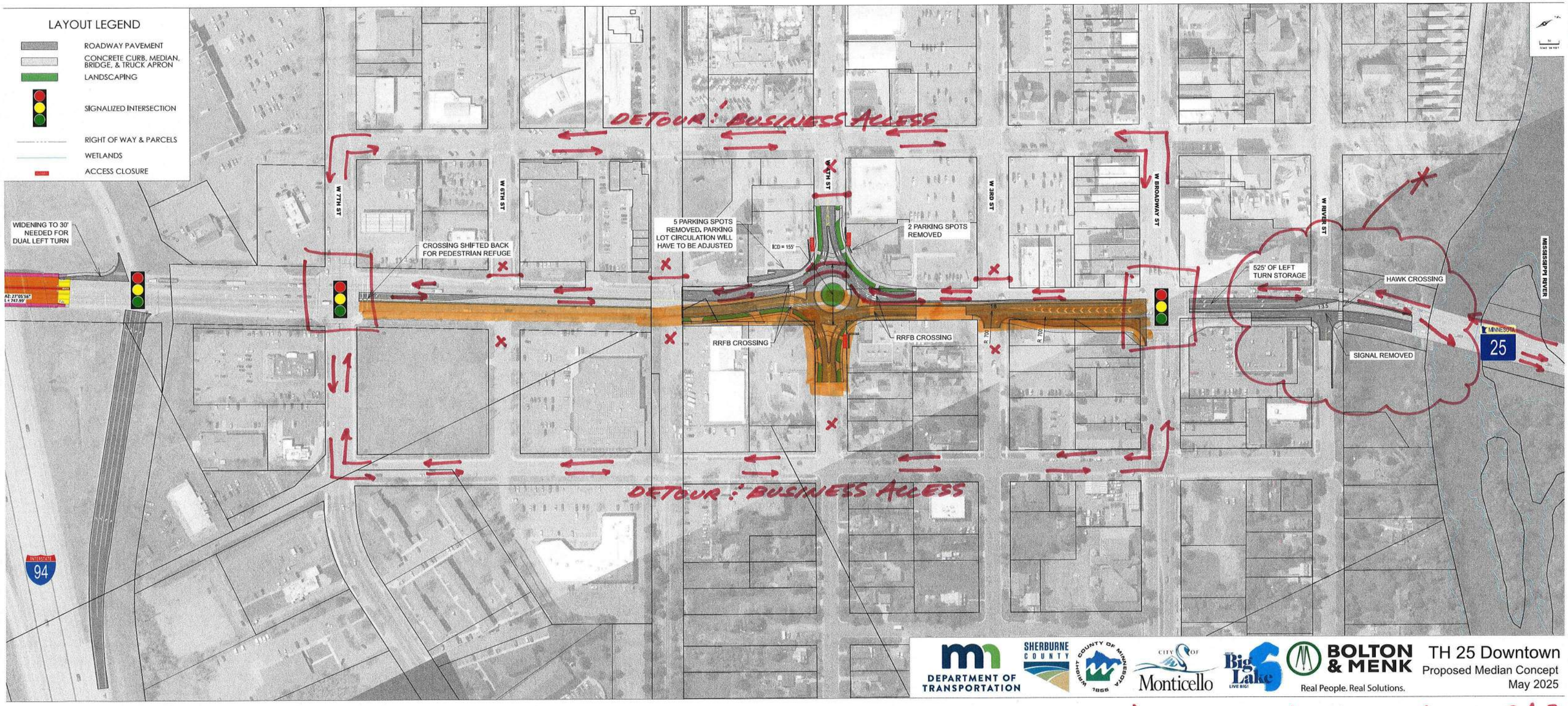


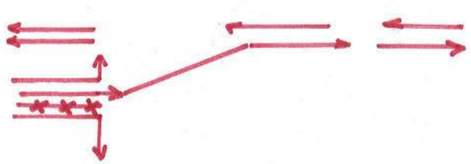


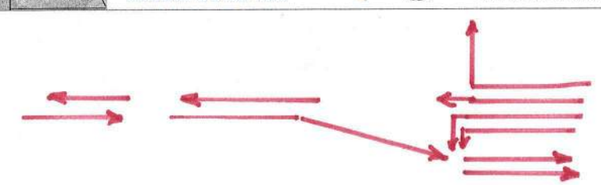


STAGE 2

P.P.C.B.
(PROTECT WORKZONE ! PROHIBIT TURNS)







*STAGE 3 AFTER R.A.B. COMPLETE..! USED AS LOCAL ACCESS. NO TURNS SB @ BROADWAY

Intersection Control Evaluation Letter

TH 25 at 7th Street

Prepared by:

Bolton & Menk, Inc.
10400 Viking Drive, Suite 100
Eden Prairie, MN 55344

September 2025

Prepared for:

Minnesota Department of Transportation
District 3 - Baxter Headquarters
7694 Industrial Park Road
Baxter, MN 56425-8096

Certification

Intersection Control Evaluation Letter

TH 25 at 7th Street

In

City of Monticello, Minnesota

I hereby certify that this 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.		
	58850	9/18/2025
Michael S. Larson, P.E., PTOE, RSP1	Lic. No.	Date

REVIEWED BY:

City of Monticello

Date

APPROVED BY:

MnDOT District 3 Traffic Engineer

Date

PROJECT DESCRIPTION

An Intersection Control Evaluation (ICE) Letter is being performed for the intersection of TH 25 and 7th Street. The intersection is in the City of Monticello, within Wright County. MnDOT is planning future improvements along the TH 25 corridor through downtown Monticello. As part of this effort, the intersection and larger TH 25 corridor are being evaluated to address safety and mobility concerns. This ICE letter will serve as documentation of the analysis performed specifically at the intersection.

WARRANT ANALYSIS

Justification of this signal system was studied with respect to the warrants outlined in the Minnesota Manual of Uniform Traffic Control Devices (MN MUTCD). Existing turning movement counts (14-hr) were obtained from MnDOT for this intersection, with data collected on October 13, 2022. The intersection meets the prescribed thresholds for warrants 1A, 1B, 2, and 3 when excluding minor right turns. The collected turning movement data and warrant analysis are provided in the **Appendix.**

SAFETY ANALYSIS

There was a total of 76 crashes reported between 2019-2023 at the intersection. 36 of the crashes were rear end crashes and 30 were angle or left turn crashes. Over the past 10 years, one serious injury left turn crash was reported at the intersection (8/8/15). Two pedestrian crashes were reported over the same period, each involving a pedestrian struck in the crosswalk by an eastbound left-turning vehicle. Crash and severity rates for this intersection are above what is expected statewide for similar intersections, as a critical crash index of 1.22 is observed. An intersection safety screening worksheet and crash diagram of the intersection is provided in the **Appendix.**

OPERATIONAL ANALYSIS

The existing intersection is in close proximity to the I-94 westbound ramp terminal, approximately 425 feet south of 7th Street. The close spacing and high volume of traffic exiting I-94 to go northbound on TH 25 creates a bottleneck at 7th Street. **Table 1** provides a summary of the peak hour level of service and delays during the AM and PM peak hours under existing traffic conditions.

Table 1: Measures of Effectiveness – Existing Conditions

		AM Peak										
		Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Alternative	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		L	T	R			Avg	Max	Avg	Max	Avg	Max
No Build	EB	98 - F	60 - E	51 - D	60 - E	24 - C	25	125	50	375	75	400
	WB	48 - D	81 - F	23 - C	60 - E		25	150	50	275	25	75
	NB	51 - D	16 - B	8 - A	18 - B		100	525	100	525	25	75
	SB	36 - D	15 - B	10 - B	16 - B		25	75	125	475	25	75
		PM Peak										
		Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Alternative	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		L	T	R			Avg	Max	Avg	Max	Avg	Max
No Build	EB	160 - F	127 - F	79 - E	113 - F	44 - D	125	750	150	850	125	750
	WB	90 - F	64 - E	34 - C	68 - E		100	400	100	425	25	150
	NB	72 - E	27 - C	17 - B	32 - C		250	575	250	575	25	100
	SB	73 - E	29 - C	16 - B	31 - C		50	375	175	475	25	75

Alternatives considered by the TH 25 corridor study include access restrictions at 6th and 3rd Street, as well as potential changes in intersection traffic control at 4th Street, all of which influence traffic volumes on 7th Street. In addition, proposed conditions include the restriction of minor street left turns in order to reduce lost cycle time via reduction of signal phases and to increase the amount of green time given to TH 25. Additionally, elimination of these left turns improves pedestrian safety via conflict point reduction and shorter crossing distances. **Table 2** provides a summary of the peak hour level of service and delays during the AM and PM peak hours under the proposed geometry and traffic volumes. Note that signal timings were optimized for the build condition in Synchro and cycle lengths were unchanged. A roundabout at 4th Street was included in the traffic model.

Table 2: Measures of Effectiveness – Proposed Conditions

		AM Peak										
		Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Alternative	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		L	T	R			Avg	Max	Avg	Max	Avg	Max
Build	EB	-	46 - D	50 - D	49 - D	11 - B	-	-	25	125	50	250
	WB	-	46 - D	9 - A	28 - C		-	-	25	125	25	100
	NB	28 - C	3 - A	2 - A	5 - A		25	175	25	175	25	100
	SB	16 - B	9 - A	6 - A	10 - B		25	75	75	475	25	75
		PM Peak										
		Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Alternative	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		L	T	R			Avg	Max	Avg	Max	Avg	Max
Build	EB	-	70 - E	39 - D	53 - D	22 - C	-	-	50	250	50	225
	WB	-	77 - E	33 - C	55 - E		-	-	100	550	50	275
	NB	37 - D	8 - A	6 - A	12 - B		75	525	75	525	25	100
	SB	48 - D	20 - C	13 - B	22 - C		25	275	150	475	25	75

PEDESTRIAN CONSIDERATIONS

The TH 25 corridor study found that over 50% of pedestrian crossings of TH 25 within downtown Monticello take place at 7th Street. Intersection turning movement count data also finds that nearly all of these crossings take place across the north leg of the intersection. Due to the pedestrian crash history, high volumes of traffic, and surrounding land use types which generate pedestrian activity, pedestrian safety enhancements should be included with any reconstruction of the intersection.

As previously mentioned, restriction of 7th Street left turns is proposed by the corridor study. Raised median islands on 7th Street, in addition to regulatory signage, may be used to promote compliance with the turn restrictions. Raised medians on these approaches also decrease the exposure to traffic on these crossings. To improve pedestrian safety across the highly utilized north leg, high-visibility crosswalk markings should be installed, and the crosswalk may be shifted north to reduce the crossing distance and to provide a small median refuge area. Signal system enhancements such as Leading Pedestrian Intervals (LPI), passive pedestrian detection, No Right Turn on Red (RTOR) signage, or Permissive Only Flashing Yellow Arrow (POOFYA) may be considered. Review of curb return radii should be conducted in final design to limit right turning speeds and minimize crossing distances.

RECOMMENDATION

Based on the collected traffic volumes, warrants analysis, and pedestrian crossing needs, maintained signalization of TH 25 at 7th Street is justified and recommended. Restriction of minor street left turns, along with access restrictions and traffic control enhancements at nearby intersections, is anticipated to improve the overall performance of the 7th Street intersection as delays and queues are reduced. The turning restrictions also improve pedestrian safety at a high demand intersection.

Further evaluation of pedestrian safety enhancements, such as crosswalk design and placement, curb geometry and lane widths, and signal timings, should be performed. Additionally, careful signing, striping, and signal design will be required, in addition to education and enforcement, to ensure that compliance with the left turn restrictions is achieved.

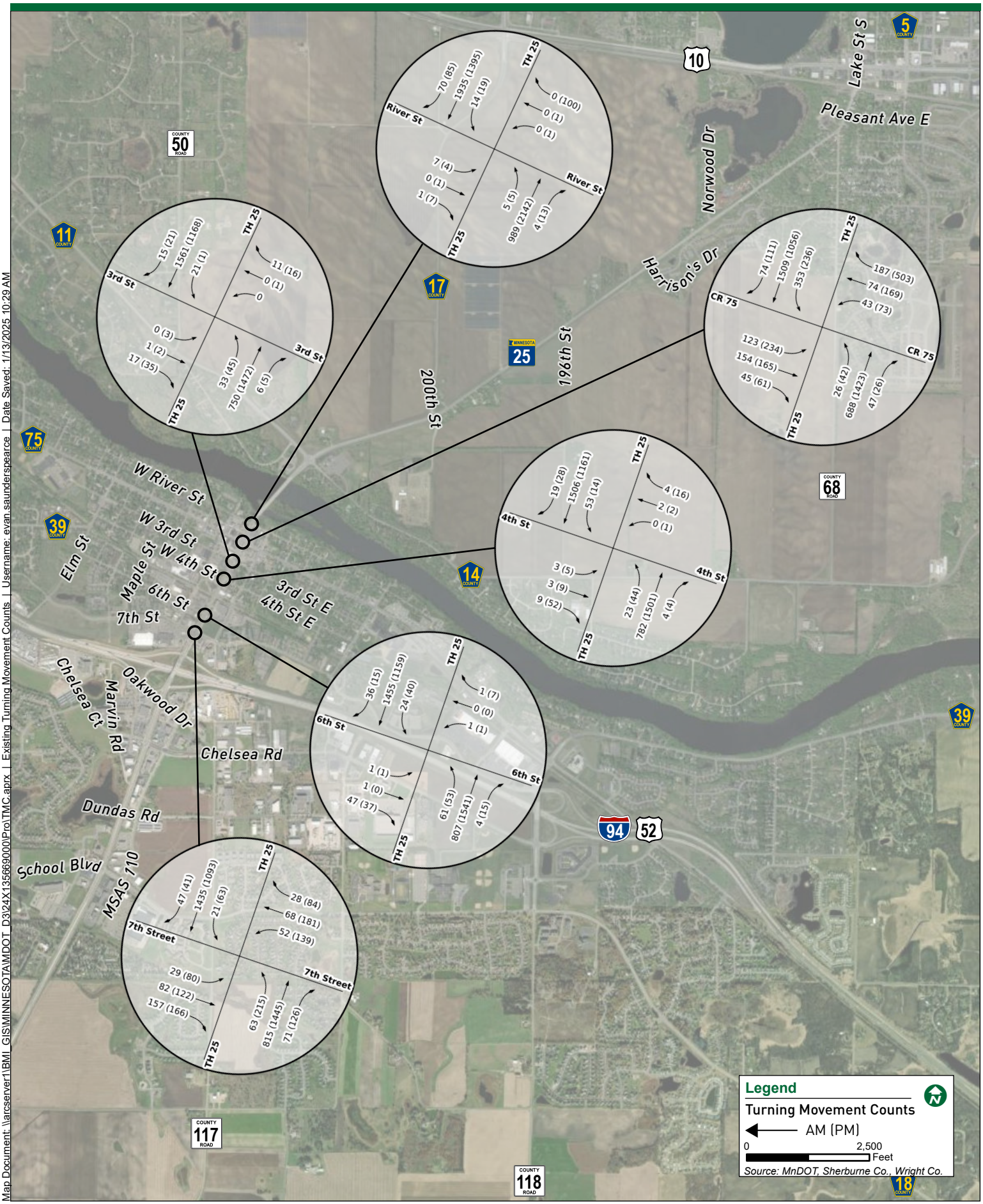
Appendix

TH 25 Monticello to Big Lake Traffic and Corridor Visioning Study

Minnesota Department of Transportation

Existing Turning Movement Counts

January 2025



Map Document: \\arcserver1\BMI_GIS\MINNESOTA\MDOT_D3\24X135669000\Pro\TMC.aprx | Existing Turning Movement Counts | Username: evan.saunderspearce | Date Saved: 1/13/2025 10:29 AM

SIGNAL WARRANTS ANALYSIS
TH 25 and 7th St
Minor Rights Excluded

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 9/18/2025
OPERATOR: CML

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	7th St EB	2
30	Minor App4:	7th St WB	2

0.70 FACTOR USED? No
POPULATION < 10,000? No
ADDITIONAL 0.8 FACTOR? Yes

HOUR	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A / 1B	MINOR APP. 2	MINOR 2 1A / 1B	MINOR APP. 4	MINOR 4 1A/1B	MET SAME 1A / 1B
THRESHOLDS 1A/1B:				480/720			160/80	160/80	
0:00 - 1:00			0	/		/		/	/
1:00 - 2:00			0	/		/		/	/
2:00 - 3:00			0	/		/		/	/
3:00 - 4:00			0	/		/		/	/
4:00 - 5:00			0	/		/		/	/
5:00 - 6:00			0	/		/		/	/
6:00 - 7:00	632	1389	2021	X/X	64	/	74	/	/
7:00 - 8:00	955	1424	2379	X/X	111	/X	112	/X	**/X**
8:00 - 9:00	822	1107	1929	X/X	119	/X	145	/X	**/X**
9:00 - 10:00	858	999	1857	X/X	91	/X	114	/X	**/X**
10:00 - 11:00	917	942	1859	X/X	125	/X	169	X/X	**X/X**
11:00 - 12:00	1027	1007	2034	X/X	159	/X	205	X/X	**X/X**
12:00 - 13:00	1149	1073	2222	X/X	157	/X	270	X/X	**X/X**
13:00 - 14:00	1279	1013	2292	X/X	163	X/X	225	X/X	**X/X**
14:00 - 15:00	1444	1085	2529	X/X	192	X/X	243	X/X	**X/X**
15:00 - 16:00	1663	1185	2848	X/X	238	X/X	258	X/X	**X/X**
16:00 - 17:00	1820	1200	3020	X/X	190	X/X	308	X/X	**X/X**
17:00 - 18:00	1792	1227	3019	X/X	205	X/X	251	X/X	**X/X**
18:00 - 19:00	1418	917	2335	X/X	162	X/X	192	X/X	**X/X**
19:00 - 20:00			0	/		/		/	/
20:00 - 21:00			0	/		/		/	/
21:00 - 22:00			0	/		/		/	/
22:00 - 23:00			0	/		/		/	/
23:00 - 24:00			0	/		/		/	/

	Met (Hr)	Required (Hr)	
Warrant 1A	**9**	8	**Satisfied**
Warrant 1B	**12**	8	**Satisfied**
Warrant 2	**10**	4	**Satisfied**
Warrant 3	**9**	1	**Satisfied**
Warrant 7	**13**	8	**Satisfied, check accident record**

2J (56)
LOCATION: TH 25
COUNTY: Wright

REF. POINT:
DATE: 9/18/2025

OPERATOR: CML

Speed	Approach Description		Lanes
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	7th St EB	2
30	Minor App4:	7th St WB	2

0.70 FACTOR USED? No
POPULATION < 10,000? No
EXISTING SIGNAL ? Yes

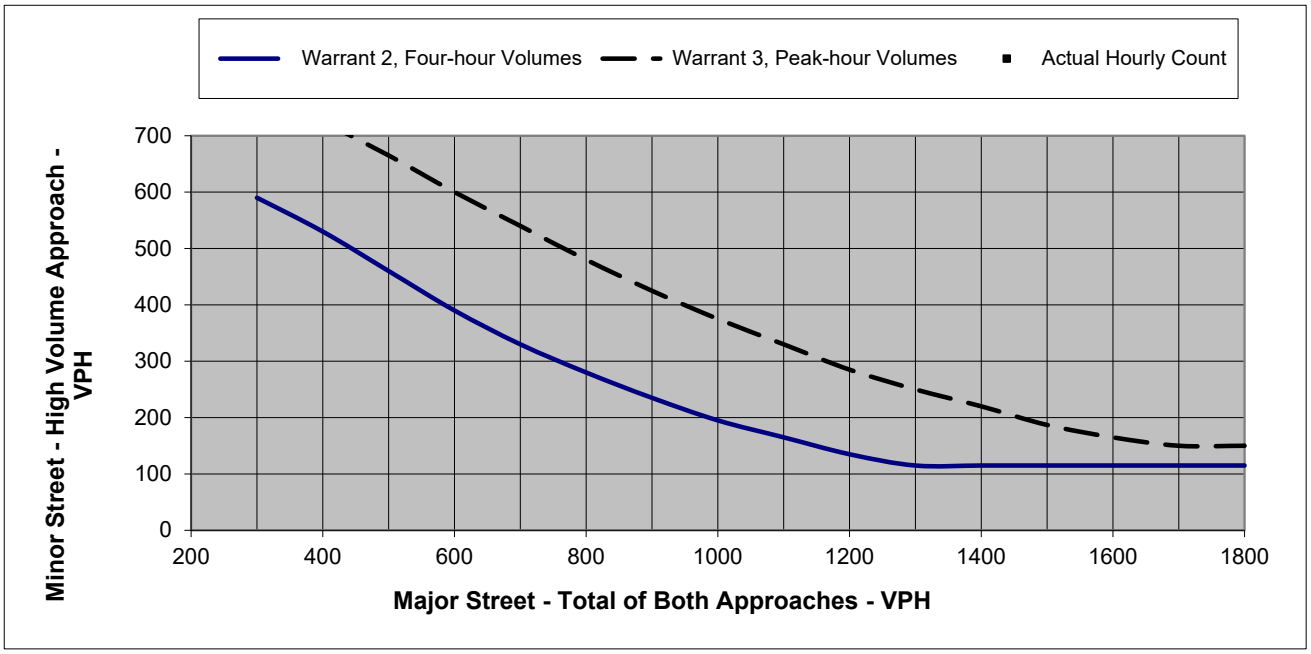


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Peak-hou	Major	Actual Hourly Count
200			0	0
300	590		0	0
400	530	725	0	0
500	460	665	0	0
600	390	600	0	0
700	330	540	0	0
800	280	480	2021	74
900	235	425	2379	112
1000	195	375	1929	145
1100	165	330	1857	114
1200	135	285	1859	169
1300	115	250	2034	205
1400	115	220	2222	270
1500	115	187	2292	225
1600	115	165	2529	243
1700	115	150	2848	258
1800	115	150	3020	308
			3019	251
			2335	192
			0	0
			0	0
			0	0
			0	0
			0	0

Intersection Safety Screening

Intersection: TH 25 and 7th St

Statewide Averages based on 2019-2023 crashes

Crashes by Crash Severity	
Fatal (K)	0
Incapacitating Injury (A)	0
Minor Injury (B)	6
Possible Injury (C)	5
Property Damage (PDO)	65
Total Crashes	76

Intersection Characteristics	
Entering Volume	35,259
Environment	Urban
Lighting	Lit
Traffic Control	Signal

Annual crash cost = $870,000

Statewide comparison = Signal, High Volume (>20K)

Total Crash Rate	
Observed	1.180
Statewide Average	0.693
Critical Rate	0.970
Critical Index	**1.22**

Fatal & Serious Injury Crash Rate	
Observed	0.000
Statewide Average	1.261
Critical Rate	3.830
Critical Index	**0.00**

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

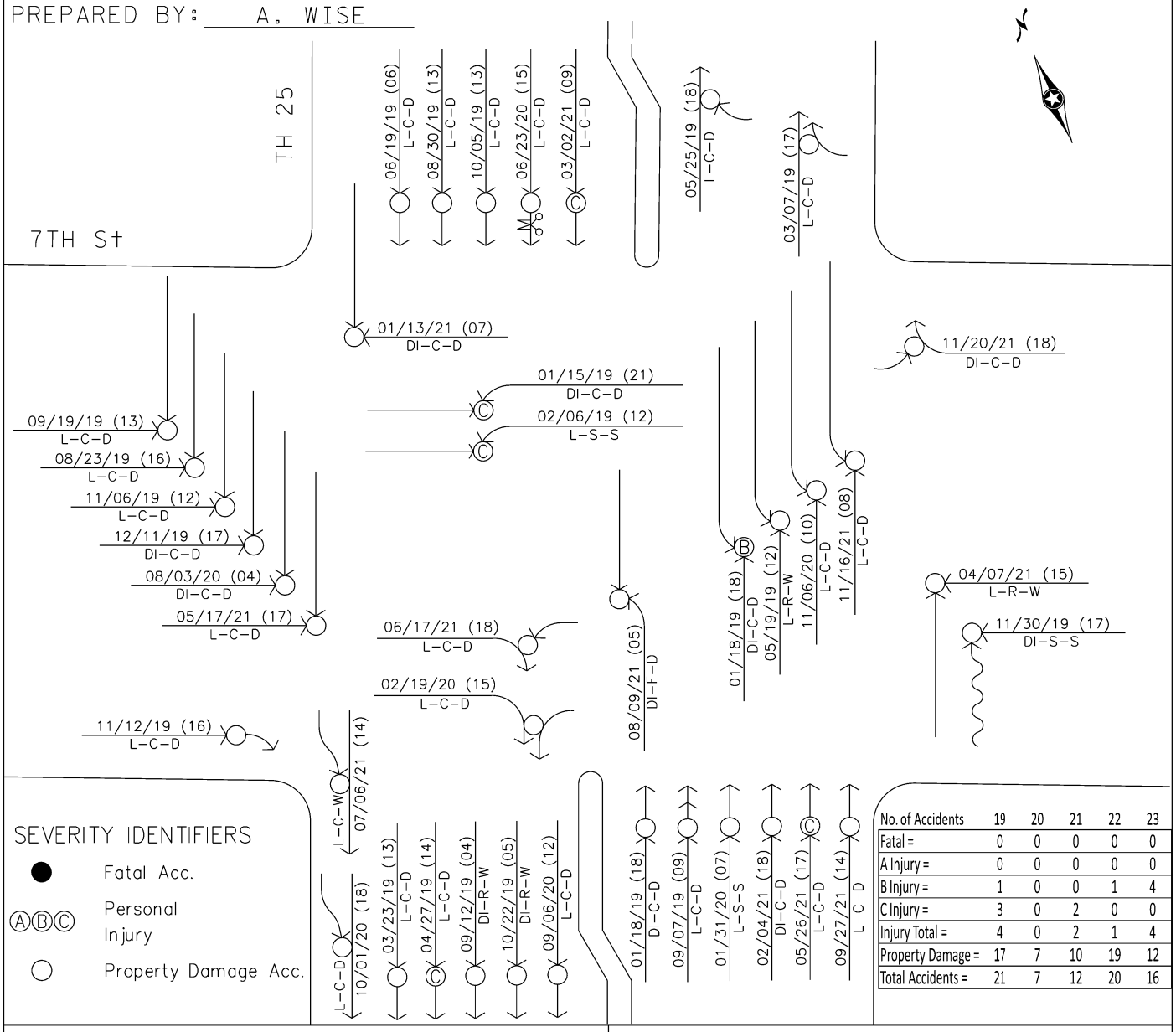
The observed total crash rate for this period is 1.18 per MEV; this is 1.2 times the critical rate. If crashes were reduced by 14 over five years, this intersection would perform within normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

BOLTON & MENK
Real People. Real Solutions.

COLLISION DIAGRAM
BOLTON & MENK, INC.

LOCATION: TH 25 AT 7TH STREET, MONTICELLO MN
TIME PERIOD: 01/01/2019 - 12/31/2021 DATE: 11/07/2024
PREPARED BY: A. WISE



SEVERITY IDENTIFIERS

- ● Fatal Acc.
- Ⓐ Ⓑ Ⓒ Personal Injury
- ○ Property Damage Acc.

No. of Accidents	19	20	21	22	23
Fatal =	0	0	0	0	0
A Injury =	0	0	0	0	0
B Injury =	1	0	0	1	4
C Injury =	3	0	2	0	0
Injury Total =	4	0	2	1	4
Property Damage =	17	7	10	19	12
Total Accidents =	21	7	12	20	16

KEY

- Motor Vehicle Backing Up
- Motor Vehicle Out of Control
- Motor Vehicle Ahead
- Rear End
- Right Angle
- Left Turn
- Fixed Object
- Pedestrian
- Bicycle/Moped
- Motorcycle
- Deer
- School Bus
- Parking

NOTES

[1] ENTERING ADT = 35,259

[2] CR = 1.18 CI = 1.36

[3] SR = 1.45

Light:	Weather:	Surface:
L= Daylight (1)	C= Clear or Cloudy (1 or 2)	D= Dry (1)
DN= Dawn (2)	R= Rain (3)	W= Wet (2)
DU= Dusk (3)	S= Snow or Sleet (4 or 5)	S= Snow or Ice (3 or 4)
DI= Dark, Lighted (4)	F= Fog, Smog, Smoke (6)	M= Muddy (5)
Do= Dark, Lights Off (5)	B= Blowing Sand/Dust (7)	DB= Debris (6)
D= Dark, Unlighted (6)	W= Severe Crosswinds (8)	O= Oily (7)
X= Unknown (99)	X= Other or Unknown (99)	X= Other or Unknown (99)

Other Vehicle — Injury Type — [Date]-[Time (hrs)]-[Light-Weather-Surface]

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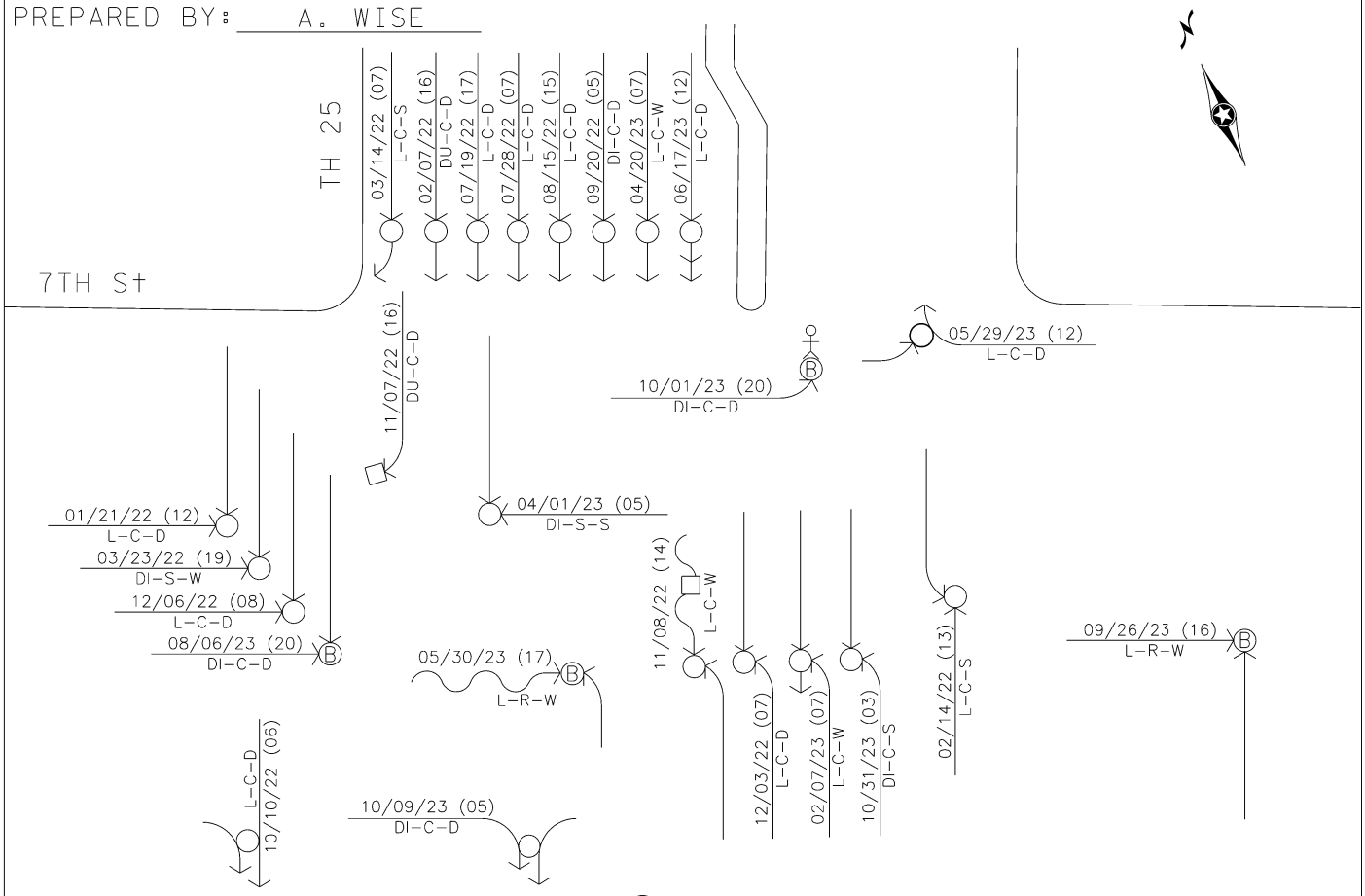
BOLTON & MENK
Real People. Real Solutions.

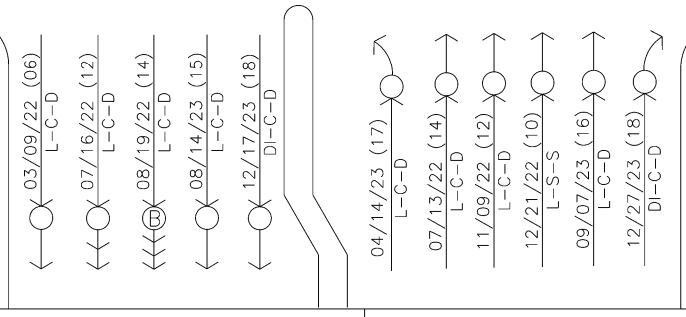
COLLISION DIAGRAM
BOLTON & MENK, INC.

LOCATION: TH 25 AT 7TH STREET, MONTICELLO MN
TIME PERIOD: 01/01/2022 - 12/31/2023 DATE: 11/07/2024
PREPARED BY: A. WISE



SEVERITY IDENTIFIERS

- ● Fatal Acc.
- Ⓐ Ⓑ Ⓒ Personal Injury
- ○ Property Damage Acc.



No. of Accidents	19	20	21	22	23
Fatal =	0	0	0	0	0
A Injury =	0	0	0	0	0
B Injury =	1	0	0	1	4
C Injury =	3	0	2	0	0
Injury Total =	4	0	2	1	4
Property Damage =	17	7	10	19	12
Total Accidents =	21	7	12	20	16

KEY

- Motor Vehicle Backing Up
- Motor Vehicle Out of Control
- Motor Vehicle Ahead
- Rear End
- Right Angle
- Left Turn
- Fixed Object
- Pedestrian
- Bicycle/Moped
- Motorcycle
- Deer
- School Bus
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NOTES

[1] ENTERING ADT = 35,259

[2] CR = 1.18 CI = 1.36

[3] SR = 1.45

Light:	Weather:	Surface:
L= Daylight (1)	C= Clear or Cloudy (1 or 2)	D= Dry (1)
DN= Dawn (2)	R= Rain (3)	W= Wet (2)
DU= Dusk (3)	S= Snow or Sleet (4 or 5)	S= Snow or Ice (3 or 4)
DI= Dark, Lighted (4)	F= Fog, Smog, Smoke (6)	M= Muddy (5)
Do= Dark, Lights Off (5)	B= Blowing Sand/Dust (7)	DB= Debris (6)
D= Dark, Unlighted (6)	W= Severe Crosswinds (8)	O= Oily (7)
X= Unknown (99)	X= Other or Unknown (99)	X= Other or Unknown (99)

Other Vehicle — Injury Type — [Date]-[Time (hrs)]-[Light-Weather-Surface]

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Intersection Control Evaluation Letter

TH 25 at CSAH 75 (Broadway Street) & River Street

Prepared by:

Bolton & Menk, Inc.
10400 Viking Drive, Suite 100
Eden Prairie, MN 55344

September 2025

Prepared for:

Minnesota Department of Transportation
District 3 - Baxter Headquarters
7694 Industrial Park Road
Baxter, MN 56425-8096

Certification

Intersection Control Evaluation Letter

TH 25 at CSAH 75 (Broadway Street) and at River Street

In

City of Monticello, Minnesota

I hereby certify that this 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.		
	58850	9/17/2025
Michael S. Larson, P.E., PTOE, RSP1	Lic. No.	Date

REVIEWED BY:

City of Monticello — Date

Wright County — Date

APPROVED BY:

MnDOT District 3 Traffic Engineer — Date

PROJECT DESCRIPTION

An Intersection Control Evaluation (ICE) Letter is being performed for the intersections of TH 25 and CSAH 75 (Broadway Street) and at River Street. The intersections are in the City of Monticello, within Wright County, and are located approximately 315 feet apart from one another along TH 25. MnDOT is planning future improvements along the TH 25 corridor through downtown Monticello. As part of this effort, the intersections, and greater TH 25 corridor, are being evaluated to address safety and mobility concerns. This ICE letter will serve as documentation of the analysis performed specifically at the two intersections.

WARRANT ANALYSIS

Justification of this signal system was studied with respect to the warrants outlined in the Minnesota Manual of Uniform Traffic Control Devices (MN MUTCD). Existing turning movement counts (14-hr) were obtained from MnDOT for this intersection, with data collected on October 5 and October 13, 2022 for River Street and Broadway Street, respectively. Broadway Street meets the prescribed thresholds for warrants 1A, 1B, 2, and 3. River Street was not found to satisfy any of the prescribed warrants for signalization, including the 60% thresholds typically considered for signal removal, even when including minor right turn volumes. The collected turning movement data and warrant analysis are provided in the **Appendix.**

SAFETY ANALYSIS

There was a total of 49 crashes reported between 2019-2023 at the intersection of Broadway Street. 18 of the crashes were rear end crashes and 17 were angle or left turn crashes. Over the past 10 years, one minor injury bike crash occurred at the intersection (5/26/14) where the bicyclist was struck by an eastbound right turning vehicle. Crash and severity rates for this intersection are below what is expected statewide for similar intersections, as a critical crash index of 0.64 is observed.

There was a total of 17 crashes reported between 2019-2023 at the intersection of River Street, all of which resulted in property damage only. 3 of the crashes were rear end crashes and 10 were angle or left turn crashes. Over the past 10 years, no fatal or serious injury crashes were reports, and no pedestrian or bicycle-related crashes were reported. Crash and severity rates for this intersection are below what is expected statewide for similar intersections, as a critical crash index of 0.23 is observed.

Intersection safety screening worksheets and crash diagrams of the intersections are provided in the **Appendix.**

OPERATIONAL ANALYSIS

The proposed modifications include expanding the northbound and southbound left and right turn lanes at the Broadway Street intersection to provide more storage capacity. At River Street, the intersection is proposed to be reconfigured to a two-way stop controlled right-in/out intersection. **Table 1** compares the existing and proposed peak hour level of service and delays during the AM and PM peaks under

existing traffic conditions. Note that signal timings were optimized for the build condition in Synchro and cycle lengths were unchanged.

Table 1: Measures of Effectiveness – Existing Traffic Volumes

				AM Peak												
				Traffic Delay (sec/veh)					Traffic Queuing (feet)							
Intersection	Alternative	Control	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through			Right Turn		
				L	T	R			Avg	Max	Link Length	Avg	Max	Storage	Avg	Max
TH 25 & Broadway Street	No Build	Signalized	EB	176 - F	46 - D	44 - D	100 - F	25 - C	225	500	-	50	275	-	50	275
			WB	41 - D	53 - D	17 - B	29 - C		25	100	-	25	200	-	25	125
			NB	46 - D	10 - B	8 - A	11 - B		25	75	-	50	400	-	50	400
			SB	37 - D	14 - B	14 - B	19 - B		75	450	-	125	425	-	125	475
TH 25 & River Street	No Build	Signalized	EB	60 - E	-	72 - E	62 - E	134 - F	25	50	-	-	-	-	25	50
			WB	-	-	-	-		-	-	-	-	-	-	-	-
			NB	41 - D	1 - A	2 - A	2 - A		25	75	-	25	175	-	0	25
			SB	307 - F	220 - F	198 - F	220 - F		0	50	-	4175	5650	-	4175	5650
TH 25 & Broadway Street	Build	Signalized	EB	58 - E	46 - D	45 - D	51 - D	19 - B	50	250	-	50	200	-	75	225
			WB	39 - D	50 - D	13 - B	26 - C		25	100	-	25	175	-	25	100
			NB	38 - D	12 - B	10 - B	13 - B		25	75	-	50	300	-	50	300
			SB	23 - C	14 - B	13 - B	16 - B		25	350	-	150	450	-	125	500
TH 25 & River Street	Build	Stop	EB	-	-	187 - F	187 - F	35 - E	-	-	-	-	-	-	25	50
			WB	-	-	-	-		-	-	-	-	-	-	-	-
			NB	-	0 - A	1 - A	1 - A		-	-	-	0	0	-	0	0
			SB	-	52 - F	46 - E	52 - F		-	-	-	850	2925	-	850	2925

				PM Peak												
				Traffic Delay (sec/veh)					Traffic Queuing (feet)							
Intersection	Alternative	Control	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through			Right Turn		
				L	T	R			Avg	Max	Link Length	Avg	Max	Storage	Avg	Max
TH 25 & Broadway Street	No Build	Signalized	EB	95 - F	53 - D	46 - D	74 - E	46 - D	150	575	-	75	375	-	75	375
			WB	86 - F	102 - F	91 - F	94 - F		50	400	-	250	875	-	300	900
			NB	52 - D	20 - C	17 - B	21 - C		25	125	-	125	450	-	125	450
			SB	98 - F	22 - C	18 - B	35 - D		175	450	-	150	450	-	175	475
TH 25 & River Street	No Build	Signalized	EB	86 - F	77 - E	116 - F	103 - F	67 - E	25	75	-	25	75	-	25	75
			WB	136 - F	56 - E	74 - E	76 - E		50	225	-	50	225	-	50	225
			NB	114 - F	4 - A	3 - A	5 - A		25	50	-	50	375	-	0	25
			SB	215 - F	156 - F	140 - F	156 - F		825	2775	-	1550	3225	-	1550	3225
TH 25 & Broadway Street	Build	Signalized	EB	76 - E	51 - D	50 - D	64 - E	53 - D	150	525	-	50	400	-	75	425
			WB	95 - F	117 - F	162 - F	146 - F		175	775	-	525	1200	-	625	1225
			NB	63 - E	23 - C	18 - B	25 - C		25	125	-	150	450	-	150	450
			SB	91 - F	21 - C	20 - C	31 - C		125	450	-	150	450	-	150	500
TH 25 & River Street	Build	Stop	EB	-	-	62 - F	62 - F	11 - B	-	-	-	-	-	-	25	50
			WB	-	-	59 - F	59 - F		-	-	-	-	-	-	50	200
			NB	-	0 - A	2 - A	1 - A		-	-	-	0	0	-	0	0
			SB	-	24 - C	19 - C	24 - C		-	-	-	150	1025	-	150	1025

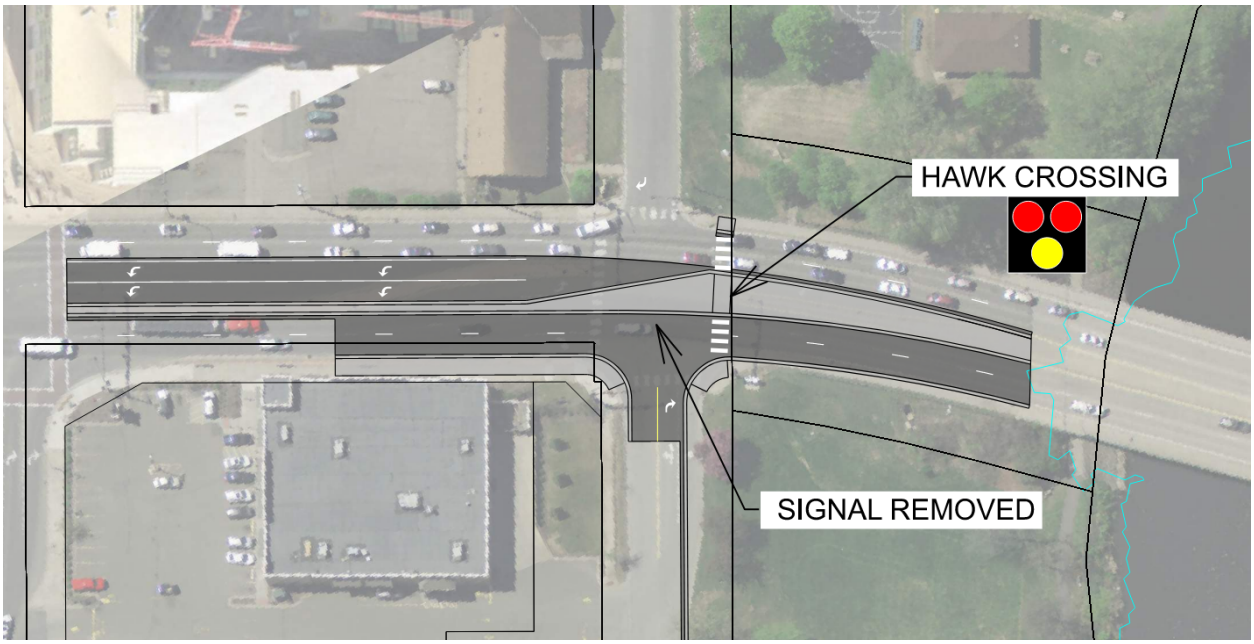
PEDESTRIAN CONSIDERATIONS

The removal of the River Street signal is proposed as the intersection does not meet signal warrants. The intersection is proposed to be converted to a right-in/right-out intersection. This allows for lengthening of the southbound left turn lanes at the Broadway Street intersection and creates a wide center median through the River Street intersection.

City staff and local residents voiced a need for maintaining a pedestrian crossing at this location as the large Broadway Street intersection is an uncomfortable place to cross and the underpass of TH 25 along the Mississippi River requires an indirect and hilly route through Bridge Park to get from one side of TH 25 to the other.

A Pedestrian Hybrid Beacon (PHB) is proposed at the north leg of the intersection to provide a controlled crossing location. This treatment is consistent with MnDOT TEM Chapter 13 and FHWA STEP guidance based on the typical section, traffic volumes, and traffic speeds at this location. The PHB may be coordinated with the Broadway Street traffic signal to maintain appropriate flow of traffic along TH 25.

Figure 1: Proposed River Street PHB Location



RECOMMENDATION

Based on the collected traffic volumes and warrants analysis, maintained signalization of TH 25 at CSAH 75 (Broadway Street) intersection is justified and recommended. It is also recommended that the existing traffic signal at River Street be removed, and a right-in/out intersection geometry be implemented in addition to a Pedestrian Hybrid Beacon enhanced crosswalk across the north leg of the intersection.

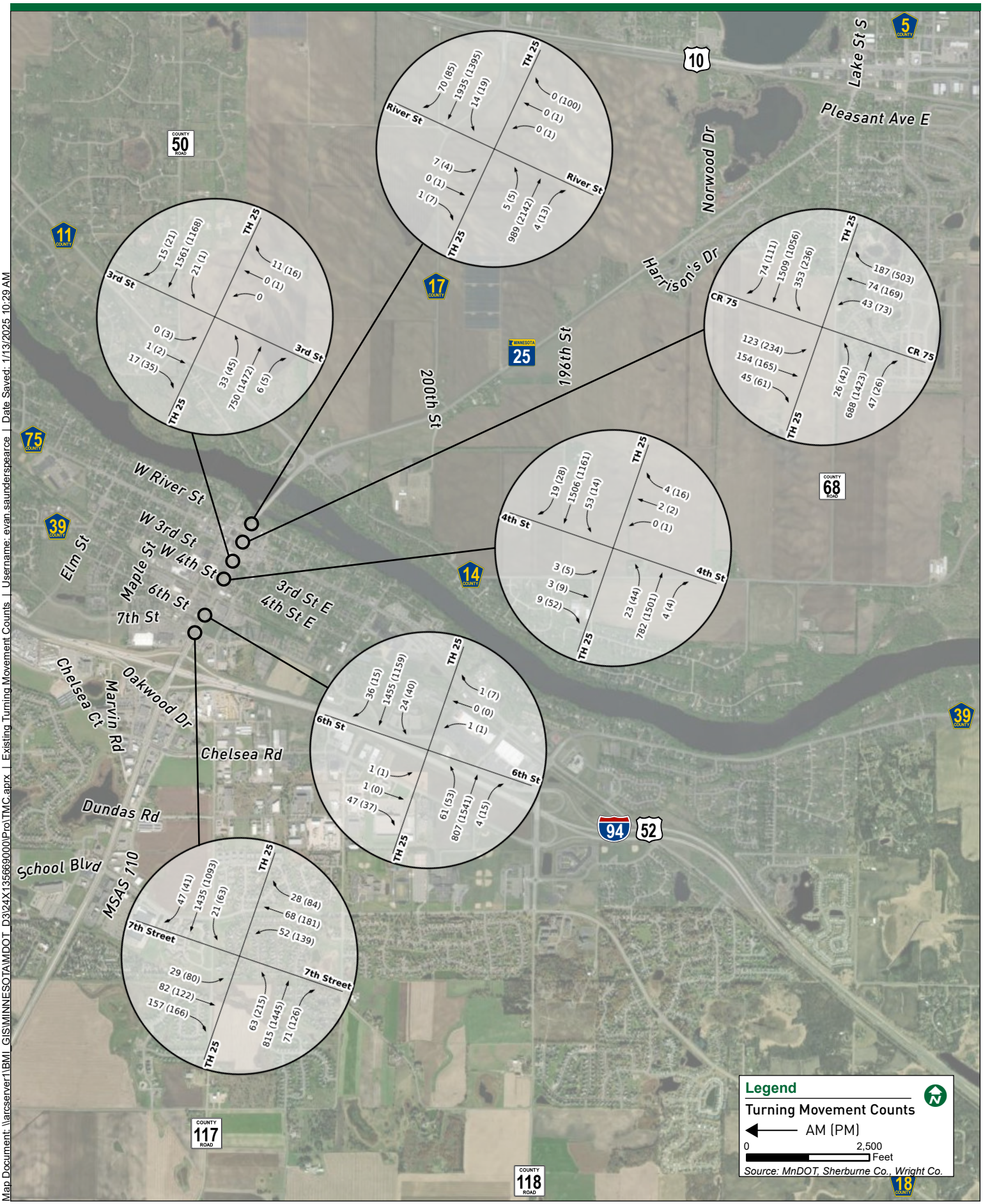
Appendix

TH 25 Monticello to Big Lake Traffic and Corridor Visioning Study

Minnesota Department of Transportation

Existing Turning Movement Counts

January 2025



Map Document: \\arcserver1\BMI_GIS\MINNESOTA\MDOT_D3\24X135669000\Pro\TMC.aprx | Existing Turning Movement Counts | Username: evan.saunderspearce | Date Saved: 1/13/2025 10:29 AM

SIGNAL WARRANTS ANALYSIS
TH 25 and Broadway Ave
Minor Rights Excluded

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 9/16/2025
OPERATOR: CML

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	Broadway Ave EB	3
30	Minor App4:	Broadway Ave WB	2

0.70 FACTOR USED? No
POPULATION < 10,000? No
ADDITIONAL 0.8 FACTOR? Yes

HOUR	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A / 1B	MINOR APP. 2	MINOR 2 1A / 1B	MINOR APP. 4	MINOR 4 1A/1B	MET SAME 1A / 1B
THRESHOLDS 1A/1B:				480/720			160/80	160/80	
0:00 - 1:00			0	/		/		/	/
1:00 - 2:00			0	/		/		/	/
2:00 - 3:00			0	/		/		/	/
3:00 - 4:00			0	/		/		/	/
4:00 - 5:00			0	/		/		/	/
5:00 - 6:00			0	/		/		/	/
6:00 - 7:00	475	1672	2147	X/X	188	X/X	73	/	**X/X**
7:00 - 8:00	581	1765	2346	X/X	215	X/X	91	/X	**X/X**
8:00 - 9:00	622	1380	2002	X/X	232	X/X	125	/X	**X/X**
9:00 - 10:00	629	1139	1768	X/X	220	X/X	147	/X	**X/X**
10:00 - 11:00	703	1158	1861	X/X	267	X/X	146	/X	**X/X**
11:00 - 12:00	772	1140	1912	X/X	303	X/X	217	X/X	**X/X**
12:00 - 13:00	822	1164	1986	X/X	296	X/X	183	X/X	**X/X**
13:00 - 14:00	862	1140	2002	X/X	260	X/X	154	/X	**X/X**
14:00 - 15:00	1019	1169	2188	X/X	270	X/X	183	X/X	**X/X**
15:00 - 16:00	1170	1274	2444	X/X	394	X/X	224	X/X	**X/X**
16:00 - 17:00	1415	1378	2793	X/X	393	X/X	264	X/X	**X/X**
17:00 - 18:00	1269	1402	2671	X/X	347	X/X	233	X/X	**X/X**
18:00 - 19:00	991	1027	2018	X/X	274	X/X	177	X/X	**X/X**
19:00 - 20:00			0	/		/		/	/
20:00 - 21:00			0	/		/		/	/
21:00 - 22:00			0	/		/		/	/
22:00 - 23:00			0	/		/		/	/
23:00 - 24:00			0	/		/		/	/

	Met (Hr)	Required (Hr)	
Warrant 1A	**13**	8	**Satisfied**
Warrant 1B	**13**	8	**Satisfied**
Warrant 2	**13**	4	**Satisfied**
Warrant 3	**13**	1	**Satisfied**
Warrant 7	**13**	8	**Satisfied, check accident record**

2J (68)
LOCATION: TH 25
COUNTY: Wright

REF. POINT:
DATE: 9/16/2025

OPERATOR: CML

Speed	Approach Description		Lanes
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	Broadway Ave EB	3
30	Minor App4:	Broadway Ave WB	2

0.70 FACTOR USED? No
POPULATION < 10,000? No
EXISTING SIGNAL ? Yes

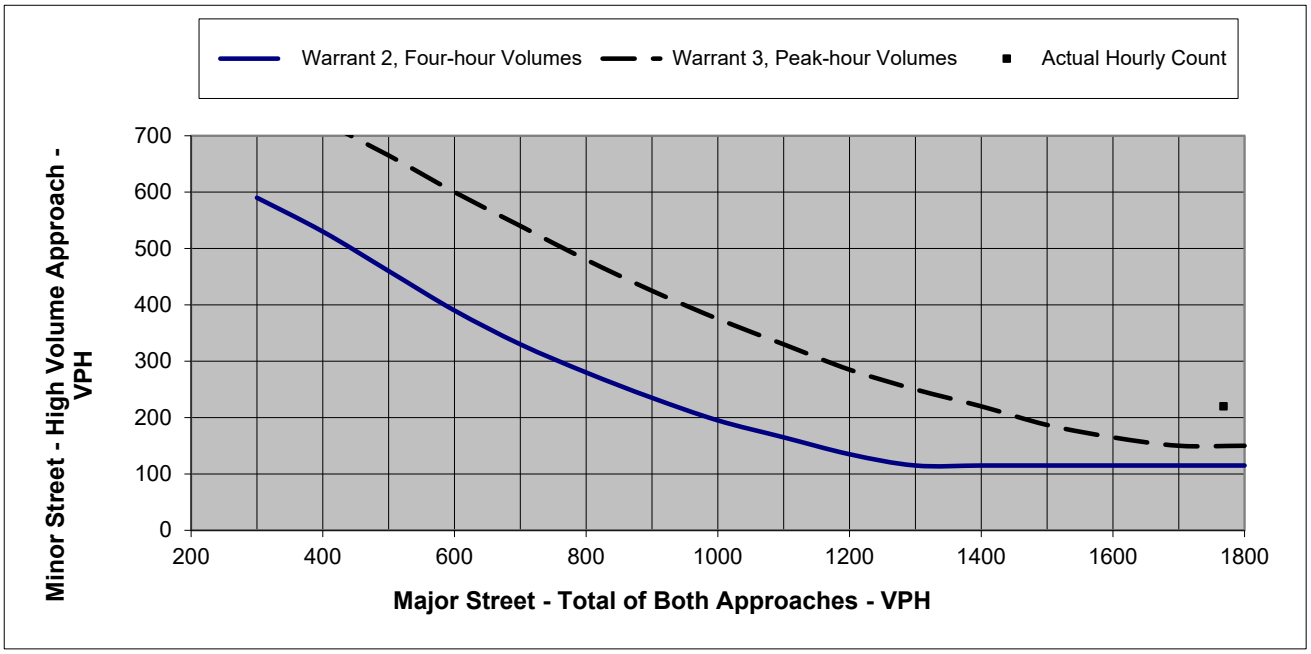


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Peak-hou	Major	Actual Hourly Count
200			0	0
300	590		0	0
400	530	725	0	0
500	460	665	0	0
600	390	600	0	0
700	330	540	0	0
800	280	480	2147	188
900	235	425	2346	215
1000	195	375	2002	232
1100	165	330	1768	220
1200	135	285	1861	267
1300	115	250	1912	303
1400	115	220	1986	296
1500	115	187	2002	260
1600	115	165	2188	270
1700	115	150	2444	394
1800	115	150	2793	393
			2671	347
			2018	274
			0	0
			0	0
			0	0
			0	0
			0	0

SIGNAL WARRANTS ANALYSIS
TH 25 and River St
Minor Rights Excluded

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 11/27/2024
OPERATOR: CML

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	River St EB	1
30	Minor App4:	River St WB	1

0.70 FACTOR USED? No
POPULATION < 10,000? No
ADDITIONAL 0.8 FACTOR? Yes

HOUR	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A / 1B (480/720)	MINOR APP. 2	MINOR 2 1A / 1B	MINOR APP. 4 (120/60)	MINOR 4 1A/1B (120/60)	MET SAME 1A / 1B
0:00 - 1:00			0	/		/		/	/
1:00 - 2:00			0	/		/		/	/
2:00 - 3:00			0	/		/		/	/
3:00 - 4:00			0	/		/		/	/
4:00 - 5:00			0	/		/		/	/
5:00 - 6:00			0	/		/		/	/
6:00 - 7:00			0	/		/		/	/
7:00 - 8:00			0	/		/		/	/
8:00 - 9:00	905	1329	2234	X/X	7	/	4	/	/
9:00 - 10:00	1065	1345	2410	X/X	6	/	8	/	/
10:00 - 11:00	1269	1374	2643	X/X	11	/	14	/	/
11:00 - 12:00	1436	1437	2873	X/X	10	/	12	/	/
12:00 - 13:00	1520	1351	2871	X/X	4	/	10	/	/
13:00 - 14:00	1641	1356	2997	X/X	8	/	6	/	/
14:00 - 15:00	1576	1388	2964	X/X	7	/	6	/	/
15:00 - 16:00	1954	1374	3328	X/X	6	/	18	/	/
16:00 - 17:00	2007	1423	3430	X/X	2	/	2	/	/
17:00 - 18:00	1839	1365	3204	X/X	2	/	1	/	/
18:00 - 19:00	1469	1160	2629	X/X	0	/	0	/	/
19:00 - 20:00	1267	822	2089	X/X	4	/	6	/	/
20:00 - 21:00			0	/		/		/	/
21:00 - 22:00			0	/		/		/	/
22:00 - 23:00			0	/		/		/	/
23:00 - 24:00			0	/		/		/	/

	Met (Hr)	Required (Hr)	
Warrant 1A	0	8	Not satisfied
Warrant 1B	0	8	Not satisfied
Warrant 2	0	4	Not satisfied
Warrant 3	0	1	Not satisfied
Warrant 7	0	8	Not satisfied

2J (70)
LOCATION: TH 25
COUNTY: Wright

REF. POINT:
DATE: 11/27/2024

OPERATOR: CML

Speed	Approach Description		Lanes
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	River St EB	1
30	Minor App4:	River St WB	1

0.70 FACTOR USED? No
POPULATION < 10,000? No
EXISTING SIGNAL ? Yes

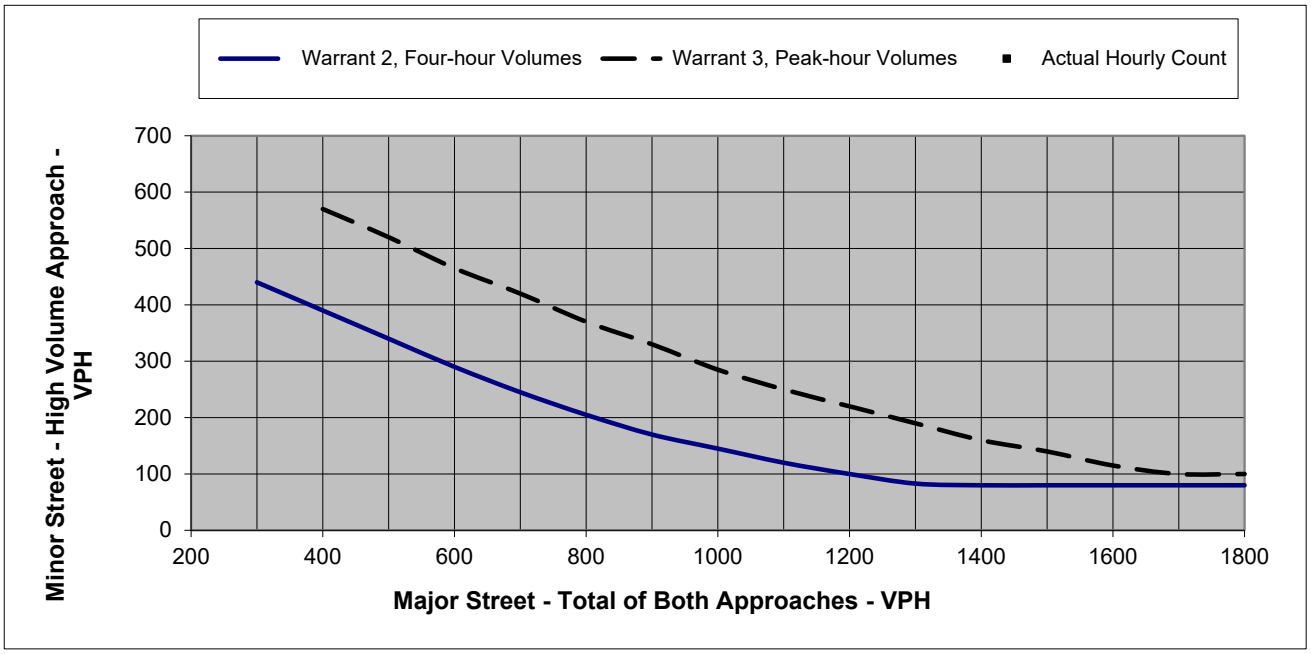


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Peak-hou	Major	Actual Hourly Count
200			0	0
300	440		0	0
400	390	570	0	0
500	340	520	0	0
600	290	465	0	0
700	245	420	0	0
800	205	370	0	0
900	170	330	0	0
1000	145	285	2234	7
1100	120	250	2410	8
1200	100	220	2643	14
1300	83	190	2873	12
1400	80	160	2871	10
1500	80	140	2997	8
1600	80	115	2964	7
1700	80	100	3328	18
1800	80	100	3430	2
			3204	2
			2629	0
			2089	6
			0	0
			0	0
			0	0
			0	0

SIGNAL REMOVAL WARRANTS

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 11/27/2024
OPERATOR:

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	River St EB	1
30	Minor App4:	River St WB	1

HOUR	MAJOR APP. 1	MAJOR APP. 3	MINOR APP. 2	MINOR APP. 4	MAJOR				MINOR				WARRANT MET			
					80%		60%		80%		60%		80%		60%	
					1A	1B	1A	1B	1A	1B	1A	1B	1A	1B	1A	1B
					480	720	360	540	120	60	120	60				
0:00 - 1:00	0	0	0	0												
1:00 - 2:00	0	0	0	0												
2:00 - 3:00	0	0	0	0												
3:00 - 4:00	0	0	0	0												
4:00 - 5:00	0	0	0	0												
5:00 - 6:00	0	0	0	0												
6:00 - 7:00	0	0	0	0												
7:00 - 8:00	0	0	0	0												
8:00 - 9:00	905	1329	7	4	X	X	X	X								
9:00 - 10:00	1065	1345	6	8	X	X	X	X								
10:00 - 11:00	1269	1374	11	14	X	X	X	X								
11:00 - 12:00	1436	1437	10	12	X	X	X	X								
12:00 - 13:00	1520	1351	4	10	X	X	X	X								
13:00 - 14:00	1641	1356	8	6	X	X	X	X								
14:00 - 15:00	1576	1388	7	6	X	X	X	X								
15:00 - 16:00	1954	1374	6	18	X	X	X	X								
16:00 - 17:00	2007	1423	2	2	X	X	X	X								
17:00 - 18:00	1839	1365	2	1	X	X	X	X								
18:00 - 19:00	1469	1160	0	0	X	X	X	X								
19:00 - 20:00	1267	822	4	6	X	X	X	X								
20:00 - 21:00	0	0	0	0												
21:00 - 22:00	0	0	0	0												
22:00 - 23:00	0	0	0	0												
23:00 - 24:00	0	0	0	0												

	Met (Hr)	Required (Hr)	
80% Volume 1A:	0	8	Not satisfied
80% Volume 1B:	0	8	Not satisfied
60% Volume 1A:	0	8	Not satisfied
60% Volume 1B:	0	8	Not satisfied

REMARKS:

SIGNAL WARRANTS ANALYSIS
TH 25 and River St
Minor Rights Included

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 11/27/2024
OPERATOR: CML

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	River St EB	1
30	Minor App4:	River St WB	1

0.70 FACTOR USED? No
POPULATION < 10,000? No
ADDITIONAL 0.8 FACTOR? Yes

HOUR	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A / 1B (480/720)	MINOR APP. 2	MINOR 2 1A / 1B	MINOR APP. 4 (120/60)	MINOR 4 1A/1B (120/60)	**MET SAME 1A / 1B**
0:00 - 1:00			0	/		/		/	**/**
1:00 - 2:00			0	/		/		/	**/**
2:00 - 3:00			0	/		/		/	**/**
3:00 - 4:00			0	/		/		/	**/**
4:00 - 5:00			0	/		/		/	**/**
5:00 - 6:00			0	/		/		/	**/**
6:00 - 7:00			0	/		/		/	**/**
7:00 - 8:00			0	/		/		/	**/**
8:00 - 9:00	905	1329	2234	X/X	11	/	16	/	**/**
9:00 - 10:00	1065	1345	2410	X/X	11	/	29	/	**/**
10:00 - 11:00	1269	1374	2643	X/X	12	/	47	/	**/**
11:00 - 12:00	1436	1437	2873	X/X	16	/	51	/	**/**
12:00 - 13:00	1520	1351	2871	X/X	15	/	42	/	**/**
13:00 - 14:00	1641	1356	2997	X/X	13	/	42	/	**/**
14:00 - 15:00	1576	1388	2964	X/X	12	/	70	/X	**/X**
15:00 - 16:00	1954	1374	3328	X/X	10	/	110	/X	**/X**
16:00 - 17:00	2007	1423	3430	X/X	8	/	99	/X	**/X**
17:00 - 18:00	1839	1365	3204	X/X	10	/	61	/X	**/X**
18:00 - 19:00	1469	1160	2629	X/X	9	/	38	/	**/**
19:00 - 20:00	1267	822	2089	X/X	10	/	24	/	**/**
20:00 - 21:00			0	/		/		/	**/**
21:00 - 22:00			0	/		/		/	**/**
22:00 - 23:00			0	/		/		/	**/**
23:00 - 24:00			0	/		/		/	**/**

	Met (Hr)	Required (Hr)	
Warrant 1A	0	8	Not satisfied
Warrant 1B	4	8	Not satisfied
Warrant 2	2	4	Not satisfied
Warrant 3	**1**	1	**Satisfied**
Warrant 7	5	8	Not satisfied

2J (73)
LOCATION: TH 25
COUNTY: Wright

REF. POINT:
DATE: 11/27/2024

OPERATOR: CML

Speed	Approach Description		Lanes
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	River St EB	1
30	Minor App4:	River St WB	1

0.70 FACTOR USED? No
POPULATION < 10,000? No
EXISTING SIGNAL ? Yes

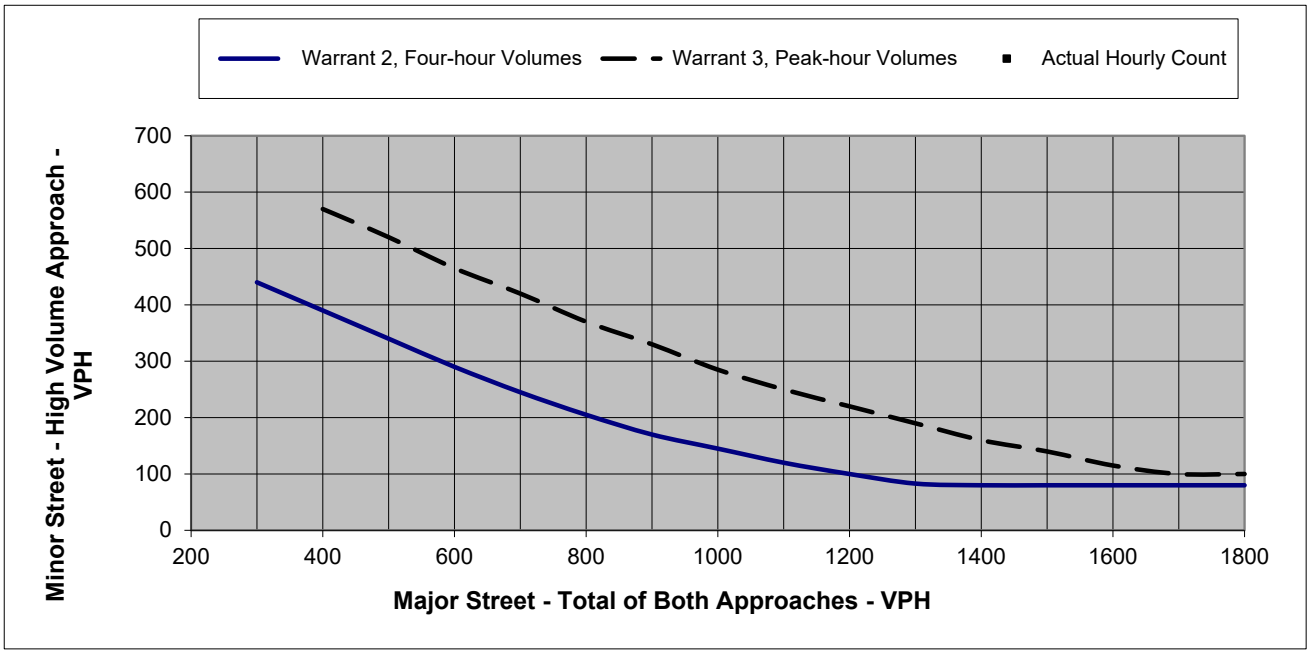


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Peak-hou	Major	Actual Hourly Count
200			0	0
300	440		0	0
400	390	570	0	0
500	340	520	0	0
600	290	465	0	0
700	245	420	0	0
800	205	370	0	0
900	170	330	0	0
1000	145	285	2234	16
1100	120	250	2410	29
1200	100	220	2643	47
1300	83	190	2873	51
1400	80	160	2871	42
1500	80	140	2997	42
1600	80	115	2964	70
1700	80	100	3328	110
1800	80	100	3430	99
			3204	61
			2629	38
			2089	24
			0	0
			0	0
			0	0
			0	0

SIGNAL REMOVAL WARRANTS

Minor Rights Included

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 11/27/2024
OPERATOR:

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	3
30	Major App3:	TH 25 SB	3
30	Minor App2:	River St EB	1
30	Minor App4:	River St WB	1

HOUR	MAJOR APP. 1	MAJOR APP. 3	MINOR APP. 2	MINOR APP. 4	MAJOR				MINOR				WARRANT MET			
					80%		60%		80%		60%		80%		60%	
					1A	1B	1A	1B	1A	1B	1A	1B	1A	1B	1A	1B
					480	720	360	540	120	60	120	60				
0:00 - 1:00	0	0	0	0												
1:00 - 2:00	0	0	0	0												
2:00 - 3:00	0	0	0	0												
3:00 - 4:00	0	0	0	0												
4:00 - 5:00	0	0	0	0												
5:00 - 6:00	0	0	0	0												
6:00 - 7:00	0	0	0	0												
7:00 - 8:00	0	0	0	0												
8:00 - 9:00	905	1329	11	16	X	X	X	X								
9:00 - 10:00	1065	1345	11	29	11	X	16	X								
10:00 - 11:00	1269	1374	12	47	11	X	29	X								
11:00 - 12:00	1436	1437	16	51	12	X	47	X		X		X		**X**		**X**
12:00 - 13:00	1520	1351	15	42	16	X	51	X								
13:00 - 14:00	1641	1356	13	42	15	X	42	X								
14:00 - 15:00	1576	1388	12	70	13	X	42	X		X		X		**X**		**X**
15:00 - 16:00	1954	1374	10	110	12	X	70	X		X		X		**X**		**X**
16:00 - 17:00	2007	1423	8	99	10	X	110	X		X		X		**X**		**X**
17:00 - 18:00	1839	1365	10	61	8	X	99	X		X		X		**X**		**X**
18:00 - 19:00	1469	1160	9	38	10	X	61	X								
19:00 - 20:00	1267	822	10	24	9	X	38	X								
20:00 - 21:00	0	0	0	0	10		24									
21:00 - 22:00	0	0	0	0												
22:00 - 23:00	0	0	0	0												
23:00 - 24:00	0	0	0	0												

	Met (Hr)	Required (Hr)	
80% Volume 1A:	0	8	Not satisfied
80% Volume 1B:	5	8	Not satisfied
60% Volume 1A:	0	8	Not satisfied
60% Volume 1B:	5	8	Not satisfied

REMARKS:

Intersection Safety Screening

Intersection: TH 25 and Broadway St

Statewide Averages based on 2019-2023 crashes

Crashes by Crash Severity	
Fatal (K)	0
Incapacitating Injury (A)	0
Minor Injury (B)	2
Possible Injury (C)	10
Property Damage (PDO)	37
Total Crashes	49

Intersection Characteristics	
Entering Volume	44,826
Environment	Urban
Lighting	Lit
Traffic Control	Signal

Annual crash cost = $645,200

Statewide comparison = Signal, High Volume (>20K)

Total Crash Rate	
Observed	0.599
Statewide Average	0.693
Critical Rate	0.940
Critical Index	**0.64**

Fatal & Serious Injury Crash Rate	
Observed	0.000
Statewide Average	1.261
Critical Rate	3.460
Critical Index	**0.00**

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 0.60 per MEV; this is 36% below the critical rate. Based on similar statewide intersections, an additional 28 crashes over the five years would indicate this intersection operates outside the normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

Intersection Safety Screening

Intersection: TH 25 and River St

Statewide Averages based on 2019-2023 crashes

Crashes by Crash Severity	
Fatal (K)	0
Incapacitating Injury (A)	0
Minor Injury (B)	0
Possible Injury (C)	0
Property Damage (PDO)	17
Total Crashes	17

Intersection Characteristics	
Entering Volume	41,671
Environment	Urban
Lighting	Lit
Traffic Control	Signal

Annual crash cost = $61,200

Statewide comparison = Signal, High Volume (>20K)

Total Crash Rate	
Observed	0.223
Statewide Average	0.693
Critical Rate	0.950
Critical Index	**0.23**

Fatal & Serious Injury Crash Rate	
Observed	0.000
Statewide Average	1.261
Critical Rate	3.570
Critical Index	**0.00**

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 0.22 per MEV; this is 77% below the critical rate. Based on similar statewide intersections, an additional 56 crashes over the five years would indicate this intersection operates outside the normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

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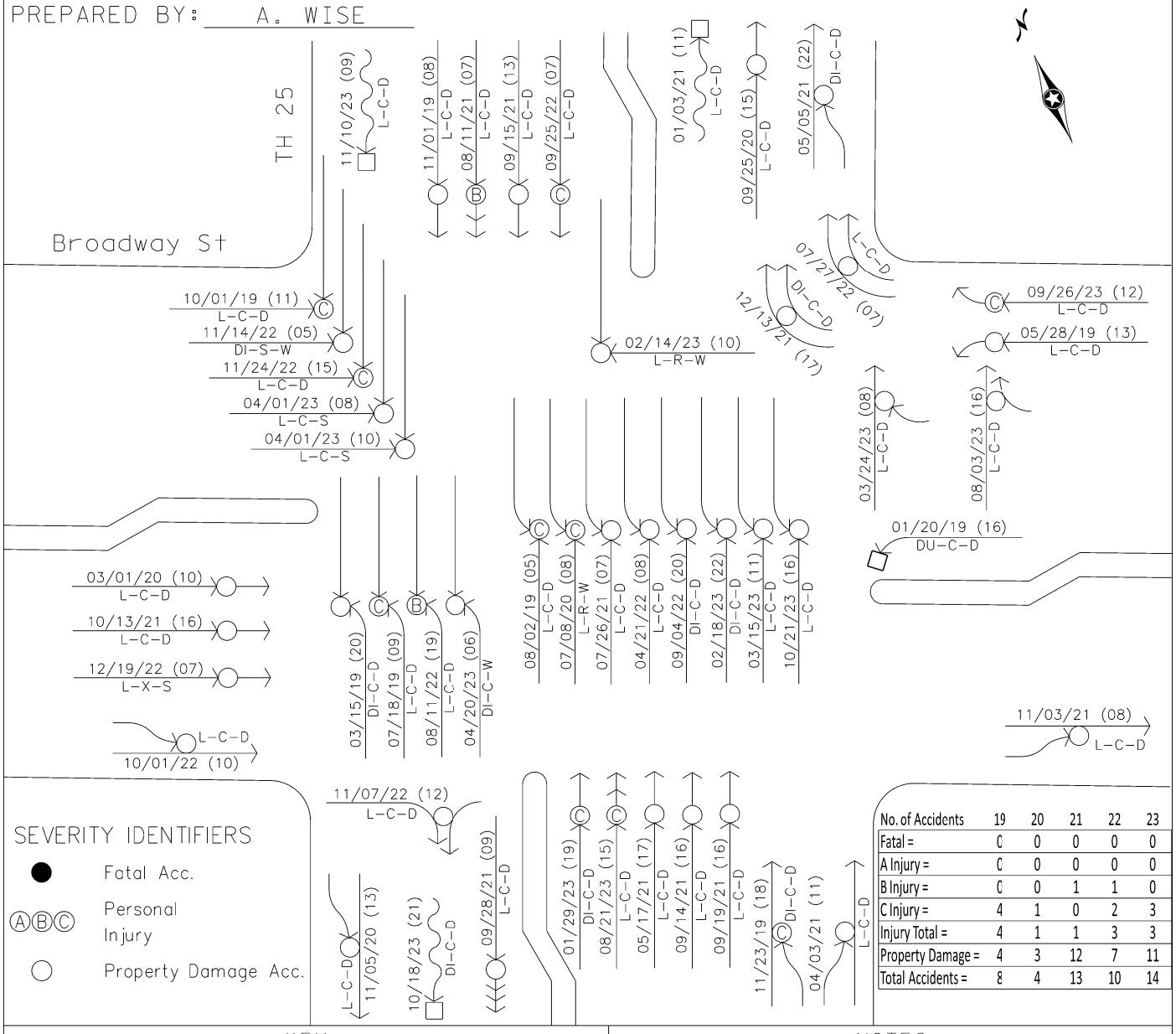
COLLISION DIAGRAM
BOLTON & MENK, INC.

LOCATION: TH 25 AT BROADWAY STREET, MONTICELLO MN
TIME PERIOD: 01/01/2019 - 12/31/2023 DATE: 11/07/2024
PREPARED BY: A. WISE



SEVERITY IDENTIFIERS

- ● Fatal Acc.
- Ⓐ Ⓑ Ⓒ Personal Injury
- ○ Property Damage Acc.

No. of Accidents	19	20	21	22	23
Fatal =	0	0	0	0	0
A Injury =	0	0	0	0	0
B Injury =	0	0	1	1	0
C Injury =	4	1	0	2	3
Injury Total =	4	1	1	3	3
Property Damage =	4	3	12	7	11
Total Accidents =	8	4	13	10	14

KEY

- Motor Vehicle Backing Up
- Motor Vehicle Out of Control
- Motor Vehicle Ahead
- Rear End
- Right Angle
- Left Turn
- Fixed Object
- Pedestrian
- Bicycle/Moped
- Motorcycle
- Deer
- School Bus
- Parking

NOTES

[1] ENTERING ADT = 44,826

[2] CR = 0.60 CI = 0.71

[3] SR = 0.77

Light:	Weather:	Surface:
L= Daylight (1)	C= Clear or Cloudy (1 or 2)	D= Dry (1)
DN= Dawn (2)	R= Rain (3)	W= Wet (2)
DU= Dusk (3)	S= Snow or Sleet (4 or 5)	S= Snow or Ice (3 or 4)
DI= Dark, Lighted (4)	F= Fog, Smog, Smoke (6)	M= Muddy (5)
Do= Dark, Lights Off (5)	B= Blowing Sand/Dust (7)	DB= Debris (6)
D= Dark, Unlighted (6)	W= Severe Crosswinds (8)	O= Oily (7)
X= Unknown (99)	X= Other or Unknown (99)	X= Other or Unknown (99)

Other Vehicle — Injury Type — [Date]-[Time (hrs)]-[Light-Weather-Surface]

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BOLTON & MENK
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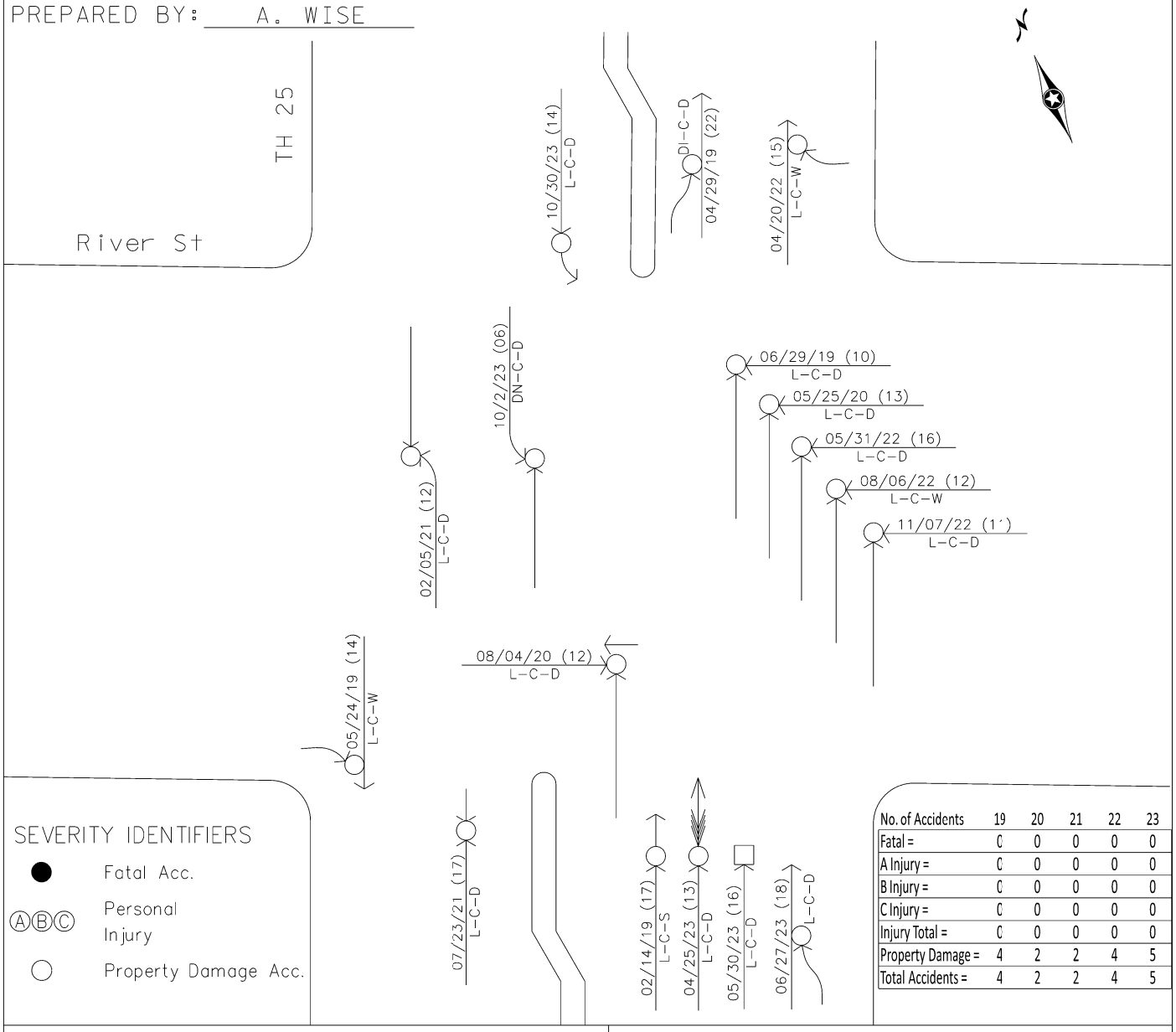
COLLISION DIAGRAM
BOLTON & MENK, INC.

LOCATION: TH 25 AT RIVER STREET, MONTICELLO MN
TIME PERIOD: 01/01/2019 - 12/31/2023 DATE: 11/07/2024
PREPARED BY: A. WISE



SEVERITY IDENTIFIERS

- ● Fatal Acc.
- ⒶⒷⒸ Personal Injury
- ○ Property Damage Acc.

No. of Accidents	19	20	21	22	23
Fatal =	0	0	0	0	0
A Injury =	0	0	0	0	0
B Injury =	0	0	0	0	0
C Injury =	0	0	0	0	0
Injury Total =	0	0	0	0	0
Property Damage =	4	2	2	4	5
Total Accidents =	4	2	2	4	5

KEY

- Motor Vehicle Backing Up
- Motor Vehicle Out of Control
- Motor Vehicle Ahead
- Rear End
- Right Angle
- Left Turn
- Fixed Object
- Pedestrian
- Bicycle/Moped
- Motorcycle
- Deer
- School Bus
- Parking

NOTES

[1] ENTERING ADT = 41,671

[2] CR = 0.22 CI = 0.27

[3] SR = 0.22

Light:	Weather:	Surface:
L= Daylight (1)	C= Clear or Cloudy (1 or 2)	D= Dry (1)
DN= Dawn (2)	R= Rain (3)	W= Wet (2)
DU= Dusk (3)	S= Snow or Sleet (4 or 5)	S= Snow or Ice (3 or 4)
DI= Dark, Lighted (4)	F= Fog, Smog, Smoke (6)	M= Muddy (5)
Do= Dark, Lights Off (5)	B= Blowing Sand/Dust (7)	DB= Debris (6)
D= Dark, Unlighted (6)	W= Severe Crosswinds (8)	O= Oily (7)
X= Unknown (99)	X= Other or Unknown (99)	X= Other or Unknown (99)

Other Vehicle — Injury Type — [Date]-[Time (hrs)]-[Light-Weather-Surface]

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Table 1 provides initial countermeasure options for various roadway conditions. Each matrix cell indicates possibilities that may be appropriate for designated pedestrian crossings. Not all of the countermeasures listed in the matrix cell should necessarily be installed at a crossing.

For multi-lane roadway crossings with vehicle AADTs exceeding 10,000, a marked crosswalk alone is typically insufficient (Zegeer, 2005). Under such conditions, more substantial crossing improvements (such as the refuge island, PHB, and RRFB) are also needed to prevent an increase in pedestrian crash potential.

Table 1. Application of pedestrian crash countermeasures by roadway feature.

Roadway Configuration	Posted Speed Limit and AADT								
	Vehicle AADT <9,000			Vehicle AADT 9,000–15,000			Vehicle AADT >15,000		
	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph	≤30 mph	35 mph	≥40 mph
2 lanes (1 lane in each direction)	❶ 2 4 5 6	❶ 5 6 7 9	① 5 6 ❼ ❾	❶ 4 5 6	❶ 5 6 7 9	① 5 6 ❼ ❾	❶ 4 5 6 7 9	① 5 6 7 9	① 5 6 ❾
3 lanes with raised median (1 lane in each direction)	❶ 2 3 4 5 7	❶ ❸ 5 7 9	① ❸ 5 ❼ ❾	① 3 4 5 7 9	① ❸ 5 ❼ ❾	① ❸ 5 ❼ ❾	① ❸ 4 5 7 9	① ❸ 5 ❼ ❾	① ❸ 5 ❾
3 lanes w/o raised median (1 lane in each direction with a two-way left-turn lane)	❶ 2 3 4 5 6 7 9	❶ ❸ 5 6 7 9	① ❸ 5 6 ❾	① 3 4 5 6 7 9	① ❸ 5 6 ❼ ❾	① ❸ 5 6 ❾	① ❸ 4 5 6 7 9	① ❸ 5 6 ❾	① ❸ 5 6 ❾
4+ lanes with raised median (2 or more lanes in each direction)	❶ ❸ 5 7 8 9	❶ ❸ 5 7 8 9	① ❸ 5 8 ❾	① ❸ 5 7 8 9	① ❸ 5 ❼ 8 ❾	① ❸ 5 8 ❾	① ❸ 5 ❼ 8 ❾	① ❸ 5 8 ❾	① ❸ 5 8 ❾
4+ lanes w/o raised median (2 or more lanes in each direction)	❶ ❸ 5 6 7 8 9	① ❸ 5 ❻ 7 8 9	① ❸ 5 ❻ 8 ❾	① ❸ 5 ❻ 7 8 9	① ❸ 5 ❻ ❼ 8 ❾	① ❸ 5 ❻ 8 ❾	① ❸ 5 ❻ ❼ 8 ❾	① ❸ 5 ❻ 8 ❾	① ❸ 5 ❻ 8 ❾

Given the set of conditions in a cell,

- # Signifies that the countermeasure is a candidate treatment at a marked uncontrolled crossing location.
- ● Signifies that the countermeasure should always be considered, but not mandated or required, based upon engineering judgment at a marked uncontrolled crossing location.
- ○ Signifies that crosswalk visibility enhancements should always occur in conjunction with other identified countermeasures.*

The absence of a number signifies that the countermeasure is generally not an appropriate treatment, but exceptions may be considered following engineering judgment.

1 High-visibility crosswalk markings, parking restrictions on crosswalk approach, adequate nighttime lighting levels, and crossing warning signs
2 Raised crosswalk
3 Advance Yield Here To (Stop Here For) Pedestrians sign and yield (stop) line
4 In-Street Pedestrian Crossing sign
5 Curb extension
6 Pedestrian refuge island
7 Rectangular Rapid-Flashing Beacon (RRFB)**
8 Road Diet
9 Pedestrian Hybrid Beacon (PHB)**

Refer to Chapter 4, 'Using Table 1 and Table 2 to Select Countermeasures,' for more information about using multiple countermeasures.

***It should be noted that the PHB and RRFB are not both installed at the same crossing location.*

This table was developed using information from: Zegeer, C.V., J.R. Stewart, H.H. Huang, P.A. Lagerwey, J. Feaganes, and B.J. Campbell. (2005). Safety effects of marked versus unmarked crosswalks at uncontrolled locations: Final report and recommended guidelines. FHWA, No. FHWA-HRT-04-100, Washington, D.C.; FHWA. Manual on Uniform Traffic Control Devices, 2009 Edition. (revised 2012). Chapter 4F, Pedestrian Hybrid Beacons. FHWA, Washington, D.C.; FHWA. Crash Modification Factors (CMF) Clearinghouse. http://www.cmfclearinghouse.org/; FHWA. Pedestrian Safety Guide and Countermeasure Selection System (PEDSAFE). http://www.pedbikesafe.org/PEDSAFE/; Zegeer, C., R. Srinivasan, B. Lan, D. Carter, S. Smith, C. Sundstrom, N.J. Thirsk, J. Zegeer, C. Lyon, E. Ferguson, and R. Van Houten. (2017). NCHRP Report 841: Development of Crash Modification Factors for Uncontrolled Pedestrian Crossing Treatments. Transportation Research Board, Washington, D.C.; Thomas, Thirsk, and Zegeer. (2016). NCHRP Synthesis 498: Application of Pedestrian Crossing Treatments for Streets and Highways. Transportation Research Board, Washington, D.C.; and personal interviews with selected pedestrian safety practitioners.

Table 13-1 Pedestrian Facility Treatments

Roadway Configuration[1,5]	Vehicle ADT ≤ 9000				Vehicle ADT > 9000 - 12,000				Vehicle ADT > 12,000 - 15,000				Vehicle ADT > 15,000			
	≤ 30 mph	35 mph	40 mph	≥ 45 mph	≤ 30 mph	35 mph	40 mph	≥ 45 mph	≤ 30 mph	35 mph	40 mph	≥ 45 mph	≤ 30 mph	35 mph	40 mph	≥ 45 mph
2 lanes (with or without a raised median)	A	A	B	D	A	A	B	D	A	A	C	D	A	B	C	D
3 lanes with raised median	A	A	C	D	A	B	C	D	A	C	C	D	B	C	C	D
3 lanes without raised median	A	B	C	D	A	B	C	D	B	B	C	D	B	C	C	D
Multilane (4 or more lanes) with raised median[2]	A	A	C	D	A	B	C	D	A	B	C	D	C	C	C	D
Multilane (4 or more lanes) without raised median[2]	A	C	C	D	B	C	C	D	C	C	C	D	C	C	C	D

Treatment Descriptions:

A. Consider marked crosswalk and signs

Guidance: Consider installing marked crosswalk with advance warning signs (W11-2); use S1-1 signs for school crossings. Consider in-roadway (R1-6) or overhead **(R1-9a)** ~~(R1-9b)~~ signs.

B. Consider marked crosswalk with enhanced signs (R1-6a or R1-9a ~~R1-9b~~) and/or geometric improvements

Guidance: Consider installing treatment options from Type A treatments. Add curb extensions or median refuge islands.

C. Consider marked crosswalk with signs, geometric improvements, and pedestrian activated warning devices[4]

Guidance: Consider installing a raised median refuge island if one is not present. Consider installing marked crosswalk and appropriate crossing signs along with a pedestrian activated

D. Do not install marked crosswalk. [3]

Guidance: Consider pedestrian hybrid beacon, pedestrian traffic signal, or grade separated crossing.

Specific Notes:

1. Advanced stop lines and signing (R1-5b or c) should be used whenever possible if a multiple threat crash issue is present. Overhead signing, RRFBs or other overhead treatments should be used to mitigate multiple threat crash risks.
2. Do not install a marked crosswalk where there are 3 or more through lanes per direction. Consider a pedestrian hybrid beacon, pedestrian traffic signal, or grade separated crossing.
3. Traffic calming measures should be considered to reduce speed.
4. If a median cannot be or is not currently installed go to Treatment Type D.
5. Minimum acceptable median width to provide a refuge is 6 feet.

General Notes:

1. Adding crosswalks alone will not make crossings safer, result in more vehicles stopping for pedestrians, nor will they necessarily create a false sense of security.
2. Crosswalks have not been proven to create a false sense of security - research shows that pedestrians scan the road more at marked crosswalks.
3. Whether a crosswalk is marked or not, additional crossing enhancements should be considered. See the "Additional Treatment Considerations" section.
4. See MUTCD Section 3B.18 for additional guidance on using this table.
5. Lanes are total cross section.

Intersection Control Evaluation Letter

TH 25 at I-94 Westbound Ramps

Prepared by:

Bolton & Menk, Inc.
10400 Viking Drive, Suite 100
Eden Prairie, MN 55344

September 2025

Prepared for:

Minnesota Department of Transportation
District 3 - Baxter Headquarters
7694 Industrial Park Road
Baxter, MN 56425-8096

Certification

Intersection Control Evaluation Letter

TH 25 at I-94 Westbound Ramps

In

City of Monticello, Minnesota

I hereby certify that this 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.		
	58850	9/23/2025
Michael S. Larson, P.E., PTOE, RSP1	Lic. No.	Date

REVIEWED BY:

City of Monticello — Date

APPROVED BY:

MnDOT District 3 Traffic Engineer — Date

PROJECT DESCRIPTION

An Intersection Control Evaluation (ICE) Letter is being performed for the intersection of TH 25 and Interstate 94 (I-94) westbound ramps. The intersection is in the City of Monticello, within Wright County. MnDOT is planning future improvements along the TH 25 corridor through downtown Monticello. As part of this effort, the intersection and larger TH 25 corridor are being evaluated to address safety and mobility concerns. This ICE letter will serve as documentation of the analysis performed specifically at the intersection.

WARRANT ANALYSIS

Justification of this signal system was studied with respect to the warrants outlined in the Minnesota Manual of Uniform Traffic Control Devices (MN MUTCD). Existing turning movement counts (14-hr) were obtained from MnDOT for this intersection, with data collected on October 13, 2022. The intersection meets the prescribed thresholds for warrants 1A, 1B, 2, and 3 when excluding minor right turns (assuming I-94 is the minor leg). The collected turning movement data and warrant analysis are provided in the **Appendix.**

SAFETY ANALYSIS

There was a total of 80 crashes reported between 2019-2023 at the intersection. 43 of the crashes were rear end crashes and 23 were angle or left turn crashes. Over the past 10 years, one fatal bike crash occurred at the intersection (4/12/21) where the bicyclist crossed the exit ramp crosswalk and was struck by a semi-truck turning right on red. Another bicycle crash of this nature occurred in 2018 and resulted in a minor injury. A second minor injury bike crash occurred in 2022 under similar circumstances but with the bicyclist crossing without the walk indication. Finally, a serious injury crash was observed which involved a northbound u-turn being struck by a southbound through vehicle (2/3/15). Crash and severity rates for this intersection are above what is expected statewide for similar intersections, as a critical crash index of 1.24 is observed. An intersection safety screening worksheet and crash diagram of the intersection is provided in the **Appendix.**

OPERATIONAL ANALYSIS

The proposed modifications include expanding the interstate exit ramp (considered the westbound approach) from a L-TR-R lane configuration to a L-TL-R-R. The ramp turn lanes would also be extended from 300 feet to 600 feet of storage distance to provide additional storage capacity and reduce the amount of queueing onto westbound I-94. **Table 1** compares the existing and proposed peak hour level of service and delays during the AM and PM peaks under existing traffic conditions. Note that signal timings were optimized for the build condition in Synchro and cycle lengths were unchanged.

Table 1: Measures of Effectiveness – Existing Traffic Volumes

		AM PEAK										
		Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Alternative	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		L	T	R			Avg	Max	Avg	Max	Avg	Max
No Build	EB	-	-	-	-	12 - B	-	-	-	-	-	-
	WB	59 - E	56 - E	10 - B	27 - C		125	275	75	175	75	175
	NB	34 - C	4 - A	-	9 - A		75	175	50	125	-	-
	SB	-	10 - B	10 - B	10 - B		-	-	150	375	150	375
Build	EB	-	-	-	-	12 - B	-	-	-	-	-	-
	WB	94 - F	117 - F	13 - B	40 - D		125	225	125	225	100	200
	NB	26 - C	3 - A	-	7 - A		75	175	50	125	-	-
	SB	-	6 - A	7 - A	7 - A		-	-	100	325	100	325
		PM PEAK										
		Traffic Delay (sec/veh)					Traffic Queuing (feet)					
Alternative	Approach	Movement (Delay - LOS)			Approach (Delay - LOS)	Intersection (Delay - LOS)	Left Turn		Through		Right Turn	
		L	T	R			Avg	Max	Avg	Max	Avg	Max
No Build	EB	-	-	-	-	26 - C	-	-	-	-	-	-
	WB	74 - E	-	42 - D	54 - D		300	400	300	925	300	925
	NB	42 - D	14 - B	-	18 - B		100	275	200	400	-	-
	SB	-	16 - B	14 - B	16 - B		-	-	200	400	200	400
Build	EB	-	-	-	-	18 - B	-	-	-	-	-	-
	WB	75 - E	-	32 - C	48 - D		200	350	200	350	175	250
	NB	32 - C	5 - A	-	9 - A		100	200	75	275	-	-
	SB	-	7 - A	6 - A	7 - A		-	-	100	225	100	225

PEDESTRIAN CONSIDERATIONS

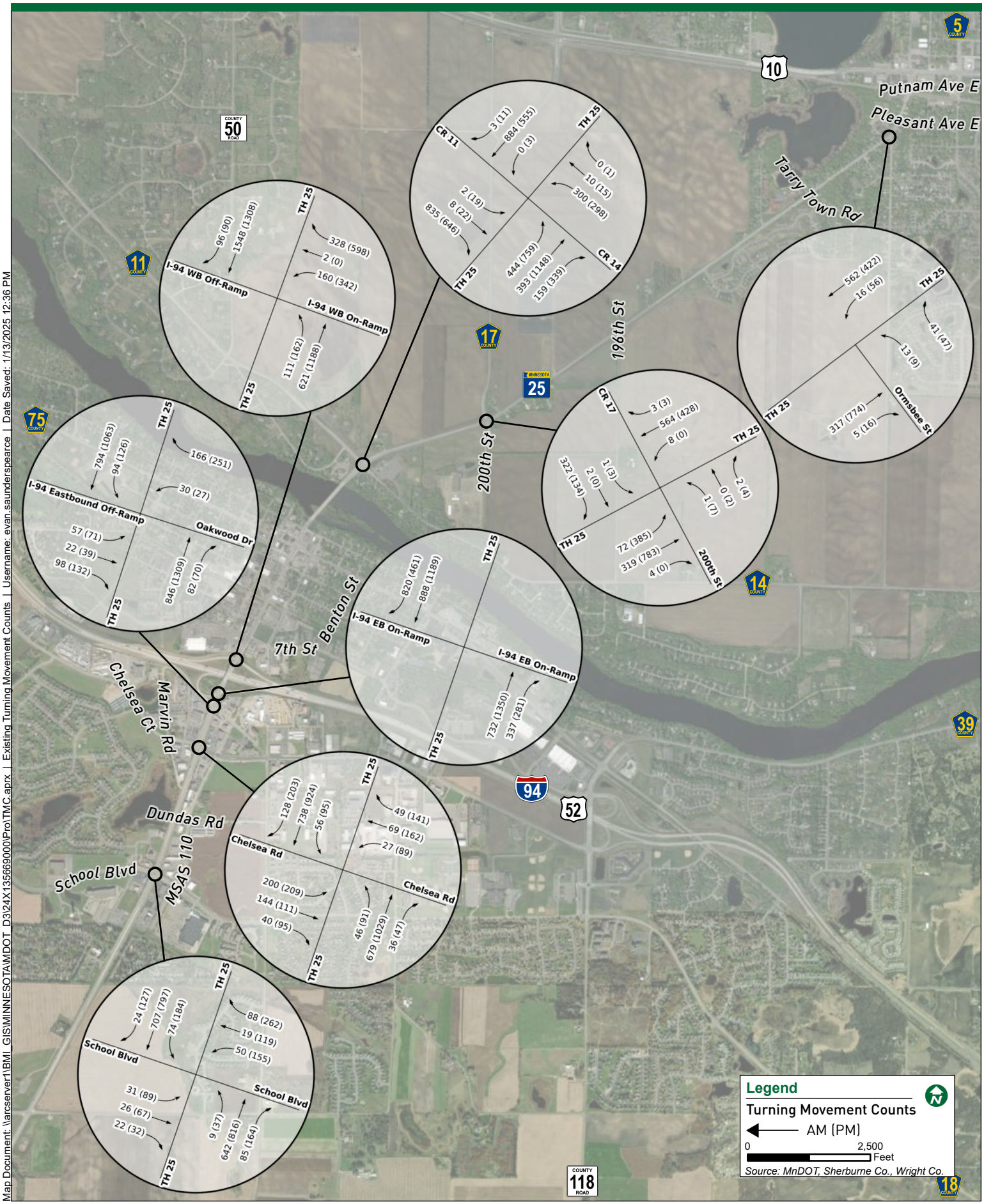
Pedestrian connectivity across I-94 is served via sidewalks on both sides of TH 25. Due to the prevalence of vulnerable road user crashes at the westbound exit ramp, careful consideration should be given to this location as the proposed condition widens the crossing and exposes these users to more lanes of traffic. Design of the westbound exit ramp should aim to minimize the overall crossing distance of this leg, enhance pedestrian visibility and sightlines, and reduce traffic speeds to the greatest extent possible. Channelization, or separation, of the right turn lanes may be considered to provide a two-stage crossing and improve pedestrian visibility as shown in **Figure 1**. No right turn on red signage on the westbound approach was evaluated by the corridor study. Analysis found that restricting right turns on red does not adversely impact westbound approach operations as there are few gaps in northbound TH 25 traffic for westbound right turners to accept on red under the existing or build conditions.

Figure 1: I-494 at CSAH 9 (Rockford Road) in Plymouth, MN

RECOMMENDATION

Based on the collected traffic volumes and warrants analysis, maintained signalization of TH 25 at I-94 westbound intersection is justified and recommended. Expansion of the westbound approach to a L-TL-R-R geometry is recommended, as well as the lengthening of the associated turn lanes to 600 feet. No Right Turn on Red signage is also recommended on the westbound approach to mitigate existing pedestrian and bicycle safety concerns on this approach.

Appendix



Map Document: \\arcserver1\BMI_GIS\MINNESOTA\MDOT_D3\24X135669000\Pro\TMC.aprx | Existing Turning Movement Counts | Username: evan.saunderspearce | Date Saved: 1/13/2025 12:36 PM

SIGNAL WARRANTS ANALYSIS
TH 25 and I94 WB Ramps
Minor Rights Excluded

LOCATION: TH 25
COUNTY: Wright
REF. POINT:
DATE: 8/11/2025
OPERATOR: CML

Speed	Approach Description		Lanes Entering Intersection
30	Major App1:	TH 25 NB	2
30	Major App3:	TH 25 SB	2
45	Minor App2:	I94 WB	2
	Minor App4:		

0.70 FACTOR USED? No
POPULATION < 10,000? No
ADDITIONAL 0.8 FACTOR?
THRESHOLDS 1A/1B: 600/900 200/100

HOUR	MAJOR APP. 1	MAJOR APP. 3	TOTAL 1+3	MAJOR 1A / 1B	MINOR APP. 2	MINOR 2 1A / 1B	MINOR APP. 4	MINOR 4 1A/1B	MET SAME 1A / 1B
0:00 - 1:00			0	/		/			/
1:00 - 2:00			0	/		/			/
2:00 - 3:00			0	/		/			/
3:00 - 4:00			0	/		/			/
4:00 - 5:00			0	/		/			/
5:00 - 6:00	194	988	1182	X/X	40	/			/
6:00 - 7:00	360	1340	1700	X/X	103	/X			/X
7:00 - 8:00	615	1307	1922	X/X	190	/X			/X
8:00 - 9:00	501	1059	1560	X/X	155	/X			/X
9:00 - 10:00	565	894	1459	X/X	161	/X			/X
10:00 - 11:00	632	934	1566	X/X	171	/X			/X
11:00 - 12:00	727	994	1721	X/X	222	X/X			X/X
12:00 - 13:00	760	1075	1835	X/X	252	X/X			X/X
13:00 - 14:00	814	1026	1840	X/X	232	X/X			X/X
14:00 - 15:00	841	1092	1933	X/X	273	X/X			X/X
15:00 - 16:00	1068	1276	2344	X/X	381	X/X			X/X
16:00 - 17:00	1254	1360	2614	X/X	414	X/X			X/X
17:00 - 18:00	1176	1300	2476	X/X	409	X/X			X/X
18:00 - 19:00	913	991	1904	X/X	334	X/X			X/X
19:00 - 20:00	698	659	1357	X/X	170	/X			/X
20:00 - 21:00			0	/		/			/
21:00 - 22:00			0	/		/			/
22:00 - 23:00			0	/		/			/
23:00 - 24:00			0	/		/			/

	Met (Hr)	Required (Hr)	
Warrant 1A	8	8	Satisfied
Warrant 1B	14	8	Satisfied
Warrant 2	13	4	Satisfied
Warrant 3	9	1	Satisfied
Warrant 7	14	8	Satisfied, check accident record

2J (89)
LOCATION: TH 25
COUNTY: Wright

REF. POINT:
DATE: 8/11/2025

OPERATOR: CML

Speed	Approach Description		Lanes
30	Major App1:	TH 25 NB	2
30	Major App3:	TH 25 SB	2
45	Minor App2:	I94 WB	2
	Minor App4:		

0.70 FACTOR USED? No
POPULATION < 10,000? No
EXISTING SIGNAL ?

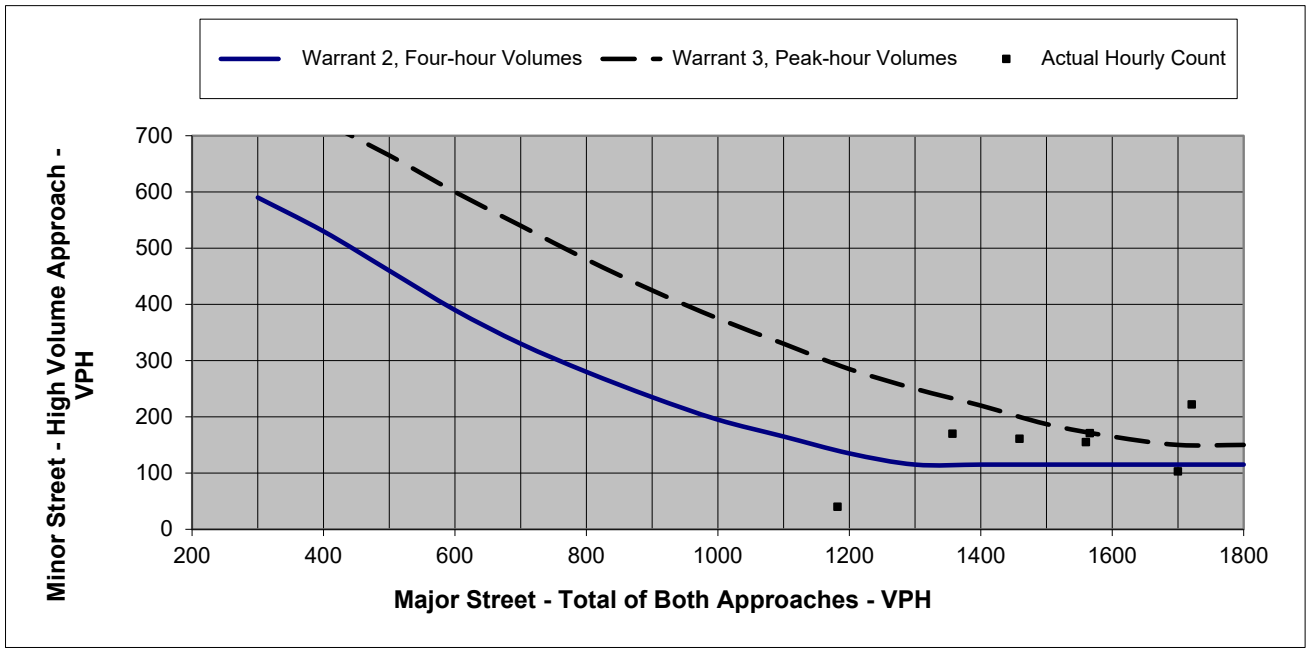


Figure 1. Four Hour and Peak Hour Warrant Analysis

Note: For data points outside the graph range, check the minor street volume against the lower thresholds

Warrant Criteria			Actual Hourly Count	
Major	Warrant 2, F	Warrant 3, Peak-hou	Major	Actual Hourly Count
200			0	0
300	590		0	0
400	530	725	0	0
500	460	665	0	0
600	390	600	0	0
700	330	540	1182	40
800	280	480	1700	103
900	235	425	1922	190
1000	195	375	1560	155
1100	165	330	1459	161
1200	135	285	1566	171
1300	115	250	1721	222
1400	115	220	1835	252
1500	115	187	1840	232
1600	115	165	1933	273
1700	115	150	2344	381
1800	115	150	2614	414
			2476	409
			1904	334
			1357	170
			0	0
			0	0
			0	0
			0	0

Intersection Safety Screening

Intersection: TH 25 and I-94 N

Statewide Averages based on 2019-2023 crashes

Crashes by Crash Severity	
Fatal (K)	1
Incapacitating Injury (A)	0
Minor Injury (B)	8
Possible Injury (C)	4
Property Damage (PDO)	67
Total Crashes	80

Intersection Characteristics	
Entering Volume	36,659
Environment	Urban
Lighting	Lit
Traffic Control	Signal

Annual crash cost = $1,673,200

Statewide comparison = Signal, High Volume (>20K)

Total Crash Rate	
Observed	1.195
Statewide Average	0.693
Critical Rate	0.960
Critical Index	**1.24**

Fatal & Serious Injury Crash Rate	
Observed	1.494
Statewide Average	1.261
Critical Rate	3.770
Critical Index	**0.40**

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

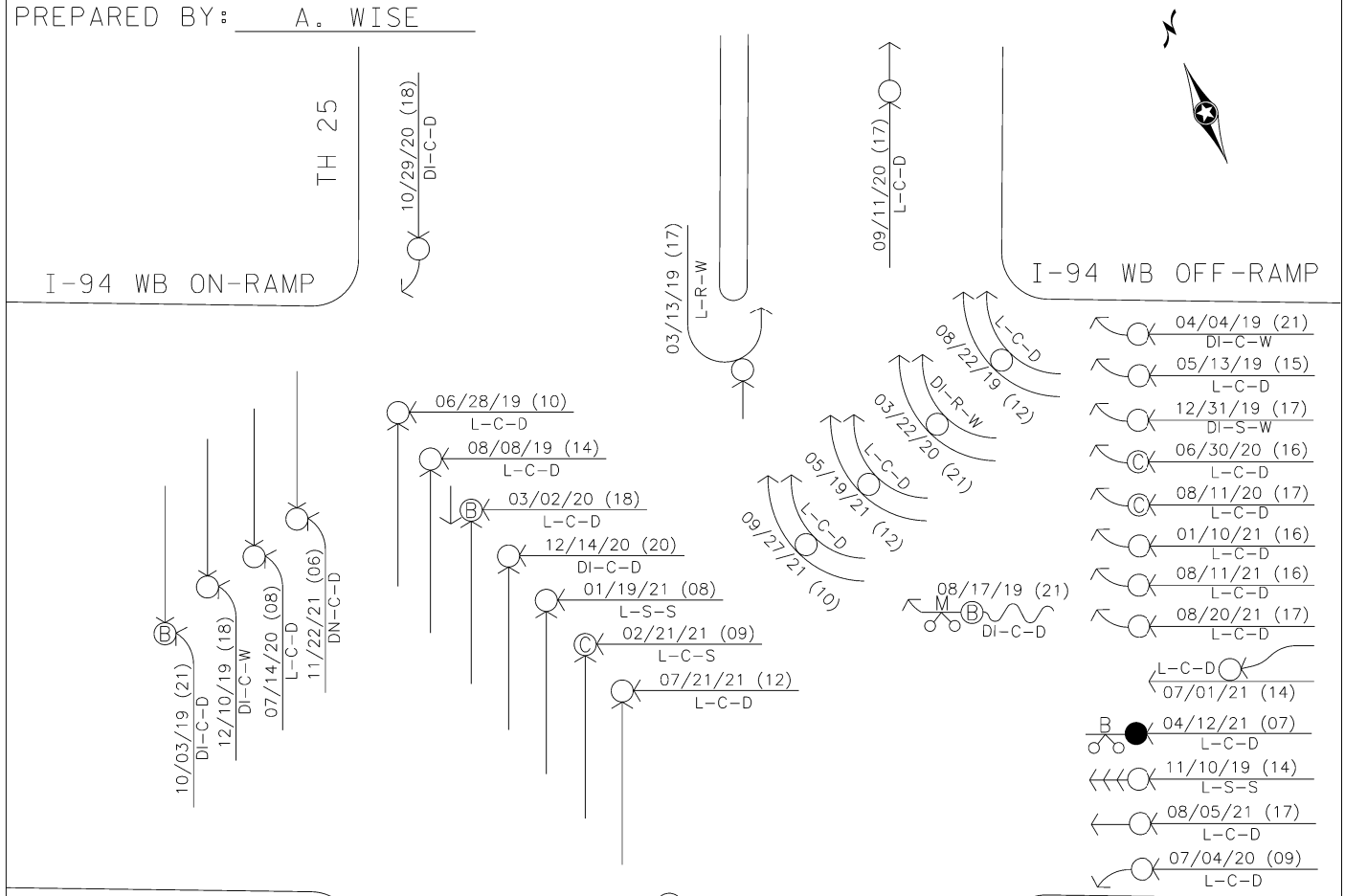
The observed total crash rate for this period is 1.20 per MEV; this is 1.2 times the critical rate. If crashes were reduced by 16 over five years, this intersection would perform within normal range.

The observed fatal and serious injury crash rate for this period is 1.49 per 100 MEV; this is 60% below the critical rate. The intersection operates within the normal range.

BOLTON & MENK
Real People. Real Solutions.

COLLISION DIAGRAM
BOLTON & MENK, INC.

LOCATION: TH 25 AT I-94 N, MONTICELLO MN
TIME PERIOD: 01/01/2019 - 12/31/2021 DATE: 11/07/2024
PREPARED BY: A. WISE



No. of Accidents	19	20	21	22	23
Fatal =	0	0	1	0	0
A Injury =	0	0	0	0	0
B Injury =	2	2	0	3	1
C Injury =	0	2	1	0	1
Injury Total =	2	4	2	3	2
Property Damage =	11	7	9	22	18
Total Accidents =	13	11	11	25	20

SEVERITY IDENTIFIERS

- ● Fatal Acc.
- Ⓐ Ⓑ Ⓒ Personal Injury
- ○ Property Damage Acc.

KEY

- Motor Vehicle Backing Up
- Motor Vehicle Out of Control
- Motor Vehicle Ahead
- Rear End
- Right Angle
- Left Turn
- Fixed Object
- Pedestrian
- Bicycle/Moped
- Motorcycle
- Deer
- School Bus
- Parking

NOTES

[1] ENTERING ADT = 36,659

[2] CR = 1.20 CI = 1.39

[3] SR = 1.55

Light:	Weather:	Surface:
L= Daylight (1)	C= Clear or Cloudy (1 or 2)	D= Dry (1)
DN= Dawn (2)	R= Rain (3)	W= Wet (2)
DU= Dusk (3)	S= Snow or Sleet (4 or 5)	S= Snow or Ice (3 or 4)
DI= Dark, Lighted (4)	F= Fog, Smog, Smoke (6)	M= Muddy (5)
Do= Dark, Lights Off (5)	B= Blowing Sand/Dust (7)	DB= Debris (6)
D= Dark, Unlighted (6)	W= Severe Crosswinds (8)	O= Oily (7)
X= Unknown (99)	X= Other or Unknown (99)	X= Other or Unknown (99)

Other Vehicle — Injury Type — [Date]-[Time (hrs)]-[Light-Weather-Surface]

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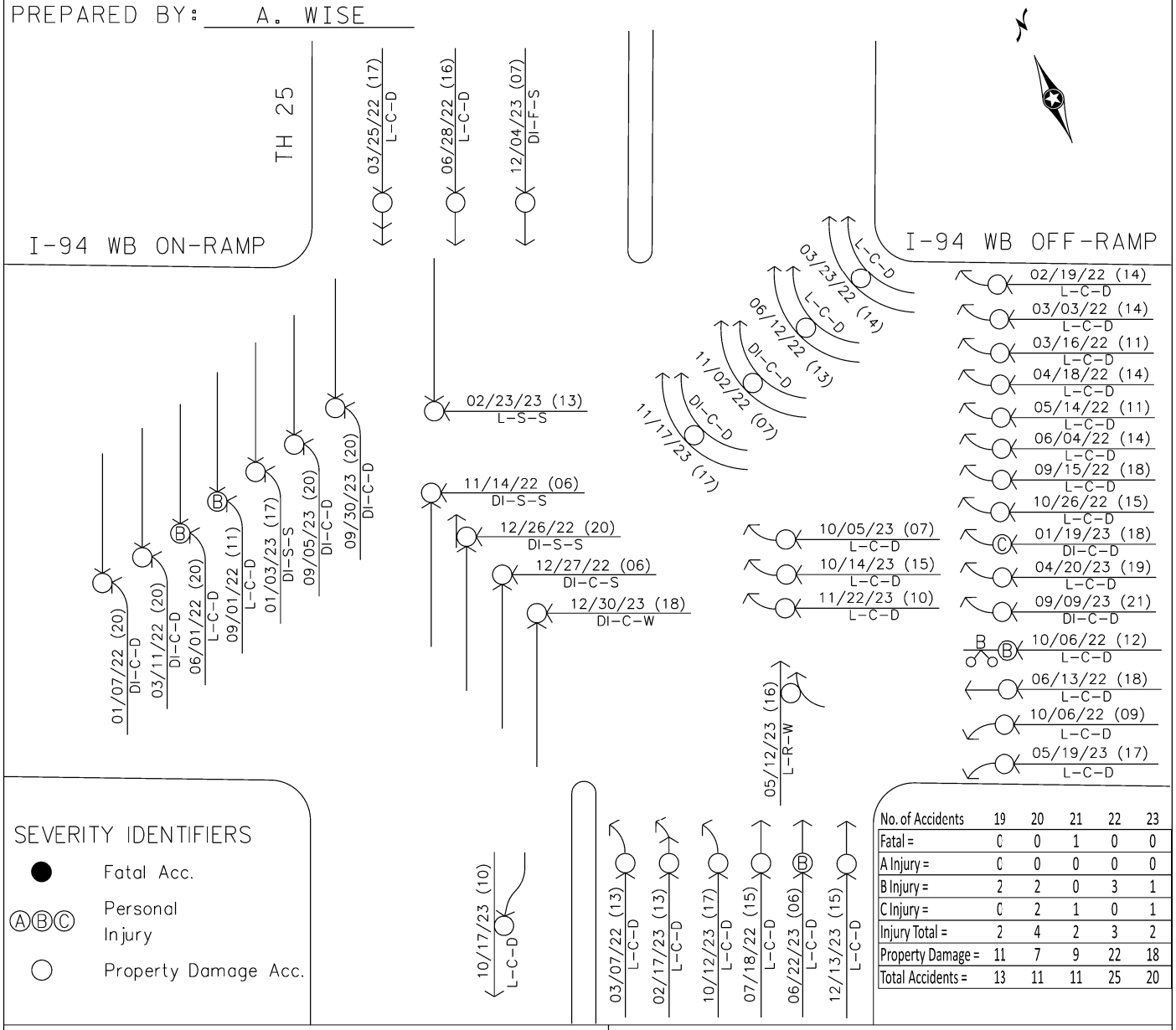
BOLTON & MENK
Real People. Real Solutions.

COLLISION DIAGRAM
BOLTON & MENK, INC.

LOCATION: TH 25 AT I-94 N, MONTICELLO MN
TIME PERIOD: 01/01/2022 - 12/31/2023 DATE: 11/07/2024
PREPARED BY: A. WISE



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No. of Accidents	19	20	21	22	23
Fatal =	0	0	1	0	0
A Injury =	0	0	0	0	0
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C Injury =	0	2	1	0	1
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Property Damage =	11	7	9	22	18
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KEY

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D= Dark, Unlighted (6)	W= Severe Crosswinds (8)	O= Oily (7)
X= Unknown (99)	X= Other or Unknown (99)	X= Other or Unknown (99)

Other Vehicle — Injury Type — [Date]-[Time (hrs)]-[Light-Weather-Surface]

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3A. PUBLIC HEARING (Business Subsidy) - Consideration of Resolution 2026-15 authorizing a Contract for Private Development with Kids Haven of Monticello Holdings, LLC and Kids Haven of Monticello, LLC for a 2.93-acre City-owned site, to be platted as Lot 1, Block 1, Jefferson Commons Fifth Addition, inclusive of the terms for land purchase in the amount of $250,000 and business subsidy in connection with a proposed childcare center development

Prepared by: Economic Development Manager	**Meeting Date:** 3/9/2026	☐ **Consent Agenda Item** ☒ **Public Hearing Item** ☐ **Regular Agenda Item**
Reviewed by: Community Development Director Community Economic Development Coordinator, Finance Director	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to adopt Resolution 2026-15 authorizing a Contract for Private Development with Kids Haven of Monticello Holdings, LLC and Kids Haven of Monticello, LLC for a 2.93-acre City-owned site, to be platted as Lot 1, Block 1, Jefferson Commons Fifth Addition, inclusive of the terms for land purchase in the amount of $250,000 and business subsidy in connection with a proposed childcare center development.

REFERENCE AND BACKGROUND

The owners of Kids Haven approached City staff in early 2025 to discuss potential development of a new childcare facility in the city and inquired about the availability of a City-owned parcel along School Boulevard near Emagine Monticello Theater and River City Extreme. In June 2025, Kids Haven submitted a written offer to purchase the property. The City Council held a closed meeting on June 23, 2025, to review the offer and reached consensus to proceed with a land sale at a price of $250,000 for the 2.93-acre site. The Council cited the significant shortage of available childcare within the community and surrounding region as a public purpose for the sale price.

The proposed purchase price meets the $150,000 statutory threshold for business subsidy. The 2025 assessed taxable value of the portion of the parcel subject to the purchase offer (the 2026 valuation has not yet been released by Wright County) is $508,926. The proposed sale price is a 51 percent discount as compared to the assessed taxable value. As a result, a sale price of

$250,000 qualifies as a business subsidy and, pursuant to MN State Statutes, a public hearing is required.

The proposed Contract for Private Development is between the City of Monticello and Kids Haven of Monticello Holdings, LLC and Kids Haven of Monticello, LLC. Kids Haven of Monticello Holdings will own the land and Kids Haven of Monticello will operate the childcare facility.

The Contract for Private Development outlines the terms and conditions of both the land sale and the business subsidy and therefore serves as both the purchase agreement and business subsidy agreement. Key terms include:

- **Acreage:** Kids Haven will purchase 2.93-acres of the 7.02-acre city-owned parcel. The City will retain ownership of the remainder of the parcel. The City Council previously consented to an application for plat by Kids Haven; the submission has been received and will be considered by the Planning Commission and City Council in April.
- **Price per Square Foot:** 2.93-acres is equivalent to 127,630.80 square feet. Based on a purchase price of $250,000, the price is $1.96 per square foot.
- **Earnest Money Payment:** Buyer to deposit a $5,000 downpayment with Preferred Title within two days (effective date) of signing the Contract for Private Development.
- **Sales Commission Payment:** 6 percent of the Sale Price or $15,000; to be paid by the buyer-developer to the listing agent, Commercial Realty Solutions, at time of closing.
- **Business Subsidy:** Land sale is a 51 percent discount to assessed taxable value.
- **Business Subsidy Performance Compliance:** The Contract for Private Development cites the specific public purpose for the subsidy, which includes the creation of jobs, enhancement of tax base, and fulfillment of need for childcare services within the city. The business subsidy is structured such that if the developer does not meet the stated goals, including the development of the proposed 26,704 sq. ft. development and/or fails to create 40 new FTE jobs at the new childcare facility within twenty-four months, the Buyer can be required to repay the applicable portion of the business subsidy amount, plus interest. The contract also requires the building to operate as a childcare facility for a minimum of five years. A Real Estate Mortgage filed against the property as a soft mortgage is to be activated if buyer-developer fails to meet these requirements.
- **Legal Fees Related to Document Preparation:** To be paid by Buyer.
- **Closing Costs:** Typical split of costs between the Buyer and Seller.
- **Transaction Closing Date:** On or before May 28, 2026.
- **Development Project Completion Date:** March through early May 2027.

Completion of the sale will facilitate development of a new childcare facility with an estimated value of approximately $6.4 million. Like many communities in the region, Monticello has experienced a consistent childcare shortage of 655 to 730 childcare slots over the past 7 to 9

years. During that time, City staff engaged in discussions with several other childcare providers who expressed interest in developing facilities; however, due to significant financing challenges, none of those proposals were able to move forward. The lack of childcare within the community has the potential to adversely affect economic development initiatives aimed at attracting business and industry to the community to facilitate an increase and diversification of tax base and employment opportunities.

As outlined by Kids Haven, notable economic benefits associated with City support for the proposed childcare center development include the following:

1. Strengthening the Local Workforce

Reliable, affordable childcare enables parents, especially mothers, to reenter the workforce, increase their hours, or pursue advancement opportunities. By alleviating the burden of childcare, Kid's Haven Monticello will empower more families in Monticello and surrounding areas to fully participate in the labor market, contributing to increased productivity and economic growth.

2. Supporting Local Businesses

When parents have dependable childcare, they are more likely to remain employed and patronize local businesses. Employers will benefit from reduced absenteeism and improved employee retention, while businesses throughout the area can expect increased foot traffic and consumer spending from working families.

3. Creating Local Jobs

Kid's Haven Monticello will generate over 50 direct employment opportunities, including educators, administrators, and support staff. Additionally, local vendors and contractors will benefit from construction, supply chain, and service partnerships. This investment strengthens the local job market and stimulates economic activity.

4. Attracting and Retaining Young Families

Access to high-quality early childhood education is a leading factor for families choosing where to live and work. Kid's Haven Monticello enhances Monticello's appeal as a family-friendly community, encouraging residential growth, boosting housing demand, and expanding the local tax base.

5. Driving Long-Term Economic Gains

Decades of research demonstrate that investment in early childhood education yields long-term economic benefits, including higher high school graduation rates, increased lifetime earnings, and reduced reliance on public services. By implementing the nationally respected Creative Curriculum and utilizing Teaching Strategies GOLD for assessment, Kid's Haven Monticello will provide children with the foundation for lifelong success and future workforce readiness.

6. Reducing Dependency on Public Assistance

By offering affordable childcare, Kid's Haven Monticello reduces economic strain on working families. Stable employment enabled by childcare access directly correlates with reduced use of public assistance programs, resulting in cost savings at the local and state levels.

7. Supporting Economic Development and Business Recruitment

Communities with reliable childcare infrastructure are more attractive to prospective businesses and investors. Kid's Haven Monticello will serve as a vital asset in Monticello's efforts to attract new employers and grow the local economy.

I. **Budget Impact:** The sale of 2.93-acres of the parcel would result in $250,000 being deposited into the Capital Projects Fund. The buyer would be responsible for the City's legal expenses related to the preparation of the Contract for Private Development and related documents. The City's estimated share of closing costs is approximately $2,100.

II. **Staff Workload Impact:** City staff involved in the tasks related to the Kids Haven land sale proposal include the Economic Development Manager, Community Development Director, Finance Director, and City Administrator. The City Attorney also assisted with drafting the Contract for Private Development and the related documentation.

III. **Comprehensive Plan Impact:** Supporting efforts that achieve the City's goals for expanded employment and tax base is consistent with the Monticello 2040 Value Statement of "A diversified and strong local economy competitive at regional, state and national levels." The Monticello 2040 + Plan's Economic Development Chapter includes numerous statements aligned with this proposed expansion, including those for business retention, reinvestment, tax base expansion, and workforce development. The Planning Commission reviewed the proposed land sale for conformance to the comprehensive plan in August of 2025 and found the proposed sale in conformance to the plan. The Commission resolution is attached for reference.

STAFF RECOMMENDATION

Staff recommend adopting the resolution approving the Contract for Private Development with Kids Haven of Monticello Holdings, LLC and Kids Haven of Monticello, LLC facilitating the sale of a 2.93-acre City owned parcel for $250,000.

The proposed childcare facility will help address the significant childcare shortage identified as a critical community challenge nearly a decade ago. Annual surveys of the slot scarcity provided by First Children's Finance of Minnesota have consistently found Monticello's deficit to be in a range of 655 to 730 childcare slots.

SUPPORTING DATA

A. Resolution 2026-15

B. Contract for Private Development
C. Kids Haven Offer Email-Letter
D. Kids Haven Childcare Facility Attributes
E. Kids Haven Community Economic Benefits
F. Monticello Childcare Slot Gap-Deficit Information
G. Proposed Kids Haven Site
H. Proposed Development Site Plan
I. Proposed Kids Haven Childcare Facility (26,704 square feet)
J. Aerial Photo of City Parcel
K. WC Beacon Report
L. Planning Commission Resolution PC-2025-31
M. Public Hearing Notice – Business Subsidy Public Hearing

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
RESOLUTION 2026-15

Date _____ Resolution No. _____

Motion By _____ Seconded By _____

RESOLUTION APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY AND A BUSINESS SUBSIDY

WHEREAS, the City of Monticello ("City") owns real property legally described as Outlot C, Jefferson Commons, according to the recorded plat thereof, Wright County, Minnesota consisting of approximately 7.01 acres ("City Property"); and

WHEREAS, Kid's Haven of Monticello Holdings, LLC ("Buyer") desires to acquire a 2.93 acre portion of the City Property to lease to Kid's Haven of Monticello, LLC ("Tenant") for development of a new 26,704 sq. ft. childcare center; and

WHEREAS, Buyer desires to plat the City Property as Lot 1, Block 1 and Outlot A, Jefferson Commons Fifth Addition and acquire Lot 1, Block 1 of the Plat ("Subject Property") from the City for the childcare center; and

WHEREAS, the City proposes to convey the Subject Property to Buyer, subject to Buyer and Tenant entering into the Contract for Private Development Agreement presented to the City Council ("Contract") which includes a business subsidy in the form of a loan in the amount of $258,926 for a portion of the purchase price of the land, with the understanding that the Subject Property will be developed into a child care center and be maintained as such for a minimum period of five (5) years; and

WHEREAS, maintaining ownership of the Subject Property by the City would not serve the public interest; and

WHEREAS, the City believes that the terms of the Contract are reasonable and the conveyance of the Subject Property is in the best interest of the City; and

WHEREAS, Minn. Stat. §462.356, subd. 2 requires that the Planning Commission review the City's proposed disposal of real property for compliance with the comprehensive plan and to report to the City Council in writing its findings; and

WHEREAS, the Planning Commission has reviewed the proposed conveyance of the Property and has found that the conveyance is consistent with the City's comprehensive plan; and

WHEREAS, as required under Minn. Stat. 116J. 994, subd. 5, a hearing has been held on the proposed business subsidy to be granted for the conveyance of the Subject Property preceded by the required public notice.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Monticello, Minnesota:

1. The Contract for Private Development is hereby approved; and
2. The Mayor and City Administrator are authorized to execute any documents which, in the opinion of the City Attorney, are necessary to complete this transaction.

ADOPTED this 9th day of March, 2026, by the City Council of the City of Monticello, Minnesota.

CITY OF MONTICELLO

By: _____
Lloyd Hilgart, Mayor

ATTEST:

_____
Jennifer Schreiber, City Clerk

DRAFT

CONTRACT FOR PRIVATE DEVELOPMENT

By, Between and Among the

CITY OF MONTICELLO

and

KID'S HAVEN OF MONTICELLO HOLDINGS, LLC

and

KID'S HAVEN OF MONTICELLO, LLC

THIS DOCUMENT WAS DRAFTED BY:

CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
AMP

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CONTRACT FOR PRIVATE DEVELOPMENT

THIS AGREEMENT, made as of the ___ day of _____, 2026 ("Effective Date"), by and between and among the **CITY OF MONTICELLO,** a Minnesota municipal corporation (the "City"), **KID'S HAVEN OF MONTICELLO HOLDINGS, LLC,** a Minnesota limited liability company ("Developer"), and **KID'S HAVEN OF MONTICELLO, LLC,** a Minnesota limited liability company ("Tenant").

WITNESSETH:

WHEREAS, the City is the owner of real property in the City of Monticello, legally described as Outlot C, Jefferson Commons, Wright County, Minnesota, according to the recorded plat thereof (PID 155-164-000030) consisting of approximately 7.01 acres (**"City Property"**); and

WHEREAS, Developer desires to acquire approximately **2.93** acres of vacant land or of the City Property as depicted as Parcel A (**"Property"**) on the concept plan attached hereto as **Exhibit A** (**"Concept Plan"**) and City will retain the portion of the City Property less the Property (**"Remnant Parcel"**) as depicted as Parcel B on the Concept Plan; and

WHEREAS, simultaneous with the conveyance under this Agreement, Developer will plat the Property as a single lot, which plat will also include the Remnant Parcel (the **"Plat"**), all at Buyer's cost; and

WHEREAS, as of the date of this Agreement there has been a proposal that the City grant a business subsidy to Developer for acquisition of the Property for less than its fair market value; and

WHEREAS, Developer proposes to construct a minimum 26,704 square foot commercial building to be leased to Tenant for the operation of a daycare center on the Property; and

WHEREAS, Developer has proposed to construct the daycare center on the Property together with the necessary off-street parking, lighting and landscaping required pursuant to the City approved plans ("Project") which will create new jobs within the City; and

WHEREAS, Developer and Tenant shall enter into a lease agreement on or before the closing of the conveyance of the Property to Developer ("Lease") whereby Developer will agree to construct the improvements contemplated under this Agreement and Tenant will agree to lease such improvements after they are completed by Developer; and

WHEREAS, pursuant to Minnesota Statutes, Sections 116J.993 to 116J. 995, as amended (the "Business Subsidy Act") the City is authorized to grant business subsidies to facilitate development in the City and the State of Minnesota; and

WHEREAS, in order to assist Developer with the development of the Property, the City has determined to provide assistance to the Developer through a business subsidy by conveying the Property at a reduced price subject to a forgivable loan; and

WHEREAS, the City has determined that the business subsidy serves a public purpose other than increasing the tax base; and

WHEREAS, the City has adopted a set of criteria after a public hearing for awarding business subsidies that comply with Minnesota Statutes §116J.994; and

WHEREAS, the criteria adopted includes a policy regarding the wages to be paid for jobs created; and

WHEREAS, the City believes that the Project and fulfillment generally of this Agreement is in the best interest of the City and the health, safety, morals and welfare of the residents of the City and in accord with the public purposes and provisions of the applicable state and local laws and requirements.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I.
DEFINITIONS

Section 1.1. Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement, as the same may be from time to time modified, amended or supplemented.

Benefit Date means the date of closing on this Agreement and conveyance of the Property to Developer.

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close.

Business Subsidy Act means Minnesota Statutes, Sections 116.993 to 116J.995, as amended.

Business Subsidy Agreement means the terms of Article VI of this Agreement.

City means the City of Monticello, Minnesota.

Construction Plans means the plans, specifications, drawing and related documents for the construction work to be performed on the Property which have been submitted to and approved by the City Council of the City, as the same may be changed, modified, or adjusted pursuant to Section 4.2 hereof; *provided, however*, that, pursuant to the terms of said Section 4.2 hereof, any nonmaterial modifications or adjustments thereto may be made by the Developer without the City's consent.

County means Wright County, Minnesota.

Deed means the quit claim deed described in Section 3.1 to be executed by the City conveying the Property to the Developer.

Developer means Kid's Haven of Monticello Holdings, LLC, a Minnesota limited liability company, or its permitted successors and assigns.

Development Property or **Property** means the development property described in Schedule A of this Agreement.

Event of Default means any of the events described in Section 8.1.

Minimum Improvements mean an approximately 26,704 square foot commercial building, together with related and incidental improvements to be constructed on the Property by Developer in accordance with the Construction Plans.

Mortgage means any mortgage made by the Developer, or its permitted successors or assigns as the owner of the Property, which is secured in whole or in part, by the Property.

Project means construction of the Minimum Improvements on the Development Property.

Purchase Price means the sum of Five Hundred Eight Thousand Nine Hundred Twenty-Six and No/100 Dollars ($508,926.00), which the Developer shall pay the City for the purchase of the Property pursuant to Section 3.3 of this Agreement, subject to adjustments as set forth herein.

State means the State of Minnesota.

Tenant means Kid's Haven of Monticello, LLC, a Minnesota limited liability company, or its permitted successors and assigns.

Unavoidable Delays means delays beyond the reasonable control of the party seeking to be excused as a result thereof which are the direct result of war, terrorism, strikes, other labor troubles, fire, inclement weather, earthquakes, tornados, flooding, acts of God, or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, or acts of any federal state or local governmental unit (other than the City in exercising its rights under this Agreement) which directly result in delays. Unavoidable Delays shall not include delays caused by the Developer's and/or Tenant's failure to exercise reasonable efforts to obtain permits or governmental approvals necessary to enable construction of the Minimum Improvements by the date such construction is required under Section 3.3 of this Agreement, unless (a) Developer has timely filed any application and materials required by the City for such permit or approvals and (b) the delay is beyond the reasonable control of the Developer.

ARTICLE II.
REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties by the City. The City makes the following representations, warranties and covenants:

(a) The City is a Minnesota municipal corporation duly organized and existing under the laws of the State. Under the laws of the State, the City has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The City makes no representation or warranty, either express or implied, as to the Property or its condition or soil conditions thereon, or that the Property is suitable for the Developer's needs except as specifically set forth in this Agreement.

(c) Subject to satisfaction of the terms and conditions of this Agreement, the City will convey the Property to the Developer for development in accordance with the terms of this Agreement.

(d) To the best knowledge of the City, without independent investigation, no entity or person has at any time:

i) "released" or actively or passively consented to the "release" or "threatened release" of any Hazardous Substance (as defined below) from any "facility" or "vessel" located on or used in connection with the Property; or

ii) taken any action in "response" to a "release" in connection with the Property; or

iii) otherwise engaged in any activity or omitted to take any action which could subject Developer or the City to claims for intentional or negligent torts, strict or absolute liability, either pursuant to statute or common law, in connection with Hazardous Substances (as defined below) located in or on the Property, including the generating, transporting, treating, storage or manufacture of any Hazardous Substance (as defined below). The terms set within quotation marks above shall have the meaning given to them in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Sec. 9601 et seq., as amended ("CERCLA") and any state environmental laws. "Hazardous Substances" means hazardous waste, toxic substances, urea formaldehyde, polychlorinated biphenyls, asbestos, petroleum, natural gas, synthetic gas usable for fuel or mixtures thereof, any materials related to any of the foregoing, and substances defined as "hazardous substances", "toxic substances", "hazardous waste", "pollutant", or "contaminant" in CERCLA, Resource Conservation and Recovery Act of 1976, as amended, 42 U.S.C. Sec. 6901 et seq., the Hazardous Materials Transportation Act, 49 U.S.C. Sec. 5101 et seq., the Clean Water Act of 1977, 33 U.S.C. Sec. 1251 et seq., any state laws regarding environmental matters, or any regulations promulgated pursuant to any of the foregoing statutes.

(e) To the best knowledge of the City there is no "individual sewage treatment system" (as defined in Minnesota Statutes Section 115.55, subd.1(g)) located on the Property.

(f) To the best knowledge of the City there is no "well" (as defined in Minnesota Statutes Section 103L.005, subd.21 located on the Property.

(g) The City has received no notice of and has no knowledge of any action, litigation, investigation or proceeding of any kind pending or threatened against the City or the Property, and the City knows of no facts which could give rise to any such action, litigation, investigation or proceeding.

(h) There are no leases, oral or written, affecting the Property nor any other right, title or interest in or to the Property granted to any third party, except Permitted Encumbrances as hereinafter defined and City covenants to deliver possession of the Property at Closing free of all tenancies, occupancies or other right, title and interest, except Permitted Encumbrances.

Section 2.2. Representations and Warranties of the Developer. The Developer makes the following representations, warranties and covenants:

(a) The Developer is a limited liability company duly organized and in good standing under the laws of the State of Minnesota, is authorized to transact business in the State of Minnesota, and has full power and authority to enter into this Agreement and carry out the covenants contained herein and has duly authorized the execution, delivery and performance of this Agreement by proper action of its managers, members or officers.

(b) When the Property is conveyed to the Developer, the Developer will construct the Minimum Improvements, in accordance with the terms of this Agreement and all applicable local, state and federal laws and regulations (including, but not limited to, environmental, zoning, building code and public health laws and regulations) subject to Developer's right to contest the same pursuant to applicable law.

(c) The Developer will use commercially reasonable efforts to obtain or cause to be obtained, in a timely manner, all required and applicable permits, licenses and approvals, and will meet or cause to be satisfied, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed, subject to Unavoidable Delays.

(d) The Minimum Improvements will be constructed by the Developer, at its sole expense, in such manner, and at such expense as are necessary to make the Property usable by the Developer, including all such improvements as are necessary to make said facility comply with all applicable federal, state, and local rules, regulations, ordinances and laws.

(e) The Developer will construct the Minimum Improvements in accordance with all local, state, or federal energy-conservation laws or regulations.

(f) The Developer will use its best efforts to obtain, in a timely manner, all required permits, licenses and approvals and to meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed. The City will cooperate to expedite the processing of any application filed with the City by the Developer. The City does not hereby warrant or represent that it will approve an application filed by Developer, except as expressly provided in this Agreement.

(g) To Developer's knowledge, neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with, or results in a breach of, the terms, conditions or provisions of any corporate restriction or any evidences of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound or constitutes a default under any of the foregoing.

(h) The construction of the Minimum Improvements would not be undertaken by the Developer, and in the opinion of Developer the construction of the Minimum Improvements would not be economically feasible to Tenant and Developer within the reasonably foreseeable future, but for the assistance and benefit to the Developer provided for in this Agreement.

(i) The Developer will reasonably cooperate fully with the City and the Authority with respect to any litigation commenced by any third party with respect to the Project.

(j) The Developer agrees to pay the total amount of any costs, charges, expenses and attorneys' fees reasonably incurred and paid at any time by City because of any Event of Default by the Developer as to any stipulation, agreement, and covenant of this Agreement, resulting in any suit or proceeding at law or in equity to which the City shall become a party in reference to the Developer's interest in the Development Property or the Project and in which the City prevails.

(k) The Developer agrees to enter into the Lease on or before Closing on the conveyance of the Property to Developer.

Section 2.3. <u>Representations and Warranties of Tenant.</u> Tenant makes the following representations, warranties and covenants:

(a) Tenant is a limited liability company, duly organized and in good standing under the laws of Minnesota, is not in violation of any provisions of its articles of incorporation and bylaws, is duly authorized to transact business within the State, has power to enter into this Agreement and has duly authorized the execution, delivery and performance of this Agreement by proper action of its officers.

(b) Tenant will operate and maintain the Minimum Improvements in accordance with the terms of this Agreement and all applicable local, state and federal laws and regulations (including, but not limited to, environmental, zoning, building code and public health laws and regulations) subject to Tenant's right to contest the same pursuant to applicable law.

(c) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions of any corporate restriction or any evidences of indebtedness, agreement or instrument of whatever nature to which Tenant is now a party or by which it is bound, or constitutes a default under any of the foregoing, which default or breach might prevent Tenant from performing its obligations under this Agreement.

(d) Tenant agrees to pay the total amount of any costs, charges, expenses and attorneys' fees reasonably incurred and paid at any time by City because of any Event of Default by the Tenant as to any stipulation, agreement, and covenant of this Agreement, resulting in any suit or proceeding at law or in equity to which the City shall become a party and in which the City prevails.

(e) The Tenant agrees to enter into the Lease on or before Closing on the conveyance of the Property to Developer.

ARTICLE III.
CONVEYANCE OF PROPERTY

Section 3.1. Status of Property. Except for the representations, warranties and covenants set forth herein and any other terms and conditions for this Agreement, the City agrees to sell the Property to the Developer and the Developer agrees to purchase the Property from the City in "as-is" condition. The City agrees to convey the Property to the Developer by Deed. Closing of the transaction contemplated under this Agreement (the "Closing") shall occur on or before May 28, 2026 (the "Closing Date") at such place as mutually agreed upon by City and Developer.

Section 3.2. Conditions Precedent to Conveyance of Property.

(a) The City's obligation to convey the Property is contingent upon the following, any of which may be waived by Seller, in writing:

(i) Developer not being in default under the material terms of this Agreement at Closing;

(ii) On or prior the Closing, Developer obtaining seller's approval of the Plat and all necessary approvals for the subdivision of the Seller Property consistent with the Concept Plan and the Plat and recording the Plat at Closing;

(iii) On or prior to the Closing, Developer and Tenant entering into the Lease;

(iv) At Closing, the Developer and City entering into any easements or amendments of any existing easements affecting the Property or Remnant Parcel together with any other necessary property owners, in a form and substance reasonably acceptable to the City;

(v) At Closing, the Developer and the City entering into a shared access easement benefitting the Property and the Remnant Parcel; and

(vi) Developer reimbursing the City for all City costs associated with the preparation of this Contract at Closing.

(b) The Developer's obligation to accept title to the Property is contingent upon the satisfaction, or waiver in writing by the Developer, of the following conditions precedent:

(i) At Closing, the City not being in default under the terms of this Agreement;

(ii) At Closing, the City delivering to the Developer, in a form reasonably acceptable to Developer, the Deed conveying fee title to the Property to Developer;

(iii) At or before Closing, Developer having determined that it is satisfied, in its sole discretion, with the results and matters disclosed by a Phase I Environmental Audit or Phase II (if necessary), soil tests, and its review of utilities, protective covenants, including the documents proposed under the terms of this Agreement for the Property, wetlands study, storm water retention/filtration, zoning, site conditions (tree mitigation, grading, clearing), site planning, review of any association documents, design guidelines, other private governing authority documents, feasibility study of the Property and other due diligence related materials. Developer shall be responsible for any and all costs incurred in connection with the Developer's inspections and due diligence review;

(iv) On or prior to the Closing, Developer obtaining City approval of the Plat and all necessary approvals for the subdivision of the City Property consistent with the Concept Plan and the Plat and recording the Plat at Closing;

(v) At Closing, the Developer and City entering into any easements or amendments of any existing easements affecting the Property or Remnant Parcel together with any other necessary property owners, in a form and substance reasonably acceptable to the Developer;

(vi) The representations, warranties and covenants of City being true, correct, and complete on the date hereof and as of the Closing Date.

If the contingencies have not been satisfied or waived by the parties on or before the respective dates set forth above, then the respective party may elect to terminate this Agreement by written notice delivered to the other party not later than expiration of such applicable dates. If either party fails to terminate prior to expiration of such applicable contingency dates, then the contingencies pertaining to each such respective contingency shall be deemed waived by the party entitled to assert the contingency and the parties shall perform under this Agreement. If this Agreement is terminated as permitted under the terms of this Section, then upon request by City, City and Developer agree to sign a cancellation of this Agreement or Developer shall deliver a Warranty Deed to the Property to City.

Section 3.3. <u>Purchase Price</u>. Except as otherwise provided for herein, the Purchase Price for the Property shall be payable by Developer at Closing (as hereinafter defined) in the as follows:

(a) Developer shall deposit Five Thousand (**$5,000.00**) Dollars (the "**Earnest Money**") in escrow within two (**2**) business days of the Effective Date with **Preferred Title, Inc., 225 West Broadway Street, Monticello, Minnesota, 55362** (the "**Title Company**"), which the Title Company is instructed to hold and disburse in accordance with the terms of this Agreement. Upon Developer's

full performance of this Agreement, the Earnest Money shall be delivered to the City and applied toward the payment of the Purchase Price at the Closing.

(b) Two Hundred Forty-five Thousand and 00/100 (**$245,000.00**) shall be payable in cash or certified funds on the Closing Date provided for in Section 3.1 of this Agreement.

(c) the balance in accordance with the terms of that certain promissory note, substantially in the form attached hereto as Exhibit "B" ("Promissory Note") to be executed at Closing. At the closing of this transaction, Developer will grant City a Mortgage substantially in the form attached hereto as Exhibit "C" ("Mortgage") as security for the Promissory Note.

Section 3.4. <u>Closing</u>.

(a) On the Closing Date, provided all conditions precedent for the City and Developer to close have either been met or waived, the City shall convey the Property to the Developer through the execution and delivery of the Deed and all other documents reasonably required by City, Developer and the Title Company to complete the closing under the terms of this Agreement. This closing shall be at the Title Company or some other mutually agreeable location.

(b) The Developer shall take possession of the Property upon execution and delivery of the Deed by the City at closing.

(c) The Deed shall be in recordable form and shall be promptly recorded along with this Agreement.

(d) At Closing, the Developer shall also pay:

(i) the closing fee charged by the Title Company;
(ii) title insurance premiums for the owner's title insurance policy and any lender's title insurance policy;
(iii) all recording fees and charges related to the filing of the deed and mortgage, but excluding conservation fees and state deed tax for the deed;
(iv) all costs associated with the Plat and development fees related to the Plat;
(v) all costs associated with recording of any easements or amendments to easements;
(vi) All of Developer's remaining costs to close not otherwise specified in this Section;
(vii) Developer's attorney fees; and
(viii) City costs for preparation of this Contract.

(e) At Closing, City shall also pay:

(i) state deed tax and the conservation fee attributable to the deed;
(ii) all costs associated with obtaining a title insurance commitment, including name searches, bankruptcy searches, and property inspection fees; and
(iii) recording fees for corrective instruments required to remove

encumbrances and place marketable title in Developer's name.

Section 3.5. Title.

(a) **Title Evidence**. Within fifteen (15) days of the Effective Date, the City shall provide to Developer a Commitment (the "**Title Commitment**") for an ALTA Owner's Policy of Title Insurance to insure title to the Property, in the amount of the Purchase Price, issued by the Title Company. The Title Commitment will commit the Title Company to insure title to the Property subject only to the Permitted Encumbrances (defined in Section 3.5(c) of this Agreement) and shall include a Special Assessment Search and be accompanied by legible copies of each document evidencing liens and encumbrances affecting the Property.

(b**)** **Survey**. Within ten (**10**) days after the Effective Date, The City shall deliver to Developer copies of any survey(s) of the Property that the City may have in its possession or under its control. Developer, at its sole cost and expense, may obtain a survey of the Property (the "**Survey**"). The Surveyor's Certificate regarding the new Survey shall be in a form acceptable to Developer and the Title Company.

(c) **Developer's Objections**. Within twenty (**20**) days after receiving the Title Commitment and the Survey, Developer will make in writing, any objections (the "**Objections**") to any matters disclosed in the Title Commitment or the Survey that are not acceptable to Developer. Any matter shown on such Title Commitment or the Survey and not objected to by Developer shall be a "**Permitted Encumbrance**" hereunder. The City will have thirty (**30**) days after receipt of the Objections to cure the Objections **("Title Cure Period")**, during which period the Closing will be postponed as necessary. The City shall use its reasonable best efforts to correct any Objections, provided the City shall be obligated to correct or remove, on or before the Closing Date, any Objections based upon monetary liens that may be satisfied by the payment of money (the "**Monetary Liens**"). Except for costs necessary to release or satisfy any Monetary Liens, the City shall not be required to incur any out-of-pocket expenses in attempting to address any Objections. If the Objections that are not Monetary Liens are not cured within such thirty (**30**) day period, Developer, as its sole remedy, will have the option to do any one of the following:

i) Terminate this Agreement and receive a refund of the Earnest Money.

ii) waive Objections and proceed to close.

Section 3.6. Right of Entry. Upon reasonable notice to City, Developer and Developer's authorized agents shall have the right during the period from the date of this Agreement to the Date of Closing to enter in and upon the Property in order to make, at Developer's expense, surveys, measurements, soil tests, geotechnical tests and other tests that Developer shall deem necessary. Developer agrees to restore any resulting damage to the Property caused by Developer or its agents and to indemnify, hold harmless and defend City from any and all claims by third persons of any nature whatsoever arising from Developer's right of entry hereunder, including all actions, proceedings, demands, assessments, costs, expenses and attorneys' fees. Notwithstanding the foregoing, Developer's indemnification obligations set forth above shall not include any obligation to indemnify the City for the discovery of any existing conditions discovered as a result of Developer's inspections

and testing.

Section 3.7. Obligations at Closing. At Closing:

(a) The City shall execute and deliver to the Developer the following:

(i) Deed. A Deed in recordable form and reasonably satisfactory to Developer, which shall include the following well representations: "Seller certifies that the Seller does not know of any wells on the described Property."

(ii) Seller's Affidavit. A standard form affidavit by the City indicating that on the date of Closing there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving the City or the Property; that there has been no skill, labor or material furnished to the Property for which payment has not been made or for which mechanic's liens could be filed; and that there are no other unrecorded interests in the Property.

(iii) Non-Foreign Person Certification. A certification in form and content satisfactory to the parties hereto and their counsel, properly executed by the City, containing such information as shall be required by the Internal Revenue Code, and the regulations issued there under, in order to establish that the City is not a "foreign person" as defined in §1445(f)(3) of such Code and such regulations.

(iv) Storage Tanks. If required, an affidavit with respect to storage tanks pursuant to Minn. Stat. § 116.48.

(v) Well Certificate. If there is a well located on the Property, a well disclosure certificate in form and substance true to form for recording.

(vi) Other Documents. All other documents reasonably determined by either party or the Title Company to be necessary to transfer and provide title insurance for the Property.

(b) Developer shall execute and deliver at Closing:

(i) Purchase Price. Payment of the balance of the Purchase Price.

(ii) Promissory Note and Mortgage. The Promissory Note and Mortgage substantially in the forms attached hereto as Exhibits B and C.

(ii) Plat.

(iii) Lease.

(iv) Other Documents. All other documents reasonably determined by either party or the Title Company to be necessary to transfer and provide title insurance for the Property.

Section 3.8. Commissions. City and Developer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than **Commercial Realty Solutions** (the "**City's Broker**"), which represents the City. Developer agrees to pay a commission of **6%** of the Purchase Price, to City's Broker at Closing. City and Developer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any brokers' fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to City's Broker as above provided, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorneys' fees.

Section 3.9. No Representation by the City. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, IT IS UNDERSTOOD AND AGREED THAT THE CITY IS NOT MAKING AND HAS NOT MADE, AT ANY TIME, ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, ZONING, TAX CONSEQUENCES, LATENT OR PATENT PHYSICAL OR ENVIRONMENTAL CONDITIONS, UTILITIES, ACCESS, OPERATING HISTORY OR PROJECTIONS, VALUTION, GOVERNMENTAL APPROVALS, THE COMPLIANCE OF THE PROPERTY WITH GOVERNMENTAL LAWS, THE TRUTH, ACCURACY OR COMPLETENESS OF ANY PROPERTY DATA OR OTHER INFORMATION PERTAINING TO THE PROPERTY DELIVERED TO DEVELOPER BY THE CITY OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY. DEVELOPER ACKNOWLEDGES AND AGREES THAT UPON THE CLOSING OF THE TRANSACTION CONTEMPLATED BY THIS AGREEMENT, THE CITY SHALL SELL AND DEVELOPER SHALL ACCEPT THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS". DEVELOPER HAS NOT RELIED AND WILL NOT RELY ON, AND THE CITY IS NOT LIABLE FOR OR BOUND BY, ANY EXPRESSED OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO MADE OR FURNISHED BY THE CITY OR AGENT REPRESENTING OR PURPORTING TO REPRESENT THE CITY, TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, ORALLY OR IN WRITING, UNLESS SPECIFICALLY SET FORTH IN THIS AGREEMENT.

THE DEVELOPER REPRESENTS TO THE CITY THAT DEVELOPER HAS CONDUCTED, OR WILL HAVE HAD THE OPPORTUNITY TO CONDUCT PRIOR TO CLOSING, SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE PHYSICAL, ENVIRONMENTAL AND GEOTECHNICAL CONDITIONS THEREOF, AS DEVELOPER DEEMS NECESSARY TO SATISFY ITSELF OF THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ANY HAZARDOUS OR TOXIC SUBSTANCES OR MATERIALS ON, WITHIN, UNDER OR DISCHARGED FROM THE PROPERTY, AND WILL RELY SOLELY

UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF THE CITY.

UPON CLOSING, DEVELOPER SHALL ASSUME THE RISK THAT ADVERSE MATTERS, INCLUDING BUT NOT LIMITED TO, ADVERSE PHYSICAL, ENVIRONMENTAL AND GEOTECHNICAL CONDITIONS MAY HAVE BEEN REVEALED BY DEVELOPER'S INVESTIGATIONS, AND DEVELOPER, UPON CLOSING, SHALL BE DEEMED TO HAVE WAIVED, RELINQUISHED AND RELEASED THE CITY (AND THE CITY'S OFFICERS, DIRECTORS, SHAREHOLDER, EMPLOYEES AND AGENTS) FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION (INCLUDING CAUSES OF ACTION IN TORT) LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES AND COURT COSTS) OF ANY AND EVERY KIND OR CHARACTER, KNOWN OR UNKNOWN, WHICH DEVELOPER MIGHT HAVE ASSERTED OR ALLEGED AGAINST THE CITY (AND THE CITY'S OFFICERS, DIRECTORS, SHAREHOLDER, EMPLOYEES AND AGENTS) AT ANY TIME BY REASON OF OR ARISING OUT OF ANY LATENT OR PATENT PHYSICAL CONDITIONS, VIOLATIONS OF ANY APPLICABLE LAWS) AND ANY AND ALL OTHER ACTS, OMISSIONS, EVENTS, CIRCUMSTANCES OR MATTERS REGARDING THE PROPERTY.

The City and Developer agree that the provisions of this Section 3.9 shall survive the closing of the transaction contemplated by this Agreement.

ARTICLE IV.
CONSTRUCTION OF MINIMUM IMPROVEMENTS

Section 4.1. Construction of Minimum Improvements. The Developer agrees that it will construct or cause construction of the Minimum Improvements on the Property in substantial compliance with the Construction Plans. Developer and Tenant agree they will operate, maintain, preserve and keep the respective components of the Minimum Improvements or cause such components to be operated, maintained, preserved and kept with the appurtenances and every part and parcel thereof, in good repair and condition, subject to ordinary wear and tear and damage by casualty.

Section 4.2. Construction Plans.

(a) Within 60 days of the date of this Agreement, the Developer shall submit to the City a site plan for the Property ("Site Plan"), together with the Construction Plans for the Minimum Improvements. The Construction Plans shall provide for the construction of the Minimum Improvements and shall be in conformity with this Agreement, the Site Plan, and all applicable state and local laws and regulations. The City shall approve the Construction Plans in writing if, in the reasonable discretion of the City: (i) the Construction Plans conform to the terms and conditions of this Agreement; (ii) the Construction Plans conform to all applicable federal, state and local law, ordinances, rules and regulations; (iii) the Construction Plans are reasonably adequate to provide for the construction of the subject Minimum Improvements; and (iv) no Event of Default has occurred and is continuing. No approval by the City under this Section 4.2 shall relieve the Developer of the obligation to comply with the terms of this Agreement, applicable federal, state and local laws, ordinances, rules and regulations, or to construct the Minimum Improvements. No approval by the

City shall constitute a waiver of an Event of Default. The City shall review the Construction Plans within sixty (60) days of submission of a complete set of Construction Plans and either approve the same or provide Developer with a list of specific required changes to be made to the Construction Plans. Upon making the specific changes to the Construction Plans as required by the City, the Developer shall submit the Construction Plans with the required changes to the City for its approval and if Developer made the required changes, the Construction Plans shall be approved.

(b) If the Developer or Tenant, as the case may be, desires to make any material change in the Construction Plans or any component thereof after their approval by the City, the Developer shall submit the proposed change to the City for approval. For purposes of this Agreement, a "material" change in the Construction Plans shall be any change that reduces the value of the Minimum Improvements by more than ten percent (10%), changes the exterior appearance of the Minimum Improvements (except painting or any other cosmetic, decorative, or miscellaneous changes), or changes the general nature or use of the Minimum Improvements. Any requested change in the Construction Plans shall, in any event, be deemed approved by the City unless rejected, in whole or in part, by written notice by the City to the Developer, setting forth in detail the reasons therefor. Such rejection shall be made within ten (10) business days after receipt by the City of a written request for the change, which request shall include the proposed change in the Construction Plans and a written narrative explaining the purpose and details of the change. The City's approval shall not be unreasonably withheld, conditioned or delayed and the City will not act in an arbitrary and capricious manner with respect to the approval thereof. Said approval shall constitute a conclusive determination that the Construction Plans (and the Minimum Improvements, constructed in accordance with said plans) comply to the City's satisfaction with the provisions of this Agreement relating thereto. Notwithstanding the foregoing, in the event the City rejects any Construction Plans or any changes, modifications, or adjustments thereto, the Developer may, in its sole discretion, elect to terminate this Agreement by a written notice to the City and Tenant, in which event the parties shall be relieved of their obligations under the terms of this Agreement. No approval of a change by the City under this subsection shall relieve the Developer of its obligation to obtain the approval of the City if such approval is necessary.

Section 4.3. <u>Commencement and Completion of Construction.</u>

(a) Subject to Unavoidable Delays, the Developer shall commence construction, or cause commencement of construction, of the Minimum Improvements on or before June 30, 2026, or on such other date as the parties shall agree. Construction is considered to be commenced upon the beginning of physical improvement to the Property, including grading, excavation or other physical site preparation work.

(b) Subject to Unavoidable Delays, the Minimum Improvements must be substantially completed by May 28, 2027, or on such other date as the parties shall agree.

(c) All work with respect to the Minimum Improvements to be constructed or provided by the Developer on the Property shall be in substantial compliance with the Construction Plans.

(d) Until construction of the Minimum Improvements has been substantially completed, the Developer or Tenant shall make construction progress reports, at such times and in such detail as may

reasonably be requested by the City, but not more than once a month, as to the actual progress of the Developer with respect to such construction.

Section 4.4. Certificate of Completion.

(a) Notwithstanding any provision contained in this Agreement to the Contrary, the City will furnish the Developer with a Certificate of Completion in the form attached hereto as Exhibit "D" promptly upon compliance with: (1) all terms of the Business Subsidy Agreement and (2) the completion of the Minimum Improvements in accordance with those provisions of the Agreement relating to the obligations of the Developer to construct the Minimum Improvements. Such Certificate of Completion by the City shall be furnished to Developer within thirty (30) days after request by Developer, shall be in recordable form, and shall be a conclusive determination that: (1) Developer has satisfied the terms of this Agreement and (2) all agreements and covenants in the Agreement with respect to the obligations of the Developer, and its successors and assigns, to construct the Minimum Improvements and comply with the Business Subsidy Agreement are terminated in their entirety.

(b) If the City shall refuse or fail to provide the Certificate of Completion in accordance with the provisions of this Section 4.4 of this Agreement, the City shall, within thirty (30) days after written request by Developer for the Certificate of Completion, provide the Developer with a written statement, indicating in adequate detail in what respects the Developer has failed to complete the Minimum Improvements in accordance with the provisions of the Agreement, or is otherwise in default, and what measures or acts it will be necessary, in the opinion of the City, for the Developer to take or perform in order to obtain such Certificate of Completion.

(c) The construction of the Minimum Improvements shall be deemed to be completed when the Minimum Improvements are, as reasonably determined by the City, substantially completed in accordance with the Construction Plans and when a certificate of occupancy is issued for the Minimum Improvements.

ARTICLE V.
REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS

On or prior to the Closing Date, (a) the City shall pay all levied special assessments against the Property which are due and payable for all years prior to the year of the Closing Date, if any, and (b) the Developer shall assume all pending and levied special assessments as of the Closing Date and thereafter. Real estate taxes due and payable in the year of Closing shall be prorated between City and Developer on the basis of the number of days in the calendar year of Closing before the Closing Date (as to City) and on and after the Closing Date (as to Developer). Developer shall pay all real estate taxes and pending and levied special assessments due and payable in the year following Closing and thereafter. The City warrants that other than the pending or levied assessments of record, the City has no knowledge of any pending special assessments or actions by the City which would result in any special assessments (e.g. preparation of plans and specifications for street or utility improvements serving the Property within the meaning of Minnesota Statutes § 429.031, except as otherwise requested or agreed to by Developer in connection with the platting process for the Property. The Developer shall be responsible for all other assessments levied after Closing.

ARTICLE VI.
BUSINESS SUBSIDY AGREEMENT

Section 6.1. Assistance. It is the intention of the Parties that, as a necessary inducement to Developer to commence and complete the construction of the Minimum Improvements, the City shall contribute not more than $258,926.00 as the business subsidy. The form of the business subsidy which shall be provided for Developer by the City is the conveyance of the Property to Developer through a forgivable loan for a portion of the Purchase Price for the Property.

Section 6.2. Business Subsidy. In order to satisfy the provisions of Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidies Act"), the Developer and Tenant acknowledge and agrees that the amount of the "Business Subsidy" granted to the Developer under this Agreement is $258,926.00 and that this Business Subsidy is needed because the Project is not sufficiently feasible for the Developer to undertake without the Business Subsidy. The public purpose of the Business Subsidy is to create new jobs in the City, to enhance the tax base, and to fulfill a need in the City for childcare services. The Tenant agrees that it will meet the following goals (the "Goals"): it will create at least 40 full-time equivalent positions within twenty four (24) months from the date of issuance of a certificate of occupancy for the Minimum Improvements at an hourly wage of at least $16.76 per hour, exclusive of benefits.

Section 6.3. Repayment. If the Goals established in the Business Subsidy Agreement are not met, Developer shall pay the City the sums required pursuant to the terms of the Promissory Note ("Financial Obligation"), accruing from and after the Benefit Date. If the Goals are met in part, the Developer will repay a portion of the Business Subsidy plus Interest in accordance with the terms of this Agreement and the Promissory Note.

Section 6.4. Reports. The Tenant agrees to (i) report its progress on achieving the Goals to the City until the Goals are met, or the Business Subsidy is repaid, whichever occurs earlier in accordance with Minn. Stat. Section 116J.994, subd. 7; (ii) include in the report the information required on forms developed by the Minnesota Department of Employment and Economic Development; and (iii) send the completed reports to the City. The Tenant agrees to file these reports no later than March 1 of each year and within thirty days after the deadline for meeting the Goals. The City agrees that if it does not receive the reports, it will mail the Developer and Tenant a warning within one week of the required filing date. If within fourteen (14) days of the post marked date of the warning letter the reports are not made, the Tenant agrees to pay to the City a penalty of $100.00 for each subsequent day until the report is filed up to a maximum of $1,000 pursuant to Minn. Stat. Section 116J.994, subd. 7(d).

Section 6.5. Operation. The Tenant agrees to continue operations of the daycare facility on the Property for at least five (5) years after the Benefit Date.

Section 6.6 Requirements. The following requirements are required by the Business Subsidy Act:

(a) The financial assistance is being provided for the public purposes of increasing employment within the City and developing property that is currently vacant and underutilized. The

Financial Assistance is necessary to offset the high costs associated with the acquisition of the Property and preparing the Property for development. Also, absent the financial assistance, the proposed development would not occur, and jobs would not be created.

(b) There are no other state or local government agencies providing financial assistance for the Project other than the City, except as follows:

(i) City of Monticello Economic Development Authority - $250,000 loan for equipment.

(c) The Developer and Tenant certify that they do not have a parent company.

Section 6.7. Default Defined. It shall be a default under this Agreement if, after written notice to the Developer and Tenant of the default, either the Developer or Tenant fail to comply with the terms or provisions of Article IV or this Article, and fail to cure such failure to the reasonable satisfaction of the City within thirty (30) days after written notice to the Developer and Tenant of the default, or other reasonable period of time approved by the City, but only if the default has not been cured within thirty (30) days or other time period provided by the City.

Section 6.8. Remedies on Default. The parties agree that the subsidy is a forgivable loan, repayable only if the Developer and Tenant fail to fulfill the obligations under Sections 4.3 or 6.2 of this Agreement. Upon the occurrence of a failure to construct the Minimum Improvements under Section 4.3, create jobs as required by Section 6.2 hereof or a failure to continue operations as required by Section 6.5 hereof, Developer shall pay to the City upon written demand from the City a "pro rata share" of the subsidy and interest on the subsidy at the rate provided under Minn. Stat. 116J.994, subd. 6, accrued from the Benefit Date. The term "pro rata share" means percentages calculated as follows:

(a) if the failure relates to the number of jobs, the jobs required less the jobs created, divided by the jobs required;

(b) if the failure relates to wages, the number of jobs required less the number of jobs that meet the required wages, divided by the number of jobs required;

(c) if the failure relates to a failure to continue operations of the Minimum Improvements for the purposes described in this Agreement in accordance with Section 6.5 hereof, sixty (60) less the number of months of operation (where any month in which the Minimum Improvements are in operation for at least fifteen (15) days constitutes a month of operation), commencing on the Benefit Date and ending with the date operation is ceased, as reasonably determined by the City, divided by sixty (60); and

(d) if more than one of clauses (a) through (c) apply, the average of the applicable percentages, not to exceed one hundred percent (100%).

Section 6.9. Costs of Enforcement. Whenever any default occurs under this Agreement and it becomes reasonably necessary for the City to employ outside attorneys or incur other reasonable

expenses for the collection of payments due or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer and Tenant under this Agreement, the Developer and Tenant shall be liable to the City for the reasonable fees of such attorneys and such other expenses so incurred by the City; provided, that the Developer and Tenant shall only be obligated to make such reimbursement if the City prevails in such collection or enforcement action.

ARTICLE VII.
OTHER FINANCING; PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

Section 7.1. City's Option to Cure Default on Mortgage. In the event that any portion of the Developer's funds is provided through mortgage financing, and there occurs a default under any Mortgage reviewed by the City pursuant to Article VII of this Agreement, the Developer shall cause the City to receive copies of any notice of default received by the Developer from the holder of such Mortgage. Thereafter, the City shall have the right, but not the obligation, to cure any such default on behalf of the Developer within such cure periods as are available to the Developer under the Mortgage documents, to the extent the Mortgage documents permit the City to cure such default.

Section 7.2. Modification; Subordination. If required by the Developer's construction lender, the City agrees to subordinate this Agreement to the construction mortgage to provide that mortgage with a first lien priority, in a form reasonably acceptable to the City and approved by the City by formal action.

Section 7.3. Representation as to Development. Developer represents and agrees that its purchase of the Property and its other undertakings pursuant to this Agreement, are, and will be used, for the purpose of development of the Property and not for speculation in land holding.

Section 7.4. Prohibition Against Developer's Transfer of Property and Assignment of Agreement. Developer represents and agrees that prior to issuance of a Certificate of Completion for the Minimum Improvements:

(a) Developer has not made or created and will not make or create or suffer to be made or created any total or partial sale, assignment, conveyance, or lease, or any trust or power, or transfer in any other mode or form of or with respect to this Agreement or the Property, or any contract or agreement to do any of the same, to any person or entity (collectively, a "Transfer"), without the prior written approval of the City. The parties agree that the term "Transfer" does not include (i) encumbrances made or granted by way of security for, and only for, the purpose of obtaining construction, interim or permanent financing necessary to enable the Developer to construct the Minimum Improvements, (ii) any lease, license, easement or similar arrangement entered into in the ordinary course of business related to operation of the Minimum Improvements, including, but not limited to, leasing of the Minimum Improvements to Tenant, or (iii) and conveyance of membership interest or change in the equity owners of Developer. Any such Transfer is subject to the provisions of this Section. It is expressly understood that any lease between the Developer and the Tenant does not constitute a transfer for purposes of this Agreement.

(b) In the event Developer, upon Transfer of the Property or any portion thereof before issuance of the final Certificate of Completion, seeks to be released from its obligations under this

Agreement as to the Property or portion thereof that is transferred, the City shall be entitled to require, except as otherwise provided in this Agreement, as conditions to any such release, that:

(i) Any proposed transferee shall have the qualifications and financial responsibility, in the reasonable judgment of the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer as to the portion of the Property to be transferred.

(ii) Any proposed transferee, by instrument in writing satisfactory to the City and in form recordable in the public land records of Wright County, Minnesota shall, for itself and its successors and assigns, and expressly for the benefit of the City, have expressly assumed all of the obligations of the Developer under this Agreement as to the portion of the Property to be transferred and agreed to be subject to all the conditions and restrictions to which the Developer is subject as to such portion; provided, however, that the fact that any transferee of, or any other successor in interest whatsoever to, the Property, or any part thereof, shall not, for whatever reason, have assumed such obligations or so agreed and shall not (unless and only to the extent otherwise specifically provided in this Agreement or agreed to in writing by the City) deprive the City of any rights or remedies or controls with respect to the Property, the Minimum Improvements or any part thereof or the construction of the Minimum Improvements, it being the intent of the parties as expressed in this Agreement that (to the fullest extent permitted at law and in equity and excepting only in the manner and to the extent specifically provided otherwise in this Agreement) no transfer of, or change with respect to, ownership in the Property or any part thereof, or any interest therein, however consummated or occurring, and whether voluntary or involuntary, shall operate, legally, or practically, to deprive or limit the City of or with respect to any rights or remedies on controls provided in or resulting from this Agreement with respect to the Property that the City would have had, had there been no such transfer or change. In the absence of specific written agreement by the City to the contrary, no such transfer or approval by the City thereof shall be deemed to relieve the Developer or any other party bound in any way by this Agreement or otherwise with respect to the Property, from any of its obligations with respect thereto.

(iii) Any and all instruments and other legal documents involved in effecting the Transfer of any interest in this Agreement or the Property governed by this Article VII, shall be in a form reasonably satisfactory to the City.

In the event the foregoing conditions are satisfied then the Developer shall be released from its obligation under this Agreement, as to the portion of the Property that is transferred, assigned or otherwise conveyed.

ARTICLE VIII.
EVENTS OF DEFAULT

Section 8.1 Events of Default Defined. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless the context provides otherwise), any one or more of the following events:

(a) Failure by the Developer or Tenant to pay or caused to be paid when due any payments required to be paid under this Agreement or to pay when due ad valorem taxes on the Property which are Developer's obligations under this Agreement.

(b) Failure by the Developer to commence, diligently pursue, and complete construction of the Minimum Improvements, or portions thereof, pursuant to the terms, conditions, and limitations of this Agreement.

(c) Failure by Developer or Tenant to observe or perform any other covenant, condition, obligation, or agreement on its part to be observed or performed under this Agreement.

(d) The Developer does any of the following prior to completion of construction of the Minimum Improvements: (i) files any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under United States Bankruptcy Laws or any similar federal or state laws; or (ii) make an assignment for the benefit of its creditors; or (iii) admit, in writing, its inability to pay its debts generally as they become due; or (iv) be adjudicated, bankrupt or insolvent.

(e) If any warranty or representation by the Developer or Tenant in this Agreement is untrue in any material respect.

(f) Failure by the City to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed hereunder.

Section 8.2 City's Remedies on Default. Whenever any Event of Default by the Developer referred to in Section 8.1 of this Agreement occurs, the City may take any one or more of the following actions, and unless otherwise provided such actions may be taken only after providing thirty (30) days written notice to the Developer of the Event of Default and the Event of Default has not been cured within said thirty (30) days or, if the Event of Default is by its nature incurable within thirty (30) days, the Developer does not provide assurances to the City reasonably satisfactory to the City that the Event of Default will be cured and will be cured as soon as reasonably possible:

(a) Suspend its performance under the Agreement until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under the Agreement; or

(b) Terminate this Agreement; or

(c) Take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to the City to collect any payments due or damages arising under this Agreement or to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement; or

(d) Notwithstanding anything to the contrary herein, in the case of defaults by Developer or the Tenant described in Sections 4.3, 6.2 and 6.5, the City has the additional remedies specified under Article VI.

Section 8.3 Revesting Title in City upon Happening of Event Subsequent to Conveyance to Developer. In the event that subsequent to the execution and delivery of the Deed the Developer shall

fail to complete construction of the Minimum Improvements in conformity with this Agreement and such failure shall not be cured within ninety (90) days after written notice to do so, or within a reasonable amount of time thereafter if Developer is diligently proceeding with the construction of the Minimum Improvements or such delay is caused by Unavoidable Delays, then the City shall have the right to immediately reenter and take possession of the Property and to terminate (and revest in the City) the estate conveyed by the Deed to the Developer, it being the intent of this provision, together with other provisions of the Agreement, that the conveyance of the Property to the Developer shall be made upon, and that the Deed shall contain a condition subsequent to the effect that in the event of a default under this Section 8.3, the City at their option may declare a termination in favor of the City of the title, and all of the rights and interests in and to the property conveyed to the Developer, and that such title and all rights and interests of the Developer, and any assigns or successors in interest to and in the Property, shall revert to the City. City understand and agree that any such reentry of the Property shall be subject to any superior lender and the rights of any tenant pursuant to a written lease agreement with Developer to occupy the Property.

Section 8.4 **No Remedy Exclusive to City.** No remedy conferred upon or reserved to the City as provided in this Agreement is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of such right or power, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 8.5 **Costs of Enforcement; Attorneys' Fees.** Whenever any Event of Default occurs and it becomes reasonably necessary for the City to employ outside attorneys or incur reasonable expenses for the collection of payments due or to become due or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer under this Agreement, the Developer shall be liable to the City for the reasonable fees of such attorneys and such other expenses so incurred by the city. The Developer agrees that it shall, within ten (10) days of written demand by the City pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City; provided, that the Developer shall only be obligated to make such reimbursement if the other party prevails in such collection or enforcement action.

Section 8.6 **Developer's Remedies on Default.** Whenever any Event of Default by City referred to in Section 8.1(f) of this Agreement occurs, the Developer may take any one or more of the following actions and unless otherwise provided such actions may be taken only after providing thirty (30) days written notice to the City of the Event of Default and the Event of Default has not been cured within said thirty (30) days or, if the Event of Default is by its nature incurable within thirty (30) days, the City does not provide assurances to the Developer reasonably satisfactory to the Developer that the Event of Default will be cured and will be cured as soon as reasonably possible:

(a) Up to the Closing:

(i) suspend its performance under the Agreement until it receives assurances from the City, deemed adequate by the Developer, that the City will cure their default and continue its performance under the Agreement; or

(ii) terminate this Agreement; or

(b) Take whatever action, including legal, equitable or administrative action, which may appear necessary or desirable to the Developer to collect any damages arising under this Agreement or to enforce performance and observance of any obligation, agreement, or covenant of the City under this Agreement.

ARTICLE IX.
ADDITIONAL PROVISIONS

Section 9.1. Equal Employment Opportunity. The Developer, for itself and its successors and assigns, agrees that during the construction of the Minimum Improvements provided for in this Agreement it will comply with all applicable federal, state and local equal employment and nondiscrimination laws and regulations.

Section 9.2. Conflicts of Interest. No member of the governing body or other official shall participate in any decision relating to the Agreement which affects his personal interest or the interest of any corporation, partnership or association in which he is, directly or indirectly, interested. No member, official or employee of the City shall be personally liable to the Developer or any successors in interest, in the event of any default or breach by the City or for any amount which may become due to the Developer or successor or on any obligations under the terms of the Agreement.

Section 9.3. Waiver and Release by Developer. The Developer and Tenant hereby waive, release and forever discharges the City from any claim for costs incurred in preliminary plans, specifications, site testing improvements, professional fees or legal fees in connection with the Project.

Section 9.4. Titles of Articles and Sections. Any titles of the several parts, Articles and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 9.5. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under the Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested or delivered personally; and

(a) In the case of the Developer, is addressed or delivered personally to:

Kid's Haven of Monticello Holdings, LLC
_____
_____
_____
Attn: Melissa Sjolin, General Manager

With a copy to: Claudia M. Revermann, Esq.
Revermann Lund Ross
130 Division Street, Suite 118
Waite Park, MN 56387

(b) In the case of the Tenant, is addressed or delivered personally to:

Kid's Haven of Monticello, LLC
_____
_____
_____
Attn: Melissa Sjolin, General Manager

With a copy to: Claudia M. Revermann, Esq.
Revermann Lund Ross
130 Division Street, Suite 118
Waite Park, MN 56387

(c) In the case of the City, is addressed or delivered personally to:

City of Monticello
505 Walnut Street #1
Monticello, MN 55362
Attn: City Administrator

With a copy to:

CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Attn: Andrea McDowell Poehler

(d) Any Party may, upon written notice to the other Parties, change the address to which such notices and demands are made.

Section 9.6. Disclaimer of Relationship. The Developer acknowledges that nothing contained in this Agreement nor any act by the City or the Developer shall be deemed or construed by the Developer or any third person to create any relationship of third-party beneficiary, principal and agent, limited or

general partner or joint venture between the City and the Developer.

Section 9.7. Covenants Running with the Land. The terms and provisions of this Agreement shall be deemed to be covenants running with the Property, shall not merge with the Deed to the Property, and shall be binding upon any successors or assigns of the Developer and any future owners or encumbrancers of the Property.

Section 9.8. Counterparts. This Agreement is executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 9.9. Law Governing. This Agreement will be governed and construed in accordance with the laws of Minnesota.

IN WITNESS WHEREOF, the City, Developer and Tenant have caused this Agreement to be duly executed on or as of the date first above written.

[remainder of page intentionally left blank]

CITY OF MONTICELLO

By: _____
Lloyd Hilgart, Mayor

And: _____
Rachel Leonard, City Administrator

STATE OF MINNESOTA)
(ss.
COUNTY OF WRIGHT)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Lloyd Hilgart and Rachel Leonard, respectively the Mayor and Administrator of the City of Monticello, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

KID'S HAVEN OF MONTICELLO HOLDINGS, LLC

By _____
_____, its _____

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the _____ of Kid's Haven of Monticello Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public

KID'S HAVEN OF MONTICELLO, LLC

By _____
_____, its _____

STATE OF MINNESOTA)
(ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the _____ of Kid's Haven of Monticello, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public

DRAFTED BY:
CAMPBELL, KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: 651-452-5000
AMP

EXHIBIT A

CONCEPT PLAN

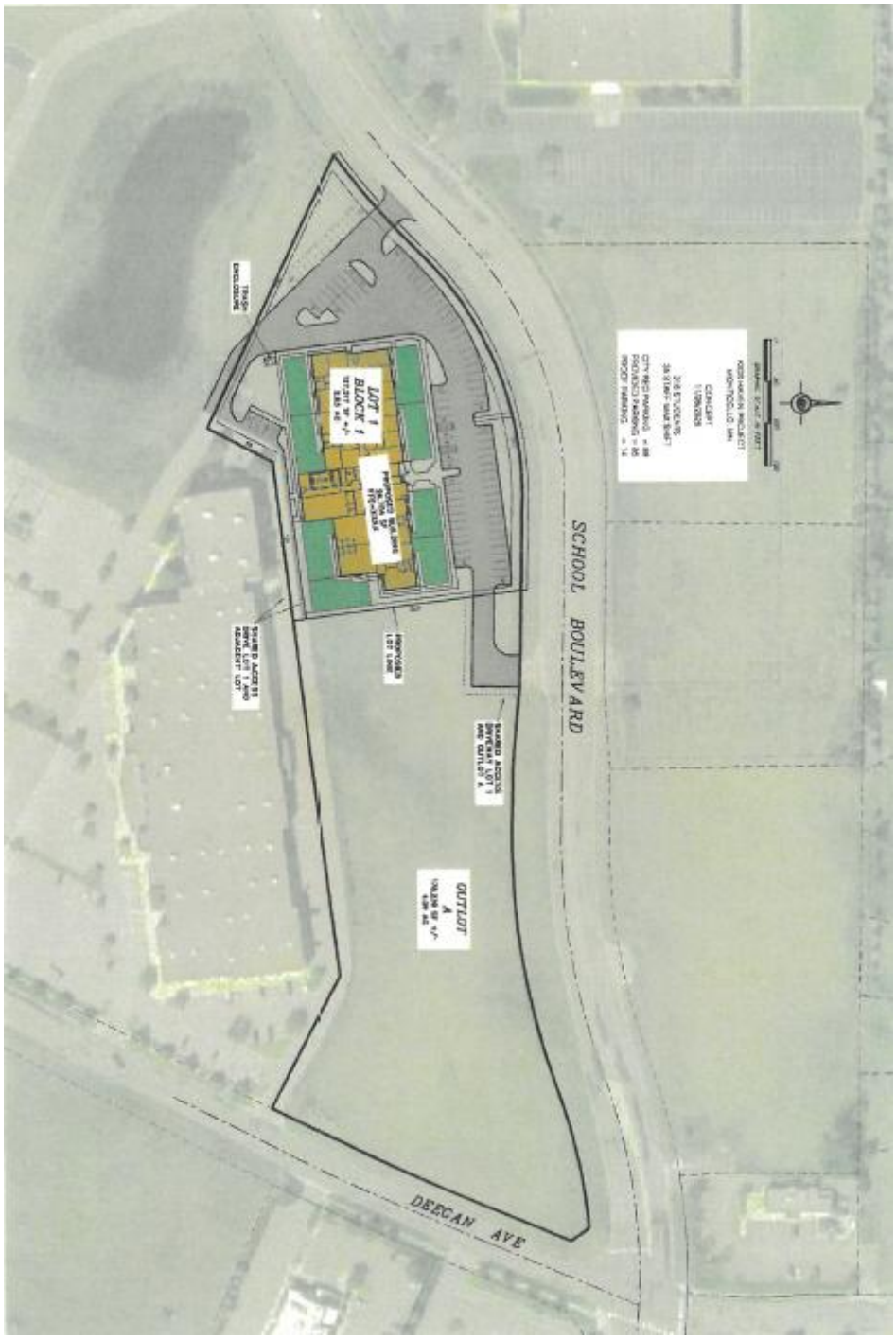


EXHIBIT B
TO
CONTRACT FOR PRIVATE DEVELOPMENT

PROMISSORY NOTE

$258,926.00 Monticello, Minnesota
Dated: _____, 2026

FOR VALUE RECEIVED, the undersigned, **KID'S HAVEN OF MONTICELLO HOLDINGS, LLC**, a Minnesota limited liability company (**"Borrower"**), promises to pay to the order of the **CITY OF MONTICELLO**, a Minnesota municipal corporation, or its successors and assigns (collectively, the "**Lenders**"), at Monticello City Hall, Walnut Street #1, Monticello, MN 55362, or at such other place as the holders of this Note ("**Note**") may require, the principal sum of Two Hundred Fifty-Eight Thousand Nine Hundred Twenty-Six and No/100 Dollars ($258,926.00), as required under the terms of the Contract for Private Development between the Borrower and the Lenders, dated _____, 2026 ("Contract for Private Development"). Principal payable under this Note shall be paid as follows:

The outstanding principal, together with interest on the unpaid principal balance from the date hereof, shall be due in cash or certified funds on such date that is sixty (60) months following the Benefit Date, as defined in the Contract for Private Development; provided, however, that notwithstanding the foregoing, the principal balance and interest accrued thereon pursuant to this Note shall be adjusted and reduced to zero and 00/100 Dollars ($0.00) if Borrower, directly or indirectly: (a) substantially completes the Minimum Improvements in accordance with Article IV of the Contract for Private Development; (b) meets the Goals identified in the Section 6.2 of the Contract for Private Development; and (c) maintains a use of the Property as a licensed child care facility for the duration required under Section 6.5 of the Contract for Private Development. Upon compliance with the foregoing by Borrower, Lender shall promptly execute and record a satisfaction of the Mortgage (as defined below).

The principal balance and interest thereon shall be payable in coin or currency which at the time of payment is legal tender for the payment of public or private debts in the United States of America. This Promissory Note may be prepaid in full or in part at any time, but Lender acknowledges and agrees that Borrower is under no obligation to make any payments pursuant to this Note during the term hereof.

The interest rate (termed "**Note Rate**") shall be set at the minimum rate authorized under Minnesota Statutes § 116J.994, subd. 6, which shall be applied to any and all amounts of principal advanced pursuant to the terms of this Note remaining unpaid from time to time. Per Diem interest during the Loan Term shall be computed on the basis of a three hundred sixty (360) day year but shall be payable on the actual days elapsed during the term of this Note.

All payments made under this Note shall be applied first to costs, second to any late charges due hereunder, then interest, and finally to principal, except that if any advances made by the Lender

due to the occurrence of an Event of Default are not repaid on demand, any moneys received, at the option of the Lender, may first be applied to repay such advances, plus interest thereon at the Note Rate, and the balance, if any, shall be applied on account of any principal and/or interest then due.

This Note is secured by a Mortgage of even date herewith (the "**Mortgage**") by which the fee owner of the Property to be developed, as defined and set forth in the Contract for Private Development, have granted to the Lender a mortgage lien on certain real property located in Wright County, Minnesota (the "**Property**"). The terms of the Mortgage are incorporated herein by reference and made a part hereof.

Borrower shall be in default upon the occurrence of any of the following events, circumstances or conditions (**"Events of Default"**):

A. Failure by any party obligated on this Note or any other obligations Borrower has with the Lender to make payment when due and beyond any applicable cure period; or

B. Failure to comply with all provisions related to construction of the Minimum Improvements under Article IV of the Contract for Private Development or the financial assistance requirements contained in Article VI of the Contract for Private Development; or

C. The dissolution or insolvency of, the appointment of a receiver by or on behalf of, the assignment for the benefit of creditors by or on behalf of, the voluntary or involuntary termination of existence by, or the commencement of any proceeding under any present or future federal or state insolvency, bankruptcy, reorganization, composition or debtor relief law by or against Borrower, or any co-signer, endorser or surety of this Note.

It is agreed that time is of the essence in performance of this Note. Notwithstanding any provision contained in the Note, the Lender agrees to provide written notice to the Borrower of any default by Borrower under the Note. The Borrower shall have an opportunity to cure such default for a period of thirty (30) days following receipt of such notice. The Lender agrees not to take any action until the expiration of the thirty (30) day period. In the event Borrower fails to cure any defaults under the Note within thirty (30) days of the notice of a default, then, at the Lender's option, all or any part of this Note shall be immediately due and payable without notice or demand. The Lender may exercise all rights and remedies provided by law, equity, this Note, any mortgage, deed of trust or similar instrument and any other security, loan or surety agreements pertaining to this Note. The Lender is entitled to all rights and remedies provided at law or equity whether or not expressly stated in this Note. By choosing any remedy, the Lender does not waive its right to an immediate use of any other remedy if the Event of Default continues or occurs again.

The remedies of the Lender, as provided herein and in the Mortgage shall be cumulative and concurrent and may be pursued singularly, successively, or together at the sole discretion of the Lender and may be exercised as often as the occasion therefore shall arise.

Upon the occurrence of an Event of Default, the Lenders may recover from Borrower all reasonable expenses of collection in realizing on any security interest, and if the same is referred to an attorney for collection or any action at law or in equity is brought with respect hereto, Borrower shall pay the Lenders all reasonable expenses and costs of collection, including but not limited to reasonable

attorneys ’fees and court costs. Any such fees and costs shall be added to the principal, and interest shall accrue thereon at the Note Rate and shall be secured by the Collateral (as hereinafter defined).

Regarding this Note, to the extent not prohibited by law, Borrower and any other signers:

A. Waive protest, presentment for payment, notice of intent to accelerate and notice of dishonor.

B. Consent to any renewals and extensions for payment on this Note, regardless of the number of such renewals or extensions.

C. Consent to the release, substitution or impairment of any Collateral (as hereinafter defined).

D. Consent that Borrower is authorized to modify the terms of this Note or any instrument securing or relating to this Note.

E. Consent to any and all sales, repurchases and participations of this Note to any person in any amounts and waive notice of such sales, repurchases or participations of this Note.

All agreements between the Lender and Borrower are hereby expressly limited so that in no contingency or event whatsoever, by reason of acceleration of maturity of the indebtedness evidenced hereby or otherwise, shall the amount paid or agreed to be paid to the Lender for the use, forbearance, loaning or detention of the indebtedness evidenced hereby exceed the maximum permissible under applicable law. If from any circumstances whatsoever, fulfillment of any provisions hereof or of the Mortgage shall involve transcending the limit of validity prescribed by law, then the obligation to be fulfilled shall automatically be reduced to the limit of such validity and if from any circumstances the Lender should ever receive as interest an amount which would exceed the highest lawful rate, such amount which would be in excess of such highest lawful rate shall be applied to the reduction of the principal balance evidenced hereby and not to the payment of interest or returned to Borrower, at the option of the Lender. This provision shall control every other provision of all agreements between Borrower and the Lender and shall also be binding upon and available to any subsequent holder or endorsee of this Note.

The Lender is under no duty to preserve or protect any Collateral, as hereinafter defined, until the Lender is in actual or constructive possession of the Collateral. For purposes of this paragraph, the City shall only be considered to be in “actual” possession of the Collateral when the Lender has physical, immediate and exclusive control over the Collateral and has affirmatively accepted such control. The Lender shall only be considered to be in “constructive” possession of the Collateral when the Lender has both the power and the intent to exercise control over the Collateral.

This Note is secured by the following type(s) (or items) of real property and/or personal property (“**Collateral**”): the real property and improvements described in the Mortgage.

Borrower represents and warrants to the Lender that the Loan is for business purposes.

Borrower shall maintain property insurance covering the Collateral that secures this Loan until such time as the Loan is paid in full. Borrower may obtain the property insurance from any reputable insurance company of Borrower's choice that is reasonably acceptable to the Lender.

GENERAL PROVISIONS.

A. TIME IS OF THE ESSENCE. Time is of the essence in Borrower's performance of all duties and obligations imposed by this Note.

B. NO WAIVER BY LENDERS. No delay or omission on the part of the Lenders in exercising any right hereunder shall operate as a waiver of such right or of any other remedy under this Note. A waiver on any one occasion shall not be construed as a bar to or waiver of any such right or remedy on a future occasion, unless any such waiver is in writing and is signed by the Lender.

C. AMENDMENT. The provisions contained in this Note may not be amended, except through a written amendment that is signed by Borrower and the Lender.

D. INTEGRATION CLAUSE. This written Note, the Mortgage and the Contract for Private Development and all documents executed concurrently herewith, represent the entire understanding between the Parties as to the obligations and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties.

E. FURTHER ASSURANCES. Borrower agrees, upon the Lender's request and within a reasonable time period, to provide any information, and to execute, acknowledge, deliver and record or file such further instruments or documents as the Lender may reasonably require to secure this Note or confirm any lien.

F. GOVERNING LAW. This Note shall be governed by the laws of the State of Minnesota, provided that such laws are not otherwise preempted by federal laws and regulations.

G. FORUM AND VENUE. In the event of litigation pertaining to this Note, the exclusive forum, venue and place of jurisdiction shall be in the County of Wright, State of Minnesota, unless otherwise designated in writing by the Lender or otherwise required by law.

H. SUCCESSORS. This Note shall inure to the benefit of and bind the heirs, personal representatives, successors and assigns of the Parties; provided however, that Borrower may not assign, transfer or delegate any of the rights or obligations under this Note.

I. NUMBER AND GENDER. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

J. DEFINITIONS. The terms used in this Note, if not defined herein, shall have their meanings as defined in the other documents executed contemporaneously or in conjunction with this Note.

K. PARAGRAPH HEADINGS. The headings at the beginning of any paragraph, or any subparagraph, in this Note are for convenience only and shall not be dispositive in interpreting or construing this Note.

L. IF HELD UNENFORCEABLE. If any provision of this Note shall be held unenforceable or void, then such provision to the extent not otherwise limited by law shall be severable from the remaining provisions and shall in no way affect the enforceability of the remaining provisions nor the validity of this Note.

M. CHANGE IN APPLICATION. Borrower will notify the Lender in writing before any changes in its name or address.

N. NOTICES. All notices under this Note must be in writing. Any notice given by the Lender to Borrower will be effective upon personal delivery or 24 hours after mailing by first class United States mail, postage prepaid, addressed to Borrower at the following address: _____, Minnesota 55_____, and Lender at the following addresses: City of Monticello, 505 Walnut Street #1, Monticello, Minnesota 55362, Attn: City Administrator. Such addresses may be changed by written notice to the other party.

RECEIPT OF COPY. Borrower acknowledges that Borrower has read and received a copy of this Note by its signature below.

[Remainder of page left blank intentionally. Signature page follows.]

IN WITNESS WHEREOF, the undersigned has executed this Note as of the day and year first written above.

BORROWER:
KID'S HAVEN OF MONTICELLO HOLDINGS, LLC

_____[exhibit copy]_____
_____, Its _____

EXHIBIT C
TO
CONTRACT FOR PRIVATE DEVELOPMENT

MORTGAGE

THIS INDENTURE (hereinafter referred to as the **"Mortgage"**), dated as of the ____ day of _____, 2026, between **KID'S HAVEN OF MONTICELLO HOLDINGS, LLC**, a Minnesota limited liability company (**"Mortgagor"**), and **CITY OF MONTICELLO**, a Minnesota municipal corporation (**Mortgagee"**).

WITNESSETH, that the said Mortgagor, in consideration of the debt hereinafter described, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY unto the said Mortgagee, its successors and assigns, forever, the following real property [all of the following being hereafter collectively referred to as the (**"Property"**)]:

A. **Real Property**. All the tracts or parcels of real property lying and being in the County of Wright, State of Minnesota, all as more fully described in **Exhibit A** attached hereto and made a part hereof, together with all the estates and rights in and to the real property and in and to lands lying in streets, alleys and roads adjoining the real property and all buildings, structures, improvements, fixtures and annexations, access rights, easements, rights of way or use, servitudes, licenses, tenements, hereditaments and appurtenances now or hereafter belonging or pertaining to the real property ("**Real Property**") subject to encumbrances of record as of the date hereof or hereafter consented to in writing by Mortgagee (the **"Permitted Encumbrances"**).

AND THE SAID MORTGAGOR, for itself, its administrators, successors and assigns, does covenant with the Mortgagee, its successors and assigns, that Mortgagor is lawfully seized of the Property and has good right to sell and convey the same; that the Property is free from all encumbrances except the Permitted Encumbrances; that the Mortgagee, its successors and assigns, shall quietly enjoy and possess the Property; and that the Mortgagor will WARRANT AND DEFEND the title to the same against all lawful claims not specifically excepted in this Mortgage.

TO HAVE AND TO HOLD THE SAME, together with the possession and right of possession of the Property, unto the Mortgagee, its successors and assigns, forever.

PROVIDED, NEVERTHELESS, that if the Mortgagor, its administrators, personal representatives, successors and assigns (A) shall pay to Mortgagee, its successors or assigns, the principal sum of Two Hundred Fifty-Eight Thousand Nine Hundred Twenty-Six and No/100 Dollars ($258,926.00) together with interest, or such lesser amount as may be adjusted according to the terms of that certain Promissory Note ("**Note**") of even date herewith, the terms and conditions of which are incorporated herein by reference and made a part hereof, together with any extensions or renewals thereof, the balance of said principal sum being due and payable in full on _____, unless due earlier according to the terms of the Note, and (B) shall repay to the Mortgagee, its successors or assigns, at the times demanded and with interest thereon at the same rate specified in the Note, all sums advanced in protecting the lien of this Mortgage, in payment of taxes and special assessments on the Property, in payment of insurance premiums covering improvements thereon, in payment of principal and interest on prior liens, in payment of expenses and attorneys 'fees herein provided for and all sums

advanced for any other purpose authorized herein (the Note and all such sums, together with interest thereon, being collectively referred to as the "**Indebtedness Secured Hereby**"), and shall keep and perform all of the covenants and agreements in the Note, the Contract for Private Development, between Mortgagor and Mortgagee dated _____, 202___, to which this Mortgage is attached as an Exhibit ("Contract for Private Development"), as amended, and herein contained, then this Mortgage shall become null and void and shall be released at Mortgagor's expense.

AND IT IS FURTHER COVENANTED AND AGREED AS FOLLOWS:

ARTICLE ONE
GENERAL COVENANTS, AGREEMENTS, WARRANTIES

SECTION 1.1: Payment of Indebtedness / Observance of Covenants. Mortgagor will duly and punctually pay or cause to be paid each and every installment of principal on the Note and all other Indebtedness Secured Hereby, as and when the same shall become due, and shall duly and punctually perform and observe all of the covenants, agreements and provisions contained herein, in the Note, and any other instrument given as security for the payment of the Note.

SECTION 1.2: Maintenance; Repairs. Mortgagor agrees that it will keep and maintain the Property in good repair and operating condition, free from any waste or misuse, and will comply with all requirements of law, municipal ordinances and regulations, restrictions and covenants affecting the Property and its use. Except for the improvements contemplated in the Contract for Private Development, Mortgagor agrees that without the prior consent of the Mortgagee it will not expand any improvements on the Property erect any new improvements or make any material alterations in any improvements which will affect the market value of the Property, and will complete within a reasonable time any buildings now or at any time in the process of erection on the Property. Mortgagor agrees not to acquiesce in any rezoning classification, modification or restriction affecting the Property. Mortgagor will not use or occupy the Property in any manner that violates any applicable laws, rules, regulations or orders with respect to the Property including but not limited to the Americans with Disabilities Act.

SECTION 1.3: Payment of Operating Costs, Liens and Levies. Subject to the obligations of any tenants under leases for the Property, Mortgagor agrees that it will pay all operating costs and expenses of the Property, keep the Property free from mechanic's, materialmen's and other liens, keep the Property free from levy, execution or attachment, and upon request will exhibit to Mortgagee satisfactory evidence of such payment and discharge.

SECTION 1.4: Payment of Impositions. Mortgagor will pay when due and before any penalty all taxes, assessments, water charges, sewer charges and other fees, taxes, charges and assessments of every kind and nature whatsoever assessed or charged against or constituting a lien on the Property or any interest therein, or the Indebtedness Secured Hereby ("**Impositions**"), and will upon demand furnish to the Mortgagee proof of the payment of any such Impositions. However, nothing contained herein shall prevent or limit Mortgagor's right to contest the taxes, assessments, water charges, sewer charges or other fees, taxes, charges and assessments against the Property or to seek incentives related to the same. In the event of a court decree or an enactment after the date hereof by any legislative authority of any law imposing upon a mortgagee the payment of the whole or any part of the Impositions herein required to be paid by the Mortgagor, or changing in any way the laws relating to

the taxation of mortgages or debts secured by mortgages or a mortgagee's interest in mortgaged property, so as to impose such Imposition on the Mortgagee or on the interest of the Mortgagee in the Property, then, in any such event, Mortgagor shall bear and pay the full amount of such Imposition, provided that if for any reason payment by Mortgagor of any such Imposition would be unlawful, or if the payment thereof would constitute usury or render the Indebtedness Secured Hereby wholly or partially usurious, Mortgagee, at their option, may declare the whole sum secured by this Mortgage with interest thereon to be immediately due and payable, without prepayment premium, or Mortgagee, at their option, may pay that amount or portion of such Imposition as renders the Indebtedness Secured Hereby unlawful or usurious, in which event Mortgagor shall concurrently therewith pay the remaining lawful and nonusurious portion or balance of said Imposition.

SECTION 1.5: Contest of Impositions, Liens and Levies. Mortgagor shall not be required to pay, discharge or remove any Imposition, or any lien or levy ("**Lien or Levy**") so long as the Mortgagor shall in good faith contest the same or the validity thereof by appropriate legal proceedings which shall operate to prevent the collection of the Levy, Lien or Imposition so contested and the sale of the Property, or any part thereof to satisfy the same, provided that the Mortgagor shall, prior to the date such Levy, Lien or Imposition is due and payable, have given such reasonable security as may be demanded by the Mortgagee to insure such payments and prevent any sale or forfeiture of the Property by reason of such nonpayment. Any such contest shall be prosecuted with due diligence and the Mortgagor shall promptly after final determination thereof pay the amount of any such Levy, Lien or Imposition so determined, together with all interest and penalties, which may be payable in connection therewith. Notwithstanding the provisions of this Section, Mortgagor shall (and if Mortgagor shall fail so to do, Mortgagee may but shall not be required to) pay any such Levy, Lien or Imposition notwithstanding such contest if in the reasonable opinion of the Mortgagee the Property shall be in jeopardy or in danger of being forfeited or foreclosed.

SECTION 1.6: Protection of Security. Mortgagor agrees to promptly notify Mortgagee of and appear in and defend any suit, action or proceeding that materially affects the value of the Property, the Indebtedness Secured Hereby or the rights or interest of Mortgagee hereunder, unless such action was commenced by Mortgagee in which case no notice to Mortgagee is necessary. The Mortgagee may elect to appear in or defend any such action or proceeding and, except in the case of an action commenced by Mortgagee, Mortgagor agrees to indemnify and reimburse Mortgagee from any and all loss, damage, expense or cost arising out of or incurred in connection with any such suit, action or proceeding, including costs of evidence of title and reasonable attorneys' fees.

SECTION 1.7: Additional Assurances. Mortgagor agrees upon reasonable request by the Mortgagee to execute and deliver such further instruments and will do such further acts as may be necessary or proper to carry out more effectively the purposes of this Mortgage and, without limiting the foregoing, to make subject to the lien hereof any property agreed to be subjected hereto or covered by the granting clause hereof, or intended so to be. Mortgagor agrees to pay any recording fees, filing fees, stamp taxes or other charges arising out of or incident to the filing or recording of the Mortgage, such further assurances and instruments and the issuance and delivery of the Note.

SECTION 1.8: Subordination of this Mortgage. Notwithstanding anything contained herein to the contrary, upon written request by Mortgagor, the Mortgagee shall subordinate their rights and interest in the Property, the Minimum Improvements, the Note, and this Mortgage to the lien or mortgage of a first mortgagee, construction lender, the Small Business Administration, and their respective affiliated

lenders, agencies and participants, on a form approved by the lender and the Mortgagee, which approval shall not be unreasonably withheld, conditioned or delayed.

SECTION 1.9: Maximum Amount. The maximum amount this Mortgage shall secure shall not be more than Two Hundred Fifty-Eight Thousand Nine Hundred Twenty-Six and No/100 Dollars ($258,926.00) at any time, together with interest and all amounts expended by the Mortgagee to protect the Mortgagee 'interest in the Property secured by this Mortgage and to enforce the terms hereof.

ARTICLE TWO
INSURANCE AND ESCROWS

SECTION 2.1: Insurance. Mortgagor shall obtain and keep, or cause to be obtained and kept by any tenants of the Property, in full force and effect during the term of this Mortgage standard "Builder's Risk" insurance with respect to all construction in progress on the Property and "All-Risk" or "Fire-extended coverage - difference in conditions" property insurance against loss by fire, lightning and risk customarily covered by standard extended coverage endorsement, including the cost of debris removal, all in the amounts of not less than the full insurable value, with agreed amount and full replacement cost endorsements, whichever is greater, and Flood Insurance in the maximum obtainable amount unless evidence is provided that the Property is not within a flood plain as defined by the Federal Insurance Administration.

Such insurance policies shall be written on forms and with insurance companies reasonably satisfactory to Mortgagee, shall name as the insured parties the Mortgagor and the Mortgagee as their interests may appear, shall be in amounts sufficient to prevent the Mortgagor from becoming a coinsurer of any loss thereunder, shall contain endorsements that no act or negligence of Mortgagor or any occupant of the Property and no occupancy or use of the Property for purposes more hazardous than permitted by the terms of the policy shall affect the validity and enforceability of such insurance as against Mortgagee, and shall bear a satisfactory mortgagee clause in favor of the Mortgagee with loss proceeds under any such policies to be made payable to the Mortgagee, subject, however, to any claims by any first mortgagee lender for the Property. Mortgagee agrees to make any such loss proceeds available to Mortgagor in the event the Parties agree to restore and/or repair the Property. Mortgagor shall also obtain and keep in full force and effect during the term of this Mortgage comprehensive general public liability insurance covering the legal liability of the Mortgagor against claims for bodily injury, death or property damage occurring on, in or about the Property in the amount of at least One Million Five Hundred Thousand and No/100 Dollars ($1,500,000.00), which policies shall name the Mortgagee as additional insureds. All required policies of insurance or acceptable certificates thereof, together with evidence of the payment of current premiums therefor, shall be delivered to the Mortgagee. The Mortgagor shall, within thirty (30) days prior to the expiration of any such policy, deliver other original policies or certificates of the insurer evidencing the renewal of such insurance together with evidence of the payment of current premiums therefor. All policies shall specifically provide that the Mortgagee shall receive thirty (30) days prior written notice before cancellation of any such policies. In the event of a foreclosure of this Mortgage or any acquisition of the Property by the Mortgagee, all proceeds payable under this policy, whether payable before or after a foreclosure sale, or during the period of redemption, if any, shall become the absolute property of the Mortgagee to be utilized at its discretion. In the event of foreclosure or the failure to obtain and keep any required insurance, the Mortgagor empowers the Mortgagee to effect insurance upon the Property at Mortgagor's expense and for the benefit of the Mortgagee in the amounts and types aforesaid for a

period of time covering the time of redemption from foreclosure sale, and if necessary, to cancel any or all existing insurance policies. Mortgagor agrees to furnish Mortgagee copies of all inspection reports and insurance recommendations received by Mortgagor from any insurer.

ARTICLE THREE
APPLICATION OF INSURANCE AND AWARDS

SECTION 3.1: Damage or Destruction of the Property. Mortgagor will give the Mortgagee prompt notice of any damage to or destruction of the Property. If the insurance proceeds are sufficient to pay all costs of repair and/or restoration, then the Parties will in good faith consider that option.

SECTION 3.2: Condemnation. Subject to the rights of any first mortgagee lender of the Property to which this Mortgage may be subordinated, Mortgagor will give the Mortgagee prompt notice of any action, actual or threatened, in condemnation or eminent domain and hereby assigns, transfers and sets over to the Mortgagee the entire proceeds of any award or claim for damages for all or any part of the Property taken or damaged under the power of eminent domain or condemnation, the Mortgagee being hereby authorized to intervene in any such action in the name of the Mortgagor and to collect and receive from the condemning authorities and give proper receipts and acquittances for such proceeds to the extent such proceeds and claims for damage are not assigned to any first mortgagee lender for the Property. Any expenses incurred by the Mortgagee in intervening in such action or collecting such proceeds shall be reimbursed to the Mortgagee first out of the proceeds. The proceeds or any part thereof shall be applied upon or in reduction of the Indebtedness Secured Hereby then most remotely to be paid, whether due or not, without the application of any prepayment premium, or to the restoration or repair of the Property, the choice of application to be solely at the discretion of Mortgagee.

SECTION 3.3: Disbursement of Insurance and Condemnation Proceeds. Should any insurance or condemnation proceeds be applied to the restoration or repair of the Property, the restoration or repair shall be done under the supervision of an architect acceptable to Mortgagee and pursuant to plans and specifications approved by the Mortgagee. In such case the insurance or condemnation proceeds shall be held by Mortgagee, subject to the rights of any first mortgagee lender for the Property, for such purposes and will from time to time be disbursed by Mortgagee to defray the costs of such restoration or repair under such safeguards and controls as the Mortgagee may reasonably require to assure completion in accordance with the approved plans and specifications and free of liens or claims. Any surplus which may remain after payment of all costs of restoration or repair may at the option of the Mortgagee be applied on account of the Indebtedness Secured Hereby then most remotely to be paid, whether due or not, without application of any prepayment premium or shall be returned to Mortgagor as its interest may appear, the choice of application to be solely at the discretion of Mortgagee.

ARTICLE FOUR
RIGHTS OF MORTGAGEE

SECTION 4.1: Right to Cure Default. If the Mortgagor shall fail to comply with any of the covenants or obligations of this Mortgage, the Mortgagee may, but shall not be obligated to, without further demand upon Mortgagor, and without waiving or releasing Mortgagor from any obligation in this Mortgage contained, remedy such failure, and the Mortgagor agrees to repay upon demand all sums incurred by the Mortgagee in remedying any such failure, together with interest on all such sums advanced at a rate equal to that then in effect under the terms of the Note. Mortgagee shall give Mortgagor at least thirty (30) days 'notice of the failure to comply prior to the Mortgagee taking remedial action, but Mortgagee's failure to give any such notice shall have no effect on Mortgagor's obligation to repay Mortgagee for any sums advanced together with interest thereon. All such sums, together with interest as aforesaid, shall become so much additional Indebtedness Secured Hereby, but no such advance shall be deemed to relieve the Mortgagor from any failure hereunder.

SECTION 4.2: No Claim Against the Mortgagee. Nothing contained in this Mortgage shall constitute any consent or request by the Mortgagee, express or implied, for the performance of any labor or services or for the furnishing of any materials or other property in respect of the Property or any part thereof, nor as giving the Mortgagor or any party in interest with Mortgagor any right, power or authority to contract for or permit the performance of any labor or services or the furnishing of any materials or other property in such fashion as would create any personal liability against the Mortgagee in respect thereof or would permit the making of any claim that any lien based on the performance of such labor or services or the furnishing of any such materials or other property is prior to the lien of this Mortgage.

SECTION 4.3: Inspection. Upon reasonable prior notice to Mortgagor, Mortgagor will permit the Mortgagee's authorized representatives to enter the Property for the purpose of inspecting the same; provided the Mortgagee shall have no duty to make such inspections and shall not incur any liability or obligation for making or not making any such inspections.

SECTION 4.4: Waivers; Releases; Resort to Other Security; etc. Without affecting the liability of any party liable for payment of any Indebtedness Secured Hereby or performance of any obligation contained herein and without affecting the rights of the Mortgagee with respect to any security not expressly released in writing, the Mortgagee may, at any time, and without notice to or the consent of the Mortgagor or any party in interest with the Property or the Note (a) release any person liable for payment of all or any part of the Indebtedness Secured Hereby or for performance of any obligation herein, (b) make any agreement extending the time or otherwise altering the terms of payment of all or any part of the Indebtedness Secured Hereby or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof, (c) accept any additional security, (d) release or otherwise deal with any property, real or personal, including any or all of the Property, including making partial releases of the Property; or (e) resort to any security agreements, pledges, contracts of guarantee, assignments of rents and leases or other securities, and exhaust any one or more of said securities and the security hereunder, either concurrently or independently and in such order as it may determine.

SECTION 4.5: Rights Cumulative. Each right, power or remedy herein conferred upon the Mortgagee is cumulative and in addition to every other right, power or remedy, express or implied,

now or hereafter arising, available to Mortgagee, 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 Mortgagee and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy. No delay or omission by the Mortgagee in the exercise of any right, power or remedy arising hereunder or arising otherwise shall impair any such right, power or remedy or the right of the Mortgagee to resort thereto at a later date or be construed to be a waiver of any default or event of default under this Mortgage or the Note.

SECTION 4.6: Subsequent Agreements. Any agreement hereafter made by the Mortgagor and Mortgagee pursuant to this Mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

SECTION 4.7: Waiver of Marshaling. Mortgagor hereby waives any rights available with respect to marshaling of assets so as to require the separate sales of any portion of the Property, or as to require the Mortgagee to exhaust their remedies against a specific portion of the Property before proceeding against the other and do hereby expressly consent to and authorize the sale of the Property or any part thereof as a single unit or parcel.

ARTICLE FIVE
EVENTS OF DEFAULT AND REMEDIES

SECTION 5.1: Events of Default. It shall be an **"Event of Default"** under this Mortgage if (a) the Mortgagor shall fail to pay any principal or interest due on the Note when and as the same become due (whether at the stated maturity or at a date fixed for any installment payment or any accelerated payment date or otherwise) and such default continues beyond any applicable cure period; or (b) the Mortgagor shall fail to pay when due any other Indebtedness Secured Hereby; or (c) the Mortgagor shall, except as to defaults under (a), (b) above, after thirty (30) days prior notice from Mortgagee, fail to comply with or perform any other term, condition or covenant of the Note, this Mortgage, the Contract for Private Development or any other instrument securing the Note; or (d) the Mortgagor shall sell, convey, transfer, further mortgage or encumber or dispose of the Property, or any part thereof, or any interest therein, or agrees so to do, except in accordance with the terms of this Mortgage; or (e) the Mortgagor shall make an assignment for the benefit of its creditors, or shall admit in writing its inability to pay its debts as they become due, or shall file a petition in bankruptcy, or shall be adjudicated a bankrupt or insolvent, or shall file a petition seeking any reorganization, dissolution, liquidation, arrangement, composition, readjustment or similar relief under any present or future bankruptcy or insolvency statute, law or regulation or shall file an answer admitting to or not contesting the material allegations of a petition filed against it in such proceedings, or shall not within sixty (60) days after the filing of such a petition have the same dismissed or vacated, or shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of a material part of its properties, or shall not within sixty (60) days after the appointment without its consent or acquiescence of a trustee, receiver or liquidator of any material part of its properties have such appointment vacated; or (f) any representation or warranty made by Mortgagor herein, in the Note, or in any other instrument given as security for the Note shall be materially false, breached or dishonored. For the avoidance of doubt, the Mortgagee hereby acknowledge and agree that any transfer of membership interest or change in the equity owners of Developer shall not constitute and Event of Default.

SECTION 5.2: Mortgagee's Remedies / Right to Foreclose. Upon the occurrence of an Event of Default, Mortgagee shall provide written notice to Mortgagor of any default. Mortgagor shall have an opportunity to cure such default for a period of thirty (30) days following receipt of such notice. Mortgagee agree not to take any action until the expiration of the thirty (30) day period. In the event Mortgagor fails to cure any defaults within thirty (30) days of the notice of a default, then Mortgagee may, at their option, exercise any or all of the following rights and remedies (and any other rights and remedies available to it):

(a) Declare the entire principal of the Note, together with all sums advanced hereunder and interest thereon, to be immediately due and payable, and thereupon the Note, including both principal and interest accrued thereon, and all sums advanced hereunder and interest thereon, shall be immediately due and payable without presentment, demand or notice of any kind; or

(b) Proceed to protect and enforce its rights by a suit or suits in equity or at law (1) for the specific performance of any covenant or agreement contained herein or in the Contract for Private Development, or (2) in aid of the execution of any power herein or therein granted, or (3) for the foreclosure of this Mortgage, or (4) for the enforcement of any other appropriate legal equitable remedy; or

(c) Foreclose this Mortgage by action or advertisement, and Mortgagor hereby authorizes Mortgagee to do so, power being herein expressly granted to sell the Property at public auction without any prior hearing or notice thereof and to convey the same to the purchaser, in fee simple, pursuant to the statutes of Minnesota in such case made and provided, and out of the proceeds arising from such sale, to pay all Indebtedness Secured Hereby with interest, and all legal costs and charges of such foreclosure and reasonable attorney's fees permitted by law, which costs, charges and fees Mortgagor agrees to pay. In the event of a sale under this Mortgage, whether by virtue of judicial proceedings or advertisement or otherwise, the Property may, at the option of Mortgagee, be sold as an entirety or in such other manner and order as Mortgagee in their sole discretion may elect; or

(d) Without releasing Mortgagor from any obligation hereunder or under the Note and this Mortgage, cure any Event of Default. In connection therewith, Mortgagee may enter upon the Property and do such acts and things as Mortgagee reasonably deem necessary or desirable to protect the Property, including without limitation: (1) paying, purchasing, contesting or compromising any encumbrance, charge, lien or claim, property taxes and charges; (2) paying any insurance premiums; and (3) employing counsel, accountants, contractors and other appropriate persons to assist Mortgagee in the foregoing. Should Mortgagee make any such payments, the amount thereof shall be secured hereby, and Mortgagor shall reimburse Mortgagee immediately upon demand, and said amount shall bear interest at the rate specified in the Note until repaid; or

(e) It is expressly understood and agreed by Mortgagor that in the event of any foreclosure or other sale under this Mortgage by virtue of judicial proceeding, advertisement or otherwise, the Property may be sold as one parcel without exhausting Mortgagee's right, except as the same may be limited by applicable law, to such remedy for any unsatisfied part of the Borrower's indebtedness under the Note and this Mortgage or the Contract for Private Development, and without exhausting the power to exercise such remedy for any other part of said indebtedness, whether matured at the time or subsequently maturing. If a part of the Property is sold pursuant to this Section 5.2 and the proceeds thereof do not fully pay and satisfy the Borrower's indebtedness under the Note, and the Contract for

Private Development, such sale, if so made, shall not in any manner affect the unpaid and unsatisfied part of said indebtedness; or

(f) Exercise any and all remedies available to Mortgagee under the Contract for Private Development and any and all rights under the laws of the State of Minnesota, whether or not herein specified.

The exercise of any right or remedy with respect to any part of the Property shall not affect the availability of any other of Mortgagee's rights and remedies under other applicable law or this Mortgage. All expenses (including any receiver's fees, attorneys' fees, costs and agents' compensation) incurred by Mortgagee pursuant to the powers herein contained shall be secured hereby and shall bear interest from the date incurred at the rate provided in the Note until paid by Mortgagor.

SECTION 5.3: Receiver. Upon the occurrence and continuance of an Event of Default hereunder and after the expiration of any applicable cure periods, the Mortgagee shall be entitled as a matter of right without notice and without giving bond and without regard to the solvency or insolvency of the Mortgagor, or waste of the Property or adequacy of the security of the Property, to apply for the appointment of a receiver in accordance with the statutes and law made and provided for who shall collect the rents, and all other income of any kind; manage the Property so to prevent waste; complete construction of the Minimum Improvements (as defined in the Contract for Private Development) already under construction and pay for the same; pay all expenses for normal maintenance of the Property and perform the terms of this Mortgage and apply the rents, issues and profits in the following order: (a) to the payment of the reasonable fees of said receiver; (b) to the payment when due of prior or current real estate taxes or special assessments with respect to the Property or, if required by this Mortgage, payment of the periodic escrow for payment of the taxes or special assessments; (c) to the payment when due of premiums for insurance of the type required by this Mortgage or, if required by this Mortgage, payment of the periodic escrow for the payment of the premiums; and (d) to the repayment of the Indebtedness Secured Hereby and to or for the construction of the Improvements, operation, maintenance, upkeep and repair of the Property, including payment of taxes on the Property and payments of premiums of insurance on the Property. The Mortgagor does hereby irrevocably consent to such appointment.

SECTION 5.4: Remedies are Cumulative. All remedies herein expressly provided for are cumulative of any and all other remedies existing at law or in equity and are cumulative of any and all other remedies provided for in any other instrument securing the payment of the Note or relating to same, or any part thereof, or otherwise benefiting Mortgagee and Mortgagee shall, in addition to the remedies herein provided, be entitled to avail itself of all such other remedies as may now or hereafter exist at law or in equity for the collection of the Note, and the enforcement of the covenants herein and the foreclosure of the liens and security interest evidenced hereby, and the resort to any remedy provided for hereunder or under any such other instrument or provided for by law shall not prevent the concurrent or subsequent employment of any other appropriate remedy or remedies.

SECTION 5.5: Right to Discontinue Proceedings. In the event Mortgagee shall have proceeded to invoke any right, remedy or recourse permitted under this Mortgage and shall thereafter elect to discontinue or abandon the same for any reason, Mortgagee shall have the unqualified right to do so and in such event Mortgagor and Mortgagee shall be restored to their former positions with respect to

the Indebtedness Secured Hereby. This Mortgage, the Property and all rights, remedies and recourse of the Mortgagee shall continue as if the same had not been invoked.

SECTION 5.6: Acknowledgement of Waiver of Hearing Before Sale. Mortgagor understands and agrees that if any default is made under the terms of this Mortgage, Mortgagee have the right inter alia, to foreclose this Mortgage by advertisement pursuant to Minnesota Statutes, Chapter 580, as hereafter amended, or pursuant to any similar or replacement statute hereafter enacted; that if the Mortgagee elects to foreclose by advertisement, it may cause the Property, or any part thereof, to be sold at public auction; that notice of such sale must be published for six (6) successive weeks at least once a week in a newspaper of general circulation and that no personal notice is required to be served upon Mortgagor. Mortgagor further understands that under the Constitution of the United States and the Constitution of the State of Minnesota, it may have the right to notice and hearing before the Property may be sold and that the procedure for foreclosure by advertisement described above does not ensure that notice will be given to the Mortgagor and said procedure for foreclosure by advertisement does not require any hearing or other judicial proceeding. MORTGAGOR HEREBY RELINQUISHES, WAIVES AND GIVES UP ANY CONSTITUTIONAL RIGHTS IT MAY HAVE TO NOTICE AND HEARING BEFORE SALE OF THE PROPERTY AND EXPRESSLY CONSENTS AND AGREES THAT THE PROPERTY MAY BE FORECLOSED BY ADVERTISEMENT AS DESCRIBED ABOVE. MORTGAGOR ACKNOWLEDGES THAT IT IS REPRESENTED BY LEGAL COUNSEL OR THAT IT HAD THE OPPORTUNITY TO CONSULT WITH LEGAL COUNSEL; THAT BEFORE SIGNING THIS DOCUMENT THIS PARAGRAPH AND MORTGAGOR'S CONSTITUTIONAL RIGHTS WERE FULLY EXPLAINED BY SUCH COUNSEL AND THAT MORTGAGOR UNDERSTANDS THE NATURE AND EXTENT OF THE RIGHTS WAIVED HEREBY AND THE EFFECT OF SUCH WAIVER.

ARTICLE SIX
MISCELLANEOUS

SECTION 6.1: Release of Mortgage. When all Indebtedness Secured Hereby has been paid or forgiven, as set forth in the Note, this Mortgage and all assignments herein contained shall be void and this Mortgage shall be released by the Mortgagee at the cost and expense of the Mortgagor, otherwise to remain in full force and effect.

SECTION 6.2: Choice of Law. This Mortgage is made and executed under the laws of the State of Minnesota and is intended to be governed by the laws of said State.

SECTION 6.3: Changes of Ownership. In the event that the ownership of the Property becomes vested in a person or persons other than the Mortgagor, the Mortgagee may continue to deal with the Mortgagor without any obligation to deal with such successor or successors in interest with reference to this Mortgage and the Indebtedness Secured Hereby until notified of such vesting and approval of such successor or successors in accordance with the terms of this Mortgage. Upon such notification, the Mortgagee may thereafter deal with such successor in place of Mortgagor without any obligation to thereafter deal with Mortgagor and without waiving any liability of Mortgagor hereunder or under the Note.

SECTION 6.4: Successors and Assigns. This Mortgage and each and every covenant, agreement and other provision hereof shall be binding upon the Mortgagor and its successors and assigns, including without limitation each and every from time to time record owner of the Property or any other person having an interest therein, shall run with the land and shall inure to the benefit of the Mortgagee and its successors and assigns.

SECTION 6.5: Unenforceability of Certain Clauses. The unenforceability or invalidity of any provision hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

SECTION 6.6: Corrections of Errors. Mortgagor will, upon reasonable request of Mortgagee (a) promptly correct any defect, error or omission which may be discovered in the contents of this Mortgage or in any other instrument executed in connection herewith or in the execution of acknowledgment thereof, (b) execute, acknowledge, deliver, procure, and file or record any documents or instruments (including specifically any financing statement) reasonably necessary by Mortgagee to protect the lien or the security interest hereunder against the rights or interest of third persons, and Mortgagor will pay all costs of recording the same.

SECTION 6.7: Captions and Headings. The captions and headings of the various sections of this Mortgage are for convenience only and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchanged.

SECTION 6.8: Notices. Any notice which any party hereto may desire or may be required to give to any other party shall be in writing and the mailing thereof by certified mail to their respective

addresses as set forth below, or to such other places any party hereto may hereafter by notice in writing designate, shall constitute service of notice hereunder.

In the case of the Mortgagor:

Kid's Haven of Monticello Holdings, LLC
_____
_____
_____
Attn: Melissa Sjolin, General Manager

with a copy to:

Claudia M. Revermann, Esq.
Revermann Lund Ross
130 Division Street, Suite 118
Waite Park, MN 56387

In the case of the Mortgagee:

City Administrator
City of Monticello
505 Walnut Street #1
Monticello, Minnesota 55362

with a copy to:

Andrea McDowell Poehler
CAMPBELL KNUTSON, P.A.
Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000

Either party may, upon written notice to the other party, change the address to which such notices and demands are made.

IN WITNESS WHEREOF, the Mortgagor has caused these presents to be executed this __ day of _____, 202__.

MORTGAGOR:
KID'S HAVEN OF MONTICELLO HOLDINGS, LLC

[exhibit copy]_____
_____, Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the _____, of Kid's Haven of Monticello Holdings, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public

THIS INSTRUMENT DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000

EXHIBIT A
TO
MORTGAGE

Legal Description

TBD

EXHIBIT D
TO
CONTRACT FOR PRIVATE DEVELOPMENT

CERTIFICATE OF COMPLETION

The undersigned hereby certifies that as of _____, 2026, Kid's Haven of Monticello Holdings, LLC, a Minnesota limited liability company ("Developer"), has fully complied with its obligations to construct the Minimum Improvements under that document titled Contract for Private Development dated _____, 20__, by and between the City of Monticello ("City"), the and Developer and Kid's Haven of Monticello, LLC, and that Developer is released and forever discharged from its obligations under the Agreement with respect to the obligations of Developer, and its successors and assigns, to construct the Minimum Improvements, and the City waives any right, title or interest it may have in the Property, including a right of reverter, except as otherwise provided by a mortgage granted to the City. The Wright County Recorder's Office and/or Wright County Office of the Registrar or Titles, as applicable, is hereby authorized to accept for recording the filing of this instrument, to be a conclusive determination of the satisfaction and termination of the covenants and conditions of the Contract for Private Development with respect to the requirements for construction of the Minimum Improvements.

IN WITNESS WHEREOF, the City has caused this Certificate to be duly executed in its name and behalf on or as of the date first written above.

CITY OF MONTICELLO

_____
_____, Mayor

And

_____
_____, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF WRIGHT)

The foregoing instrument was acknowledged before me this _____ day of _____, 202___, by _____ and _____, the Mayor and City Administrator, respectively, of the City of Monticello, a Minnesota municipal corporation, on behalf of the corporation.

Jim Thares

From: Missy Sjolin <msjolin@kidshaven.net>
Sent: Tuesday, June 10, 2025 9:24 AM
To: Lloyd Hilgart
Cc: Jim Thares
Subject: Kid's Haven Child Care and Preschool- Monticello

Missy Sjolin
Owner/Director
Kid's Haven Child Care and Preschool
302 12th Ave S. Buffalo, MN 55313
msjolin@kidshaven.net
763-682-3072

June 10, 2025

Mayor Lloyd Hilgart
City of Monticello
505 Walnut Street, Suite 1
Monticello, MN 55362

Dear Mayor Hilgart,

I hope this letter finds you well. My name is Missy Sjolin, and I am the owner and director of Kid's Haven Child Care and Preschool, a well-established early childhood education center currently serving the Buffalo, MN community. I am writing to formally express my strong interest in expanding Kid's Haven to the Monticello area in response to the significant and growing need for child care in your community.

Through extensive research and engagement with families in the region, I understand there is currently a deficit of over 600 child care spaces in Monticello. This gap is not only limiting the options for working families but also affecting the overall economic vitality of the area. My goal is to help address this shortage by bringing a high-quality, affordable, and community-rooted child care center to Monticello.

Over the past year, I have had the opportunity to speak regularly with Mr. Jim Thares, who has been both informative and supportive in helping me understand the community and development landscape in Monticello. As I move forward with planning, it is my hope to partner with the city in identifying viable land opportunities to make this vision a reality.

The proposed Monticello center would serve up to 316 children and employ approximately 50 staff members, providing not only vital care for families but also meaningful employment opportunities. To ensure that Kid's Haven remains financially sustainable while maintaining high standards for quality and affordability, I must carefully manage project costs. Specifically, my total development budget cannot exceed $5 million. As such, a critical component of this project's feasibility is acquiring a 3-acre parcel of land at or below $250,000.

I would welcome the opportunity to discuss potential avenues for collaboration, including available city-owned land or development incentives that might help make this project achievable. I believe the City of Monticello and Kid's Haven share a mutual interest in strengthening the community through accessible child care solutions that support both families and local employers.

Thank you for your time and consideration. I would be grateful for any additional insight you may have on how we might work together to bring this much-needed resource to Monticello. Please feel free to contact me directly at your convenience.

Warm regards,

Missy Sjolin

Director/Owner of Kid's Haven Child Care and Preschool
302 12th Ave S Buffalo, MN 55313
763-682-3072

KID'S HAVEN
CHILD CARE & PRESCHOOL

What Sets Kid's Haven Child Care and Preschool Apart

At Kid's Haven, we're not just a child care center—we're a community. Here's what makes us stand out:

1. Longstanding Reputation & Community Roots

Founded in 1991, Kid's Haven has decades of experience in nurturing and educating young children. We've built deep connections with families, schools, and the community, and our impact is visible in generations of confident, curious learners.

2. Quality Curriculum & Assessments

We implement the Creative Curriculum, a research-based, whole-child approach that emphasizes exploration and learning through play. We pair this with Teaching Strategies GOLD to track developmental progress and ensure every child gets the personalized support they need to thrive.

3. Holistic Focus on Growth

We're not just about academics. Our programs are designed to support social-emotional development, communication skills, and self-regulation. Our goal is to help children grow into kind, capable, and confident individuals.

4. Exceptional Staff

Our team is the heart of our program. Kid's Haven employs experienced, passionate educators committed to continuous learning and professional development. Many of our teachers are long-tenured, creating a strong sense of stability and care for families.

5. Commitment to Safety & Wellness

From our drug-free workplace policy to our secure facilities, children's safety is our top priority. We maintain low child-to-staff ratios, and our buildings are designed with children's well-being in mind.

6. Modern, Spacious Facilities

Our Buffalo location serves 372 children in a thoughtfully designed space, and our new Monticello center will serve 316 children in a 27,000-square-foot facility. Every detail is planned to foster learning, comfort, and community.

7. Family Partnerships

We believe families are a child's first teacher. We communicate regularly, share updates, and invite families into the learning process. Your voice matters here.

8. Flexible & Responsive

We understand that every family's needs are different. Our programs are designed with flexibility, and we continuously adapt based on family feedback and evolving best practices.

KID'S HAVEN
CHILD CARE & PRESCHOOL

Expanding Excellence in Early Childhood Education in Monticello

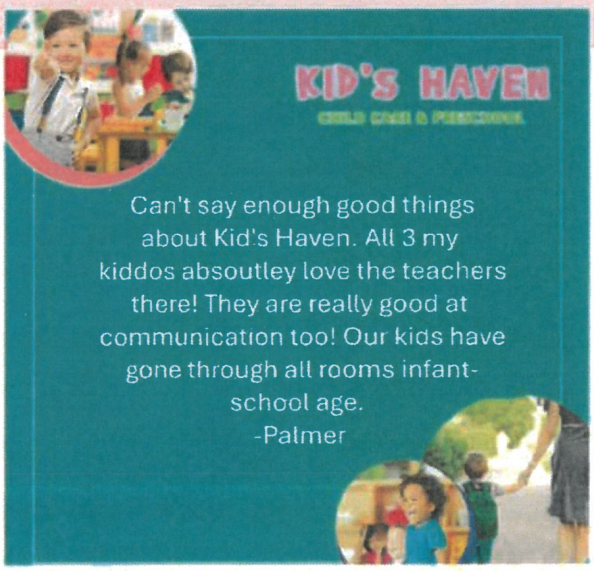
Kid's Haven Child Care is set to become a premier early childhood education center in Monticello, MN, offering high-quality care and education for 316 children, from infancy through school age. Our 27,000-square-foot facility will provide a safe, nurturing, and stimulating environment designed to foster development through structured curriculums, play-based learning, and dedicated staff. The center will employ 50 experienced and passionate staff members committed to shaping young minds.

A Legacy of Excellence Since 1991

For over three decades, we have built and refined a child care business that is second to none in the industry. What sets Kid's Haven apart is not just our commitment to quality education but also the personalized, flexible approach we offer to families. As we reflect on our early days, we recognize the challenges of starting and growing a child care business. There were times we wished for a mentor—someone with hands-on experience to provide guidance on staffing, community engagement, and problem-solving. Experience is invaluable, and that is exactly what we bring to Monticello: a proven, trusted model built on decades of success.

Why Monticello? Why Now?

The need for high-quality child care in Monticello is undeniable, with a deficit of 600child care spots in the area. Time and again, we've been approached by families and community members asking us to bring Kid's Haven to their town. That demand is what led us to expand into Monticello and franchise our business, creating opportunities for other passionate child care professionals to join us in making a lasting impact on children, families, and communities. At Kid's Haven Monticello, we are not just opening a child care center—we are building a foundation for lifelong learning, a trusted community



Jim Thares

From: Missy Sjolin <msjolin@kidshaven.net>
Sent: Monday, April 14, 2025 4:59 PM
To: Jim Thares
Subject: Proposal Statement: Economic Benefits of Kid's Haven Monticello

Proposal Statement: Economic Benefits of Kid's Haven Monticello

Kid's Haven Child Care Center proposes to bring a high-quality, cost-effective early childhood education facility to Monticello, Minnesota. This 27,000-square-foot center will serve up to 316 children and employ approximately 50 staff members. The economic and community benefits of establishing Kid's Haven Monticello are substantial and long-lasting.

1. Strengthening the Local Workforce
Reliable, affordable child care enables parents—especially mothers—to reenter the workforce, increase their hours, or pursue advancement opportunities. By alleviating the burden of child care, Kid's Haven Monticello will empower more families in Monticello and surrounding areas to fully participate in the labor market, contributing to increased productivity and economic growth.

2. Supporting Local Businesses
When parents have dependable child care, they are more likely to remain employed and patronize local businesses. Employers will benefit from reduced absenteeism and improved employee retention, while businesses throughout the area can expect increased foot traffic and consumer spending from working families.

3. Creating Local Jobs
Kid's Haven Monticello will generate over 50 direct employment opportunities, including educators, administrators, and support staff. Additionally, local vendors and contractors will benefit from construction, supply chain, and service partnerships. This investment strengthens the local job market and stimulates economic activity.

4. Attracting and Retaining Young Families
Access to high-quality early childhood education is a leading factor for families choosing where to live and work. Kid's Haven Monticello enhances Monticello's appeal as a family-friendly community, encouraging residential growth, boosting housing demand, and expanding the local tax base.

5. Driving Long-Term Economic Gains
Decades of research demonstrate that investment in early childhood education yields long-term economic benefits, including higher high school graduation rates, increased lifetime earnings, and reduced reliance on public services. By implementing the nationally respected Creative Curriculum and utilizing Teaching Strategies GOLD for assessment, Kid's Haven Monticello will provide children with the foundation for lifelong success and future workforce readiness.

6. Reducing Dependency on Public Assistance
By offering affordable child care, Kid's Haven Monticello reduces economic strain on working families. Stable employment enabled by child care access directly correlates with reduced use of public assistance programs, resulting in cost savings at the local and state levels.

7. Supporting Economic Development and Business Recruitment

Communities with reliable child care infrastructure are more attractive to prospective businesses and investors. Kid's Haven Monticello will serve as a vital asset in Monticello's efforts to attract new employers and grow the local economy.

Conclusion

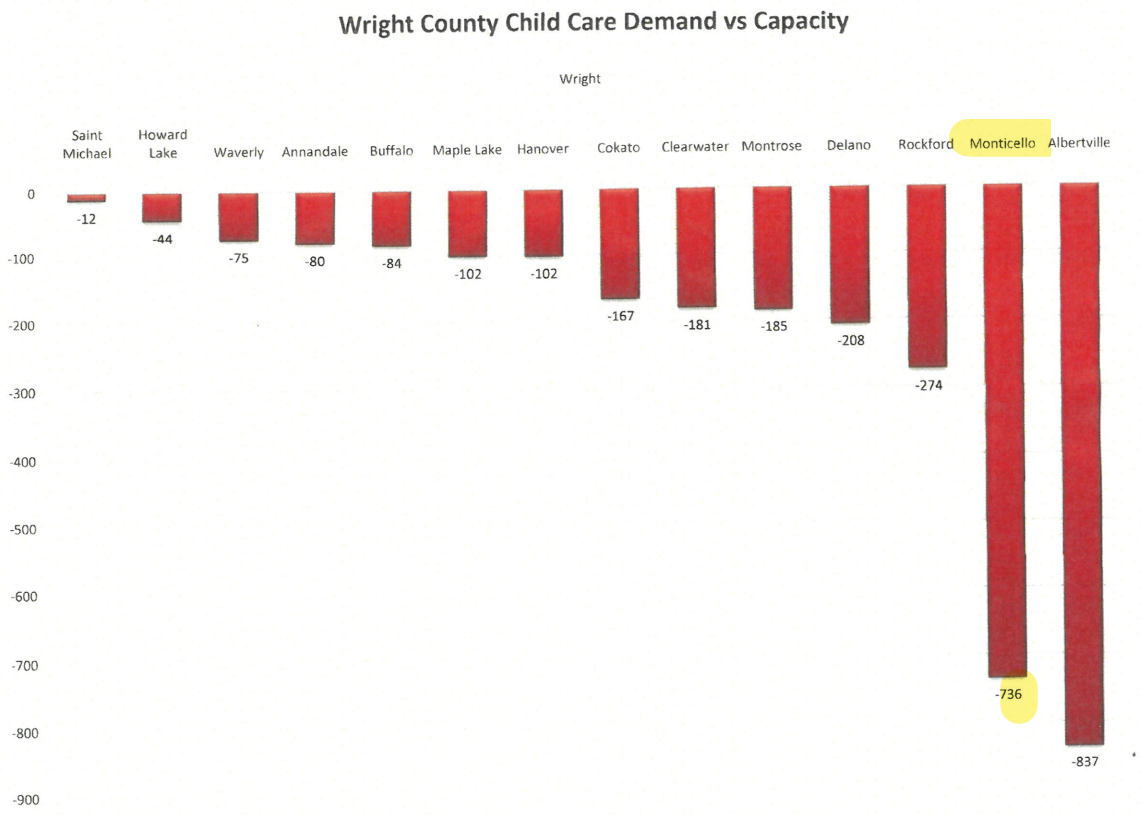
Kid's Haven Monticello represents a strategic investment in Monticello's present and future. By expanding access to affordable, high-quality child care, we will unlock economic opportunities for families, strengthen the workforce, support local businesses, and promote sustainable community development.

Thank you for your continued support!
Best,
Missy Sjolin
Director/Owner of Kid's Haven Child Care and Preschool
302 12th Ave S Buffalo, MN 55313
763-682-3072

Market Analysis

The great need for child care in Monticello

Below is a graph showing the demand versus capacity of child care in the area. Monticello is in need of 736 child care spots. The neighboring city Albertville is also showing a great need of 837 children who need child care. At Kid's Haven Buffalo we are servicing 40 families who are driving from Monticello or through Monticello to receive child care in Buffalo.

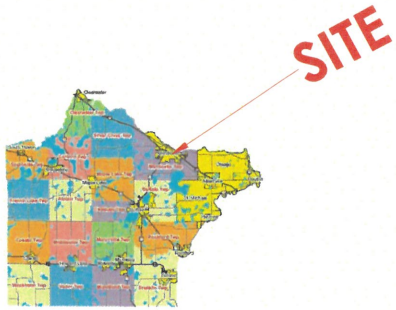


KID'S HAVEN

SITE IMPROVEMENT PROJECT

MONTICELLO, MN

MINNESOTA



WRIGHT COUNTY

CITY OF MONTICELLO

PROJECT LOCATION

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	SITE PLAN
C2.1	GRADING AND DRAINAGE PLAN
C3.1	SANITARY SEWER & WATER PLAN
C4.1	STORM SEWER PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.2	DETAILS

CLIENT:
KID'S HAVEN CHILD CARE AND PRESCHOOL
302 12th Ave S
Buffalo, MN 55313
Missy Sjolin
msjolin@kidshaven.net
763-682-3072

3A(61)

KID'S HAVEN
SITE IMPROVEMENT PROJECT
xxxxx School Blvd
Monticello, MN 55362

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: 02/02/26 Reg. No. 23348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 566
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
02/02/26	SD	SD	SD

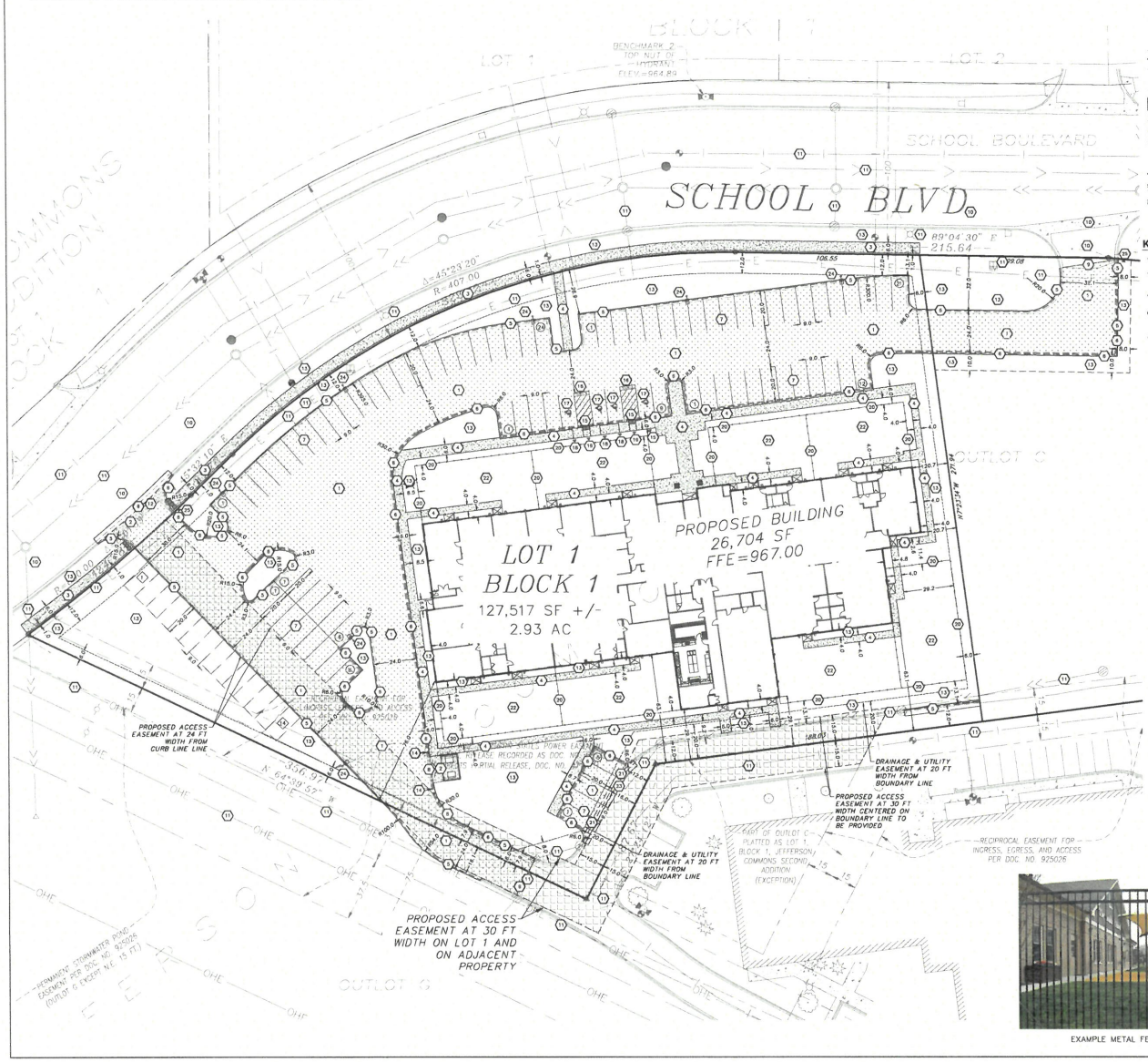
FILE NO. 00992

C0

Project Location plan

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 CONTRACTORS EXPENSE.
8. THE CITY WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED ASSOCIATED WITH VARIATIONS IN THE AS-BUILT ELEVATIONS. THESE ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.



SITE DATA:

EXISTING ZONING: B-3 BUSINESS DISTRICT

TOTAL AREA OUTLOT C: 305,756 SF = 7.02 ACRES
TOTAL AREA LOT 1: 127,517 SF = 2.93 ACRES

PROPOSED BUILDING AREA: 26,704 SF

FLOOR AREA RATIO (ALL FLOORS) (26,704 / 127,517): 0.209

EXISTING IMPERVIOUS AREA LOT 1: 4,651 SF (includes existing pavement area)

ADDITIONAL PROPOSED IMPERVIOUS LOT 1 AREA: 73,297 SF (building and pavement areas)

EXISTING IMPERVIOUS AREA: 4,651 SF (includes existing pavement areas)

TOTAL IMPERVIOUS AREA: 77,948 SF

PERCENT PROPOSED IMPERVIOUS AREA: 61.13% (% of lot area; 77,948/127,517)

TOTAL PERVIOUS AREA: 49,569 SF (landscape, turf areas)

PERCENT PERVIOUS AREA: 38.87% (% of lot area; 49,569/127,517)

DISTURBANCE AREA: 38,535 SF, 3.26 AC

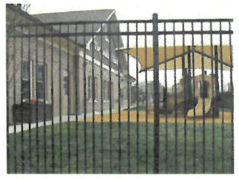
0 30 60 90
GRAPHIC SCALE IN FEET

LEGEND:

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING R/W LINE
- CONCRETE LIGHT DUTY
- CONCRETE HEAVY DUTY
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACE
- PROPOSED R/W OR LOT LINE
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- PROPOSED PARKING STALLS
- PROPOSED PROOF PARKING STALLS

KEY NOTES:

1. BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
2. CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
3. PUBLIC SIDEWALK. SEE MONTICELLO DETAIL ON SHEET C7.2
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. PAINT 4" SOLID STRIPE - WHITE LATEX PAINT
8. RIBBON CURB CONCRETE CURB & GUTTER MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
9. SAWCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE
10. EXISTING PAVEMENT TO REMAIN
11. EXISTING UTILITIES TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
12. COMMERCIAL DRIVEWAY ENTRANCE SEE DETAIL
13. PERVIOUS AREA. SEE LANDSCAPE PLAN BY OTHERS.
14. 6' TRANSITION RIBBON CURB TO B612 CURB
15. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT & MnDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
16. PAINT 24" HIGH LETTERS - WHITE.
17. PAINT INTERNATIONAL SYMBOL OF ACCESSABILITY-WHITE LATEX PAINT.
18. ACCESSIBLE PARKING SIGN (MNDOT #S R7-8A AND R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON 6" CONCRETE BOLLARD. SEE DETAIL SHEET.
19. NO PARKING SIGN (MNDOT # R8-3) CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
20. METAL FENCE. 4.0 FT HEIGHT. AMERISTAR MONTAGE MAJESTIC WROUGHT IRON OR EQUAL. BLACK COLOR. INSTALL PER MANUFACTURE REQUIREMENTS. SEE EXAMPLE PICTURE THIS SHEET.
21. TYPICAL VALLEY GUTTER (SEE DETAIL)
22. PLAY GROUND AREA: MASS GRADING OF ALL PLAY AREAS TO HAVE 3.5" HOLD-DOWN FOR PLAYGROUND SURFACE MATERIAL INSTALLED BY OTHERS.
23. SAWCUT AND REMOVE EXISTING BITUMINOUS FOR CLEAN EDGE. PROVIDE MIN. 2.0' WIDTH FROM CURB LIP EDGE AT CONCRETE CURB LOCATIONS OR CONCRETE VALLEY GUTTER. PATCH WITH BITUMINOUS PAVEMENT PER CITY REQUIRED SECTION. MATCH EXISTING PAVEMENT ELEVATIONS AND CROSS SLOPE.
24. LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND SPECIFICATIONS. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY FOUNDATION SIZE WITH OWNERS ARCHITECT.
25. INSTALL TRAFFIC "STOP" SIGN (MNDOT R1-1) MOUNTED ON STEEL POST. GENERAL CONTRACTOR TO COORDINATE LOCATION.



EXAMPLE METAL FENCE

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	SITE PLAN
C2.1	GRADING AND DRAINAGE PLAN
C3.1	SANITARY SEWER & WATER PLAN
C4.1	STORM SEWER PLAN
C5.1	STORM WATER POLLUTION PREVENTION PLAN
C6.1	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.2	DETAILS

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
MEYER ROHLIN LAND SERVICES
708 1st AVENUE NE
BUFFALO, MN 55313

DATED: DECEMBER 10, 2025

BENCHMARK NO. 2:
TOP NUT HYDRANT
ELEV.=964.89

EXISTING DESCRIPTION

OUTLOT C JEFFERSON COMMONS EXCEPT THAT PART PLATTED AS JEFFERSON COMMONS SECOND ADDITION, WRIGHT COUNTY, MINNESOTA.

PROJECT LOCATION

NE 1/4 of the SE 1/4
SECTION 15 TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA.

PARKING DATA

REQUIRED PARKING
1.0 SPACE FOR EACH EMPLOYEE PLUS
ONE SPACE PER FIVE CHILDREN
316 STUDENTS
35 STAFF MAX SHIFT
TOTAL REQUIRED STALLS = 99

PROVIDED PARKING
85 STALLS (INCLUDES 4 HANDICAP STALLS)
14 PROOF PARKING STALLS

SETBACKS:

LOCATION:	BUILDING
FRONT	30'
INTERIOR SIDE YARD	10'
REAR YARD	20'
STREET SIDE	20'

LOT MINIMUM:

Base Lot Area	No Minimum
Base Lot Width	100 ft Minimum

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.

CLIENT:
KID'S HAVEN CHILD CARE AND PRESCHOOL
302 12th Ave S
Buffalo, MN 55313
Missy Sjolin
msjolin@kidshaven.net
763-682-3072

3A(62)

KID'S HAVEN
SITE IMPROVEMENT PROJECT
xxxxx School Blvd
Monticello, MN 55362
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: 02/02/26 Reg. No. 24348
PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
Monticello, MN 55362
Phone: 763-295-5032
www.civilesd.com

REVISIONS

DATE 02/02/26	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

FILE NO. 00992

C1.1
Site Plan

3 24005 Kids Haven Monticello 02-02-26 SE Aerial View

4 24005 Kids Haven Monticello 02-02-26 SW View

2 24005 Kids Haven Monticello 02-02-26 NW Aerial View

1 24005 Kids Haven Monticello 02-02-26 NE View

SCALE INDICATED BASED UPON PRINTED 24" X 36" (ARCHITECTURAL D) SHEET

3A (63)

MICHAEL THOMAS ARCHITECT

4918 S. Tri Oak Circle NE
East Bethel, MN 55092
Phone: 651-245-2346
Email: mjtalkc2520@gmail.com
Webomichael@thomasarchitect.com

Project No:
24005

Date Last Revised:
03-25-24, 07-17-25, 10-26-24, 11-20-25, 12-28-25,
90% Progress Set 01-26-26
Bid_Permit Set 02-02-26

File Name:
24005 Kids Haven Monticello 02-02-26.pln

Drawn By:
MJT

Minnesota License No.:
23592

Date Signed:
00-00-0000

I hereby certify that the plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature

Michael J. Thomas

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KID'S HAVEN
CHILD CARE & PRESCHOOL

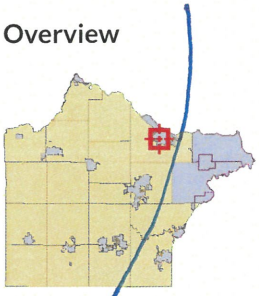
Kid's Haven Child Care & Preschool
New Building

School Boulevard
Monticello, MN

A0.1

Beacon™ Wright County, MN

City Owned Parcel
1.01 acres



Overview

Legend

Highways
- Interstate
- State Highway
- US Highway
- Roads

City/Township Limits
- c
- t

- Parcels
- Torrens

Date created: 3/2/2026
Last Data Uploaded: 3/2/2026 1:54:19 AM

Developed by SCHNEIDER GEOSPATIAL

3A (65)

Wright County, MN

Summary

Parcel ID	155164000030
Property Address	
Sec/Twp/Rng	15-121-025
Brief Tax Description	SECT-15 TWP-121 RANGE-025 JEFFERSON COMMONS OUTLOT C EX TH PRT PLATTED AS JEFFERSON COMMONS 2ND ADDN (Note: Not to be used on legal documents)
Class	958 - 5E MUNICIPAL-PUBLIC SERVICE-OTHER
District	(1101) CITY OF MONTICELLO-0882
School District	0882 (Note: Class refers to Assessor's Classification Used For Property Tax Purposes)
Abstract/Torrens	ABSTRACT

GIS Acres

Parcel: 155164000030
Acres: 7.02
Acres USAB: 7.02
Acres ROW:
Sq Ft: 305,759.60

Owner

Primary Owner
CITY OF MONTICELLO
505 WALNUT ST STE 1
MONTICELLO MN 55362

Land

Seq	Land Description	Land Code	Dim 1	Dim 2	Dim 3	Units	UT	Unit Price	Adj 1	Adj 2	Adj 3	Eff Rate	Div %	Value
1	HWY 25 S II	155665	0	0	0	87,120.000	S	8.000	-10.00	0.00	0.00	7.200	1.000	627,300
2	HWY 25 S III	155666	0	0	0	218,635.000	S	3.000	-10.00	0.00	0.00	2.700	1.000	590,300
	Total					**305,755.000**								**1,217,600**

Recent Sales In Area

Sale date range:

From: 03/02/2

To: 03/02/2

Search Sales by Neighborhood

Search Sales by Subdivision

Distance: 1500

Units: Feet

Search Sales by Distance

Transfer History

Grantor	Grantee	Recorded Date	Doc Type	Doc No
CITY OF MONTICELLO; MULLER FAMILY THEATRES OF MONTICELLO LLC	JEFFERSON COMMONS SECOND ADDITION	9/18/2006	PLT	1025963
CITY OF MONTICELLO	JEFFERSON COMMONS	8/30/2004	PLT	925025
AGRIBANK FCB	CITY OF MONTICELLO	8/17/2004	MIN	923271

Note: Transfer History data is from LandLink beginning 01/01/2003.

Valuation

		2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+	Estimated Land Value	$1,217,600	$1,217,600	$1,178,800	$938,600	$938,600
+	Estimated Building Value	$0	$0	$0	$0	$0
+	Estimated Machinery Value	$0	$0	$0	$0	$0
=	**Total Estimated Market Value**	**$1,217,600**	**$1,217,600**	**$1,178,800**	**$938,600**	**$938,600**
%	Change	0.00%	3.29%	25.59%	0.00%	0.00%

3A (66)

Taxation (Internal Only)

Click here to view Taxation Information for this parcel

		2025 Payable	2024 Payable	2023 Payable	2022 Payable
	Estimated Market Value	$1,217,600	$1,178,800	$938,600	$938,600
-	Excluded Value	$0	$0	$0	$0
-	Homestead Exclusion	$0	$0	$0	$0
=	**Taxable Market Value**	**$0**	**$0**	**$0**	**$0**
	Net Taxes Due				
+	Special Assessments				
=	**Total Taxes Due**				
%	Change	0.00%	0.00%	0.00%	0.00%

Taxation

Click here to view Taxation Information for this parcel

Taxes Paid

Click here to view Taxes Paid for this parcel

Map

No data available for the following modules: Land GA/RP, Buildings, Extra Features, OBY, OBY (Working 2026 Assessment), Sales, Photos, Sketches.

The information provided on this site is intended for reference purposes only. The information is not suitable for legal, engineering, or surveying purposes. Wright County does not guarantee the accuracy of the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/2/2026, 12:54:19 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
PLANNING COMMISSION
RESOLUTION NO. 2025-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTICELLO FINDING THAT THE CONVEYANCE OF CERTAIN PROPERTY BY THE CITY OF MONTICELLO IS IN COMPLIANCE WITH THE CITY'S COMPREHENSIVE PLAN

WHEREAS, the City is the fee owner of property legally described as Outlot C, Jefferson Commons, Wright County, Minnesota (PID 155-164-000030) consisting of approximately 7.01 acres ("City Property");

WHEREAS, the City Council has proposed to convey approximately 3.05 acres of the City Property for a daycare facility, which portion is depicted in Exhibit A attached hereto ("Property");

WHEREAS, the proposed conveyance of the Property has been submitted to the Planning Commission for its review and issuance of a written report of its findings pursuant to Minn. Stat. § 462.356, subd. 2;

WHEREAS, the Planning Commission has reviewed the proposed conveyance of the Property as it relates to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Monticello, Minnesota, that conveyance of the Property is found to be consistent with the City's Comprehensive Plan.

ADOPTED this 5th day of August, 2025, by the Planning Commission of the City of Monticello, Minnesota.

MONTICELLO PLANNING COMMISSION

By: _____
Andrew Tapper, Chair

ATTEST:

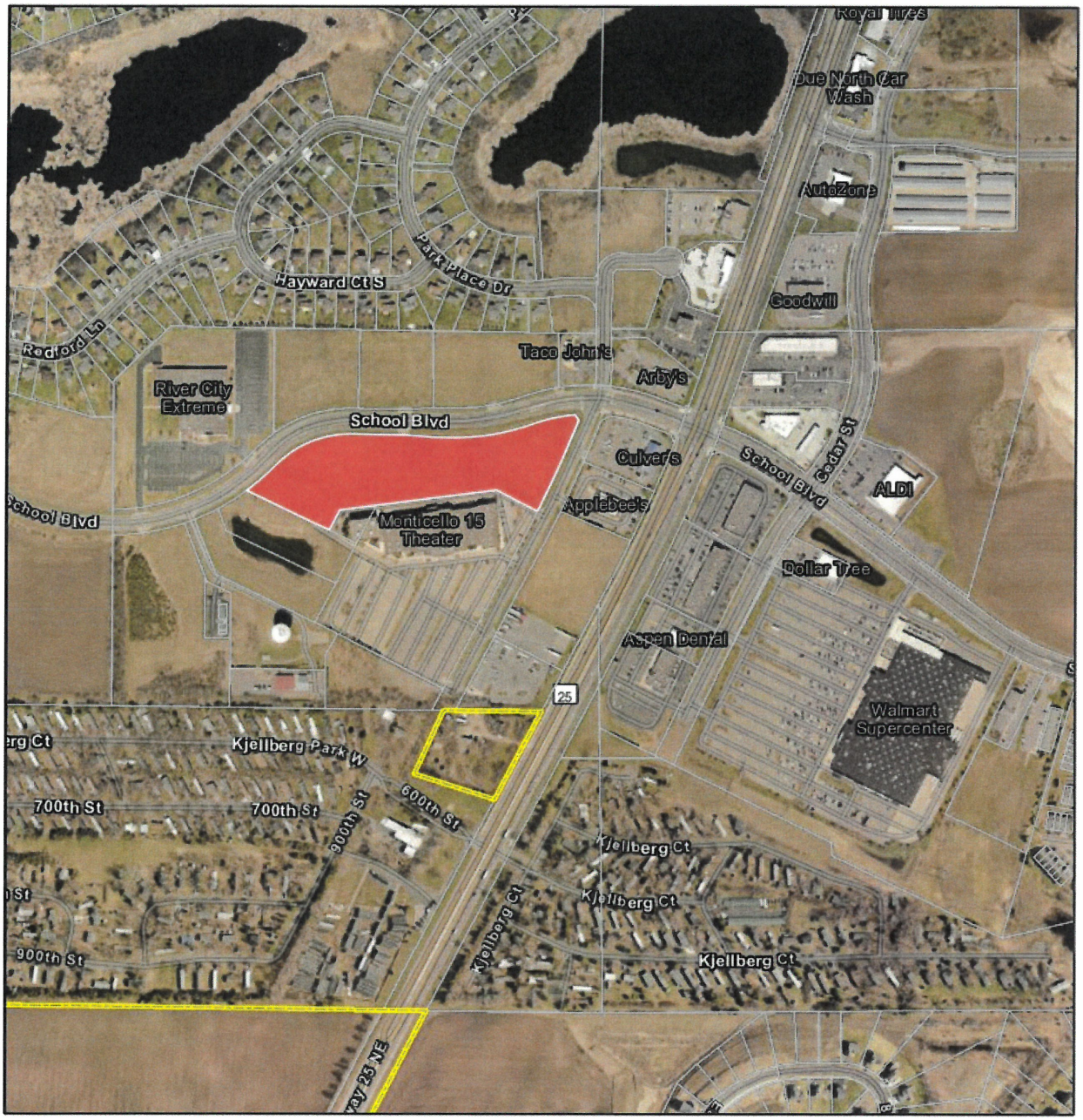
_____
Angela Schumann, Community Development Director

EXHIBIT A

DEPICTION OF PROPERTY

A portion of Outlot C, Jefferson Commons, Wright County, Minnesota (PID 155-164-000030) consisting of approximately 3.05 acres

Subject Site



1 in = 738 Ft

EAST CENTRAL MINNESOTA

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at
Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

Date: 02/20/26

Account #: 429204
Customer: CITY OF MONTICELLO ~

Address: 505 WALNUT ST STE 1
MONTICELLO

Telephone: (763) 295-2711
Fax: (763) 295-4404

Ad ID: 1520779
Copy LIne: March 9 PH Kids Haven Land Sal

PO Number:
Start: 02/26/26
Stop: 02/26/2026
Total Cost: $148.00
# of Lines: 70
Total Depth: 7.806
# of Inserts: 1
Ad Class: 150
Phone # (763) 691-6000
Email: publicnotice@apgecm.com
Rep No: SM700

Contract-Gross

Publications:
Monticello Times

Ad Proof

Not Actual Size

CITY OF MONTICELLO
WRIGHT COUNTY,
MINNESOTA

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Monticello City Council will meet on Monday March 9, 2026 at approximately 6:30 P.M. or as soon thereafter as the matter may be heard, in the Mississippi Room of the Monticello Community Center located at 505 Walnut Street in the City of Monticello, Minnesota (the "City") for the purposes of holding a public hearing related to the consideration of a proposed business subsidy under Minnesota Statutes, Sections 116J.993 through 116J.995, as amended (the "Business Subsidy Law"), by providing a land write down in the form of a five year forgivable loan to Kids Haven of Monticello Holdings, LLC, a Minnesota limited liability company and Kids Haven of Monticello, LLC, a Minnesota limited liability company (collectively, the "Recipient"), to finance the purchase of a 2.93 acre parcel of land legally described as Lot 1, Block 1, Jefferson Commons 5th Addition, Wright County, MN (the "Project").

Information about the proposed business subsidy for the Recipient is available for inspection at the office of the Economic Development Manager at City Hall during regular business hours. After the public hearing, the City Council will consider granting the business subsidy in accordance with the proposed terms.

A person with residence in or the owner of taxable property in the City may file a written complaint with the City if the City Council fails to comply with the Business Subsidy Law, and no action may be filed against the City for the failure to comply unless a written complaint is filed.

All interested persons may appear at the hearing and present their views on the matters orally or provide their comments prior to the meeting in writing.

Dated: February 26, 2026
Jennifer Schreiber
City Clerk, City of Monticello, Minnesota

Published in the Monticello Times
February 26, 2026
1520779

4A. Consideration of adopting Resolution 2026-16 approving the plans and specifications, and authorizing advertisement of bids for the Bertram Chain of Lake Regional Athletic Park Phase III improvement

Prepared by: Parks & Recreation Director	**Meeting Date:** 3/9/2026	☐ **Consent Agenda Item** ☒ **Regular Agenda Item**
Reviewed by: Finance Director	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to adopt Resolution 2026-16 approving the plans and specifications, and authorizing advertisement of bids for the Bertram Chain of Lakes Regional Athletic Park Phase III improvements.

PREVIOUS COUNCIL ACTION

January 13, 2025: Council adopted Resolution 2025-02 authorizing submission of a 2025 Outdoor Recreation Grant application for Bertram Chain of Lake Athletic Park improvements

February 3, 2025: Council authorized WSB to update the 2016 Bertram Athletic Park Feasibility Report at a cost up to $25,000

February 10, 2025: Council authorized preparation of the Bertram Chain of Lakes Regional Athletic Park Plans and Specifications for Pickleball Improvements using WSB Engineering Services at a cost of $50,397

September 29, 2025: Council approved contract amendment request with WSB in the amount of $42,130 for expanded design services related to the BCOL Pickleball Courts Project.

October 27, 2025: Council adopted Resolution 2025-64 Accepting $254,170 Outdoor Recreation Grant and Authorizing Execution of Grant Agreement for Bertram Chain of Lakes Regional Athletic Park

REFERENCE AND BACKGROUND

The City of Monticello adopted a master plan for the Bertram Chain of Lakes (BCOL) Regional Athletic Park in 2016. Since that time, the City has completed a series of phased improvements, including the 2016 interim amenities, the 2018 Phase I infrastructure, and the 2023 Phase II improvements. WSB served as the design consultant throughout this process, preparing the

feasibility study, master plan, and construction documents for each phase. Their continued involvement has helped ensure that new amenities blend seamlessly with existing features and support the long-term vision for the park.

In February 2025, the City Council authorized WSB to design and prepare the plans and specifications for the next phase of improvements, focused on constructing pickleball courts and associated amenities on the southern side of the park. While the original master plan included tennis courts, feedback from the school district, local pickleball groups, and the Parks and Recreation Commission (PARC) indicated a strong preference for dedicated pickleball facilities. Pickleball has become one of the fastest growing recreational activities in the region, and the addition of courts at Bertram aligns the park's amenities with current community needs.

As planning for Phase III progressed, staff further evaluated the parking capacity and circulation adjacent to the intended pickleball court location. While the initial concept focused primarily on improvements to the easterly portion of the southwest parking lot, staff requested and received Council authorization for WSB to complete a more in-depth evaluation of the westerly parking area as well. This additional design work provided a better understanding of how the parking areas function together, how they support tournament-level use, and how future phases of the park will rely on this access.

Based on the analysis, the project now includes an alternate bid for building a full gravel parking lot in addition to the base bid for just the most easterly portion as required for the pickleball courts. Including this alternate will allow Council to consider the scope of the project with clear cost information. Potential construction of the parking lot would reduce programmable green space that staff have been using to maximize playable acreage while the park is awaiting future improvements. However, if funding allows, the full parking layout will be more aligned with the long-term master plan for the park.

Phase III also includes several grading and drainage refinements to improve long-term field performance and reduce maintenance needs. These adjustments include lowering specific field areas to better balance soil movement on site, improving surface drainage around the ballfields, and directing runoff more efficiently toward the stormwater pond. While these improvements may not be highly visible to park users, they will help the site drain more naturally, reduce the need for imported fill, and support the long-term health of the athletic fields.

Phase III Improvement Scope

- Eight dedicated pickleball courts (30' x 64' each) with north-south court orientation
- Bituminous surface with acrylic color coating and white lines
- Durable outdoor net systems with two shade canopies

- Black color coated perimeter fencing (10') and divider fencing (4')
- Windscreens and safety caps
- Trail connections to parking and the broader park system
- Tree plantings
- Accessible parking area (Alternate Bid)

The Phase III improvements follow a coordinated schedule that moves from final design review into bidding and construction. Once authorized, the project will be advertised for public bidding on March 17, 2026. Contractors will have several weeks to review the plans and prepare their proposals, with bids scheduled to be opened on April 7, 2026. This timeline allows staff and the design team to evaluate the bids and bring a recommended contract award to the City Council at the April 13, 2026 meeting.

Following contract award, construction is anticipated to occur during the summer of 2026. This schedule positions the City to complete the pickleball courts and related improvements during the peak construction season, allowing the new amenities to be available for community use as soon as possible.

A fence permit from Wright County Planning & Zoning will be required as part of the project. The Parks, Arts & Recreation Commission reviewed the project and formal recommendation to move forward with the pickleball courts and alternate 1, which includes improvements to the westerly parking lot.

I. **Budget Impact:** Authorization to bid the Bertram Phase III improvements project has no budget impact. When a contract is awarded, the cost of the project will be paid from the BCOL Sales Tax Fund, which has $755,000 budgeted for pickleball courts in 2026, which already accounts for the $254,170 in Outdoor Recreation Grant funding. Project costs above that amount would require additional sales tax funds collected to date.

II. **Staff Workload Impact:** Managing consultant and project timelines.

III. **Comprehensive Plan Impact:** The Monticello 2040 Plan's goals and policies of the Parks, Pathways and Open Space chapter seek to complete the phased development of Regional Athletic Park at the Bertram Chain of Lakes and promote its use and enjoyment, stating "Continue to recognize the Bertram Chain of Lakes Regional Park as the crown jewel of the Monticello parks and open space system, maintained as permanent open space while providing passive and active recreation opportunities, habitat protection and ecological value to the community and region." Further, the Implementation Chapter includes Policy 3.3: Regional Athletic Park, "Complete development of the BCOL Regional Athletic Park in support of local and regional athletic space needs and as an economic development tool for the community.

STAFF RECOMMENDED ACTION

Staff recommend adopting Resolution 2026-16 approving the plans, specifications, and the advertisement of bids for the Bertram Chain of Lake Regional Athletic Park Phase III Improvements.

SUPPORTING DATA

A. Resolution 2026-16
B. Bertram Chain of Lakes Regional Athletic Park master plan map
C. Project plans

CITY OF MONTICELLO
WRIGHT COUNTY, MINNESOTA
RESOLUTION NO. 2026-16

APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE 2026 BERTRAM CHAIN OF LAKES REGIONAL ATHLETIC PARK PHASE III IMPROVEMNTS PROJECT

WHEREAS, pursuant to approval by the City Council on March 9, 2026, WSB has prepared plans and specifications for the Bertram Chain of Lakes Rgional Athletic Park which include the following improvement:

- 8 dedicated Pickleball Courts. 30'x64' court size overall. Courts oriented North-South
- Bituminous surface with acrylic color coating and white lines – colored to match Monticello logo colors.
- Durable outdoor net system
- Black color coated perimeter (10' ht.) and divider fencing (4' ht.)
- Windscreens on perimeter fencing, safety cap on divider fences
- Trail connections to parking and rest of park
- Accessible parking area, Parking Lot Alternate Bid
- Tree plantings/natives
- Stormwater
- Shade Structures

WHEREAS, the City Parks, Arts & Recreation Director has presented such plans and specifications to the Council for approval;

***NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTICELLO*:**

1. Such plans and specifications, a copy of which is on file in the office of the City Clerk, are hereby approved.

2. The designated authority shall prepare and cause to be inserted in the official paper and in a recognized industry trade journal an advertisement for bid upon the making of such improvement under such approved plans and specifications. The advertisement shall be published no less than three weeks before the last day for submission of bids, once in the City's legal publication and at least once in either a newspaper published in a city of the first class or a trade paper. To be eligible as a trade paper, a publication shall have all the qualifications of a legal newspaper except that, instead of the requirement that it shall contain general and local news, such trade paper shall contain building and

DRAFT

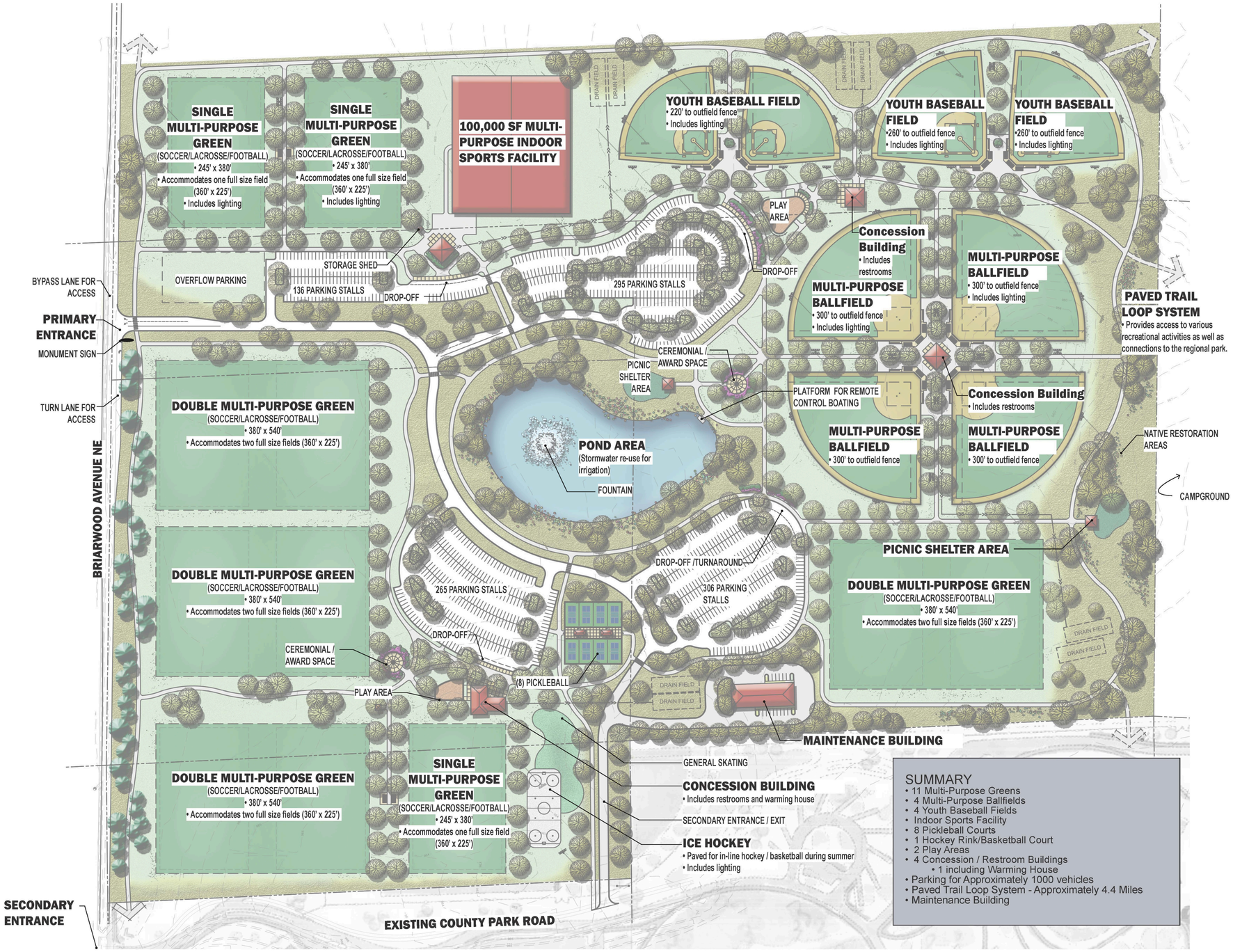
construction news of interest to contractors in this state, among whom it shall have a general circulation. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the Council on the issue of responsibility. No bids will be considered unless sealed and filed as set forth in the instructions to bidders in compliance with the requirements of electronic bidding and bid security.

ADOPTED BY the Monticello City Council this 9th day of March, 2026.

_____
Lloyd Hilgart, Mayor

_____
Jennifer Schreiber, City Clerk

DRAFT



C:\ACC\ACCDocs\WSB\028262-000\Project Files\05_Discipline\LandscapeExhibits\Masterplan\0270625 BCOL basic overall plan

Bertram Chain of Lakes | Masterplan

Monticello, Minnesota

September 29, 2025 | WSB Project number: 027625-000

0' 75' 150'

Scale in Feet

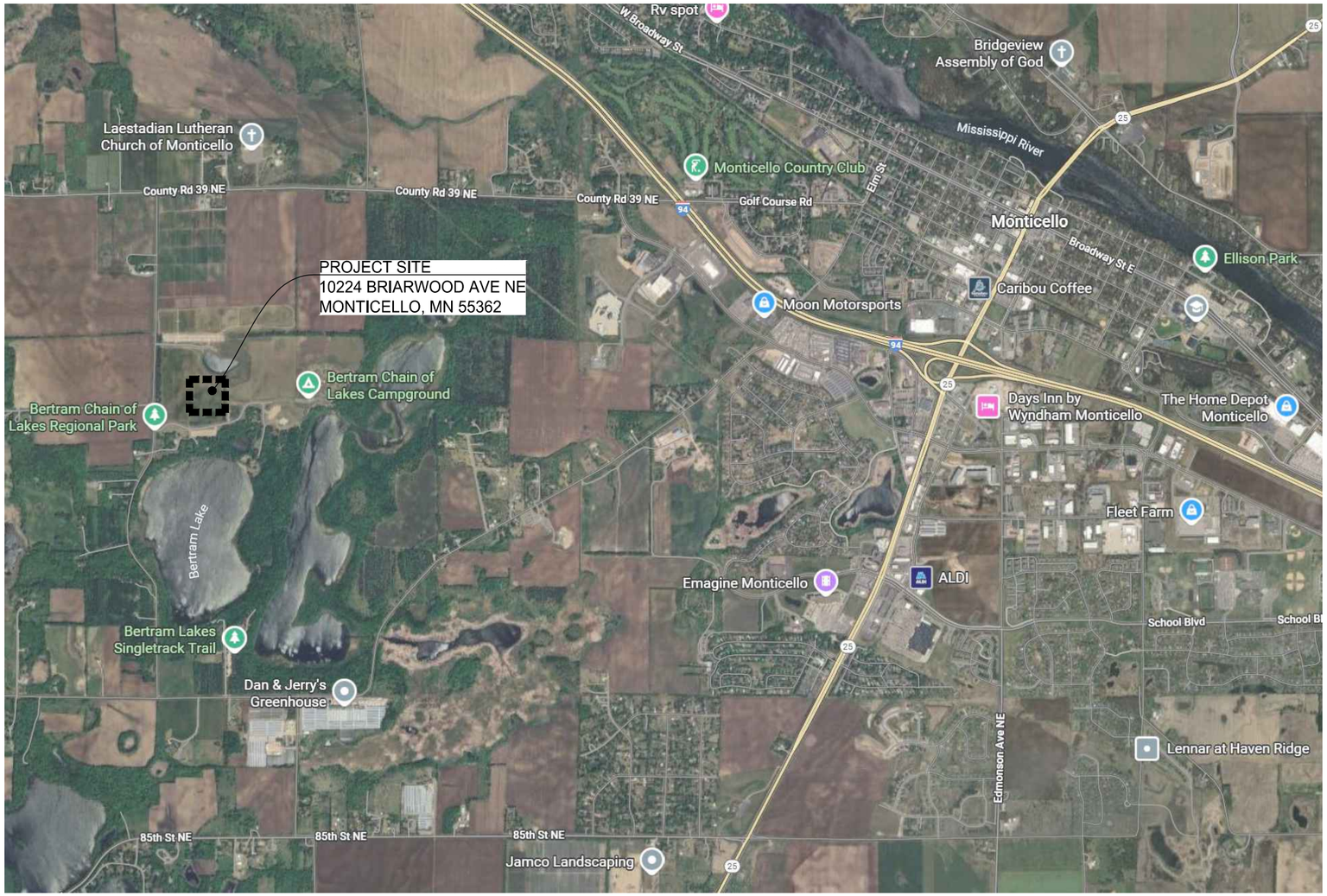
wsb

4A (4)

BERTRAM CHAIN OF LAKES PICKLEBALL COURTS

MONTICELLO, MINNESOTA

WSB & Associates, Inc. Project No. 028201-000
Client Project Number.....
Issue Date..... March 3, 2026



1 L1.0 PROJECT LOCATION MAP
SCALE: NOT TO SCALE

THIS PLAN SET HAS BEEN PREPARED FOR:

CITY OF MONTICELLO
505 Walnut Street
Monticello, MN 55362

Sheet List Table

SHEET NUMBER	SHEET TITLE
L1.0	COVER SHEET
L1.1	SWPPP
L1.2	SWPPP
L1.3	SWPPP
L2.0	DEMO PLAN
L3.0	LAYOUT PLAN
L3.1	LAYOUT ENLARGEMENT PLAN
L4.0	GRADING PLAN
L4.1	GRADING PLAN ENLARGEMENT
L5.0	RESTORATION PLAN
L6.0	DETAILS
L6.1	DETAILS
L6.2	DETAILS
L6.3	DETAILS

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL D. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS TO DETERMINE THE TYPE AND LOCATION OF PRIVATE UTILITIES AS MAY BE DEEMED NECESSARY TO AVOID DAMAGE THERETO.

N

wsb

SCALE:	DESIGN BY:
AS SHOWN	JF
PLAN BY:	CHECK BY:
HW	JF

REVISIONS

NO.	DATE	DESCRIPTION

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

COVER SHEET

BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
028201-000

SHEET
L1.0

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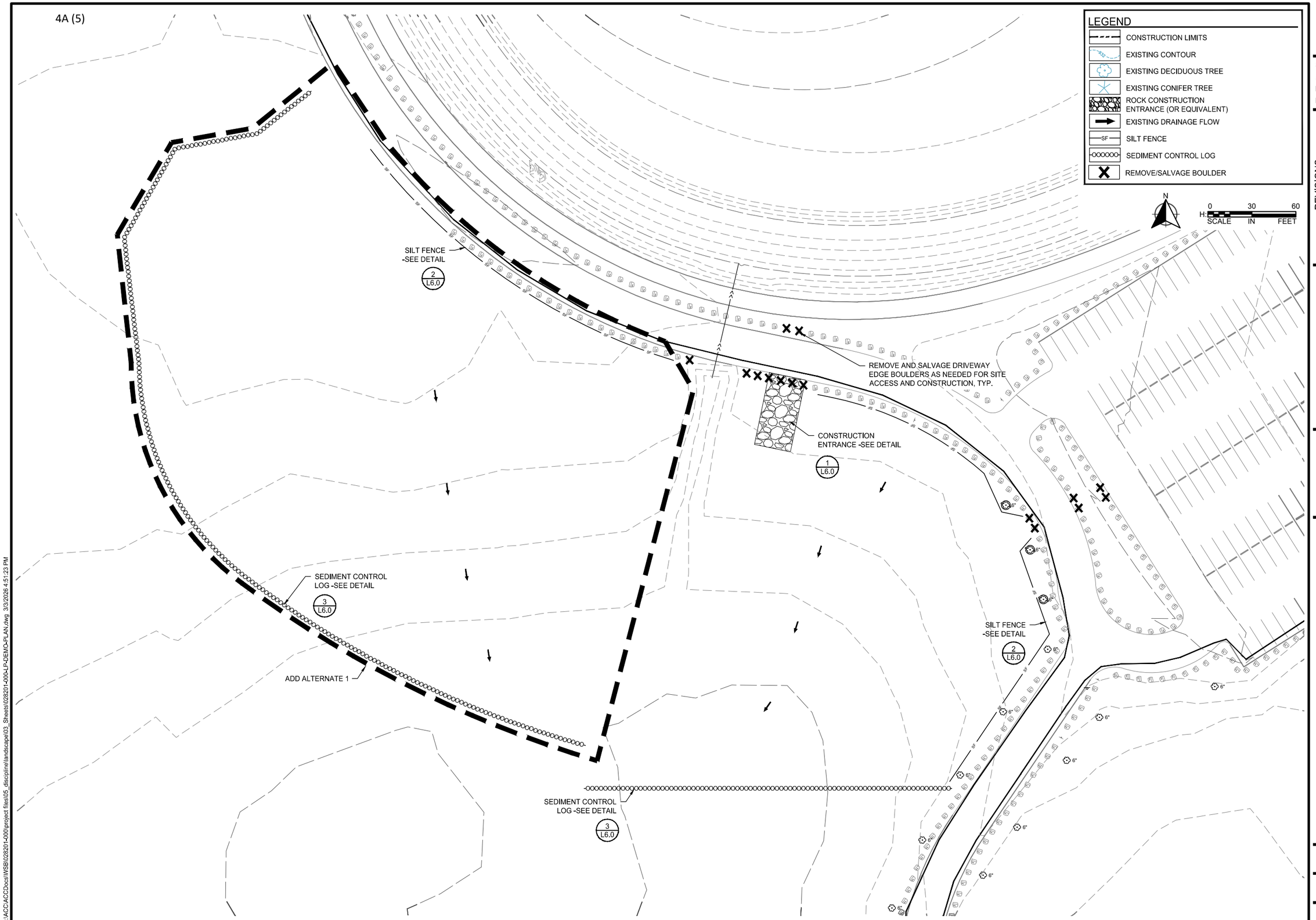

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AS SHOWN	JF
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Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

DEMO PLAN

BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
028201-000

SHEET
L2.0

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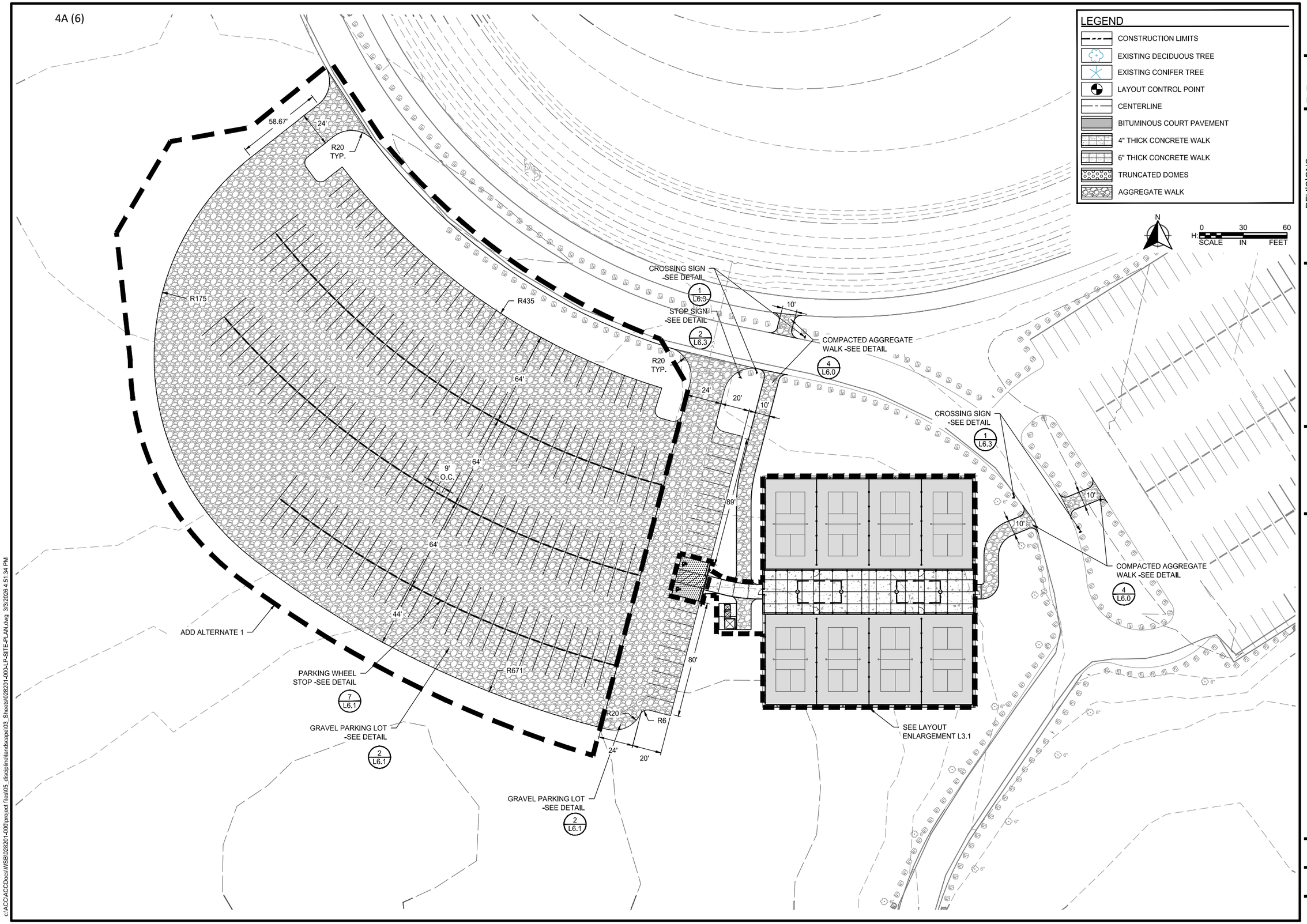

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AS SHOWN	JF
PLAN BY:	CHECK BY:
HW	JF

REVISIONS

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Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

LAYOUT PLAN

BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
028201-000

SHEET
L3.0

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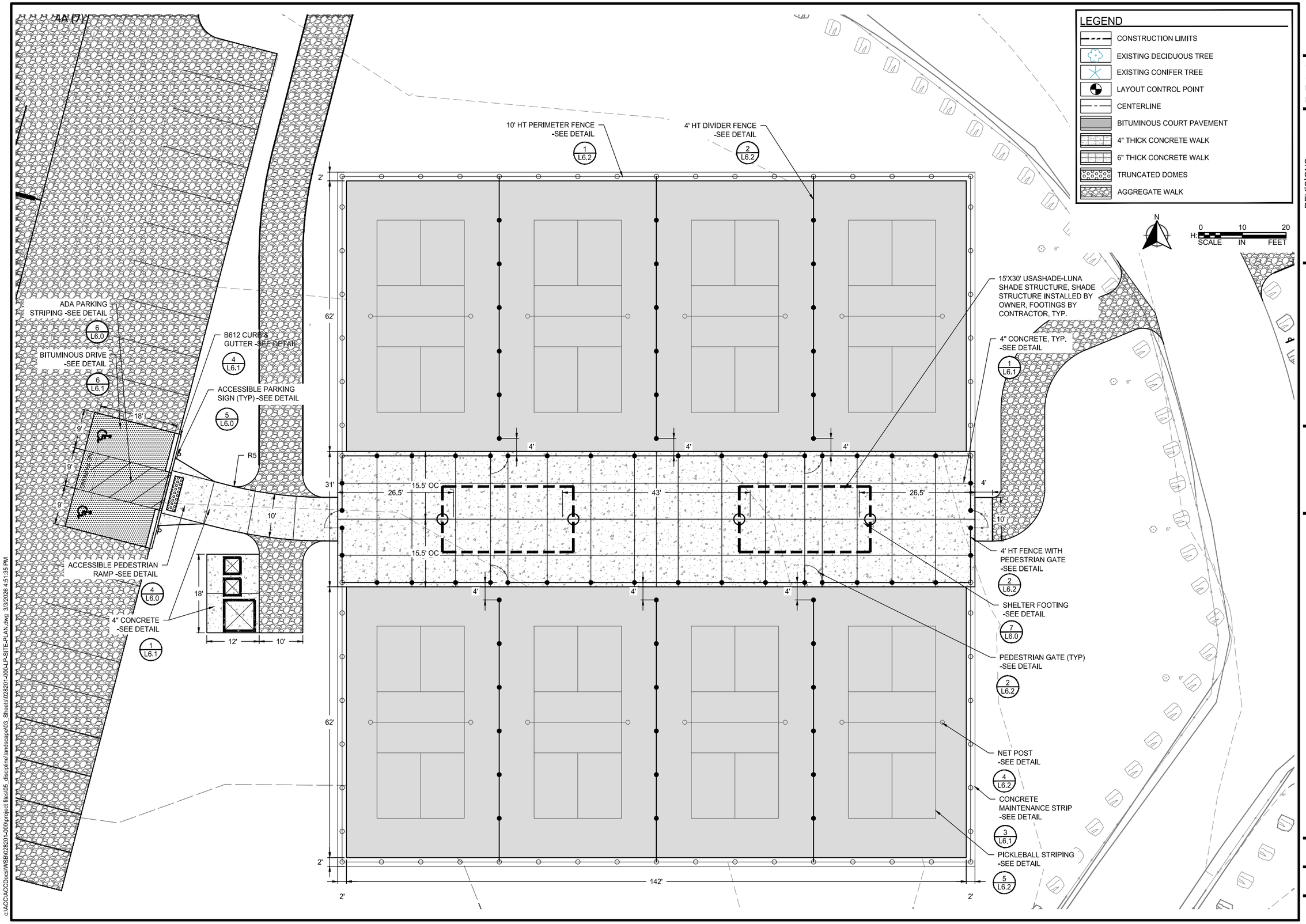

LEGEND

- CONSTRUCTION LIMITS
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- LAYOUT CONTROL POINT
- CENTERLINE
- BITUMINOUS COURT PAVEMENT
- 4" THICK CONCRETE WALK
- 6" THICK CONCRETE WALK
- TRUNCATED DOMES
- AGGREGATE WALK

wsb

SCALE:	DESIGN BY:
AS SHOWN	JF
PLAN BY:	CHECK BY:
HW	JF

REVISIONS

NO.	DATE	DESCRIPTION

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Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

LAYOUT ENLARGEMENT PLAN

BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
028201-000

SHEET
L3.1

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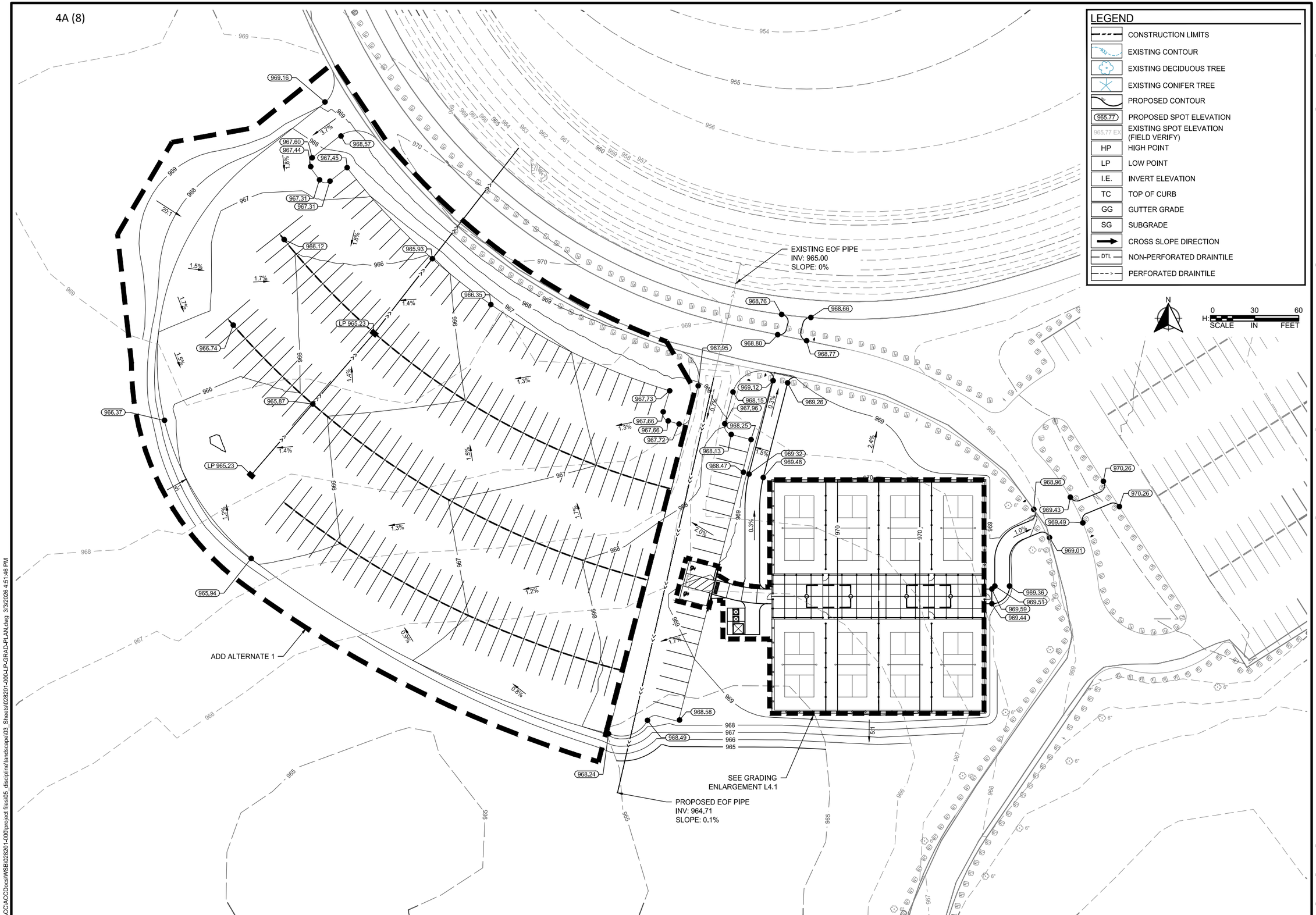

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AS SHOWN	JF
PLAN BY:	CHECK BY:
HW	JF

REVISIONS

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Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

GRADING PLAN

BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
028201-000

SHEET
L4.0

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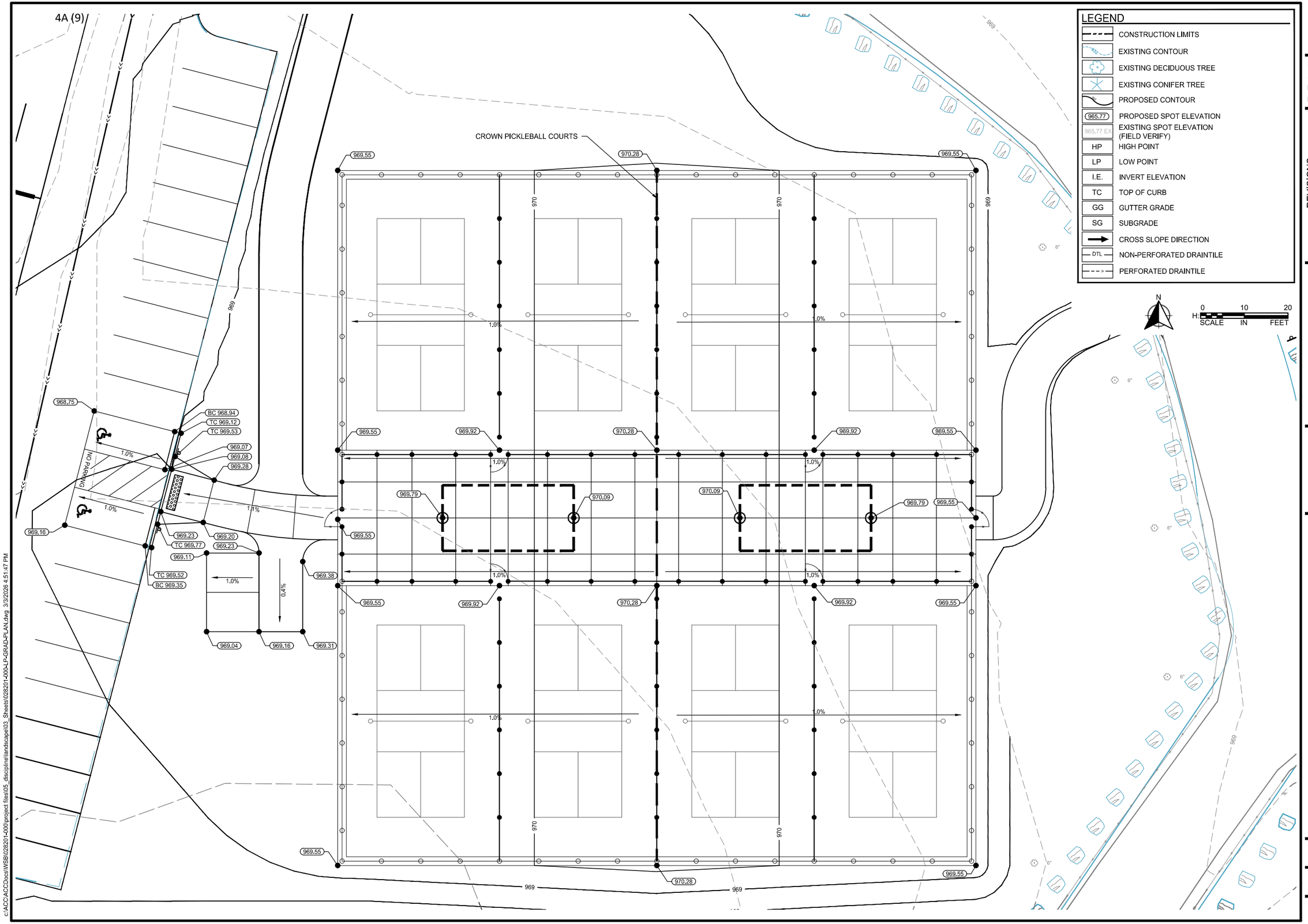

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AS SHOWN	JF
PLAN BY:	CHECK BY:
HW	JF

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Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

GRADING PLAN ENLARGEMENT

BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
028201-000

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4A (10)

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
	ACER SACCHARUM / SUGAR MAPLE	2.5" CAL B&B	2
	ACER X FREEMANII 'SIENNA' / SIENNA GLEN® MAPLE	2.5" CAL B&B	1
	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS' / ESPRESSO™ KENTUCKY COFFEETREE	2.5" CAL B&B	4
	TILIA AMERICANA 'MCKSENTRY' / AMERICAN SENTRY® LINDEN	2.5" CAL B&B	2

LEGEND

- CONSTRUCTION LIMITS
- EXISTING CONTOUR
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- PROPOSED CONTOUR
- TYPE I SEED MIX
- TYPE II SEED MIX

N

H: 0 30 60
SCALE IN FEET

1 Espresso™ Kentucky Coffeetree
2.5" Cal B&B

2 Sugar Maple
2.5" Cal B&B

2 American Sentry® Linden
2.5" Cal B&B

1 Sienna Glen® Maple
2.5" Cal B&B

1 Espresso™ Kentucky Coffeetree
2.5" Cal B&B

2 Espresso™ Kentucky Coffeetree
2.5" Cal B&B

ADD ALTERNATE #1

TYPE II SEED MIX, TYP.

TYPE I SEED MIX, TYP.

TYPE II SEED MIX, TYP.

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AS SHOWN	JF
PLAN BY:	CHECK BY:
HW	JF

REVISIONS

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Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

RESTORATION PLAN

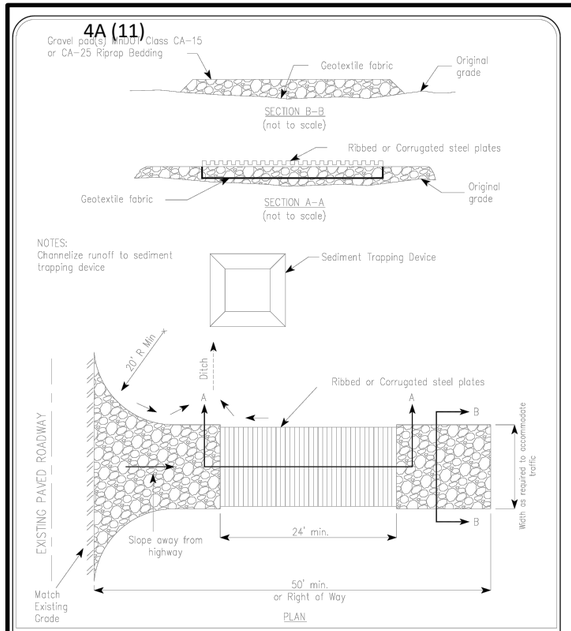
BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
028201-000

SHEET
L5.0

4A (11)

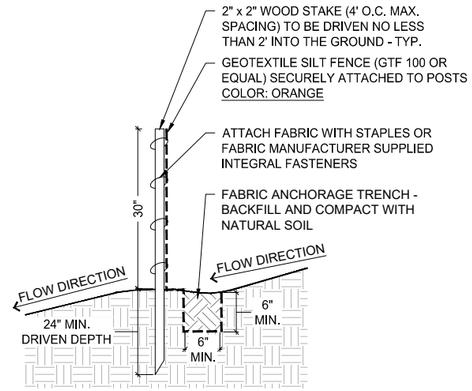


Standard Plate Library
City of Monticello

Title: Commercial Gravel Construction Entrance

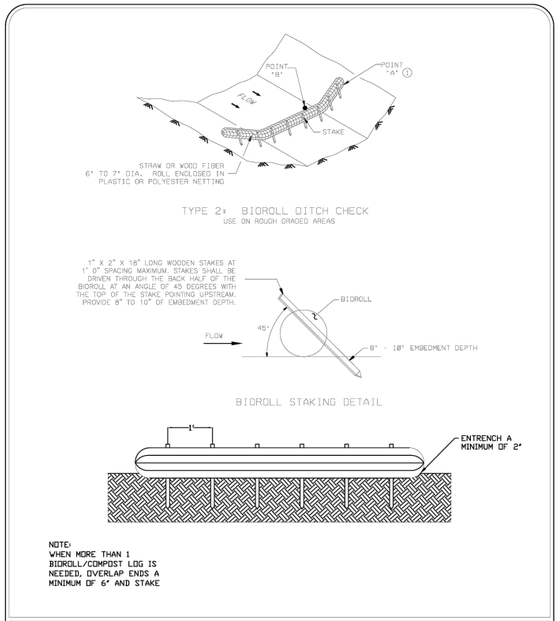
Date: 06–14 | Revised: 03–15 | Plate No. 6002

1 L6.0 CONSTRUCTION ENTRANCE DETAIL



NOTE
1. SILT FENCE SHALL BE PLACED PARALLEL TO THE CONTOUR OF THE TERRAIN, WITH THE ENDS WRAPPED UPHILL TO PREVENT FLOW AROUND THEM.
2. NO EARTHWORK SHALL BE PERFORMED DOWNGRADE FROM THE FENCE.
3. ACCUMULATED SILT AROUND THE FENCE SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE THIRD THE HEIGHT OF THE SILT FENCE OR AS DIRECTED IN THE FIELD BY THE OWNER/LA-E WITHIN 24 HOURS OF NOTIFICATION.

2 L6.0 SILT FENCE DETAIL



NOTE:
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6' AND STAKE

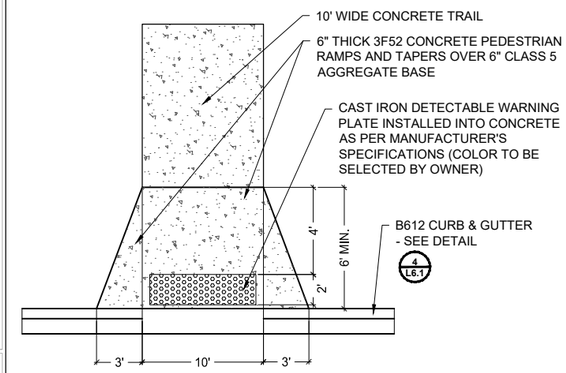
Standard Plate Library
City of Monticello

Title: Bio Log Staking Straw or Wood Bio Roll

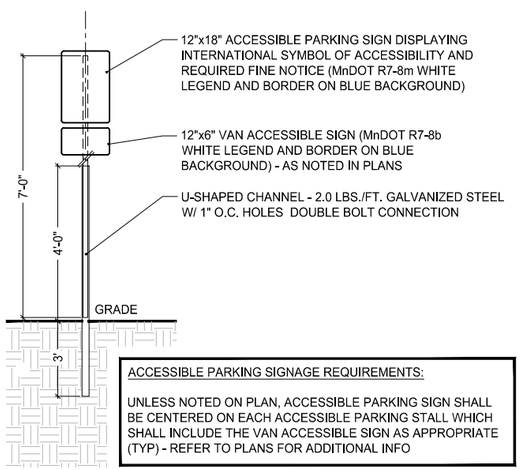
Date: 03–08 | Revised: 03–15 | Plate No. 6009

3 L6.0 SEDIMENT CONTROL LOG DETAIL

CONTRACTOR RESPONSIBLE FOR PEDESTRIAN RAMP COMPLIANCE WITH ALL PROWAG REQUIREMENTS AND SHALL REFER TO MnDOT STANDARD PLAN 5-297.250 AND SPECIAL PROVISIONS



4 L6.0 PEDESTRIAN RAMP DETAIL



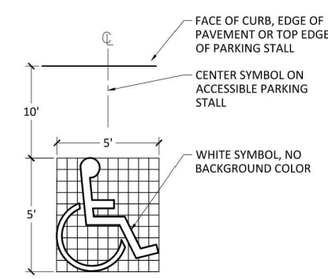
ACCESSIBLE PARKING SIGNAGE REQUIREMENTS:

UNLESS NOTED ON PLAN, ACCESSIBLE PARKING SIGN SHALL BE CENTERED ON EACH ACCESSIBLE PARKING STALL WHICH SHALL INCLUDE THE VAN ACCESSIBLE SIGN AS APPROPRIATE (TYP) - REFER TO PLANS FOR ADDITIONAL INFO

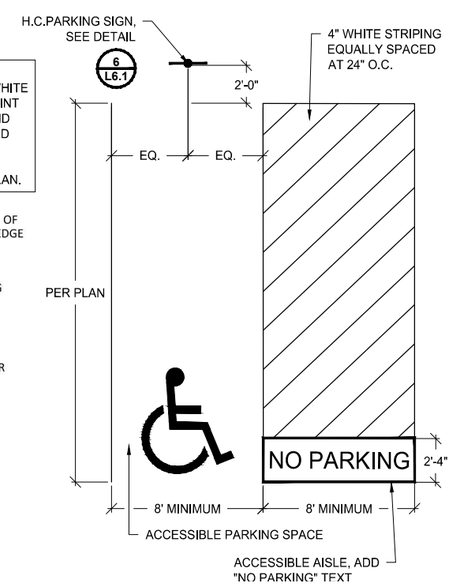
SECTION VIEW

5 L6.0 ACCESSIBLE PARKING SIGN DETAIL

PARKING LOT STRIPING NOTE:
ALL PARKING LOT STRIPING SHALL BE 4" WIDE WHITE TRAFFIC AND HIGHWAY APPROVED MARKING PAINT AS APPROVED BY THE OWNER. H.C. PARKING AND ACCESS AISLES SHALL BE STRIPED AS INDICATED AND EACH H.C. STALL SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY CENTERED ON EACH STALL AS INDICATED ON PLAN.

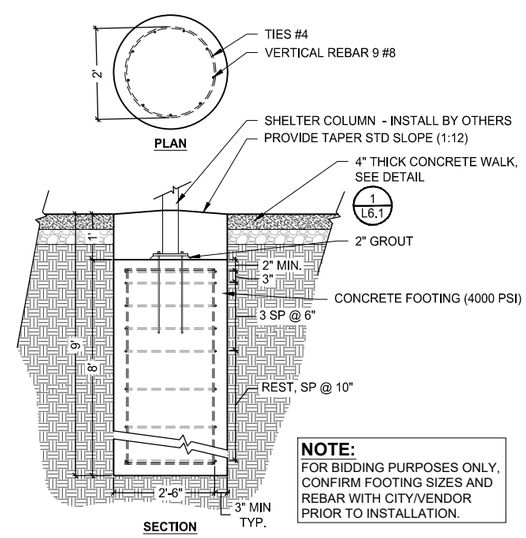


SYMBOL LOCATION & DIMENSIONS



6 L6.0 ADA PARKING STRIPING DETAIL

NOTES:
- CONFIRM ANCHOR BOLT LOCATIONS WITH SHELTER MANUFACTURER PRIOR TO CONSTRUCTING FOUNDATION
- CONTRACTOR TO OBTAINING ANCHOR BOLTS AND TEMPLATES PROVIDED BY VENDOR
- CONTRACTOR SHALL CONSTRUCT FOUNDATIONS IN ACCORDANCE WITH STAMPED ENGINEERED DRAWING PROVIDED BY VENDOR
- STAMPED ENGINEERED DRAWINGS SHALL TAKE PRECEDENT OVER BELOW DETAIL (ACTUAL DIMENSIONS MAY VARY).



NOTE:
FOR BIDDING PURPOSES ONLY, CONFIRM FOOTING SIZES AND REBAR WITH CITY/VENDOR PRIOR TO INSTALLATION.

7 L6.0 SHELTER FOOTING DETAIL

wsb

SCALE:	DESIGN BY:
AS SHOWN	JF
PLAN BY:	CHECK BY:
HW	JF

REVISIONS

NO.	DATE	DESCRIPTION

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Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

DETAILS

BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO. XXXXXX

WSB PROJECT NO. 028201-000

SHEET L6.0

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4A (12)

CONCRETE PLACEMENT NOTE:

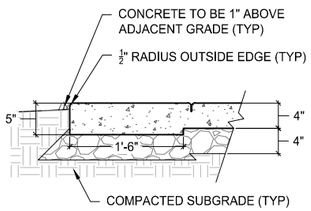
CONCRETE SHALL HAVE 1.0% MIN. / 1.5% MAX. CROSS-SLOPE IN DIRECTION OF POSITIVE DRAINAGE FLOW, UNLESS INDICATED OTHERWISE (TYP) - REFER ALSO TO GRADING PLANS FOR ADDITIONAL INFORMATION.

CONTROL JOINT NOTE:

REFER TO PLAN FOR LOCATIONS OF JOINTS AND VERIFY WITH LA-E AT TIME OF CONSTRUCTION. CRACK CONTROL JOINTS SHALL EXTEND TO $\frac{1}{3}$ THE THICKNESS OF THE CONCRETE. REPLACE CONTROL JOINT WITH $\frac{1}{2}$" EXPANSION JOINT AT MAX. 50' INTERVALS.

CONCRETE SECTION:

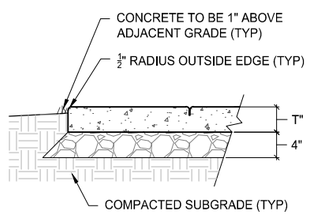
T" = DEPTH OF CONCRETE, SEE LAYOUT PLAN
4" THICK CONCRETE (4000 PSI) OVER 4" THICK COMPACTED DEPTH OF CRUSHED AGGREGATE BASE COMPACTED TO 100% STANDARD PROCTOR DENSITY



CONCRETE PLAZA SECTION VIEW

CONCRETE SECTION:

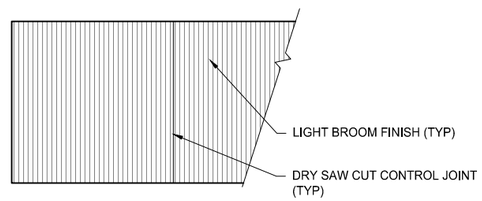
T" = DEPTH OF CONCRETE, SEE LAYOUT PLAN
T" THICK CONCRETE (4000 PSI) OVER 4" THICK COMPACTED DEPTH OF CRUSHED AGGREGATE BASE COMPACTED TO 100% STANDARD PROCTOR DENSITY



CONCRETE SECTION VIEW

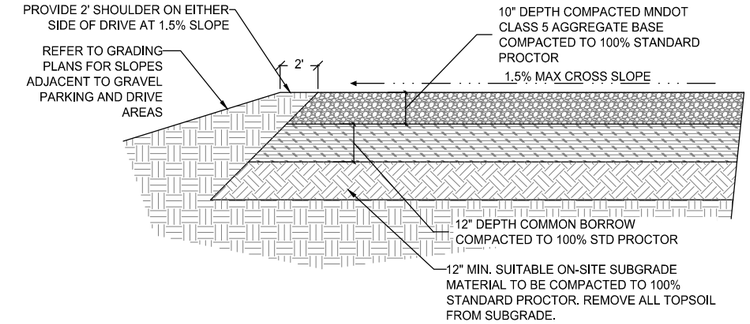
CONCRETE FINISH:

LIGHT BROOM FINISH WITH DRY SAW CUT JOINTS ($\frac{1}{8}$") (TYP) - REFER TO PLANS AND DETAILS FOR LOCATIONS

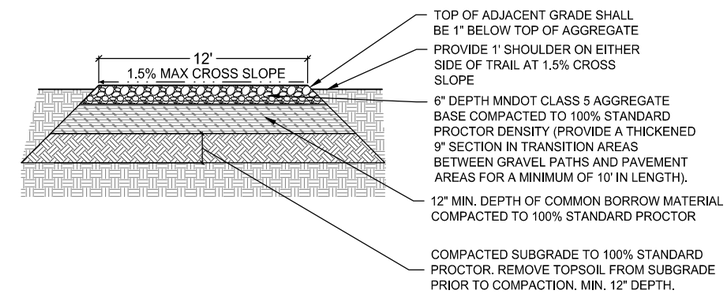


CONCRETE FINISH - PLAN VIEW

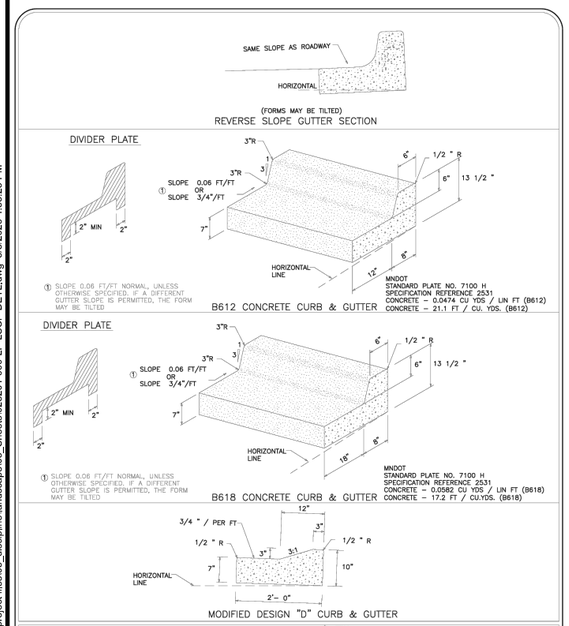
1 L6.1 CONCRETE WALK DETAIL



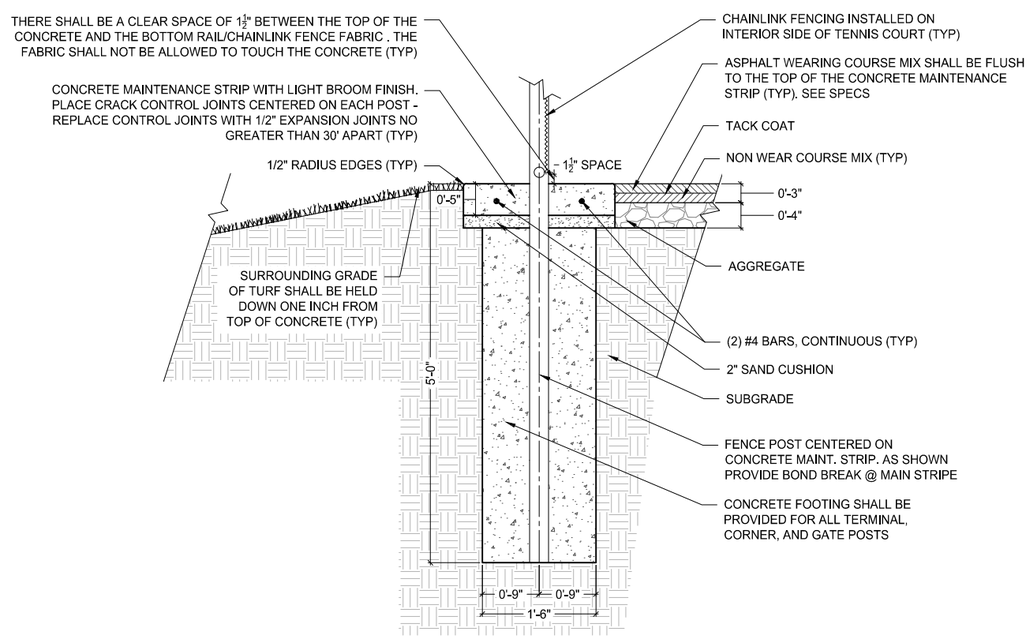
2 L6.1 GRAVEL DRIVE DETAIL



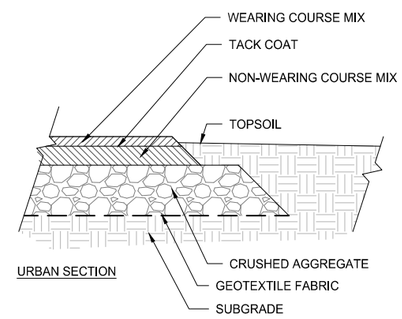
3 L6.1 GRAVEL TRAIL DETAIL



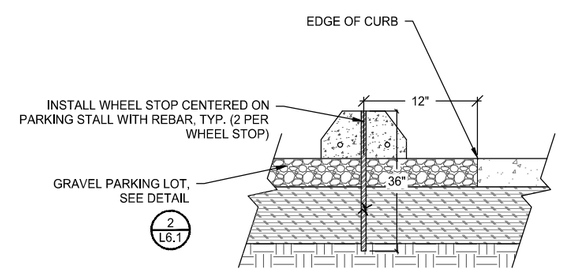
4 L6.1 B612 CURB AND GUTTER DETAIL



5 L6.1 CONCRETE MAINTENANCE STRIP AND BITUMINOUS COURT DETAIL



6 L6.1 BITUMINOUS DRIVE DETAIL



7 L6.1 PARKING BLOCK (WHEEL STOP) DETAIL

wsb

SCALE:	DESIGN BY:
AS SHOWN	JF
PLAN BY:	CHECK BY:
HW	JF

REVISIONS

NO.	DATE	DESCRIPTION

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

DETAILS

BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
028201-000

SHEET
L6.1

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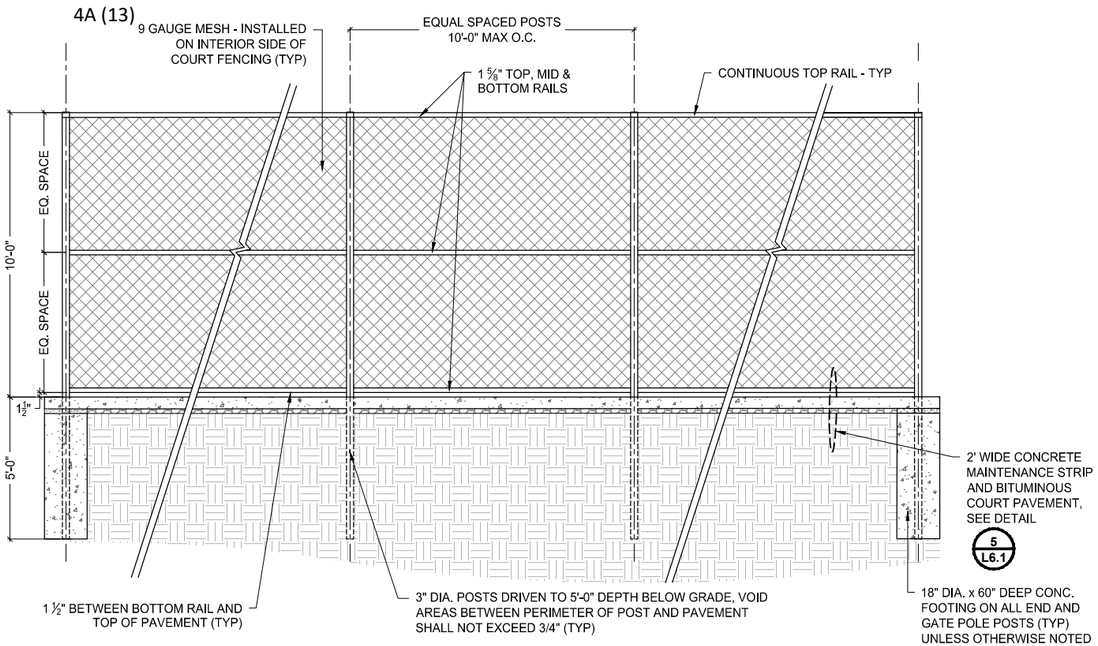
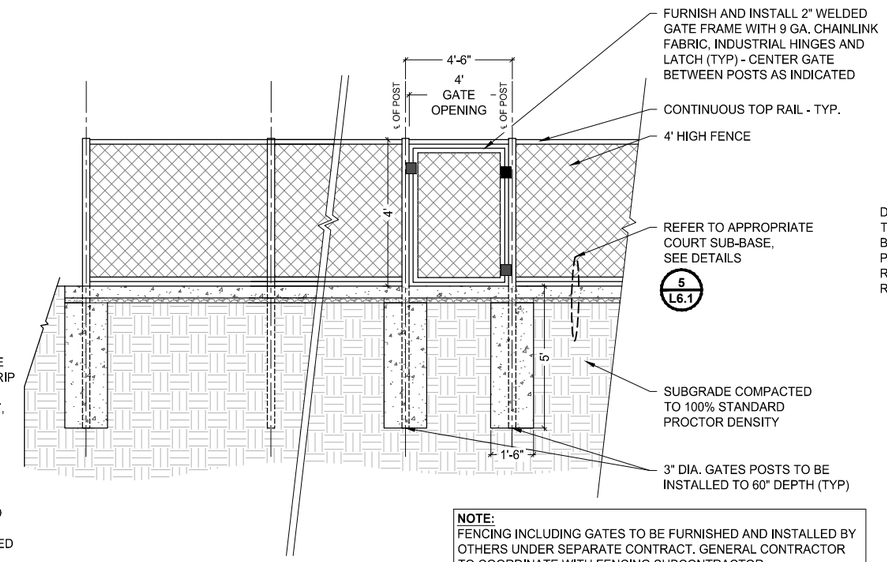


1 L6.2 10' HT FENCE DETAIL

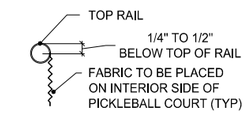


NOTE:
FENCING INCLUDING GATES TO BE FURNISHED AND INSTALLED BY OTHERS UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE WITH FENCING SUBCONTRACTOR.

2 L6.2 4' HT PEDESTRIAN GATE & FENCE DETAIL

INDUSTRIAL GATE LATCHES

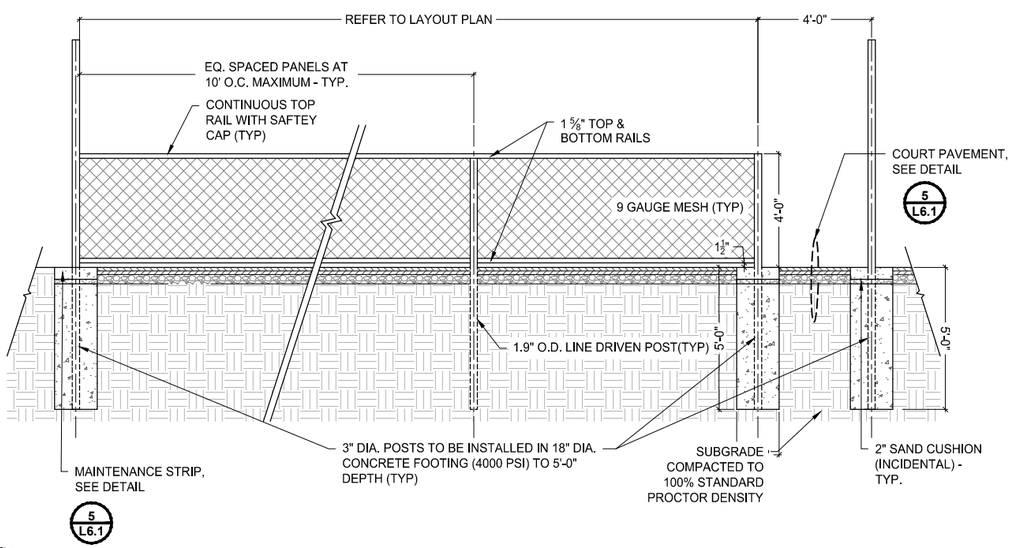
INDUSTRIAL GATE HINGES



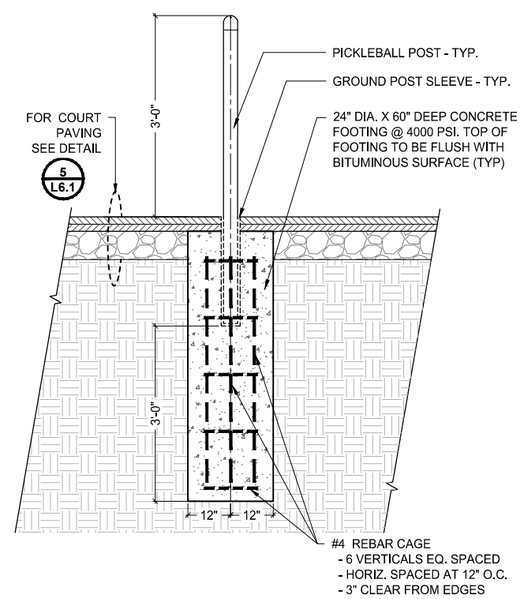
FABRIC PLACEMENT DETAIL

NOTE:
VOID AREAS BETWEEN PERIMETER OF DIVIDER FENCE POSTS AND BITUMINOUS PAVEMENT SHALL NOT EXCEED 3/4" (TYP).

PRIOR TO APPLICATION OF COLOR COATING, FILL VOID AREAS AROUND DIVIDER FENCE POSTS WITH BLACK JACK SPEED-FILL ELASTIC CRACK FILLER (INCIDENTAL) -TYP.

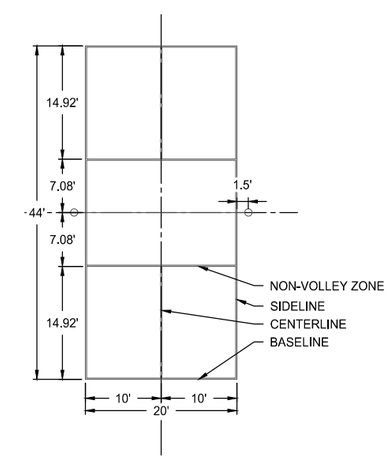


3 L6.2 4' HT DIVIDER FENCE DETAIL



4 L6.2 PICKLEBALL NET POST DETAIL

NOTES:
1. ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES. ALL LINES SHALL BE 2" WIDE.
2. SURFACE COLORS:
   a. OUT OF BOUNDS - GREEN
   b. IN BOUNDS - DARK BLUE
   c. KITCHEN AREA - TEAL
3. LINE PAINT TO BE TEXTURED AND COLOR TO BE CONFIRMED BY OWNER AT TIME OF CONSTRUCTION.
4. BREAK ALL LINE PAINT 2" FROM ALL INTERSECTING PICKLEBALL LINES



5 L6.2 PICKLEBALL STRIPING DETAIL

wsb

SCALE:	DESIGN BY:
AS SHOWN	JF
PLAN BY:	CHECK BY:
HW	JF

REVISIONS

NO.	DATE	DESCRIPTION

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Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

DETAILS

BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
028201-000

SHEET
L6.2

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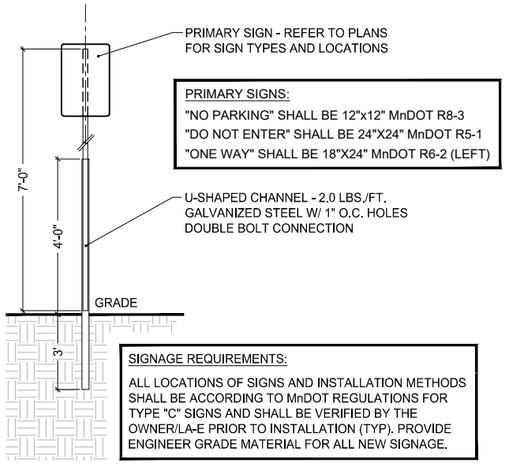
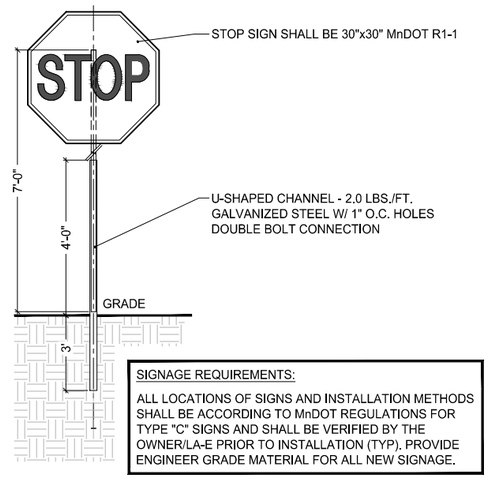


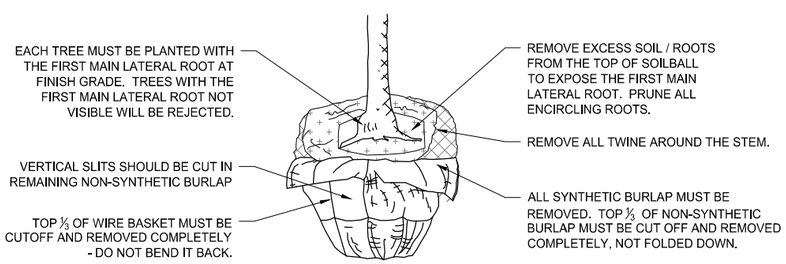
SECTION VIEW

1 L6.3 SIGN DETAIL



SECTION VIEW

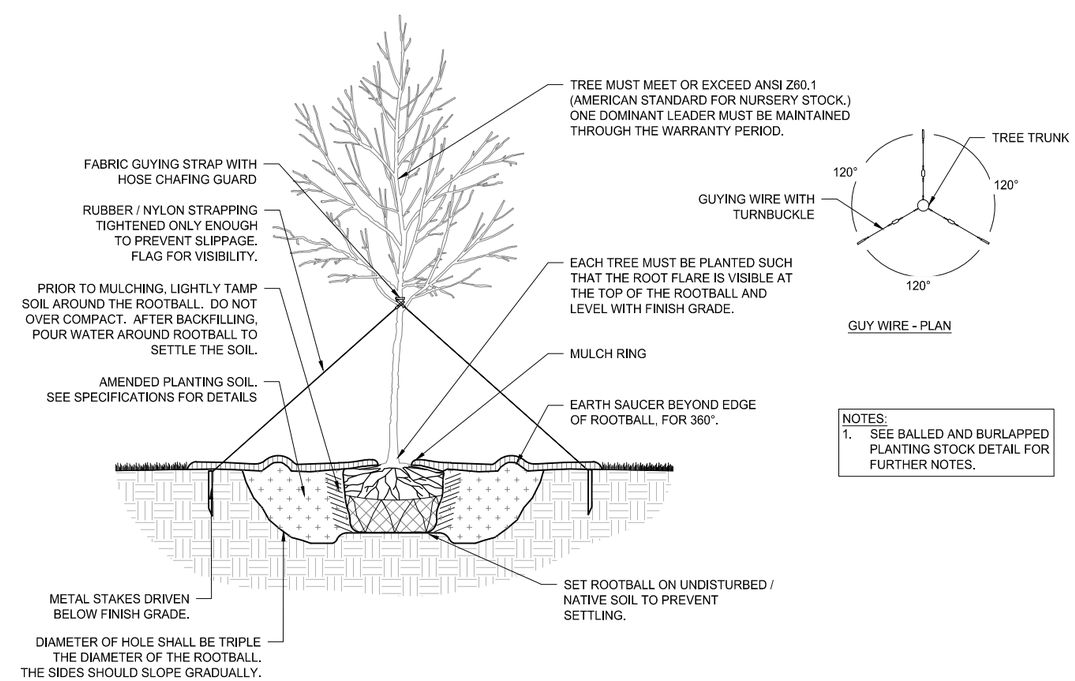
2 L6.3 STOP SIGN DETAIL



NOTES:

1. ROOTS OF ALL BALLED AND BURLAPPED STOCK SHALL FILL THE SOIL BALL, BE FREE OF KINKS, CIRCLING AND GIRDLING, AND THE UPPERMOST ROOTS SHALL NOT BE MORE THAN FOUR INCHES BELOW THE TOP OF THE SOIL BALL. TRANSPORT ROOTS SHALL BE SYMMETRICAL AROUND THE TRUNK / STEM OF THE PLANTS. SOIL BALLS MUST BE CENTERED OR NO MORE THAN 10% OFF CENTER.
2. WHEN MOVING PLANTS, LIFT FROM BENEATH THE ROOT BALL. DO NOT LIFT BY THE TRUNK AND DO NOT BREAK OR LOOSEN THE ROOT BALL.
3. BACKFILL PLANTING PIT WITH ORIGINAL SOIL HALFWAY TO THE TOP OF THE ROOT BALL. BREAK UP CLODS OF SOIL. DO NOT USE PEAT AS PART OF BACKFILL IN CLAY SOILS. REMOVE ALL ROCKS AND DEBRIS FROM BACKFILL AND THEN WATER PLANT AND BACKFILLED AREA TO SETTLE PLANTS AND FILL VOIDS.
4. REMOVE ALL WIRE BASKETS FROM THE TOP $\frac{1}{2}$ OF THE ROOT BALL AND CONTINUE BACKFILLING REMAINING PLANTING PIT WITH ORIGINAL SOIL.
5. WATER THOROUGHLY A SECOND TIME TO SETTLE PLANTS AND FILL VOIDS WITHIN TWO HOURS OF PLANTING. PLACE SPECIFIED MULCH WITHIN 48 HOURS OF THE SECOND WATERING. PROVIDE SUPPORT IF NECESSARY.
6. STAKING OF TREES SHALL BE THE CONTRACTOR'S OPTION. THE CONTRACT IS RESPONSIBLE TO INSURING THAT ALL PLANTINGS ARE INSTALLED PLUMB AND REMAIN PLUMB THROUGHOUT THE WARRANTY PERIOD OF 1 YEAR AFTER SUBSTANTIAL COMPLETION, WHICHEVER IS GREATER.
7. IF STAKING IS INSTALLED, ALL COMPONENTS SHALL BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD.

3 L6.3 TREE PLANTING - BALLED & BURLAPPED STOCK



GUY WIRE - PLAN

NOTES:

1. SEE BALLED AND BURLAPPED PLANTING STOCK DETAIL FOR FURTHER NOTES.

4 L6.3 DECIDUOUS TREE PLANTING

wsb

SCALE:	DESIGN BY:
AS SHOWN	JF
PLAN BY:	CHECK BY:
HW	JF

REVISIONS

NO.	DATE	DESCRIPTION

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Jeffrey Feulner, PLA

DATE: 06-26-2025 LIC. NO: 42976

DETAILS

BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN

CLIENT PROJECT NO.
XXXXXX

WSB PROJECT NO.
028201-000

SHEET
L6.3

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4B. Consideration of adopting Resolution 2026-17 authorizing submission of a 2026 Minnesota Department of Natural Resources Outdoor Recreation Grant application for Bertram Chain of Lake Athletic Park improvements

Prepared by: Parks & Recreation Director	**Meeting Date:** 3/9/2026	☐ **Consent Agenda Item** ☒ **Regular Agenda Item**
Reviewed by: Finance Director	**Approved by:** City Administrator	

ACTION REQUESTED

Motion to adopt Resolution 2026-17 authorizing submission of a 2026 Minnesota Department of Natural Resources Outdoor Recreation Grant application for vault restroom units at the Bertram Chain of Lakes Regional Athletic Park**.**

REFERENCE AND BACKGROUND

As the Bertram Chain of Lakes Regional Athletic Park develops, staff continually evaluate necessary improvements, appropriate investment timing, and available funding sources. Current and projected park usage levels, supported by the recent Community Needs Assessment and ongoing park user feedback indicate that permanent, accessible restroom facilities are important improvements to enhance park usability and comfort. To address this need, staff propose to apply to the Minnesota Department of Natural Resources (DNR) 2026 Outdoor Recreation Grant Program for the purchase and installation of precast vault toilet buildings.

While the adopted plans for park include future construction of a full restroom and utility building, the park remains in the Township and is not served by municipal water and sewer. Given these infrastructure limitations, staff believe utilizing vault restroom units is the most practical and cost-effective way to meet community needs. The proposed units provide durable, low-maintenance, ADA-accessible facilities suitable for high-use outdoor recreation areas without waiting for utility extensions.

The proposed improvements include the installation of three vault restroom buildings located where they will serve the highest-use areas of the park:

- One Wood Duck model near the pickleball courts, supporting the growing number of players and spectators.
- Two Mallard models near the premier/regular fields, where tournaments and league play generate significant demand for permanent facilities.

Cost estimates were prepared for the vault restroom units based on current pricing and anticipated increases for a 2027 order.

- The Wood Duck model, which will serve the pickleball courts, is currently priced at $46,675. With a projected 10 percent increase by the time the unit would be ordered, the estimated cost rises to approximately $51,342.
- The two Mallard units recommended for the Premier Fields are priced together at $148,412. Applying the same 10 percent increase for 2027 ordering brings their combined cost to roughly $163,253.
- To support all three structures, staff recommend a single flat concrete pad installation estimated at $15,000. City staff will complete the site preparation work, which will help keep overall project costs down and ensure the installation aligns with the park's long-term layout.

The total estimated cost for this project is $229,595. The city would provide in-kind site work including grading, preparation, and coordination for restroom placement. Grant funds would support the purchase and delivery of the precast units.

The Outdoor Recreation Grant reimburses up to 50 percent of eligible project costs, and projects demonstrating a committed 20 percent local match receive additional consideration in the DNR's scoring process. The City's proposed match exceeds this threshold, strengthening the competitiveness of the application.

If selected for funding, the project would be implemented in 2027.

I. **Budget Impact:** The total project cost of $229,595 could be paid for by the BCOL Sales Tax Fund with up to $114,797 being offset by grant funds and the remainder paid for with Local Sales Tax revenue. Alternatively, Council could preserve the sales tax for larger BCOL projects and authorize submission of the grant application with direction to include a transfer for another city fund, such as Capital Projects, Liquor, or Deputy Registrar, for the city match.

II. **Staff Workload Impact:** The grant application is expected to take approximately 25 hours to complete.

III. **Comprehensive Plan Impact:** Supports community recreation goals and continued development of regional park amenities.

STAFF RECOMMENDED ACTION

Staff recommend adopting the resolution and authorizing staff to submit a grant application for the addition of vault restroom units at the regional athletic park. It would allow the City to capitalize on available funding while adding a much-requested improvement to the park.

SUPPORTING DATA

A. Resolution 2026-17
B. Bertram Masterplan
C. Specification of models/restroom quotes

STATE OF MINNESOTA
COUNTY OF WRIGHT
CITY OF MONTICELLO

RESOLUTION 2026-17

RESOLUTION AUTHORIZING SUBMISSION OF OUTDOOR RECREATION GRANT APPLICATION TO THE DEPARTMENT OF NATURAL RESOURCES FOR BERTRAM CHAIN OF LAKES PARK IMPROVEMENTS

BE IT RESOLVED that the City of Monticello act as legal sponsor for the project contained in the Outdoor Recreation Grant application to be submitted on March 31, 2026, and that Tom Pawelk is hereby authorized to apply to the Department of Natural Resources for funding of this project on behalf of the City of Monticello.

BE IT FURTHER RESOLVED that the applicant has read the Conflict of Interest Policy contained in the Outdoor Recreation Grant Program Manual and, upon discovery, certifies it will report to the State any actual, potential, or perceived individual or organizational conflicts of interest to the application or grant award.

BE IT FURTHER RESOLVED that the City of Monticello has the legal authority to apply for financial assistance, and it has the financial capability to meet the match requirement (if any) and ensure adequate construction, operation, maintenance and replacement of the proposed project for its design life.

BE IT FURTHER RESOLVED that the City of Monticello has not incurred any development costs and has not entered into a written purchase agreement to acquire the property described in the Cost Breakdown section on this application.

BE IT FURTHER RESOLVED that the City of Monticello has or will acquire fee title or permanent easement over the land described in the site plan included in the application.

BE IT FURTHER RESOLVED that, upon approval of its application by the State, the City of Monticello may enter into an agreement with the State for the above-referenced project, and that the City of Monticello certifies that it will comply with all applicable laws and regulations as stated in the grant agreement including dedicating the park property for uses consistent with the funding grant program into perpetuity.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTICELLO: Is hereby authorized to execute such agreements as necessary to implement the project on behalf of the applicant.

DRAFT

ADOPTED BY the Monticello City Council this 9th day of March, 2026.

_____

Lloyd Hilgart, Mayor

_____

Jennifer Schreiber, City Clerk

DRAFT

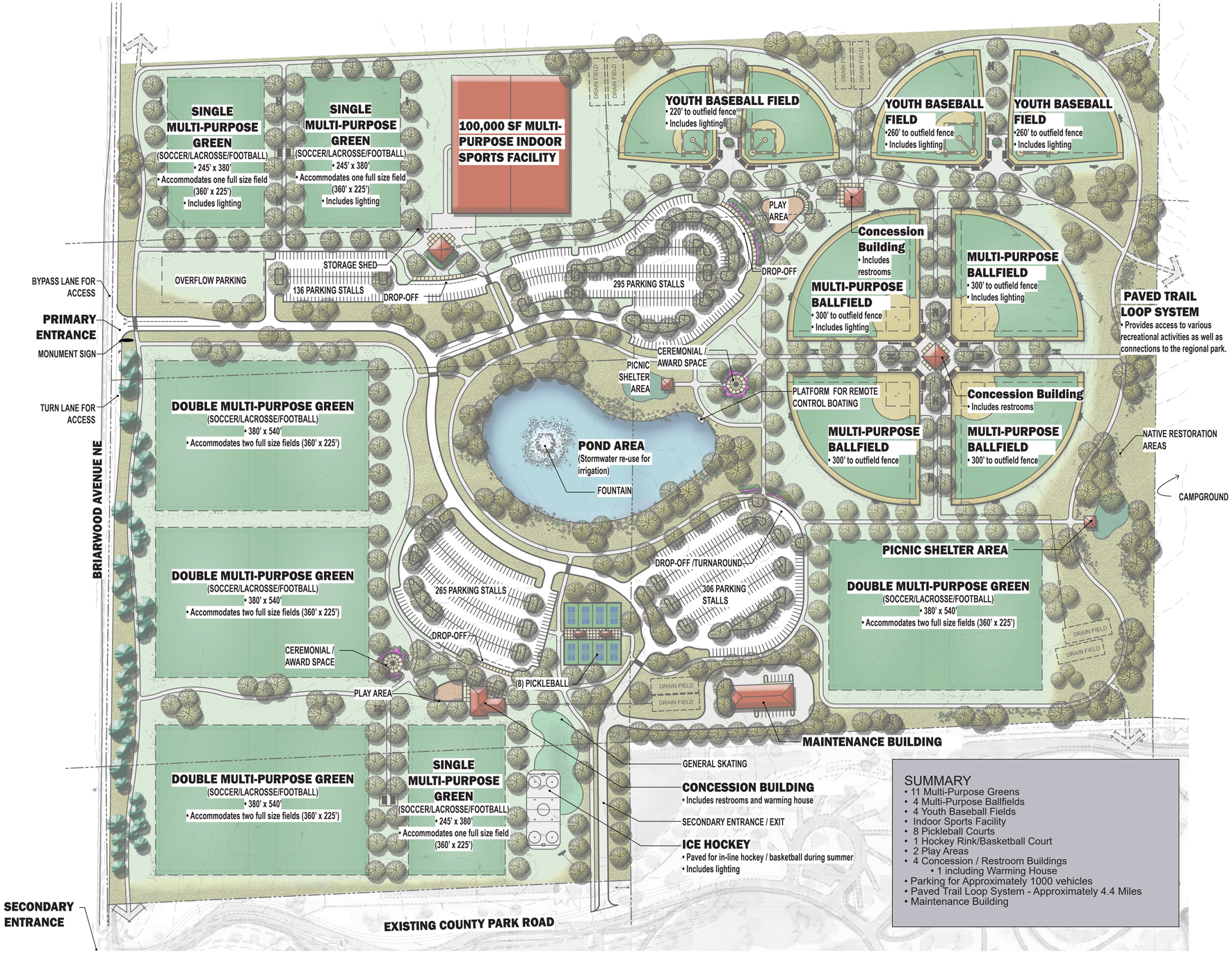
I HEREBY CERTIFY that the above is a true and correct copy of a resolution presented to and adopted by the Municipality of Monticello, County of Wright, State of Minnesota, at a duly authorized Municipal Council Meeting held in the Municipality of Monticello, Minnesota on the 9th day of March, 2026, as disclosed by the records of said Municipality on file and of record in the office.

Municipality of Monticello

_____

Jennifer Schreiber, City Clerk

DRAFT



SUMMARY
- 11 Multi-Purpose Greens
- 4 Multi-Purpose Ballfields
- 4 Youth Baseball Fields
- Indoor Sports Facility
- 8 Pickleball Courts
- 1 Hockey Rink/Basketball Court
- 2 Play Areas
- 4 Concession / Restroom Buildings
  - 1 including Warming House
- Parking for Approximately 1000 vehicles
- Paved Trail Loop System - Approximately 4.4 Miles
- Maintenance Building

Bertram Chain of Lakes | Masterplan

Monticello, Minnesota

September 29, 2025 | WSB Project number: 027625-000

0' 75' 150'

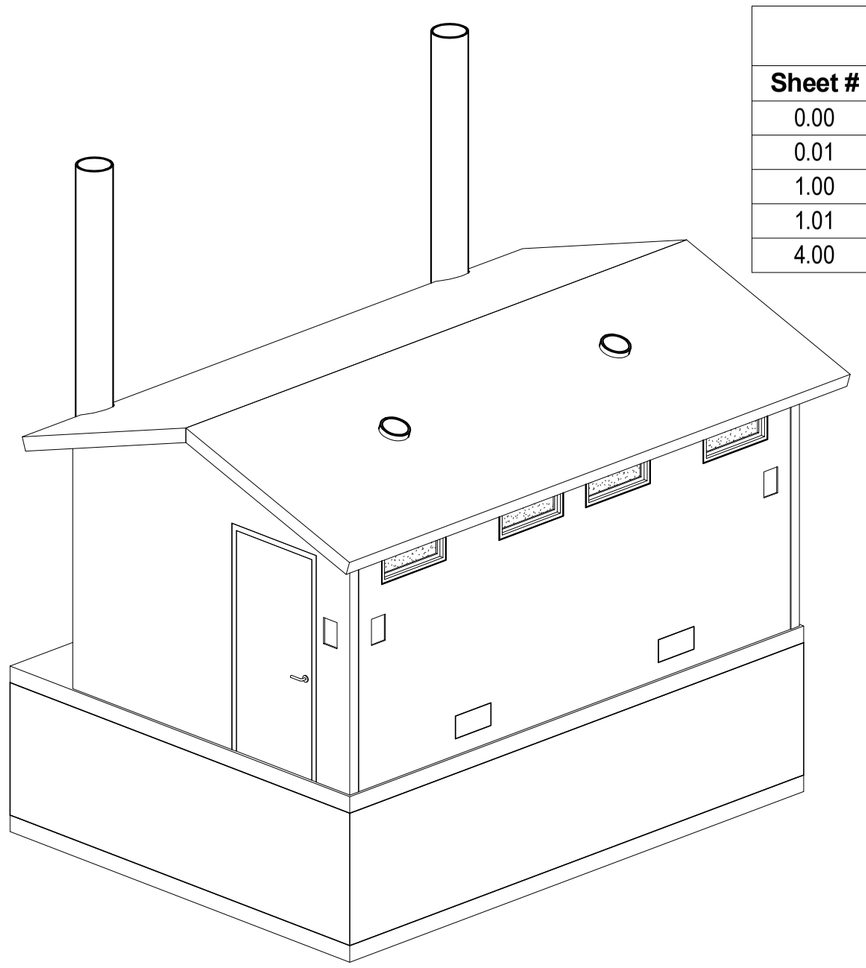
Scale in Feet

wsb

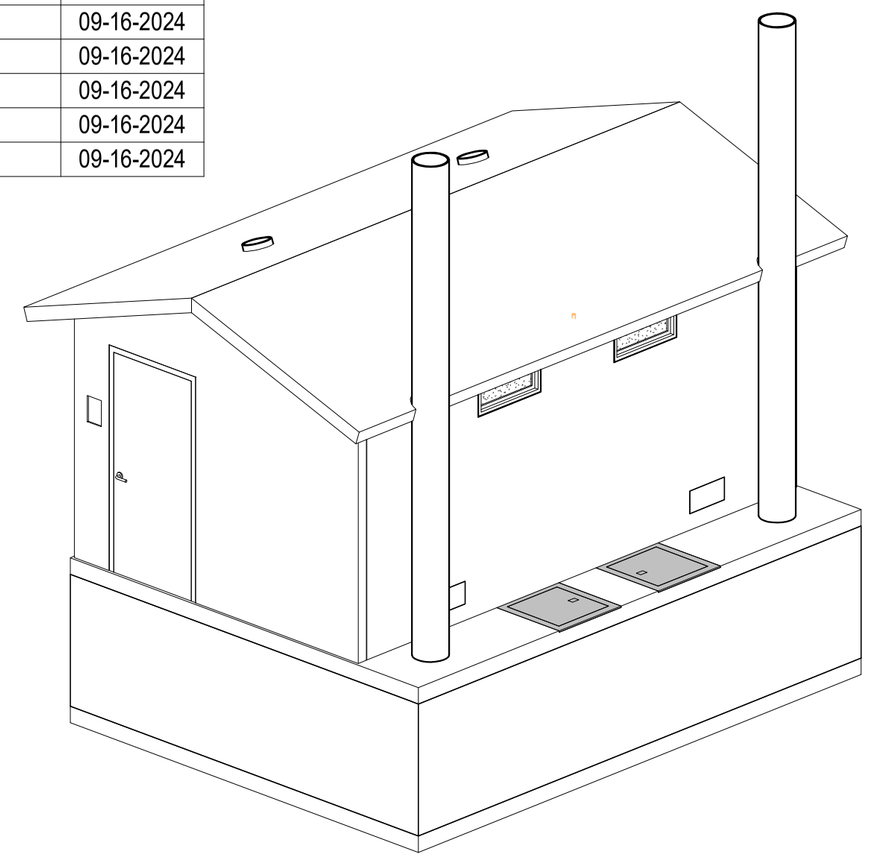
C:\ACC\ACCDocs\WSB\028262-000\Project Files\05_Discipline\Landscape\Exhibits\Masterplan\0270625 BCOL basic overall plan

MALLARD VAULT TOILET

SHEET INDEX				
Sheet #	**Sheet Name**	**Revision**	**Description**	**Rev. Date**
0.00	COVERSHEET	0	TEMPLATE	09-16-2024
0.01	SCHEDULES AND DETAILS	0	TEMPLATE	09-16-2024
1.00	FLOOR PLAN & FLOOR OPENINGS	0	TEMPLATE	09-16-2024
1.01	CONN. DETAILS, ROOF LAYOUT & SECTION	0	TEMPLATE	09-16-2024
4.00	EXTERIOR ELEVATIONS	0	TEMPLATE	09-16-2024



FRONT LEFT ISOMETRIC VIEW



BACK RIGHT ISOMETRIC VIEW

PROJECT CONTACTS:

HUFFCUTT CONCRETE PROJECT MANAGER

PROJECT GENERAL CONTRACTOR

PROJECT ARCHITECT

PROJECT ENGINEER OF RECORD

REVIEWER NOTES

THESE DRAWINGS AND SCHEDULES REPRESENT OUR INTERPRETATION OF THE ARCHITECTURAL AND STRUCTURAL DRAWINGS RECEIVED TO DATE.

FINAL PRODUCT DESIGN, FABRICATION, AND SCHEDULING WILL BE DONE DIRECTLY FROM THESE DRAWINGS. AS SUCH, THESE DOCUMENTS SHOULD BE CAREFULLY AND COMPLETELY CHECKED BEFORE APPROVAL IS GIVEN. ANY CHANGES OR ADDITIONS OCCURING AFTER FINAL APPROVAL MAY RESULT IN INCREASED COSTS AND SCHEDULE DELAYS. UNVERIFIED ITEMS WILL BE CONSIDERED APPROVED AS DRAWN UNLESS NOTED OTHERWISE AND FABRICATED AS SUCH.

PLEASE VERIFY ALL DIMENSIONS, OPENINGS AND DETAILS, TOP OF FOUNDATION, EXTERIOR ELEVATIONS, BEARING ELEVATIONS, MECHANICAL OPENINGS, STEEL OR CONCRETE BEARING ELEVATIONS AND REVEAL LOCATIONS AND FINISHES.

VERIFY ALL CLOUDED ITEMS PRIOR TO RETURN OF SUBMITTAL

DRAWING NOTES

THESE DRAWINGS WERE DEVELOPED FROM THE INFORMATION CONTAINED IN THE FOLLOWING CONSTRUCTION DOCUMENTS;

ARCHITECTURAL PLAN SET:

STRUCTURAL PLAN SET:

ADDENDUM:

JOBSITE ACCESS NOTES

SELLERS TRUCKS REQUIRE 50'-0" ALL WEATHER ACCESS AROUND EXTERIOR/INTERIOR OF THE BUILDING.

ACCESS AREAS SHALL BE ADEQUATE FOR UNRESTRICTED OPERATION OF SELLERS TRUCKS.

ACCESS/HAUL ROADS BY OTHERS (NOT BY HUFFCUTT CONCRETE). SELLERS TRUCKS TO OPERATE UNDER THEIR OWN POWER.

OBSTRUCTIONS, INCLUDING POWER LINES, WIRES & OBJECTS WHICH ARE HAZARDOUS TO SELLERS TRUCKS & PERSONNEL SHALL BE REMOVED BY BUYER.

DAMAGE TO EXISTING LANDSCAPING, DRIVES, SIDEWALKS, CURBS, FOUNDATIONS, SLABS, UNDERGROUND UTILITIES AND OTHER INSTALLATIONS TO FACILITATE INSTALLATION WILL NOT BE THE RESPONSIBILITY OF HUFFCUTT CONCRETE.

ABBREVIATIONS

@	-	AT	CDR	-	COTTON DUCK REINFORCED	GALV	-	HOT DIP GALVANIZE	OPNG	-	OPENING	TBRE	-	TOP OF BEAM RISER ELEV.	TRE	-	TOP OF RISER ELEV.
∅	-	DIAMETER	CONC	-	CONCRETE	GC	-	GENERAL CONTRACTOR	OPP	-	OPPOSITE	TCE	-	TOP OF COLUMN ELEV.	TTE	-	TOP OF DBL TEE ELEV. (AT GRID)
A.B.	-	ANCHOR BOLT	CONN	-	CONNECTION	INS	-	INSERT	PBE	-	PLANK BEARING ELEV.	TCWE	-	TOP OF CIP WALL ELEV.	TSE	-	TOP OF SPANDREL ELEV.
ARCH	-	ARCHITECTURAL	CONT	-	CONTINUOUS	INSUL	-	INSULATION	PROJ	-	PROJECTION	TCWP	-	TOP OF COLUMN W.P. (AT GRID)	TWE	-	TOP OF WALL ELEV.
BBE	-	BRICK BEARING ELEV.	DBE	-	DECK BEARING ELEV.	INT	-	INTERIOR	ROF	-	RANDOM ORIENTATED FIBER	TECE	-	TOP OF EXISTING COLUMN ELEV.	TYP	-	TYPICAL
BCE	-	BOT. OF COLUMN ELEV.	DIA	-	DIAMETER	JBE	-	JOIST BEARING ELEV.	REQ'D	-	REQUIRED	TETE	-	TOP OF EXISTING DBL TEE ELEV.	UNO	-	UNLESS NOTED OTHERWISE
BM	-	BEAM	DTBE	-	DOUBLE TEE BEARING ELEV.	JST	-	JOIST	RVL	-	REVEAL	TFE	-	TOP OF FOOTING ELEV.	W/	-	WITH
BOS	-	BOT. OF STEEL	EA	-	EACH	JT	-	JOINT	SGE	-	SLAB ON GRADE ELEV.	TFWE	-	TOP OF FOUNDATION WALL ELEV.	WHE	-	WEST HAUNCH ELEVATION
(B)	-	BOTTOM	EHE	-	EAST HAUNCH ELEVATION	LLH	-	LONG LEG HORIZONTAL	SHE	-	SOUTH HAUNCH ELEVATION	TGBE	-	TOP OF GRADE BEAM ELEV.	WP	-	WORKING POINT
BOT	-	BOTTOM	ELEV	-	ELEVATION	LLV	-	LONG LEG VERTICAL	SIL	-	SUPERIMPOSED LOAD	THE	-	TOP OF HAUNCH ELEV.	WSE	-	WEST STEP ELEVATION
BPE	-	BOT. OF POCKET ELEV.	EP	-	ELECTRO- PLATED	MAX	-	MAXIMUM	SIM	-	SIMILAR	THWP	-	TOP OF HAUNCH W.P. (AT GRID)	WWF	-	WELDED WIRE FABRIC
BRG	-	BEARING	ESE	-	EAST STEP ELEVATION	MIN	-	MINIMUM	SPA	-	SPACES	TLE	-	TOP OF LEDGE ELEV.	ZRC	-	PAINTED W/ ZINC RICH COMPOUND
BSE	-	BOT. OF SPANDREL ELEV.	EXT	-	EXTERIOR	MISC	-	MISCELLANEOUS	SS	-	STAINLESS STEEL	TLWP	-	TOP OF LEDGE W.P. (AT GRID)			
BWE	-	BOT. OF WALL ELEV.	FDN	-	FOUNDATION	NHE	-	NORTH HAUNCH ELEVATION	SSE	-	SOUTH STEP ELEVATION	TOD	-	TOP OF DECK			
C/L	-	CENTERLINE	FFE	-	FINISH FLOOR ELEV.	NSE	-	NORTH STEP ELEVATION	SSBE	-	SOLID SLAB BRG ELEV.	TOS	-	TOP OF STEEL			
CIP	-	CAST IN PLACE CONCRETE	FTG	-	FOOTING	NTS	-	NOT TO SCALE	(T)	-	TOP	TPCE	-	TOP OF PRECAST ELEV.			
CANT	-	CANTILEVER	FTTE	-	FUTURE TOP DBL TEE ELEV.	O/C	-	ON CENTER	TATE	-	TOP OF ARCH TRIM ELEV.	TPE	-	TOP OF PIER ELEV.			

PRECAST PRODUCER:

HUFFCUTT CONCRETE, INC

Huffcutt Concrete
4154 123rd Street
Chippewa Falls, WI 54729

PH: (715)723-7446
www.Huffcutt.com

PRECAST ENGINEER:

ISSUED FOR / ISSUE DATE

TEMPLATE 09/16/24

MALLARD VAULT TOILET

ADDRESS

SHEET TITLE: COVERSHEET

REVISIONS

DRN BY:	JS	CHK BY:	CW
MALLARD STANDARD: V1.0			

PROJECT NO: XXXX
SHEET DATE: 07-15-2024

SHEET: 0.00

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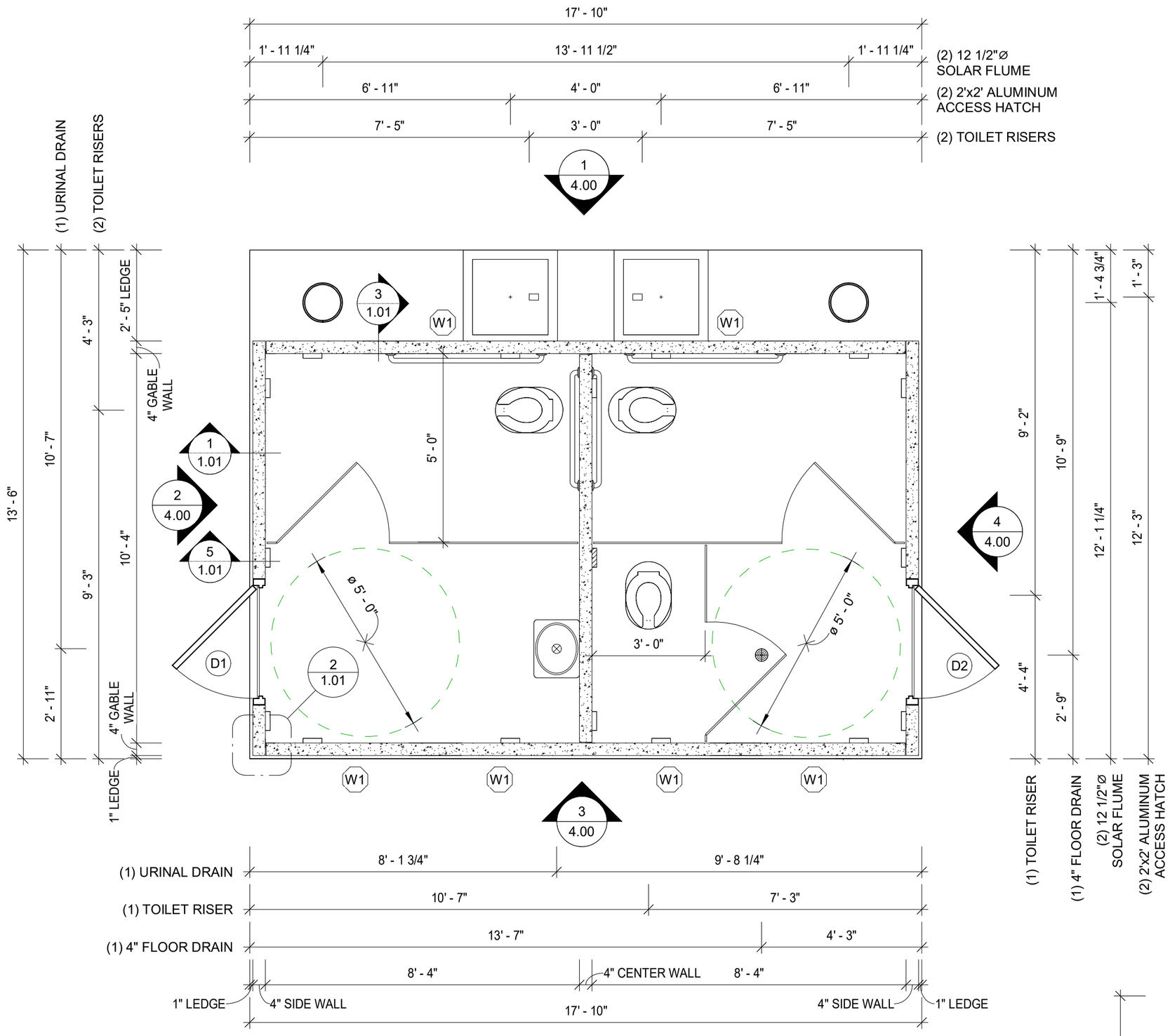
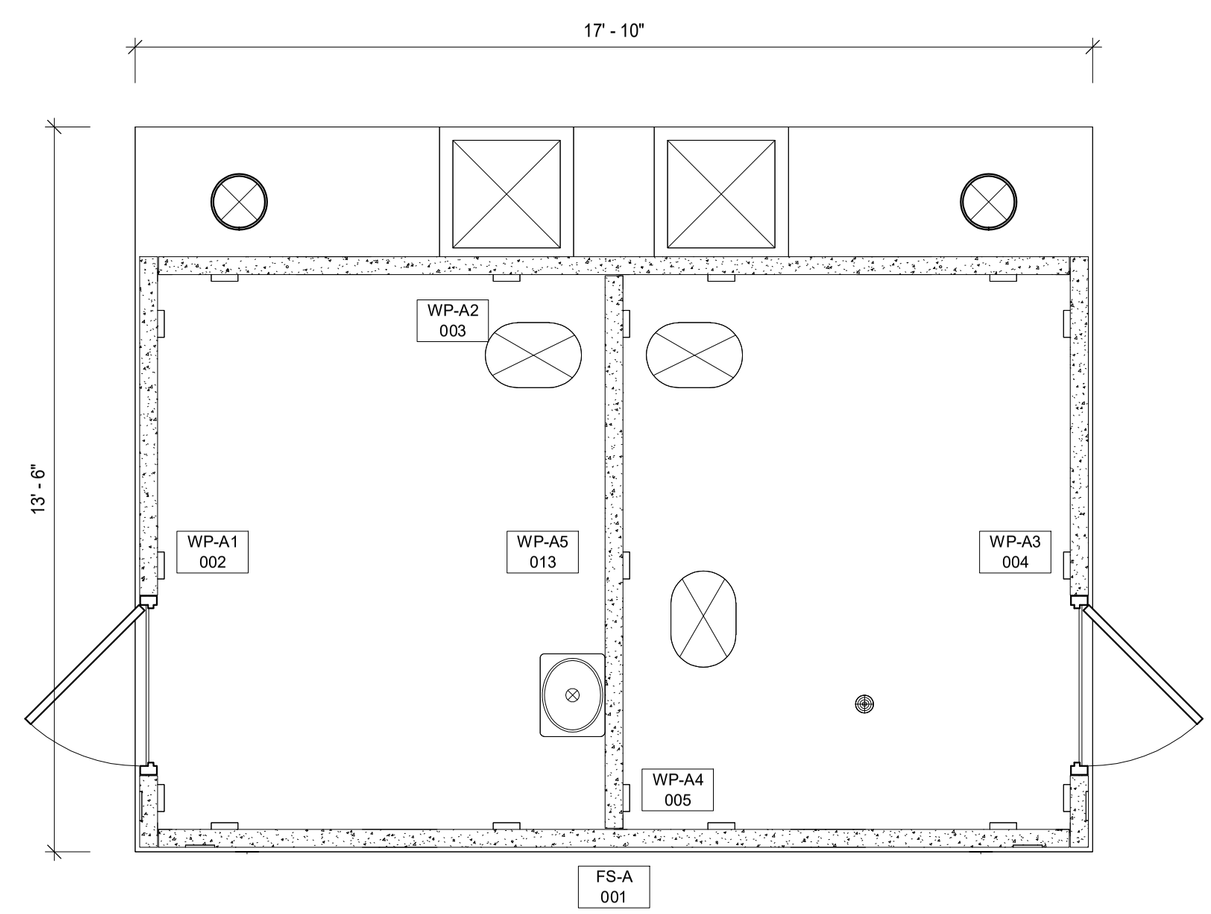


FLOOR PLAN & FLOOR OPENINGS

3/8" = 1'-0"



WALL PANEL LAYOUT

3/8" = 1'-0"

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PRECAST ENGINEER:

ISSUED FOR / ISSUE DATE

TEMPLATE 09/16/24

MALLARD VAULT TOILET

ADDRESS

SHEET TITLE:

FLOOR PLAN & FLOOR OPENINGS

REVISIONS

DRN BY:	JS	CHK BY:	CW

PROJECT NO: XXXX
SHEET DATE: 07-15-2024

SHEET:

1.00

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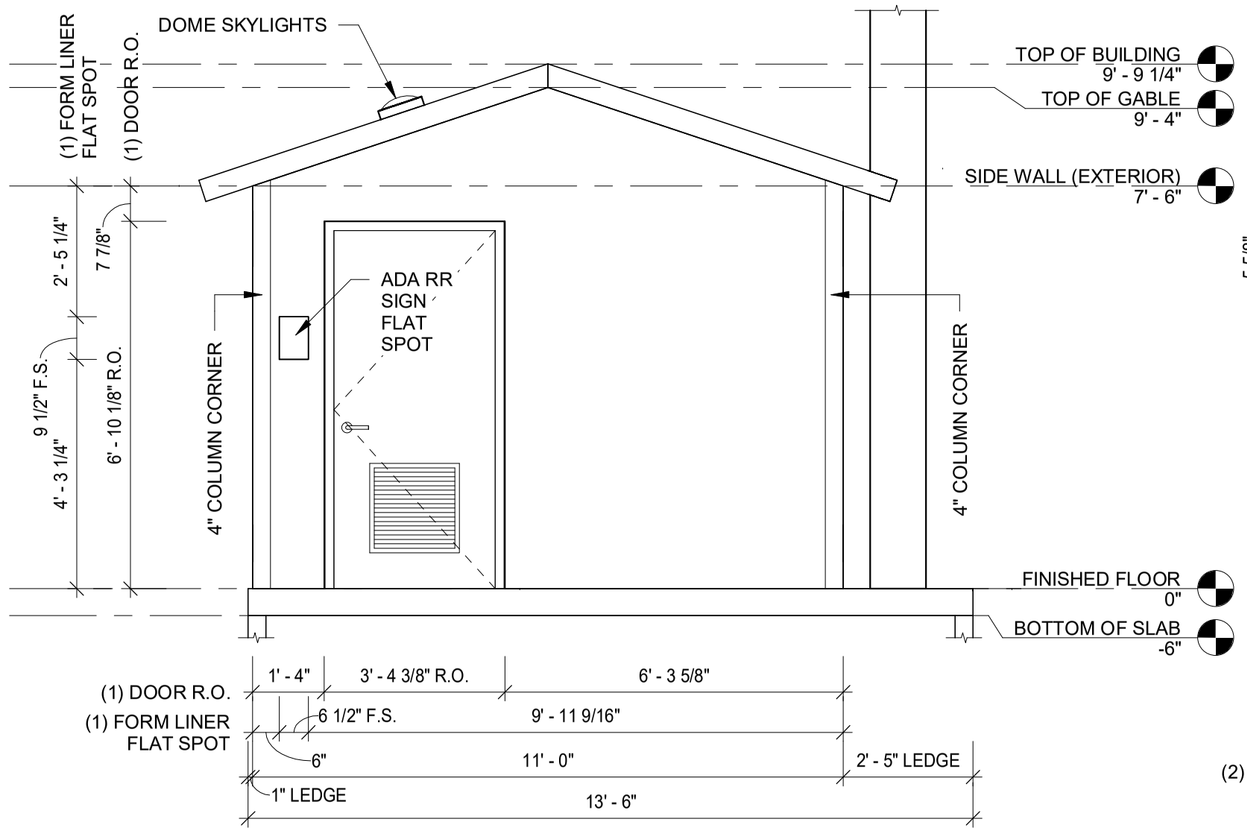
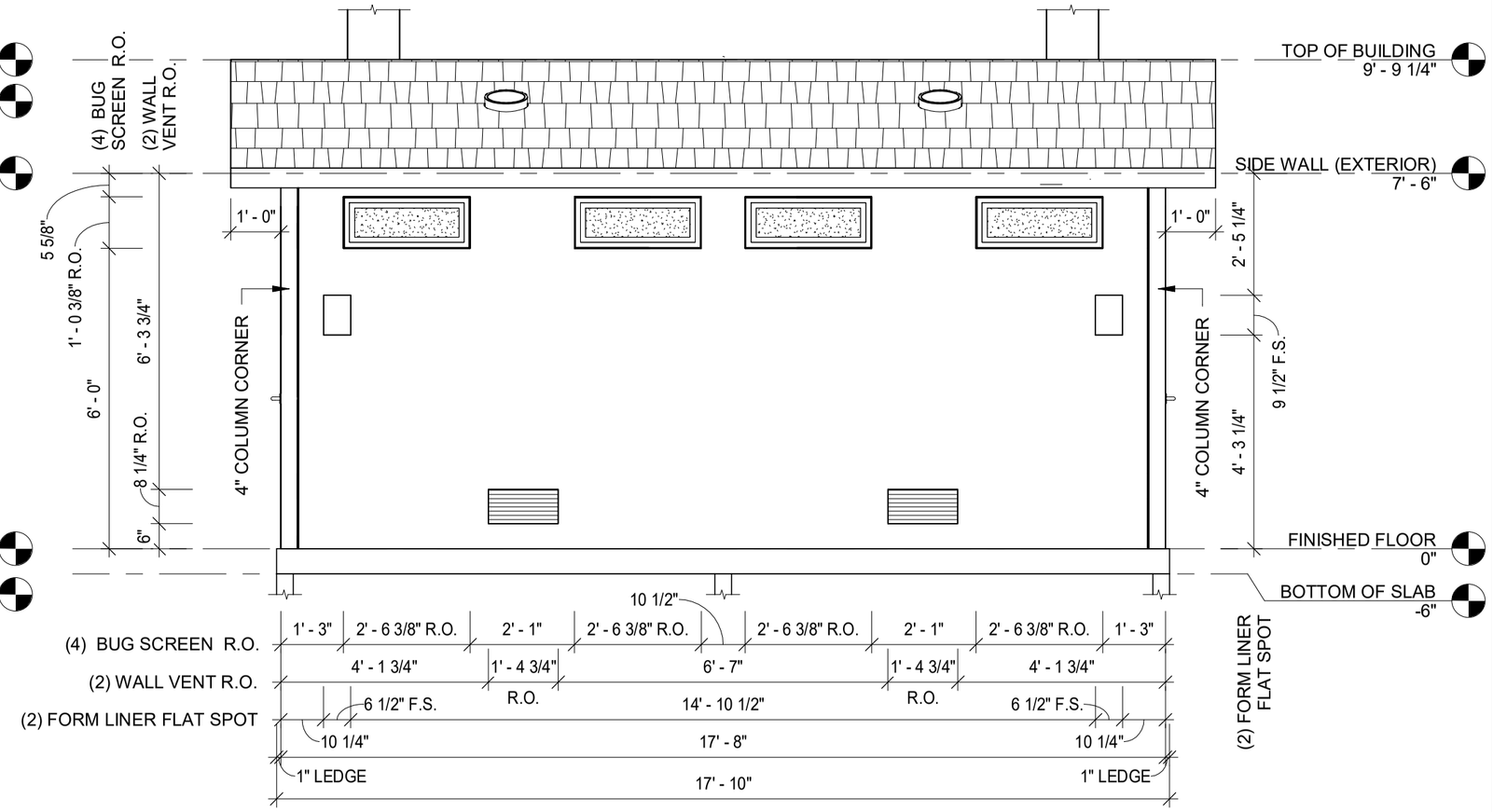


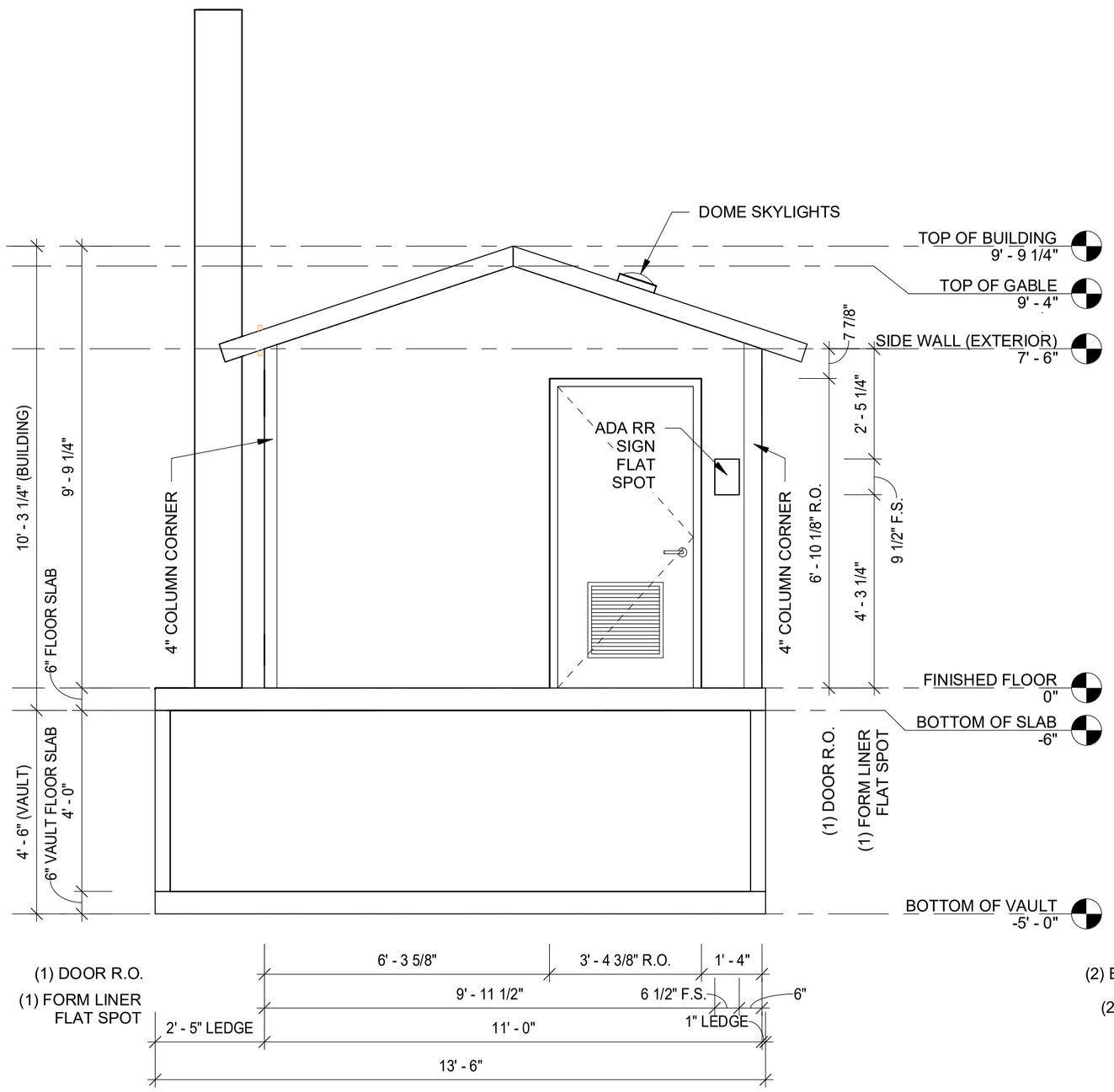
RIGHT EXTERIOR ELEVATION

3/8" = 1'-0"



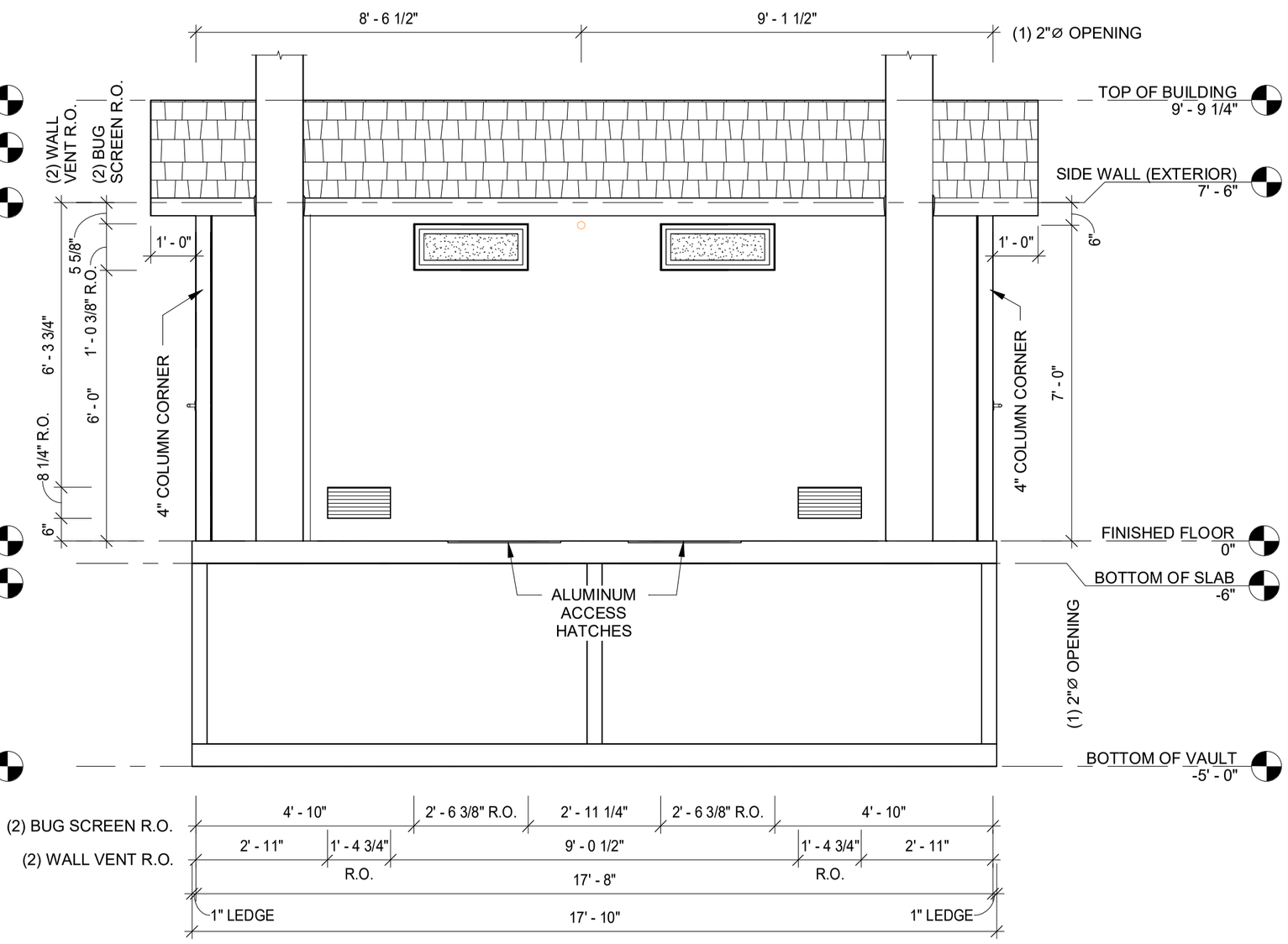
FRONT EXTERIOR ELEVATION

3/8" = 1'-0"



LEFT EXTERIOR ELEVATION

3/8" = 1'-0"



REAR EXTERIOR ELEVATION

3/8" = 1'-0"

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PRECAST PRODUCER:

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Chippewa Falls, WI 54729

PH: (715)723-7446
www.Huffcutt.com

PRECAST ENGINEER:

ISSUED FOR / ISSUE DATE

TEMPLATE 09/16/24

MALLARD VAULT TOILET

ADDRESS

SHEET TITLE:

EXTERIOR ELEVATIONS

REVISIONS

DRN BY:	JS	CHK BY:	CW

PROJECT NO: XXXX
SHEET DATE: 07-15-2024

SHEET:

4.00

- VAULT -

SPECIFICATIONS

PART 1 – GENERAL

1. SCOPE
   1.1. Construction and onsite placement of a prefabricated precast concrete vault toilet building.
2. MANUFACTURER
   2.1. Manufacturer shall be Huffcutt Concrete or a pre-approved equal.
   2.2. Manufacturer shall be an NPCA Certified Plant or equal with verifiable references demonstrating quality, design and service upon request.
   2.3. Manufacturer will provide a written warranty providing 20 years structural, manufacturer's warranty on all hardware and components not produced at precast concrete manufacturer's plant, and 3 years against defects in paint, caulk, and grout.
3. DESIGN
   3.1. Building will be manufactured using precast concrete including the roof. Building's structural design will be relevant to the region and properties associated with its final placement. Design will also meet ADA and building code requirements.
4. SUBMITTALS
   4.1. Manufacturer shall provide submittals and engineering if requested.

PART 2 – PRODUCTS

1. MATERIALS
   1.1. <u>Doors and Frames</u>
      1.1.1. Doors shall be 18ga galvanized metal, louvered with 16ga frames. Doors and frames shall include one coat of rust inhibitive primer and two finish coats of enamel paint.
   1.2. <u>Door Hardware</u>
      1.2.1. Aluminum drip cap. Reese or equal.
      1.2.2. Door closure with hold open. Cal-Royal or equal.
      1.2.3. Stainless hinges with non-removable pin. Cal-Royal or equal.
      1.2.4. Grade 1 lockset. Function and keying to be verified with owner.
      1.2.5. Brush style sweep. Reese or equal.
      1.2.6. ADA compliant threshold. Reese or equal.
   1.3. <u>Windows</u>
      1.3.1. Vinyl frame, bug screen and security mesh. Parco or equal.
   1.4. <u>Interior Hardware</u>
      1.4.1. Stainless 3 roll toilet paper dispensers.
      1.4.2. ADA toilet stalls shall have (1) 18" stainless vertical grab bar, (1) 36" stainless horizontal grab bar, (1) 42" stainless horizontal grab bar.

1.4.3. Stainless floor mounted urinal.

1.4.4. Plastic handicap toilet riser. Romtec or equal.

1.5. Vent Pipes

1.5.1. Vent pipes shall be 12” and made of HDPE. Vent pipe shall extend approximately 36” above the roof line.

1.6. Access/Clean Out Hatch

1.6.1. Access/clean out hatch shall have a 24” x 24” clear opening, made from aluminum and be rated for a 300 psf pedestrian load. Cover shall be hinged with a kickstand to prevent accidental closing. Cover shall include a slam lock with T handle for locking.

1.7. Sealers

1.7.1. Floor shall be sealed using a deep penetrating, high alkali resistant, low volatility product. TK-290 or equal.

1.8. Caulks and Grout

1.8.1. All joints between precast panels shall be caulked using a durable, flexible polyurethane sealant. BASF Sonolastic NP-1 or equal.

1.8.2. Weld plate panel connections shall be grouted flush with interior wall surface. Speed Crete Red Line or equal.

1.9. Vault

1.9.1. Vault shall be lined with a factory installed membrane. MEL-ROL LM or equal.

2. FINISHES

2.1. Interior

2.1.1. Smooth trowel finish.

2.2. Exterior

2.2.1. Exterior wall appearance to be approved by owner using an architectural form liner.

2.2.2. Roof shall be cedar shake architectural form liner.

2.3. Paint

2.3.1. Interior

2.3.1.1. Wall panels shall be primed with a premium quality water based acrylic bonding primer moisture and alkali resistant. Finish coat shall be a high performance acrylic enamel.

2.3.2. Exterior

2.3.2.1. Roof shall be covered with a quality 100% acrylic satin paint. Owner to determine color.

2.3.2.2. Walls shall be covered with a quality concrete stain. Owner to determine color.

2.3.2.3. Doors shall be covered using 2 coats of a high performance 100% acrylic satin enamel. Owner to determine color.

Part 3 – Execution

1. PRECAST CONCRETE VAULT TOILET BUILDING
   1.1. Building manufacturer shall construct, assemble, and paint at their plant so that it may be transported to the jobsite as a finished module and placed using a crane.
2. ONSITE
   2.1. Contractor shall provide adequate access and a level pad for the crane and semis to sit side by side under their own power. Working radius shall be 35’ from center pin on crane.
   2.2. Contractor shall provide all excavation, backfilling, and finish grading for vault toilet building. In addition contractor shall provide suitable bedding of sand or granular material for the vault.
   2.3. Manufacturer will install HDPE vent pipes and perform any shipping and handling adjustments and repairs.

4033 123RD STREET
CHIPPEWA FALLS WI 54729
715-723-7446

Quote

Order# : 13502

Date: 02/19/2026

Billed To: COD SALE

Project:
MONTICELLO, MN
MALLARD VAULT TOIELT

This quote is valid for 30 days

Purchase Order#:

Description	Quantity	Price	Ext Price
MALLARD VAULT TOILET	1.00	$50,160.00	$50,160.00
SOLAR LIGHTING (2 INT. & 2 EXT. LIGHT)	1.00	$3,400.00	$3,400.00
SOLAR VENT FAN	2.00	$400.00	$800.00
Delivery	2.00	$2,300.00	$4,600.00
Crane Rental, can be provided by contractor	1.00	$8,500.00	$8,500.00

Taxable Amount:	0.00
Sales Tax:	0.00
Quote Total	**67,460.00**

Taxes:
All applicable Federal, State and local taxes will be added to these prices.

Bid and Performance Bonds:
this quote does not include any bid or performance bonds. If either are required they will be added to the quote.

Professional Services/Certifications:
Architectural, structural or MEP calculations and/or stamps are not included unless specified on this quote. This quote also does not include any state manufacturer certifications/insignias. Please call for a quote if needed.

Payment Terms:
30% down payment at time of order. 30% payment at time of shipping. Balance net 30 days after invoice at time of shipment. Interest at 1.5% per month after 30 days from date of invoice unless prior arrangements have been made. Under no circumstances can retainage be held by customer.

Quotation Term:
This offer is good for 30 days from date of this quotation. Prices subject to change without notice after 30 days.

Storage:
If delivery is delayed more than 30 days after product is ready to ship, an invoice will be submitted for payment and subject to the terms above. After 60 days of storage a fee may be assessed at a rate of 1% of the total invoice per month until delivery.

Responsibilities of the Owner/General Contractor:
All excavation, elevations and permits will be the responsibility of the contractor or purchasing party.

Contractor is responsible for providing clear access for the crane and semis under their own power. These vehicles can weigh in excess of 100,000#. Clear access requires sufficient turning and maneuvering radius, suitable soil or provided alternatives to support these vehicles under their own power and free of overhead obstacles (including power lines). Additional charges may be assessed if reasonable means are not provided.

Working radius of the crane will be 35' or less with the semi sitting next to the crane. Additional charges will apply if a larger working radius is required. Crane rental may be provided by others.

Owner/General Contractor are responsible for providing a suitable foundation for the building. We can provide you with the weight of the building. Frost walls or grade beam are acceptable but you will need to determine your soil conditions and State/Local building codes.

It is the responsibility of the owner/contractor to comply with any building codes, permits and special requirements. Huffcutt Concrete, LLC can incorporate any special requirements into your building as said owner/general contractor informs Huffcutt Concrete, LLC prior to building being manufactured. Some special requirements may incur an additional charge.

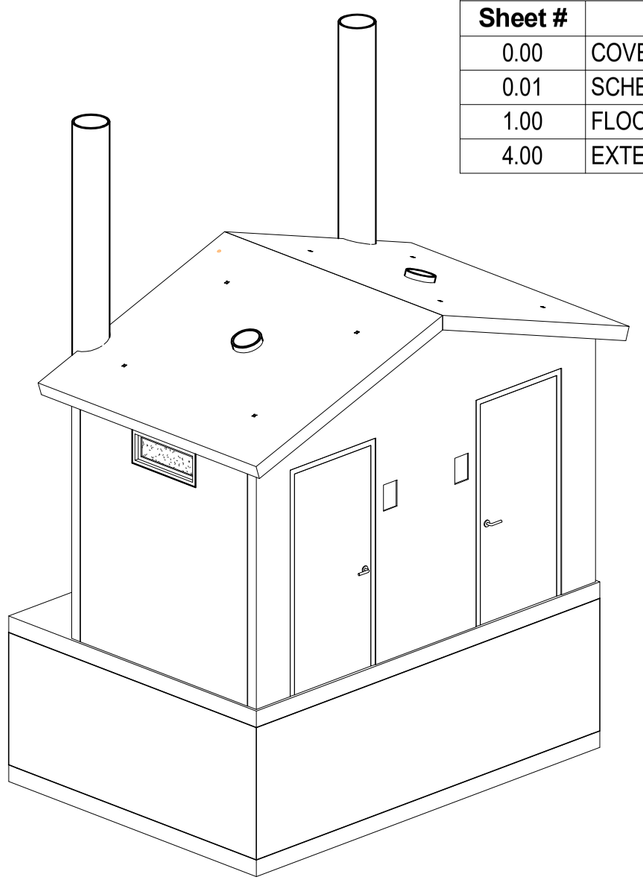
Owner/General Contractor will be responsible for roughing in the plumbing supply lines, waste line, electrical, floor drains and plumbing vent lines. Huffcutt Concrete, LLC will provide you with a mechanical rough in drawing.

During the installation the contractor or owner will provide site personnel who are knowledgeable, has the authority to make decisions and resources available to make changes if necessary. Prior to setting of the building, Huffcutt Concrete, LLC will verify the foundation to be level within 1/4" and mechanical rough in locations are accurate. After the building is set Huffcutt Concrete, LLC will perform the final caulking, ridge cap, paint touch up and shipping and handling adjustments and repair. Owner/General Contractor will be responsible for the final onsite mechanical connections in the building. These include, but not limited to water supply line, waste lines, plumbing vent lines, electrical connection to the service panel and any tightening of fittings that may have loosened during shipping and handling.

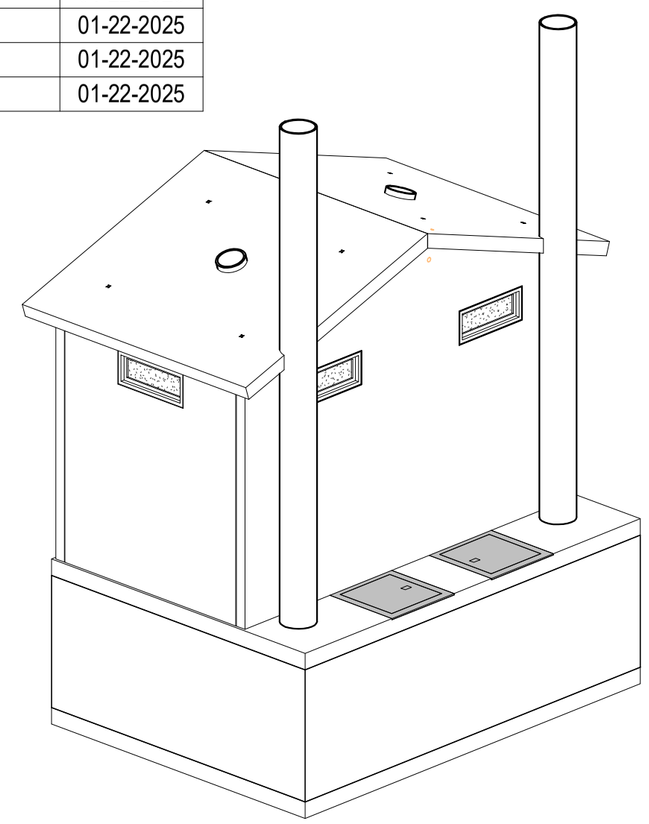
WOOD DUCK VAULT TOILET

SHEET INDEX

Sheet #	Sheet Name	Revision	Description	Rev. Date
0.00	COVERSHEET	0	TEMPLATE V1.0	01-22-2025
0.01	SCHEDULES AND DETAILS	0	TEMPLATE V1.0	01-22-2025
1.00	FLOOR PLAN, OPENINGS, & DETAILS	0	TEMPLATE V1.0	01-22-2025
4.00	EXTERIOR ELEVATIONS	0	TEMPLATE V1.0	01-22-2025



FRONT LEFT ISOMETRIC VIEW



BACK RIGHT ISOMETRIC VIEW

PROJECT CONTACTS:

HUFFCUTT CONCRETE PROJECT MANAGER

PROJECT GENERAL CONTRACTOR

PROJECT ARCHITECT

PROJECT ENGINEER OF RECORD

REVIEWER NOTES

THESE DRAWINGS AND SCHEDULES REPRESENT OUR INTERPRETATION OF THE ARCHITECTURAL AND STRUCTURAL DRAWINGS RECEIVED TO DATE.

FINAL PRODUCT DESIGN, FABRICATION, AND SCHEDULING WILL BE DONE DIRECTLY FROM THESE DRAWINGS. AS SUCH, THESE DOCUMENTS SHOULD BE CAREFULLY AND COMPLETELY CHECKED BEFORE APPROVAL IS GIVEN. ANY CHANGES OR ADDITIONS OCCURING AFTER FINAL APPROVAL MAY RESULT IN INCREASED COSTS AND SCHEDULE DELAYS. UNVERIFIED ITEMS WILL BE CONSIDERED APPROVED AS DRAWN UNLESS NOTED OTHERWISE AND FABRICATED AS SUCH.

PLEASE VERIFY ALL DIMENSIONS, OPENINGS AND DETAILS, TOP OF FOUNDATION, EXTERIOR ELEVATIONS, BEARING ELEVATIONS, MECHANICAL OPENINGS, STEEL OR CONCRETE BEARING ELEVATIONS AND REVEAL LOCATIONS AND FINISHES.

VERIFY ALL CLOUDED ITEMS PRIOR TO RETURN OF SUBMITTAL

DRAWING NOTES

THESE DRAWINGS WERE DEVELOPED FROM THE INFORMATION CONTAINED IN THE FOLLOWING CONSTRUCTION DOCUMENTS;

ARCHITECTURAL PLAN SET: XX-XX-XXXX

STRUCTURAL PLAN SET:

ADDENDUM:

JOBSITE ACCESS NOTES

SELLERS TRUCKS REQUIRE 50'-0" ALL WEATHER ACCESS AROUND EXTERIOR/INTERIOR OF THE BUILDING.

ACCESS AREAS SHALL BE ADEQUATE FOR UNRESTRICTED OPERATION OF SELLERS TRUCKS.

ACCESS/HAUL ROADS BY OTHERS (NOT BY HUFFCUTT CONCRETE). SELLERS TRUCKS TO OPERATE UNDER THEIR OWN POWER.

OBSTRUCTIONS, INCLUDING POWER LINES, WIRES & OBJECTS WHICH ARE HAZARDOUS TO SELLERS TRUCKS & PERSONNEL SHALL BE REMOVED BY BUYER.

DAMAGE TO EXISTING LANDSCAPING, DRIVES, SIDEWALKS, CURBS, FOUNDATIONS, SLABS, UNDERGROUND UTILITIES AND OTHER INSTALLATIONS TO FACILITATE INSTALLATION WILL NOT BE THE RESPONSIBILITY OF HUFFCUTT CONCRETE.

ABBREVIATIONS

@	-	AT	CDR	-	COTTON DUCK REINFORCED	GALV	-	HOT DIP GALVANIZE	OPNG	-	OPENING	TBRE	-	TOP OF BEAM RISER ELEV.	TRE	-	TOP OF RISER ELEV.
∅	-	DIAMETER	CONC	-	CONCRETE	GC	-	GENERAL CONTRACTOR	OPP	-	OPPOSITE	TCE	-	TOP OF COLUMN ELEV.	TTE	-	TOP OF DBL TEE ELEV. (AT GRID)
A.B.	-	ANCHOR BOLT	CONN	-	CONNECTION	INS	-	INSERT	PBE	-	PLANK BEARING ELEV.	TCWE	-	TOP OF CIP WALL ELEV.	TSE	-	TOP OF SPANDREL ELEV.
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www.Huffcutt.com

PRECAST ENGINEER:

SIGNATURE AND SEAL

ISSUED FOR / ISSUE DATE

TEMPLATE V1.0
01-22-25

WOOD DUCK VAULT TOILET

ADDRESS

SHEET TITLE: COVERSHEET

REVISIONS

DRN BY:	JS	CHK BY:	CW
TEMPLATE VERSION 1.0			

PROJECT NO: XXXXXX
SHEET DATE: 01-22-25

SHEET:

0.00

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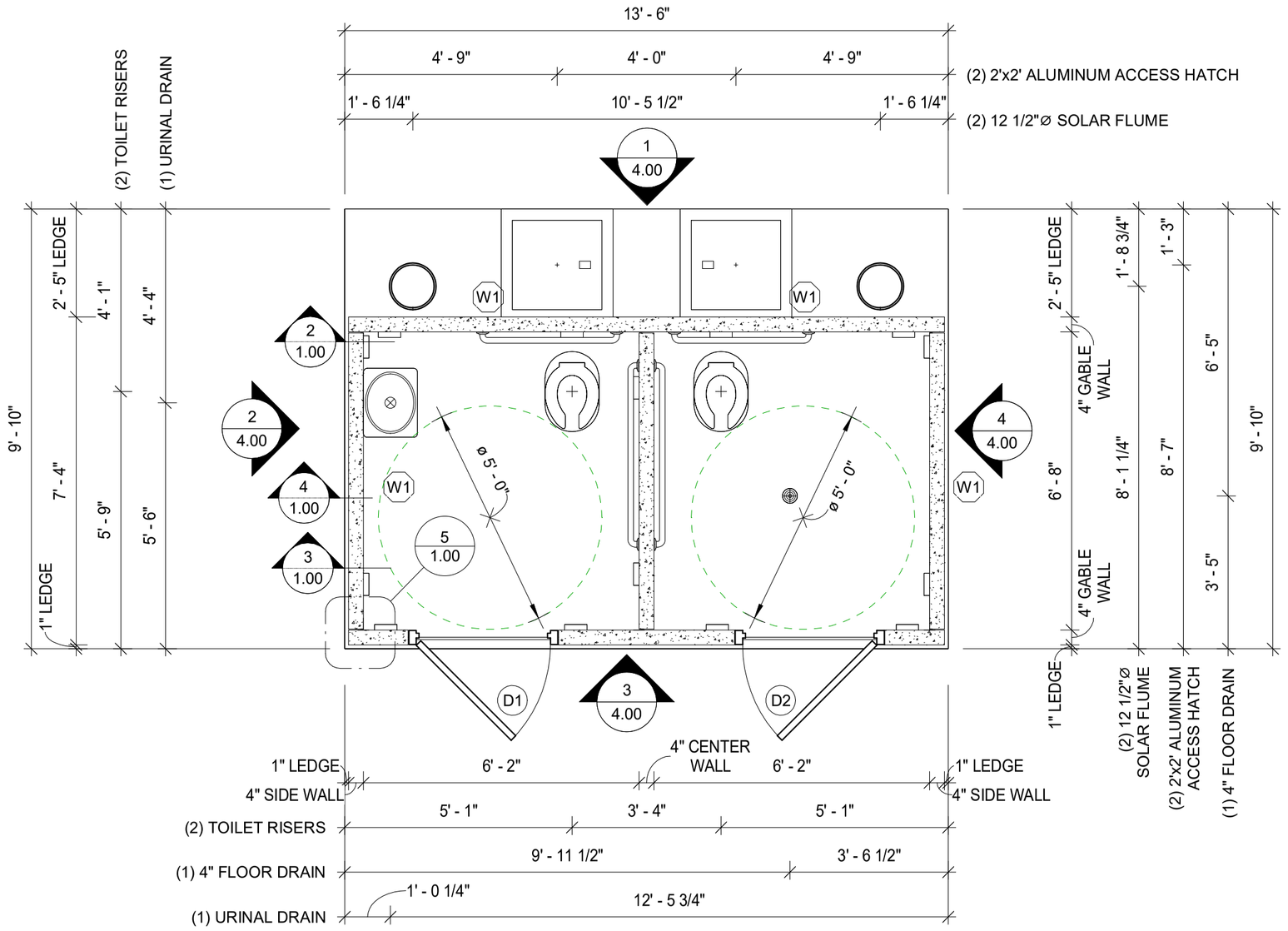

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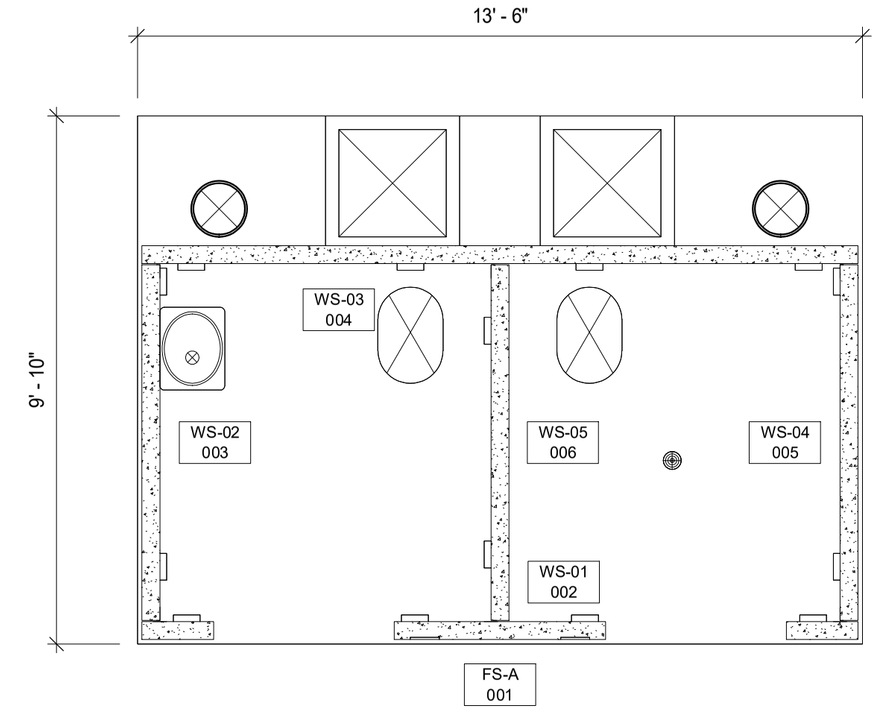

WALL PANEL LAYOUT

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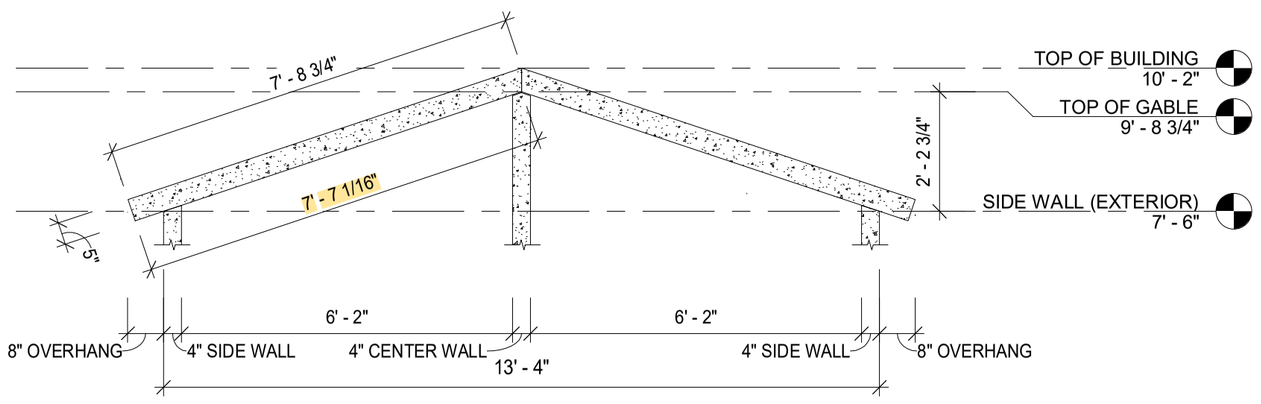
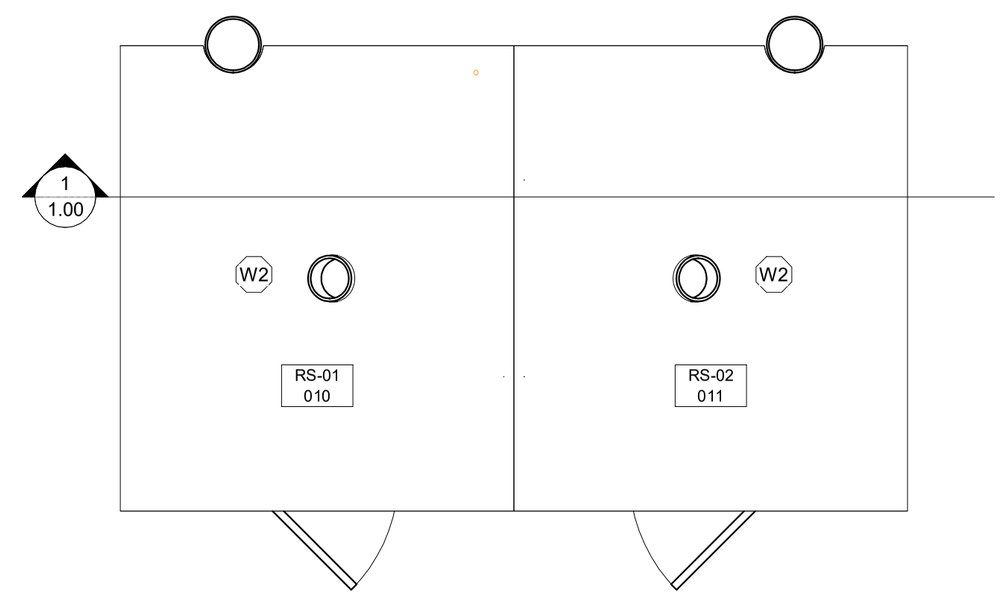


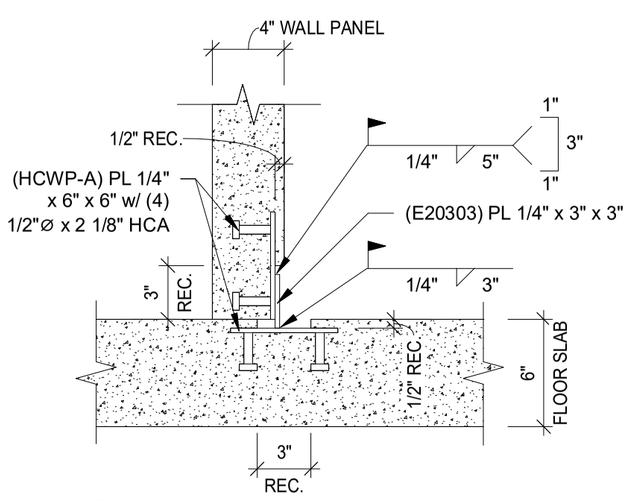
1 / 1.00 **ROOF SECTION**

3/8" = 1'-0"



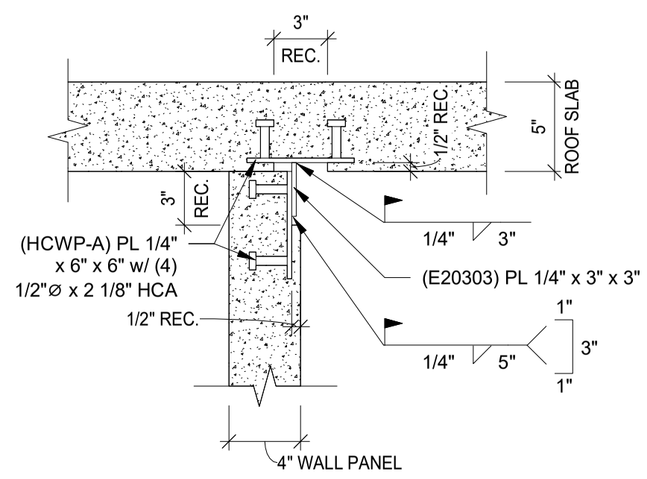
ROOF PANEL LAYOUT

3/8" = 1'-0"



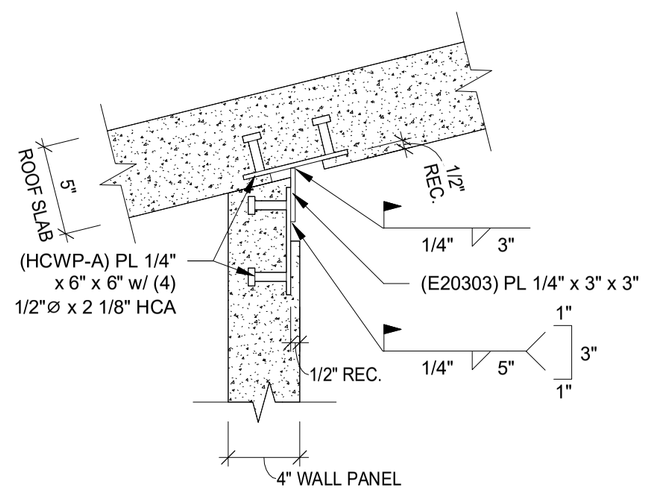
2 / 1.00 **CONNECTION DETAIL**

1 1/2" = 1'-0"



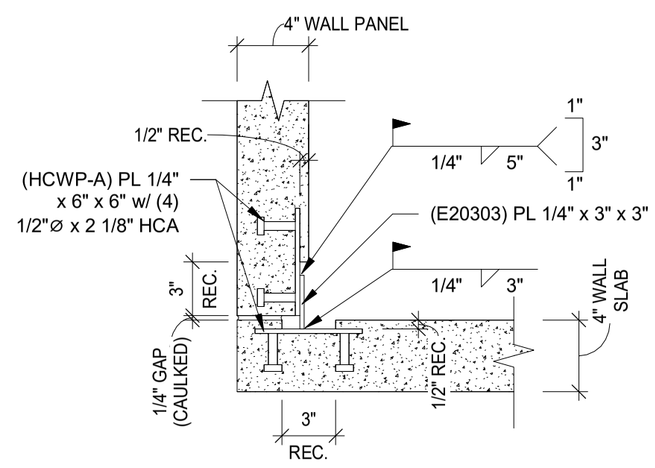
3 / 1.00 **CONNECTION DETAIL**

1 1/2" = 1'-0"



4 / 1.00 **CONNECTION DETAIL**

1 1/2" = 1'-0"



5 / 1.00 **CONNECTION DETAIL**

1 1/2" = 1'-0"

PRECAST PRODUCER:

HUFFCUTT CONCRETE, INC

Huffcutt Concrete
4154 123rd Street
Chippewa Falls, WI 54729

PH: (715)723-7446
www.Huffcutt.com

PRECAST ENGINEER:

SIGNATURE AND SEAL

ISSUED FOR / ISSUE DATE

TEMPLATE V1.0
01-22-25

WOOD DUCK VAULT TOILET

ADDRESS

SHEET TITLE:

FLOOR PLAN, OPENINGS, & DETAILS

REVISIONS

DRN BY:	JS	CHK BY:	CW
TEMPLATE VERSION 1.0			

PROJECT NO: XXXXXX
SHEET DATE: 01-22-25

SHEET:

1.00

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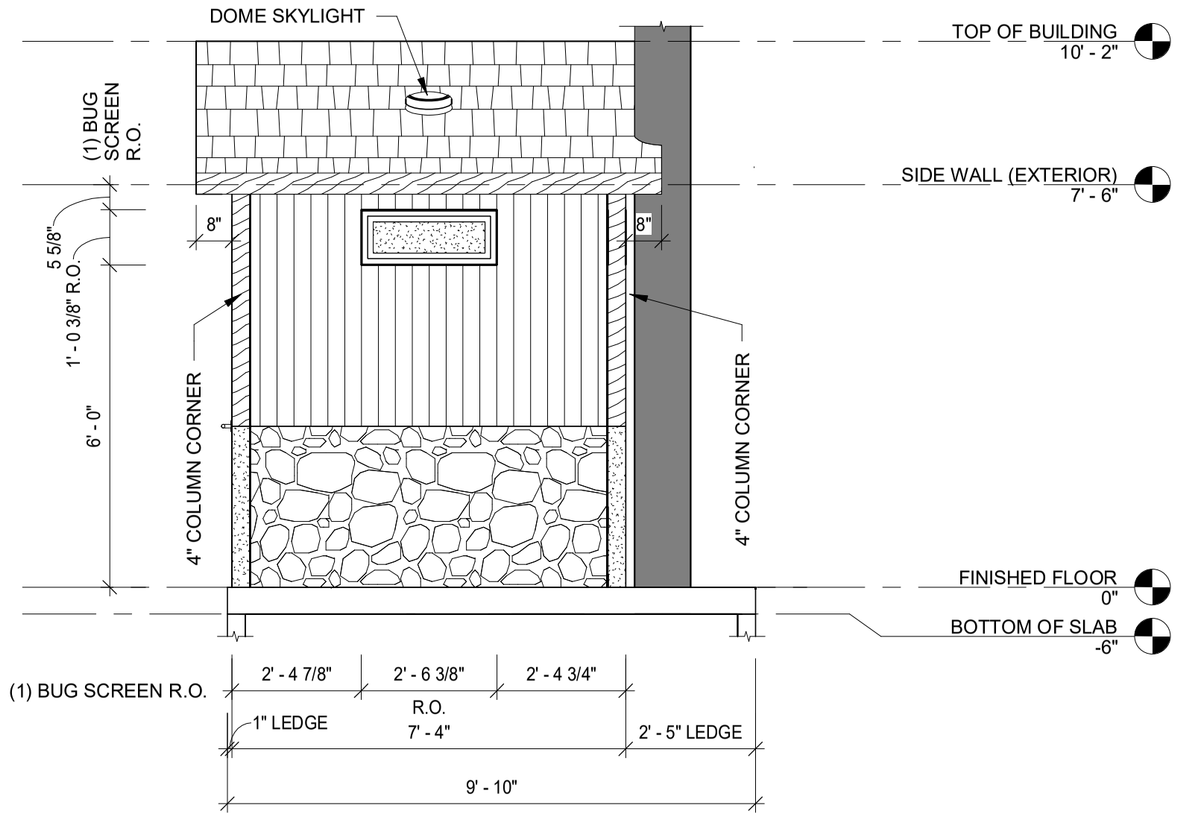
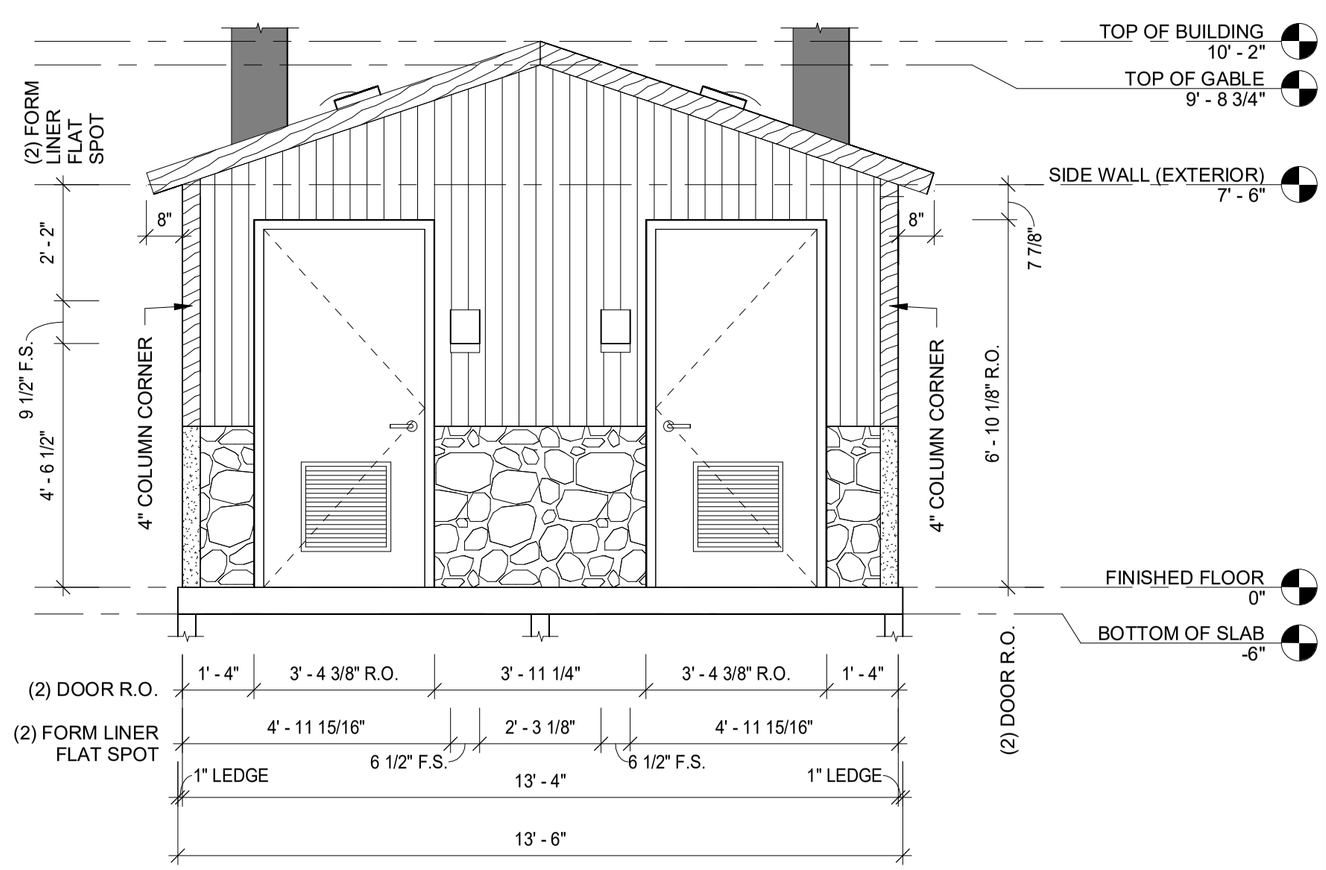
1/31/2025 8:40:27 AM



RIGHT EXTERIOR ELEVATION

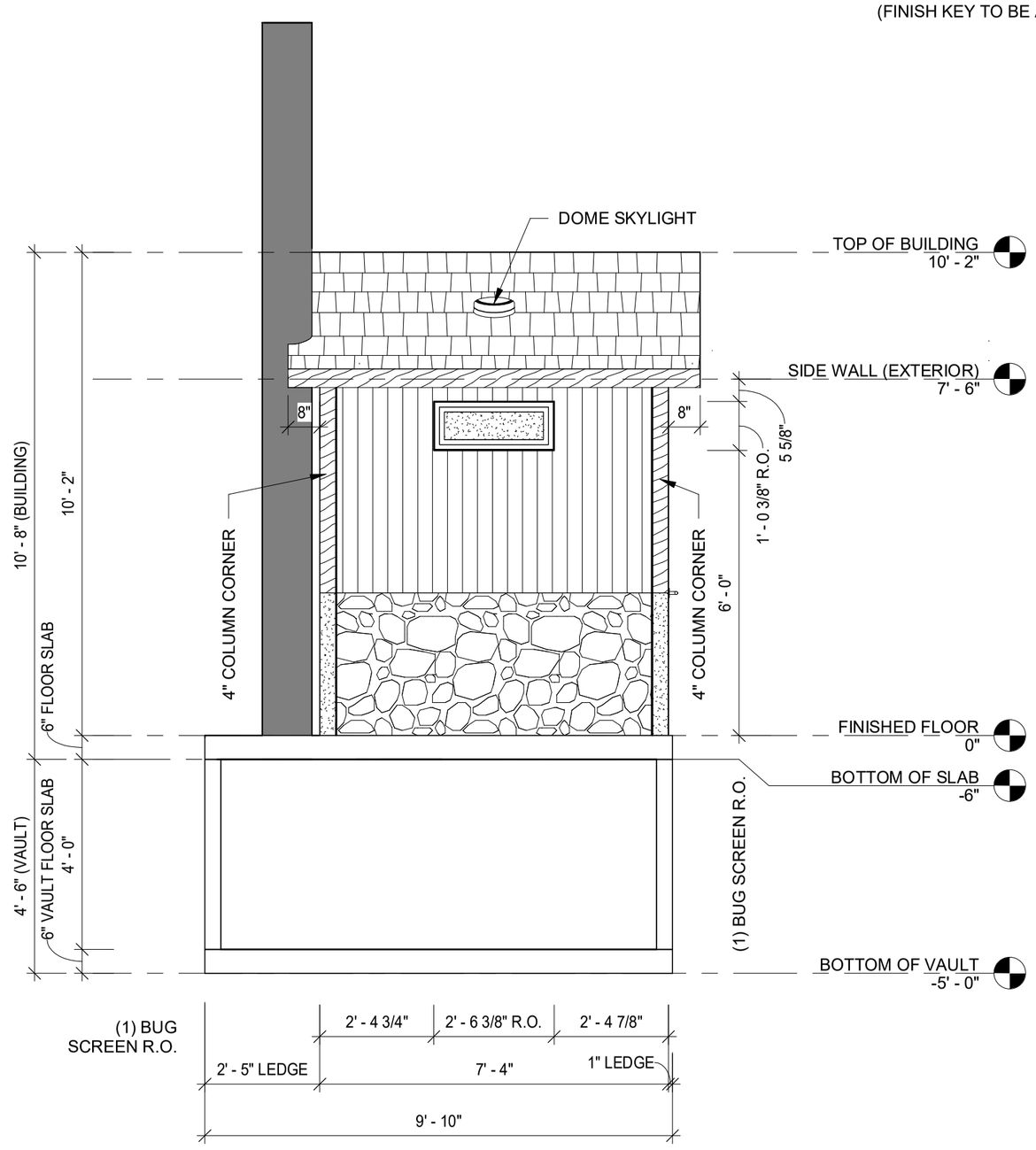
3/8" = 1'-0"



FRONT EXTERIOR ELEVATION

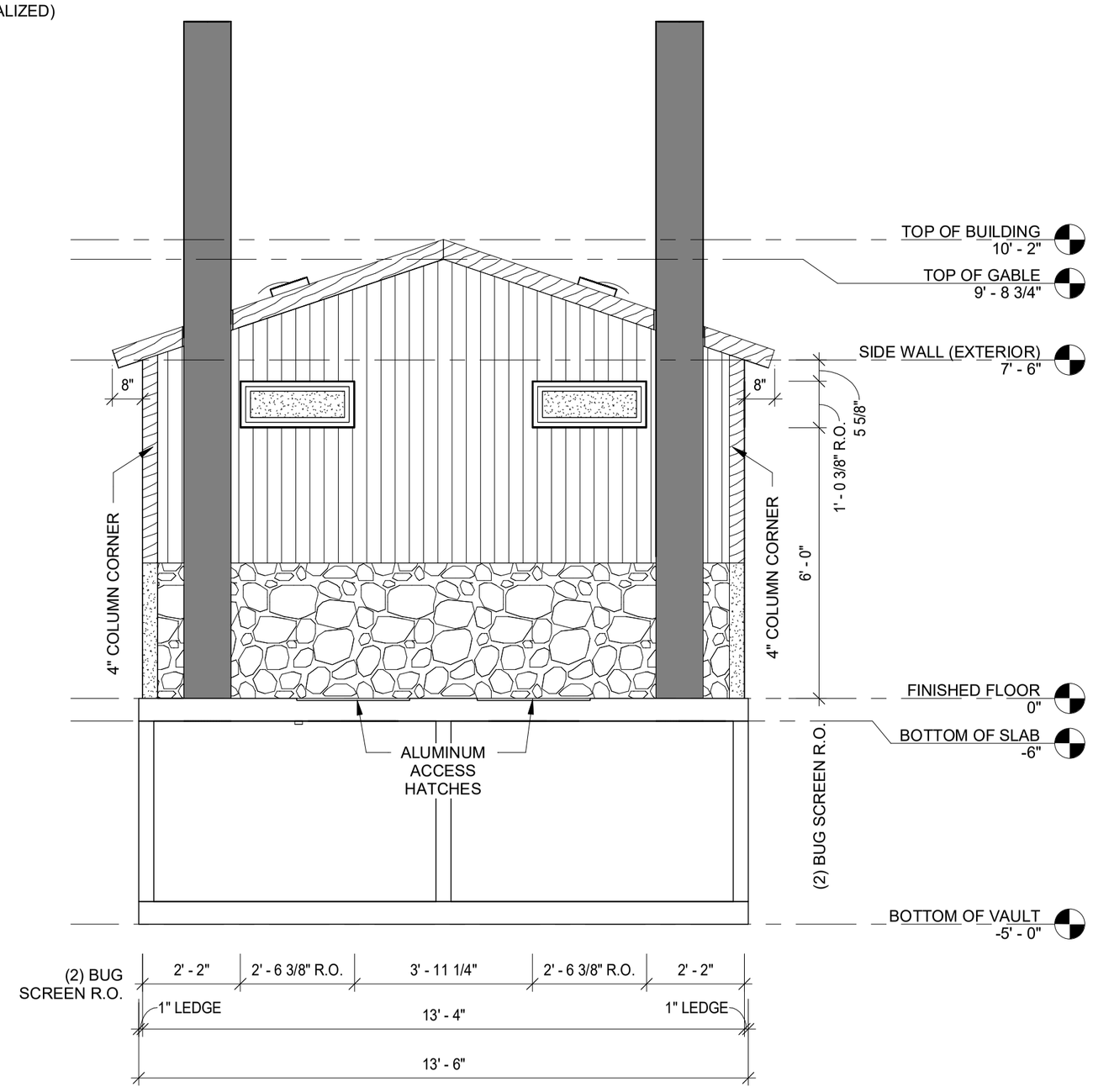
3/8" = 1'-0"

(FINISH KEY TO BE ADDED WHEN FINALIZED)



LEFT EXTERIOR ELEVATION

3/8" = 1'-0"



REAR EXTERIOR ELEVATION

3/8" = 1'-0"

PRECAST PRODUCER:

HUFFCUTT CONCRETE, INC

Huffcutt Concrete
4154 123rd Street
Chippewa Falls, WI 54729

PH: (715)723-7446
www.Huffcutt.com

PRECAST ENGINEER:

SIGNATURE AND SEAL

ISSUED FOR / ISSUE DATE

TEMPLATE V1.0
01-22-25

WOOD DUCK VAULT TOILET

ADDRESS

SHEET TITLE:

EXTERIOR ELEVATIONS

REVISIONS

DRN BY:	JS	CHK BY:	CW
TEMPLATE VERSION 1.0			

PROJECT NO: XXXXXX
SHEET DATE: 01-22-25

SHEET:

4.00

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1/31/2025 8:40:27 AM

- VAULT -

SPECIFICATIONS

PART 1 – GENERAL

1. SCOPE
   1.1. Construction and onsite placement of a prefabricated precast concrete vault toilet building.
2. MANUFACTURER
   2.1. Manufacturer shall be Huffcutt Concrete or a pre-approved equal.
   2.2. Manufacturer shall be an NPCA Certified Plant or equal with verifiable references demonstrating quality, design and service upon request.
   2.3. Manufacturer will provide a written warranty providing 20 years structural, manufacturer's warranty on all hardware and components not produced at precast concrete manufacturer's plant, and 3 years against defects in paint, caulk, and grout.
3. DESIGN
   3.1. Building will be manufactured using precast concrete including the roof. Building's structural design will be relevant to the region and properties associated with its final placement. Design will also meet ADA and building code requirements.
4. SUBMITTALS
   4.1. Manufacturer shall provide submittals and engineering if requested.

PART 2 – PRODUCTS

1. MATERIALS
   1.1. <u>Doors and Frames</u>
      1.1.1. Doors shall be 18ga galvanized metal, louvered with 16ga frames. Doors and frames shall include one coat of rust inhibitive primer and two finish coats of enamel paint.
   1.2. <u>Door Hardware</u>
      1.2.1. Aluminum drip cap. Reese or equal.
      1.2.2. Door closure with hold open. Cal-Royal or equal.
      1.2.3. Stainless hinges with non-removable pin. Cal-Royal or equal.
      1.2.4. Grade 1 lockset. Function and keying to be verified with owner.
      1.2.5. Brush style sweep. Reese or equal.
      1.2.6. ADA compliant threshold. Reese or equal.
   1.3. <u>Windows</u>
      1.3.1. Vinyl frame, bug screen and security mesh. Parco or equal.
   1.4. <u>Interior Hardware</u>
      1.4.1. Stainless 3 roll toilet paper dispensers.
      1.4.2. ADA toilet stalls shall have (1) 18" stainless vertical grab bar, (1) 36" stainless horizontal grab bar, (1) 42" stainless horizontal grab bar.

1.4.3. Stainless floor mounted urinal.

1.4.4. Plastic handicap toilet riser. Romtec or equal.

1.5. Vent Pipes

1.5.1. Vent pipes shall be 12” and made of HDPE. Vent pipe shall extend approximately 36” above the roof line.

1.6. Access/Clean Out Hatch

1.6.1. Access/clean out hatch shall have a 24” x 24” clear opening, made from aluminum and be rated for a 300 psf pedestrian load. Cover shall be hinged with a kickstand to prevent accidental closing. Cover shall include a slam lock with T handle for locking.

1.7. Sealers

1.7.1. Floor shall be sealed using a deep penetrating, high alkali resistant, low volatility product. TK-290 or equal.

1.8. Caulks and Grout

1.8.1. All joints between precast panels shall be caulked using a durable, flexible polyurethane sealant. BASF Sonolastic NP-1 or equal.

1.8.2. Weld plate panel connections shall be grouted flush with interior wall surface. Speed Crete Red Line or equal.

1.9. Vault

1.9.1. Vault shall be lined with a factory installed membrane. MEL-ROL LM or equal.

2. FINISHES

2.1. Interior

2.1.1. Smooth trowel finish.

2.2. Exterior

2.2.1. Exterior wall appearance to be approved by owner using an architectural form liner.

2.2.2. Roof shall be cedar shake architectural form liner.

2.3. Paint

2.3.1. Interior

2.3.1.1. Wall panels shall be primed with a premium quality water based acrylic bonding primer moisture and alkali resistant. Finish coat shall be a high performance acrylic enamel.

2.3.2. Exterior

2.3.2.1. Roof shall be covered with a quality 100% acrylic satin paint. Owner to determine color.

2.3.2.2. Walls shall be covered with a quality concrete stain. Owner to determine color.

2.3.2.3. Doors shall be covered using 2 coats of a high performance 100% acrylic satin enamel. Owner to determine color.

Part 3 – Execution

1. PRECAST CONCRETE VAULT TOILET BUILDING
   1.1. Building manufacturer shall construct, assemble, and paint at their plant so that it may be transported to the jobsite as a finished module and placed using a crane.
2. ONSITE
   2.1. Contractor shall provide adequate access and a level pad for the crane and semis to sit side by side under their own power. Working radius shall be 35’ from center pin on crane.
   2.2. Contractor shall provide all excavation, backfilling, and finish grading for vault toilet building. In addition contractor shall provide suitable bedding of sand or granular material for the vault.
   2.3. Manufacturer will install HDPE vent pipes and perform any shipping and handling adjustments and repairs.

4033 123RD STREET
CHIPPEWA FALLS WI 54729
715-723-7446

Quote

Order# : 13551

Date: 03/03/2026

Billed To: COD SALE

Project:
MONTICELLO, MN
WOOD DUCK VAULT TOILET

This quote is valid for 30 days

Purchase Order#:

Description	Quantity	Price	Ext Price
WOOD DUCK VAULT TOILET	1.00	$32,425.00	$32,425.00
SOLAR LIGHTING (2 INT. & 1 EXT. LIGHT)	1.00	$2,350.00	$2,350.00
SOLAR VENT FAN	2.00	$400.00	$800.00
Delivery	2.00	$2,300.00	$4,600.00
Crane Rental, can be provided by contractor	1.00	$6,500.00	$6,500.00

Taxable Amount:	0.00
Sales Tax:	0.00
Quote Total	**46,675.00**

Taxes:
All applicable Federal, State and local taxes will be added to these prices.

Bid and Performance Bonds:
this quote does not include any bid or performance bonds. If either are required they will be added to the quote.

Professional Services/Certifications:
Architectural, structural or MEP calculations and/or stamps are not included unless specified on this quote. This quote also does not include any state manufacturer certifications/insignias. Please call for a quote if needed.

Payment Terms:
30% down payment at time of order. 30% payment at time of shipping. Balance net 30 days after invoice at time of shipment. Interest at 1.5% per month after 30 days from date of invoice unless prior arrangements have been made. Under no circumstances can retainage be held by customer.

Quotation Term:
This offer is good for 30 days from date of this quotation. Prices subject to change without notice after 30 days.

Storage:
If delivery is delayed more than 30 days after product is ready to ship, an invoice will be submitted for payment and subject to the terms above. After 60 days of storage a fee may be assessed at a rate of 1% of the total invoice per month until delivery.

Responsibilities of the Owner/General Contractor:
All excavation, elevations and permits will be the responsibility of the contractor or purchasing party.

Contractor is responsible for providing clear access for the crane and semis under their own power. These vehicles can weigh in excess of 100,000#. Clear access requires sufficient turning and maneuvering radius, suitable soil or provided alternatives to support these vehicles under their own power and free of overhead obstacles (including power lines). Additional charges may be assessed if reasonable means are not provided.

Working radius of the crane will be 35' or less with the semi sitting next to the crane. Additional charges will apply if a larger working radius is required. Crane rental may be provided by others.

Owner/General Contractor are responsible for providing a suitable foundation for the building. We can provide you with the weight of the building. Frost walls or grade beam are acceptable but you will need to determine your soil conditions and State/Local building codes.

It is the responsibility of the owner/contractor to comply with any building codes, permits and special requirements. Huffcutt Concrete, LLC can incorporate any special requirements into your building as said owner/general contractor informs Huffcutt Concrete, LLC prior to building being manufactured. Some special requirements may incur an additional charge.

Owner/General Contractor will be responsible for roughing in the plumbing supply lines, waste line, electrical, floor drains and plumbing vent lines. Huffcutt Concrete, LLC will provide you with a mechanical rough in drawing.

During the installation the contractor or owner will provide site personnel who are knowledgeable, has the authority to make decisions and resources available to make changes if necessary. Prior to setting of the building, Huffcutt Concrete, LLC will verify the foundation to be level within 1/4" and mechanical rough in locations are accurate. After the building is set Huffcutt Concrete, LLC will perform the final caulking, ridge cap, paint touch up and shipping and handling adjustments and repair. Owner/General Contractor will be responsible for the final onsite mechanical connections in the building. These include, but not limited to water supply line, waste lines, plumbing vent lines, electrical connection to the service panel and any tightening of fittings that may have loosened during shipping and handling.

5A. Continuation of deliberation for future consideration of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, Sections 153.012 Definitions, 153.045 Industrial Base Zoning Districts, 153.046 Overlay Zoning Districts, 153.090 Use Table, 153.091 Use-Specific Standards, 153.092 Accessory Use Standards and any other related sections of text necessary to define and regulate data center and technology campus land uses within the City. Applicant: City of Monticello

Prepared by: City Administrator	**Meeting Date:** 3/9/2026	☐ **Consent Agenda Item** ☐ **Regular Agenda Item** ☒ **Discussion Agenda Item**
Reviewed by: Community Development Director	**Approved by:** N/A	

ACTION REQUESTED

There is no action requested on the proposed ordinance at this meeting.

REFERENCE AND BACKGROUND

In February the Planning Commission adopted Resolution No. PC-2025-41 recommending approval of an amendment to the Monticello City Code to define and regulate data center and technology campus land uses in the City of Monticello. Consideration of the ordinance is now the responsibility of the City Council as the final authority of whether it should be adopted as part of the City Code.

Following the Council's initial discussion and requested changes on February 23, 2026, staff continued to analyze potential revisions to the ordinance and had ongoing discussions with the city attorney about the draft's functionality and effectiveness. In addition, the City continues to receive public comments about the ordinance.

Staff request additional time for consideration of comments and discussions with the city attorney about the provisions of the ordinance to facilitate comprehensive recommendations for Council's review in advance of a future decision.

I. **Budget Impact:** N/A

II. **Staff Workload Impact:** Extensive staff time has been and will continue to be dedicated to creation of the ordinance to ensure it reflects City Council policy direction on behalf of the city.

III. **Comprehensive Plan Impact:** The draft ordinance is founded on the requirements for potential data center development within the Monticello 2040 Plan, limiting eligible locations and striving to minimize community impacts. In addition, the 2040 Plan should be used to evaluate the efficacy of the ordinance to regulate data center development in pursuit of the city's adopted vision and goals. All land use ordinance should be in service to those objectives.

STAFF RECOMMENDED ACTION

There is no recommendation since no action is requested at this time.

SUPPORTING DATA

- City Council Report 5A from regular meeting on February 23, 2026
- Comments received since February 23, 2026

From: Luke Appert/USA
To: Angela Schumann; Rachel Leonard
Subject: DCPUD Ordinance Comments
Date: Thursday, March 5, 2026 3:17:23 PM
Attachments: image001.png

Dear City Staff, Mr. Mayor and City Council Members,

As an interested data center developer, we wanted to provide additional comments to the City's proposed DCPUD ordinance. The below comments arrive from many discussions with potential end users.

The current draft ordinance creates a multi-phase approval process which creates practical impossibilities for the design and development of a data center. The reality of data center development is that developers and users almost universally require a high degree of design/layout approval (including items that might be included in a PUD Agreement) at an early stage, which is then followed by a long period of other approvals and negotiations with other agencies and Xcel Energy, which use the existing city approvals as their basis. Following that period, a developer cannot then be subject to a re-opening (or secondary/final approval) of design and layout approvals which could create conflict with those other third-party approvals.

To address the unique timing issues, we would like to see the Ordinance revised to:

- Bring the Ordinance back into alignment with Minnesota Statutes by revising the Ordinance to provide for the City Council's simultaneous approval of (1) a rezoning of the Property to the DCPUD Zoning Classification in which Data Centers are a Permitted Use, and (2) a PUD Agreement to be entered into between the City and the development to establish the parameters of the City's approvals. Eliminate the DC Development Stage Permit and DC Final Stage Permit concepts, as Minn. Stat. Chapter 462 provide no authority for a municipality to require additional, discretionary Permits for a permitted use.

- In the alternative, the City could establish Data Centers as a conditional use in the DCPUD Zoning District; and articulate, in the Ordinance, the objective criteria an applicant must satisfy to obtain a conditional use permit.

- To accommodate the unique and, from an end user's perspective,

unavoidable development delays the user faces as a result of the uncertainty as to when Xcel Energy will meet the development's power needs, we would respectfully ask that the Ordinance be further revised to provide for:

- The City's discretionary approval of the Data Center development based on what both the City and the applicant understand to be pro forma design plans; and

- The City's establishment, in either the PUD Agreement or the Conditional Use Permit, of (1) objective performance standard parameters or ranges applicable to all aspects of the approved plans, (2) the right of the development/user to vary from the approved design plans without further discretionary City approval so long as the variances are within the parameters or ranges the City Council has authorized pursuant to #(1), and (3) a process whereby the City Staff is authorized to review the final plans for purposes of confirming that the final plans are either consistent with the approved plans or that any deviations from the approved plans are within the parameters or ranges the City Council established in its initial approvals.

- Further, discretionary, City Council approvals to be required only if the development/user seeks approval of design changes that are outside the established parameters or ranges.

Luke Appert
Executive Director
Brokerage Services
luke.appert@cushwake.com

3500 American Blvd W, Suite 200
Bloomington, MN 55431 | USA
cushmanwakefield.com

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exercise state or country specific Privacy Rights please view our privacy notice here:
https://www.cushmanwakefield.com/en/privacy-and-cookies

From:	Andy Sopher
To:	Jennifer Schreiber; Rachel Leonard
Cc:	Lloyd Hilgart; Kip Christianson; Lee Martie; Tracy Hinz; Charlotte Gabler
Subject:	FORMAL DEMAND: Interim Ordinance (Moratorium) Request – Andrew Sopher
Date:	Monday, February 23, 2026 8:25:08 AM

Dear City Clerk Schreiber and Members of the City Council:

I am writing as a resident and taxpayer of Monticello to formally request that the City Council enact an Interim Ordinance (Moratorium) for a period of 12 months, pursuant to Minnesota Statute § 462.355, Subd. 4.

I am requesting an immediate stay on the adoption of the Data Center Planned Unit District (DCPUD) and the issuance of any related development or grading permits. This pause is necessary to allow the City to conduct an independent study on the following critical impacts:

1. Cumulative Electrical Load: The proposed 600-megawatt draw is 30 times the safety threshold recently established by the City of Eagan (20 MW). We require a study to ensure residential utility rates will not increase due to grid infrastructure upgrades.

2. Noise and Health Buffers: Current setbacks of 200 feet are insufficient compared to the 500-foot residential buffer deemed necessary by other Minnesota municipalities.

3. Conflict of Interest Disclosures: In the interest of public trust, I request a full, written disclosure of any direct or indirect financial ties between Council members and the developers' representatives (specifically Cushman & Wakefield) prior to any final vote.

Please include this formal demand in the official public record for tonight's February 23, 2026, City Council meeting. I look forward to your response during the Public Forum.

--
Sincerely,
Andrew Sopher

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Fw: Comments to the City Council
Date: Tuesday, March 3, 2026 2:06:03 PM

Good Afternoon Jeanne-

Thank you for your email. I have included City Administrator Rachel Leonard as well.

I appreciate your feedback on data centers and your concerns for the community you call home.

The questions you asked below are similar to ones I have asked and others. Sometimes there is an answer and sometimes there is not. Scenarios are definitely a challenge to work with as there are many unknowns.

Our staff is here to provide information, ask questions, listen, etc. The council is made up of 5 members and sometimes when not all are in agreement, staff does go with the majority for direction.

I do have the responsibility to listen, learn, and review even if it is something I may not support with the hopes of giving good feedback, adding pieces, changing perspectives, etc.

City Hall 763-295-2711.

Thank you for reaching out.
Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers
NOTICE: Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: Jeanne Yohn [redacted]
Sent: Saturday, February 28, 2026 2:58 PM
To: Jennifer Schreiber <Jennifer.Schreiber@MonticelloMN.gov>
Subject: Comments to the City Council

I'm a resident of Monticello Township and very much impacted by the city council's decision to put in data centers in Monticello. Here are my takeaways from the last City Council meeting.

The council is only trying to set up an ordinance so that they can entertain the offers of data centers. But once that ordinance is in place, there will be nothing to stop them from approving these data centers.

It is clear that there is at least three or more of the council members that want these data centers. They don't see them as any problem. They've gone to Iowa sites and convinced themselves that it's just going to be fine. Clearly one member has met with developers getting a very one-sided story. Another member refuses to even respond to his constituents. The mayor says we have plenty of excess energy. No one addressed the concerns we have in the township area regarding water quantity and quality given that most of us are using wells.

In my opinion, they are relying upon these big corporations to provide them information, data and assurances that everything will be fine. We've done that in the past. It is absolute stupidity to trust them. Just a few examples of what happened in the past.

Big oil assured families that their water from their faucets won't catch on fire if they do fracking in the area. They knew it was a lie. People's health were impacted and their property values plummeted making it impossible to sell.

Big tobacco said for decades in front of Congress there's no evidence that cigarettes causes heart disease or cancer. They knew it was a lie. Millions of people died unnecessarily due to these lies.

Big Pharma told us these painkillers are not addictive, and now we have an opioid crisis. They knew it was a lie. People suffered and died unnecessarily.

Big manufacturing said the waste water from their factories will be fine and won't do any harm to people, crops or animals. They knew it was a lie. People died unnecessarily, property values plummeted, crops and livestock ruined.

Big tech says most of the water used in data centers will harmlessly evaporate. Energy for our communities will only be used as a backup for these data centers. They know it's a lie. People will die, acquirers will be contaminated or dry up, property values will plummet.

When do we stop believing the lies from corporations? It pays for them to tell our communities what we want to hear.

For me, the risks are too great for this community. They don't have to put these centers in so close to residential areas. They do so because they plan to use our energy sources and our water sources…for profit. Not to help our community. If you don't stop this now, this will be your community service legacy and it won't be a good one. Put at least a two year moratorium on any data centers until you can obtain unbiased assessment of the risks.

STOP THE MONTICELLO DATA CENTER!

Jeanne Yohn

From: [redacted]
To: Development Services; Angela Schumann; Jim Thares; Tyler Bevier; lloydhilgart@gmail.com; charlotte.gabler@gmail.com; kip.christianson@gmail.com; tracy.hinz@gmail.com; lee.martie@gmail.com; Info at Monticello; Jennifer Schreiber; Rachel Leonard; [redacted] Development Services; Jim Thares; Tyler Bevier
Subject: Public Comment on AUAR – Data Center Power Requirements
Date: Friday, February 27, 2026 12:48:36 PM

Mayor Hilgart and Council Members, City Planners and Staff,
My name is Iris Harris and I am a resident of Monticello. I am writing regarding the proposed Alternative Urban Areawide Review (AUAR) that would allow for future data center development.
I respectfully request that the City consider two key measures before approving new data center projects:

1. **Independent or resilient power requirements:**
   National energy data shows that U.S. data centers consumed approximately 180 terawatt-hours (TWh) of electricity in 2024 — about 4.4% of total U.S. electricity usage — with projections that this could grow to 6.7–12% by 2028 due to artificial intelligence and high-performance computing. Given this scale, new data centers could place significant demands on local infrastructure and the regional power grid.

In recent national discussions, President Trump emphasized that major data centers should provide their own dedicated power sources rather than relying entirely on existing community infrastructure. Regardless of political perspective, the principle is important: extremely energy-intensive operations should secure resilient and independent power arrangements.
I urge the Council to require that any proposed data center demonstrate a plan for on-site generation, dedicated power purchase agreements, or hardened backup systems to protect residents and maintain grid reliability. I believe requiring on-site independent power for large electricity users can protect our community and tax base.
I'm here to share a concern about the proposed AUAR for data centers. I'm asking that, in addition to other criteria, the city require that future data center projects demonstrate plans for independent or resilient power sources, as referenced in national infrastructure discussions.
✓ "Please include a condition in the AUAR that data centers must demonstrate a plan for on-site power generation."
✓ "Please direct staff to prepare an analysis of power resilience impacts from large energy users."

2. **Temporary moratorium:**
   I also request that the City consider adopting a ***temporary moratorium on new data center approvals*** until a comprehensive study of grid capacity, infrastructure impacts, and mitigation measures is completed. A short-term pause

would allow Monticello to establish clear standards, including potential independent or resilient power requirements, before committing to long-term approvals.

Taking these steps would help ensure responsible, sustainable development that protects the city's residents, infrastructure, and tax base.

Thank you for your time and consideration.
Sincerely,
Iris Harris
[redacted]

****
****
****

Below is a reminder of why I don't want Data Centers in Monticello
I am writing as a Monticello resident to formally express my strong opposition to the proposed data centers development in our community.
While I understand the City is exploring economic growth opportunities, I do not believe a large-scale data center aligns with Monticello's long-term interests, values, or quality of life. My concerns are outlined below and reflect widely documented impacts of data centers on communities similar to ours.

First, data centers place an extraordinary burden on utilities and natural resources. These facilities consume enormous amounts of electricity and water, often at levels far beyond what traditional industrial or commercial uses require. Increased demand for water—particularly for cooling—raises serious concerns about sustainability, strain on local aquifers, and long-term impacts on regional water supply, especially during drought conditions or periods of growth. They must be required to build their own power plant per the State of the Union by our President.

The majority of data centers' energy relies on fossil fuels and power plants, putting pressure on local energy grids. This increased pressure poses the threat of **more frequent, long-lasting, and expensive blackouts** for the communities surrounding these energy-hungry data centers.

Second, data centers provide minimal economic benefit relative to their footprint. Despite their size and infrastructure demands, they create very few permanent jobs once construction is complete. The cost to the City—through infrastructure expansion, utility upgrades, tax

incentives, and long-term maintenance—often outweighs the limited employment and community benefit they provide. This does not represent a responsible or balanced return on investment for residents.

Third, these facilities negatively impact land use, aesthetics, and community character. Data centers are typically massive, windowless industrial buildings that do not integrate well into a community like Monticello. They reduce flexibility for future development and permanently convert valuable land into single-use facilities that contribute little to a vibrant or diverse local economy.

Fourth, there are significant infrastructure and public safety concerns. Data centers require extensive power infrastructure, substations, backup generators, and constant heavy equipment access. Diesel generators can create noise, air pollution, and operational risks. Increased truck traffic during construction and maintenance adds wear to roads and raises safety concerns for nearby neighborhoods.

Fifth, data centers can shift financial risk to residents. When large users receive favorable utility rates or tax abatements, the long-term cost of maintaining infrastructure is often passed on to local ratepayers and taxpayers. Residents should not subsidize a private, highly profitable industry that provides limited local benefit.

Sixth, approving a data center sets a precedent that could encourage additional similar developments. This risks transforming Monticello into a utility-heavy industrial hub rather than a balanced community focused on livability, environmental stewardship, and sustainable growth.

Seventh, they introduce long-term environmental and health risks that disproportionately affect nearby neighborhoods, businesses, children, seniors, and those with existing health conditions. Data Centers release heat and emissions, toxic air pollutants which are harmful to residents.

Finally, I am concerned about the decision-making process itself. Projects of this scale deserve robust public engagement, transparent cost–benefit analysis, and environmental review. Residents should have meaningful opportunities to provide input before irreversible land-use decisions are made. We need a moratorium on Data Centers.

For these reasons, I respectfully urge the City of Monticello to require restrictions in the ordinance that are prohibitive and **reject the proposed data center projects** and instead prioritize development that:

- Creates long-term, well-paying jobs, (not temporary and low staffed facilities like this one)

- Protects water and natural resources
- Strengthens our tax base without shifting risk to residents
- Preserves community character and quality of life

how it affects Monticello —**Grid reliability**

- **Emergency preparedness**
- **Economic impact**
- **Infrastructure costs / benefits**
- **Environmental & Health concerns**

This should not cost us our health or our future and I will not vote for you again if this is approved.

Thank you for your time and consideration. I expect my comments to be included in the public record and carefully weighed in all deliberations related to this proposal.

Sincerely,
Iris Harris

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: Data center
Date: Friday, February 27, 2026 8:43:26 AM

Good Morning Nathan-

Thank you for the email. I have included City Administrator Rachel Leonard as well.

I appreciate you sharing your thoughts on data centers and the community you call home.

The questions you asked below are similar to ones I have asked and others. Sometimes there is an answer and sometimes there is not. Scenarios are definitely a challenge to work with as there are many unknowns.

Our staff is here to provide information, ask questions, listen, etc. The council is made up of 5 members and sometimes when not all are in agreement, staff does go with the majority for direction.

I do have the responsibility to listen, learn, and review even if it is something I may not support with the hopes of giving good feedback, adding pieces, changing perspectives, etc.

City Hall 763-295-2711.

Thank you for reaching out.
Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers
NOTICE: Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: Nathan Zachman [redacted]
Sent: Friday, February 27, 2026 6:02 AM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Data center

Councilwoman Gabler,

I am a resident of Monticello township at 2358 85th St.
I would like to voice my opinion on the data centers. I'm not in favor of them. I know this isn't a voting thing, but you are there to represent the residents of Monticello and the township.

My family and I don't want, and can't afford, paying more on our electric bill.
My family and I don't want, and can't afford, our well going dry.
We don't want to have stadium lights brightening the night sky, all night every night.
We don't want to hear a massive computer, humming away 24/7. There are plenty of families in neighborhoods very close to both.
I can't imagine living in one of those houses directly across the street or anywhere near them.

I get that there could be data centers around. Keep them reasonably sized at the very least. I don't know that these hyper scale data centers qualify for light industrial anyway. The amount of electricity and water that they use.
I don't see how the benefits outweigh the costs, particularly for these hyper scale centers.
A last point to consider for now. What is the lifespan of one of these things and what would be the future of the property after that? Cleanup? Repurpose the buildings?

Nathan Zachman

From: Charlotte Gabler
To: [redacted]
Cc: Rachel Leonard
Subject: Re: Proposed Data Center
Date: Wednesday, March 4, 2026 8:49:52 AM

Good Morning Derek-

Thank you for the email. I have included City Administrator Rachel Leonard as well.

Thank you for your feedback on data centers and sharing your concerns for the community you call home.

I do know since I am a patient of yours at the dental office, that you have made improvements to your business and are vested in being here in the community for a long, long time. We've chatted in the chair about what's happening around town as do your awesome staff when I am in.

You make valid points on the overall growth and intentions. While there are no formal applications received, scenarios are definitely a challenge to work with as there are so many unknowns.

Our staff is here to provide information, ask questions, listen, etc. The council is made up of 5 members and sometimes when not all are in agreement, staff does go with the majority for direction.

I do have the responsibility to listen, learn, and review even if it is something I may not support with the hopes of giving good feedback, adding pieces, changing perspectives, etc.

City Hall 763-295-2711.

Thank you for reaching out,
Charlotte

Thank you and have a productive day!
Charlotte Gabler
Monticello City Council Member
Term Expires Dec 31st, 2026
Pronouns: she, her, hers

NOTICE: Email correspondence to and from the City of Monticello government offices is subject to the Minnesota Data Practices Act and may be disclosed to third parties.

From: Derek Abramowski [redacted]
Sent: Tuesday, March 3, 2026 5:47 PM
To: Charlotte Gabler <Charlotte.Gabler@MonticelloMN.gov>
Subject: Proposed Data Center

Dear Council Members,
I am writing as a resident of our community and as a local business owner to express my strong opposition to the proposed data center currently under consideration.
I live here. My family lives here. I own and operate a business here. I am deeply invested in the long-term health, character, and sustainability of this town. From what I understand about the proposal, I do not believe this data center aligns with the best interests of our community. This project raises serious concerns for me regarding infrastructure strain, environmental impact, long-term land use priorities, and whether the promised economic benefits truly outweigh the costs to residents and small businesses. Our town's future should be shaped intentionally and thoughtfully — not dictated by large outside corporate interests whose priorities may not reflect ours.
I want to be very clear: my vote matters, and so does my voice. Any council member who votes in favor of this project will not receive my support in future elections. Furthermore, I will actively support and work on behalf of candidates who prioritize responsible growth and transparent decision-making that truly reflects the will of local residents.
I urge you to listen carefully to the concerns of the people who live and work here before making a decision that will have lasting consequences.
Respectfully,
Derek Abramowski

Wright County Sheriff's Office

Sheriff Sean Deringer

3800 Braddock Ave. NE, Buffalo, MN 55313
1-800-362-3667 Fax: 763-682-7610

Monticello Monthly Report 2026

Printed on March 2, 2026

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
911 Abandoned Total: 8					
02/08/26 18:36	911 Abandoned	2026011308			911
02/12/26 13:18	911 Abandoned	2026012380			911
02/12/26 17:36	911 Abandoned	2026012436			911
02/12/26 21:18	911 Abandoned	2026012498			911
02/13/26 14:58	911 Abandoned	2026012727			911
02/15/26 04:15	911 Abandoned	2026013269			911
02/18/26 19:23	911 Abandoned	2026014249			911
02/21/26 10:45	911 Abandoned	2026015062			911
911 Abandoned; Civil Complaint Total: 1					
02/09/26 21:33	911 Abandoned; Civil	2026011682	911 Abandoned	WP26003581	911
911 Abandoned; MVA - Hit & Run Total: 1					
02/18/26 15:18	911 Abandoned; MVA -	2026014182	MVA - Hit & Run	WP26004331	911
911 Hang-up Total: 6					
02/04/26 19:01	911 Hang-up	2026010008			911
02/12/26 07:52	911 Hang-up	2026012294			911
02/12/26 19:50	911 Hang-up	2026012469			911
02/15/26 10:05	911 Hang-up	2026013302	911 Hang-up	WP26004043	911
02/16/26 17:02	911 Hang-up	2026013623			911
02/27/26 09:16	911 Hang-up	2026016809	911 Hang-up	WP26005111	911
911 Hang-up; Assault; Disorderly Total: 1					
02/10/26 18:55	911 Hang-up; Assault;	2026011938	Disorderly	WP26003640	911
911 Hang-up; Medical - Abdominal Pain Total: 1					
02/15/26 13:08	911 Hang-up; Medical -	2026013349			911
911 Hang-up; Medical - Breathing Problems Total: 1					
02/01/26 11:26	911 Hang-up; Medical -	2026009049			911
911 Open Line Total: 32					
02/01/26 05:52	911 Open Line	2026008996			911
02/01/26 09:53	911 Open Line	2026009032			911
02/01/26 11:20	911 Open Line	2026009048			911
02/01/26 15:06	911 Open Line	2026009096			911
02/02/26 01:43	911 Open Line	2026009198			911
02/04/26 22:38	911 Open Line	2026010060			911
02/05/26 12:52	911 Open Line	2026010200			911
02/05/26 15:00	911 Open Line	2026010242			911

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/05/26 15:42	911 Open Line	2026010250			911
02/06/26 06:52	911 Open Line	2026010423			911
02/07/26 16:59	911 Open Line	2026010936			911
02/07/26 20:52	911 Open Line	2026011020			911
02/09/26 20:14	911 Open Line	2026011662			911
02/12/26 08:17	911 Open Line	2026012300			911
02/12/26 11:31	911 Open Line	2026012350			911
02/14/26 07:41	911 Open Line	2026012954			911
02/14/26 11:56	911 Open Line	2026013002			911
02/16/26 18:08	911 Open Line	2026013651			911
02/17/26 09:50	911 Open Line	2026013836			911
02/17/26 12:52	911 Open Line	2026013877			911
02/18/26 07:52	911 Open Line	2026014086			911
02/19/26 19:05	911 Open Line	2026014573			911
02/19/26 19:13	911 Open Line	2026014576			911
02/20/26 16:33	911 Open Line	2026014822			911
02/20/26 17:09	911 Open Line	2026014832			911
02/22/26 18:29	911 Open Line	2026015479			911
02/24/26 16:19	911 Open Line	2026016077			911
02/26/26 22:51	911 Open Line	2026016734			911
02/27/26 05:49	911 Open Line	2026016774			911
02/27/26 21:30	911 Open Line	2026017034			911
02/28/26 17:50	911 Open Line	2026017257			911
02/28/26 22:31	911 Open Line	2026017348			911

911 Open Line; Domestic Disturbance Total: 1

02/23/26 17:32	911 Open Line;	2026015775	Domestic Disturbance	WP26004813	911

911 Open Line; MVA - No Injuries Total: 1

02/02/26 08:05	911 Open Line; MVA -	2026009232	MVA - No Injuries	WP26002858	911

Abandoned Vehicle Total: 1

02/08/26 13:51	Abandoned Vehicle	2026011195	Abandoned Vehicle	WP26003446	Phone

Abuse Total: 1

02/18/26 17:01	Abuse	2026014207	Abuse	WP26004340	Phone

Agency Assist Total: 6

02/02/26 00:35	Agency Assist	2026009195			Phone
02/02/26 10:19	Agency Assist	2026009267	Agency Assist	WP26002879	Phone
02/13/26 10:49	Agency Assist	2026012648	Agency Assist	WP26003867	Phone
02/17/26 01:33	Agency Assist	2026013775			Phone
02/23/26 13:07	Agency Assist	2026015686	Agency Assist	WP26004790	Phone
02/25/26 00:48	Agency Assist	2026016192			Phone

Agency Assist; Check Welfare Total: 1

02/26/26 14:18	Agency Assist; Check	2026016594	Agency Assist	WP26005055	Phone

Agency Assist; Traffic - Complaint Total: 1

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/15/26 02:28	Agency Assist; Traffic -	2026013256			Phone

Agency Assist; Warrant - Arrest Total: 1

02/25/26 13:43	Agency Assist; Warrant	2026016317	Warrant - Arrest	WP26004969	Phone

Alarm Total: 2

02/24/26 15:39	Alarm	2026016067			Phone
02/24/26 15:57	Alarm	2026016072			Phone

Animal Total: 10

02/05/26 01:24	Animal	2026010098	Animal	WP26003118	911
02/06/26 14:14	Animal	2026010548	Animal	WP26003252	911
02/07/26 02:37	Animal	2026010785	Animal	WP26003323	Phone
02/07/26 10:29	Animal	2026010839	Animal	WP26003348	Phone
02/10/26 20:02	Animal	2026011951	Animal	WP26003644	Phone
02/12/26 18:06	Animal	2026012447	Animal	WP26003799	Phone
02/12/26 23:33	Animal	2026012534	Animal	WP26003830	Phone
02/15/26 16:03	Animal	2026013382			Phone
02/19/26 11:24	Animal	2026014436	Animal	WP26004400	911
02/25/26 06:55	Animal	2026016216	Animal	WP26004939	Phone

Animal - Barking Dog Total: 4

02/08/26 16:20	Animal - Barking Dog	2026011247	Animal - Barking Dog	WP26003455	Phone
02/09/26 14:51	Animal - Barking Dog	2026011579	Animal - Barking Dog	WP26003548	Phone
02/24/26 22:01	Animal - Barking Dog	2026016161	Animal - Barking Dog	WP26004923	Phone
02/25/26 16:28	Animal - Barking Dog	2026016358	Animal - Barking Dog	WP26004980	Phone

Animal - Bites - Attacks Total: 1

02/05/26 13:29	Animal - Bites - Attacks	2026010206	Animal - Bites - Attacks	WP26003151	Phone

Assault Total: 1

02/05/26 15:58	Assault	2026010256	Juvenile - Complaint	WP26003163	911

Check Welfare Total: 19

02/01/26 00:36	Check Welfare	2026008955	Check Welfare	WP26002769	911
02/01/26 18:28	Check Welfare	2026009131	Drugs	WP26002839	Phone
02/03/26 12:33	Check Welfare	2026009603	Check Welfare	WP26002980	911
02/03/26 12:59	Check Welfare	2026009609	Check Welfare	WP26002983	Phone
02/03/26 16:10	Check Welfare	2026009666	Check Welfare	WP26003000	Phone
02/06/26 18:15	Check Welfare	2026010636	Check Welfare	WP26003288	Phone
02/10/26 15:57	Check Welfare	2026011901	Check Welfare	WP26003625	Phone
02/11/26 12:27	Check Welfare	2026012100	Check Welfare	WP26003686	Phone
02/12/26 07:53	Check Welfare	2026012295	Check Welfare	WP26003747	Phone
02/17/26 03:43	Check Welfare	2026013785	Check Welfare	WP26004199	911
02/17/26 09:32	Check Welfare	2026013828	Check Welfare	WP26004210	Phone
02/17/26 20:39	Check Welfare	2026014030	Check Welfare	WP26004284	Phone
02/18/26 16:15	Check Welfare	2026014198	Check Welfare	WP26004336	Phone
02/19/26 14:01	Check Welfare	2026014477	Check Welfare	WP26004410	Phone
02/19/26 15:00	Check Welfare	2026014509	Check Welfare	WP26004423	Phone

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/22/26 09:11	Check Welfare	2026015330	Check Welfare	WP26004674	Phone
02/25/26 07:41	Check Welfare	2026016229	Check Welfare	WP26004940	911
02/26/26 14:11	Check Welfare	2026016592	Check Welfare	WP26005045	Phone
02/28/26 13:57	Check Welfare	2026017206	Check Welfare	WP26005219	Phone

Citizen Aid Total: 12

02/01/26 05:05	Citizen Aid	2026008991	Citizen Aid	WP26002786	Phone
02/05/26 09:26	Citizen Aid	2026010155	Citizen Aid	WP26003135	Phone
02/05/26 21:25	Citizen Aid	2026010346	Citizen Aid	WP26003192	Phone
02/07/26 15:29	Citizen Aid	2026010904	Citizen Aid	WP26003369	911
02/10/26 14:11	Citizen Aid	2026011869	Citizen Aid	WP26003618	Phone
02/16/26 18:37	Citizen Aid	2026013665	Citizen Aid	WP26004173	Phone
02/17/26 12:51	Citizen Aid	2026013876	Citizen Aid	WP26004231	Phone
02/19/26 14:39	Citizen Aid	2026014500	Citizen Aid	WP26004418	Phone
02/20/26 01:04	Citizen Aid	2026014642	Citizen Aid	WP26004470	Phone
02/23/26 11:58	Citizen Aid	2026015663	Citizen Aid	WP26004778	Phone
02/24/26 20:38	Citizen Aid	2026016144	Citizen Aid	WP26004920	Phone
02/25/26 02:16	Citizen Aid	2026016198	Citizen Aid	WP26004934	911

Civil Complaint Total: 19

02/01/26 17:48	Civil Complaint	2026009121	Civil Complaint	WP26002837	911
02/02/26 18:50	Civil Complaint	2026009423	Civil Complaint	WP26002920	Phone
02/04/26 10:22	Civil Complaint	2026009868	Civil Complaint	WP26003055	Phone
02/08/26 07:15	Civil Complaint	2026011124	Civil Complaint	WP26003426	Phone
02/09/26 10:25	Civil Complaint	2026011508	Civil Complaint	WP26003529	Phone
02/11/26 15:33	Civil Complaint	2026012140	Civil Complaint	WP26003708	Phone
02/11/26 22:32	Civil Complaint	2026012247	Citizen Aid	WP26003736	Phone
02/12/26 14:07	Civil Complaint	2026012394	Civil Complaint	WP26003785	Phone
02/12/26 17:46	Civil Complaint	2026012440	Civil Complaint	WP26003798	911
02/12/26 20:24	Civil Complaint	2026012478	Civil Complaint	WP26003812	Phone
02/14/26 10:45	Civil Complaint	2026012984	Civil Complaint	WP26003955	Phone
02/15/26 11:46	Civil Complaint	2026013329	Civil Complaint	WP26004049	Phone
02/15/26 13:46	Civil Complaint	2026013353	Civil Complaint	WP26004062	Phone
02/17/26 17:35	Civil Complaint	2026013978	Civil Complaint	WP26004264	Phone
02/20/26 14:33	Civil Complaint	2026014786	Civil Complaint	WP26004507	Phone
02/21/26 08:01	Civil Complaint	2026015028	Civil Standby	WP26004585	Phone
02/21/26 17:34	Civil Complaint	2026015155	Civil Complaint	WP26004631	Phone
02/25/26 16:27	Civil Complaint	2026016357	Civil Complaint	WP26004979	Phone
02/28/26 11:01	Civil Complaint	2026017158	Civil Complaint	WP26005209	911

Civil Process Total: 23

02/02/26 11:01	Civil Process	2026009279			Officer
02/04/26 14:57	Civil Process	2026009940			Officer
02/06/26 14:22	Civil Process	2026010551			Officer
02/06/26 14:46	Civil Process	2026010559			Officer
02/09/26 14:56	Civil Process	2026011582			Officer
02/09/26 15:37	Civil Process	2026011597			Officer
02/09/26 16:50	Civil Process	2026011618			Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/10/26 13:29	Civil Process	2026011854			Officer
02/10/26 16:25	Civil Process	2026011907			Officer
02/11/26 16:38	Civil Process	2026012151			Officer
02/12/26 17:03	Civil Process	2026012426			Officer
02/12/26 17:25	Civil Process	2026012434			Officer
02/13/26 13:04	Civil Process	2026012685			Officer
02/18/26 10:42	Civil Process	2026014122			Officer
02/20/26 15:59	Civil Process	2026014815			Officer
02/22/26 14:21	Civil Process	2026015395			
02/23/26 12:44	Civil Process	2026015678			Officer
02/23/26 14:21	Civil Process	2026015713			Officer
02/23/26 14:36	Civil Process	2026015716			Officer
02/25/26 08:21	Civil Process	2026016236			Officer
02/25/26 08:36	Civil Process	2026016240			Officer
02/25/26 13:32	Civil Process	2026016313			Officer
02/25/26 13:40	Civil Process	2026016316			Officer

Commercial Fire Alarm Total: 4

02/10/26 13:27	Commercial Fire Alarm	2026011853			911
02/11/26 10:38	Commercial Fire Alarm	2026012074			Phone
02/13/26 12:04	Commercial Fire Alarm	2026012668			Phone
02/18/26 08:32	Commercial Fire Alarm	2026014095			Phone

Commercial General Alarm Total: 15

02/05/26 16:05	Commercial General	2026010257			Phone
02/06/26 01:39	Commercial General	2026010398			Phone
02/06/26 02:34	Commercial General	2026010403			Phone
02/10/26 15:16	Commercial General	2026011891			Phone
02/12/26 01:21	Commercial General	2026012271			Phone
02/13/26 07:56	Commercial General	2026012605			Phone
02/14/26 05:37	Commercial General	2026012946			Phone
02/15/26 11:19	Commercial General	2026013320			Phone
02/17/26 08:55	Commercial General	2026013822			Phone
02/19/26 23:12	Commercial General	2026014628			Phone
02/21/26 20:13	Commercial General	2026015213			Phone
02/22/26 19:37	Commercial General	2026015499			Phone
02/23/26 05:16	Commercial General	2026015584			Phone
02/26/26 20:25	Commercial General	2026016697			Phone
02/27/26 23:02	Commercial General	2026017062			Phone

Commercial General Alarm; 911 Text Total: 1

02/11/26 11:35	Commercial General	2026012085			Phone

Commercial General Alarm; Medical - Unconscious - Fainting Total: 1

02/13/26 11:56	Commercial General	2026012666			Phone

Court Order Violation Total: 3

02/06/26 13:15	Court Order Violation	2026010531	Court Order Violation	WP26003247	Phone
02/11/26 11:20	Court Order Violation	2026012079	Court Order Violation	WP26003682	Phone

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/25/26 08:19	Court Order Violation	2026016234	Court Order Violation	WP26004942	Phone

Criminal Damage to Property Total: 5

02/08/26 17:11	Criminal Damage to	2026011276	Criminal Damage to Property	WP26003469	Phone
02/14/26 07:36	Criminal Damage to	2026012953	Criminal Damage to Property	WP26003945	911
02/21/26 08:48	Criminal Damage to	2026015033	Criminal Damage to Property	WP26004587	Phone
02/23/26 16:08	Criminal Damage to	2026015744	Criminal Damage to Property	WP26004801	Phone
02/27/26 18:52	Criminal Damage to	2026016978	MVA - No Injuries	WP26005164	911

CSC Sex Offense Total: 1

02/26/26 21:35	CSC Sex Offense	2026016719	CSC Sex Offense	WP26005093	Phone

Disabled Vehicle Total: 8

02/01/26 09:29	Disabled Vehicle	2026009027			Phone
02/04/26 13:55	Disabled Vehicle	2026009922			Phone
02/13/26 10:32	Disabled Vehicle	2026012644			Phone
02/17/26 10:00	Disabled Vehicle	2026013838			Phone
02/22/26 21:05	Disabled Vehicle	2026015524			911
02/25/26 17:53	Disabled Vehicle	2026016387			911
02/27/26 14:54	Disabled Vehicle	2026016902			Officer
02/28/26 01:30	Disabled Vehicle	2026017088			911

Disorderly Total: 5

02/06/26 22:40	Disorderly	2026010728	Disorderly	WP26003309	Phone
02/07/26 21:30	Disorderly	2026011029	Disorderly	WP26003407	Phone
02/14/26 15:46	Disorderly	2026013084	Disorderly	WP26003986	911
02/24/26 23:12	Disorderly	2026016176	Disorderly	WP26004925	Phone
02/27/26 14:45	Disorderly	2026016898	Disorderly	WP26005137	Phone

Divert Hospital Total: 1

02/15/26 07:02	Divert Hospital	2026013287			Phone

Domestic Disturbance Total: 12

02/01/26 12:28	Domestic Disturbance	2026009068	Domestic Disturbance	WP26002813	911
02/01/26 16:19	Domestic Disturbance	2026009108	Domestic Disturbance	WP26002832	911
02/02/26 19:31	Domestic Disturbance	2026009439	Domestic Disturbance	WP26002923	911
02/06/26 19:21	Domestic Disturbance	2026010660	Domestic Disturbance	WP26003295	911
02/07/26 09:46	Domestic Disturbance	2026010833	Domestic Disturbance	WP26003345	Phone
02/08/26 22:37	Domestic Disturbance	2026011402	Domestic Disturbance	WP26003495	Phone
02/12/26 11:26	Domestic Disturbance	2026012349	Domestic Disturbance	WP26003768	911
02/13/26 04:28	Domestic Disturbance	2026012583	Domestic Disturbance	WP26003841	911
02/13/26 10:45	Domestic Disturbance	2026012647	Domestic Disturbance	WP26003864	911
02/15/26 11:27	Domestic Disturbance	2026013324	Domestic Disturbance	WP26004047	911
02/19/26 15:09	Domestic Disturbance	2026014513	Domestic Disturbance	WP26004424	911
02/20/26 21:00	Domestic Disturbance	2026014926	Domestic Disturbance	WP26004547	911

Drugs Total: 3

02/10/26 20:48	Drugs	2026011968	Warrant - Arrest	WP26003647	911
02/12/26 09:45	Drugs	2026012323	Drugs	WP26003762	Phone

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/22/26 10:04	Drugs	2026015343	Drugs	WP26004678	Phone

Extortion - Bribery Total: 1

02/19/26 13:58	Extortion - Bribery	2026014476	Extortion - Bribery	WP26004408	Phone

Fire - Burn Permit Total: 1

02/03/26 14:36	Fire - Burn Permit	2026009630			Phone

Fire - CO Alarm Total: 1

02/06/26 11:19	Fire - CO Alarm	2026010490	Fire - CO Alarm	WP26003234	911

Fire - Elevator Rescue Total: 3

02/02/26 16:43	Fire - Elevator Rescue	2026009390	Fire - Elevator Rescue	WP26002909	Phone
02/03/26 12:40	Fire - Elevator Rescue	2026009606	Fire - Elevator Rescue	WP26002981	Phone
02/24/26 08:49	Fire - Elevator Rescue	2026015934	Fire - Elevator Rescue	WP26004855	911

Fire - Gas Leak Total: 2

02/06/26 18:26	Fire - Gas Leak	2026010640	Fire - Gas Leak	WP26003289	Phone
02/21/26 15:22	Fire - Gas Leak	2026015122	Fire - Gas Leak	WP26004618	Phone

Fire - Other Total: 2

02/01/26 21:14	Fire - Other	2026009167	Fire - Other	WP26002848	911
02/26/26 20:12	Fire - Other	2026016693	Fire - Other	WP26005085	911

Fire - Smoke - Odor Total: 1

02/23/26 18:44	Fire - Smoke - Odor	2026015801	Medical - Psychiatric -	WP26004819	911

Fire - Structure Total: 1

02/22/26 08:53	Fire - Structure	2026015324	Fire - Structure	WP26004670	911

Fraud - Checks - Cards Total: 3

02/07/26 17:03	Fraud - Checks - Cards	2026010939	Fraud - Checks - Cards	WP26003385	911
02/14/26 12:30	Fraud - Checks - Cards	2026013019	Fraud - Checks - Cards	WP26003965	Phone
02/15/26 14:22	Fraud - Checks - Cards	2026013366	Fraud - Checks - Cards	WP26004067	Phone

Fraud - Internet Total: 4

02/03/26 12:19	Fraud - Internet	2026009597	Fraud - Internet	WP26002976	Phone
02/16/26 17:07	Fraud - Internet	2026013624	Fraud - Internet	WP26004163	Phone
02/19/26 11:51	Fraud - Internet	2026014446	Fraud - Internet	WP26004406	Phone
02/24/26 08:26	Fraud - Internet	2026015928	Fraud - Internet	WP26004853	Phone

Funeral Escort Total: 2

02/05/26 13:43	Funeral Escort	2026010213			Phone
02/19/26 10:13	Funeral Escort	2026014424			Phone

Harassment Total: 5

02/10/26 13:47	Harassment	2026011862	Harassment	WP26003617	Phone
02/16/26 11:29	Harassment	2026013542	Harassment	WP26004134	911
02/17/26 14:08	Harassment	2026013896	Harassment	WP26004237	Phone
02/22/26 11:12	Harassment	2026015354	Harassment	WP26004681	Phone
02/25/26 16:59	Harassment	2026016372	Harassment	WP26004982	Phone

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported

Info Total: 8

02/01/26 12:03	Info	2026009055			911
02/02/26 16:32	Info	2026009386			Phone
02/04/26 12:07	Info	2026009900			911
02/04/26 12:55	Info	2026009911			Phone
02/06/26 13:01	Info	2026010521			911
02/21/26 11:55	Info	2026015079			Phone
02/25/26 12:04	Info	2026016295			Phone
02/26/26 14:50	Info	2026016607			Phone

Intoxicated Person Total: 1

02/02/26 14:28	Intoxicated Person	2026009333	Intoxicated Person	WP26002891	911

Intoxicated Person; Medical - Fall Under 6 Feet Total: 1

02/15/26 17:31	Intoxicated Person;	2026013396	Intoxicated Person	WP26004081	911

Juvenile - Complaint Total: 10

02/01/26 09:00	Juvenile - Complaint	2026009022	Juvenile - Complaint	WP26002802	Phone
02/06/26 09:18	Juvenile - Complaint	2026010457	Juvenile - Complaint	WP26003221	Phone
02/09/26 08:17	Juvenile - Complaint	2026011480	Juvenile - Complaint	WP26003517	Phone
02/13/26 21:16	Juvenile - Complaint	2026012861	Juvenile - Complaint	WP26003923	Phone
02/14/26 14:46	Juvenile - Complaint	2026013059	Juvenile - Complaint	WP26003979	911
02/14/26 22:53	Juvenile - Complaint	2026013211	Juvenile - Complaint	WP26004007	Phone
02/18/26 19:23	Juvenile - Complaint	2026014248	Juvenile - Complaint	WP26004353	Phone
02/21/26 10:04	Juvenile - Complaint	2026015054	Juvenile - Complaint	WP26004594	911
02/25/26 21:12	Juvenile - Complaint	2026016422	Domestic Disturbance	WP26004994	Phone
02/27/26 20:10	Juvenile - Complaint	2026017005	Juvenile - Complaint	WP26005172	911

Juvenile - Party Total: 1

02/07/26 22:37	Juvenile - Party	2026011057	Juvenile - Party	WP26003412	Phone

Juvenile - Runaway Total: 2

02/10/26 00:04	Juvenile - Runaway	2026011722	Juvenile - Runaway	WP26003583	
02/10/26 10:22	Juvenile - Runaway	2026011806	Juvenile - Runaway	WP26003600	Phone

Lift Assist Total: 1

02/25/26 12:02	Lift Assist	2026016293			911

Lock Out - Lock In Total: 1

02/09/26 10:02	Lock Out - Lock In	2026011499	Lock Out - Lock In	WP26003525	Phone

Lost - Found Property Total: 9

02/09/26 15:58	Lost - Found Property	2026011604	Lost - Found Property	WP26003558	
02/11/26 13:53	Lost - Found Property	2026012116	Lost - Found Property	WP26003694	
02/12/26 12:55	Lost - Found Property	2026012373	Lost - Found Property	WP26003778	
02/13/26 12:49	Lost - Found Property	2026012680	Lost - Found Property	WP26003875	
02/13/26 21:55	Lost - Found Property	2026012877	Lost - Found Property	WP26003927	
02/15/26 12:52	Lost - Found Property	2026013346	Lost - Found Property	WP26004058	911
02/19/26 09:15	Lost - Found Property	2026014412	Lost - Found Property	WSRO26004390	

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/21/26 15:27	Lost - Found Property	2026015123	Lost - Found Property	WP26004619	
02/25/26 17:32	Lost - Found Property	2026016380	Lost - Found Property	WP26004985	

Medical - Abdominal Pain Total: 3

02/05/26 16:22	Medical - Abdominal	2026010262			911
02/13/26 11:10	Medical - Abdominal	2026012653			911
02/22/26 20:17	Medical - Abdominal	2026015510			911

Medical - Back Pain Total: 4

02/05/26 22:41	Medical - Back Pain	2026010375			911
02/17/26 09:01	Medical - Back Pain	2026013824			911
02/25/26 06:15	Medical - Back Pain	2026016212			911
02/27/26 18:16	Medical - Back Pain	2026016968			911

Medical - Bleeding - Lacerations Total: 2

02/13/26 17:07	Medical - Bleeding -	2026012778			Phone
02/18/26 13:07	Medical - Bleeding -	2026014140			911

Medical - Bleeding - Lacerations; Dispatch - CAD - Addressing Problems Total: 1

02/27/26 17:34	Medical - Bleeding -	2026016957			911

Medical - Breathing Problems Total: 9

02/03/26 22:24	Medical - Breathing	2026009779			911
02/05/26 08:24	Medical - Breathing	2026010142			911
02/05/26 10:43	Medical - Breathing	2026010168			911
02/06/26 10:11	Medical - Breathing	2026010471			911
02/13/26 21:21	Medical - Breathing	2026012864			911
02/20/26 22:22	Medical - Breathing	2026014946			911
02/25/26 04:18	Medical - Breathing	2026016206			911
02/25/26 22:05	Medical - Breathing	2026016435			911
02/26/26 10:31	Medical - Breathing	2026016525			911

Medical - Breathing Problems; Medical - Allergies - Stings Total: 1

02/05/26 14:27	Medical - Breathing	2026010230			911

Medical - Breathing Problems; Medical - Chest Pain Total: 1

02/28/26 09:22	Medical - Breathing	2026017135			911

Medical - Chest Pain Total: 3

02/01/26 18:02	Medical - Chest Pain	2026009125	Medical - Chest Pain	WP26002841	911
02/17/26 16:10	Medical - Chest Pain	2026013941			Phone
02/23/26 14:03	Medical - Chest Pain	2026015706			911

Medical - Diabetic Total: 3

02/02/26 05:05	Medical - Diabetic	2026009204			911
02/03/26 04:45	Medical - Diabetic	2026009507			911
02/11/26 22:33	Medical - Diabetic	2026012249			911

Medical - Fall Under 6 Feet Total: 30

02/01/26 15:26	Medical - Fall Under 6	2026009098			911

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/02/26 19:41	Medical - Fall Under 6	2026009442			Phone
02/05/26 13:58	Medical - Fall Under 6	2026010218			911
02/06/26 15:59	Medical - Fall Under 6	2026010587			911
02/07/26 23:34	Medical - Fall Under 6	2026011070			911
02/08/26 05:59	Medical - Fall Under 6	2026011114			911
02/10/26 00:35	Medical - Fall Under 6	2026011727			Phone
02/12/26 00:13	Medical - Fall Under 6	2026012265			Phone
02/12/26 13:32	Medical - Fall Under 6	2026012383			911
02/12/26 14:16	Medical - Fall Under 6	2026012396			Phone
02/13/26 09:31	Medical - Fall Under 6	2026012624			911
02/13/26 09:52	Medical - Fall Under 6	2026012630			911
02/13/26 23:17	Medical - Fall Under 6	2026012902			911
02/14/26 05:35	Medical - Fall Under 6	2026012945			911
02/14/26 14:32	Medical - Fall Under 6	2026013055			911
02/15/26 00:41	Medical - Fall Under 6	2026013239			911
02/16/26 05:02	Medical - Fall Under 6	2026013491			Phone
02/17/26 16:24	Medical - Fall Under 6	2026013951			911
02/17/26 21:59	Medical - Fall Under 6	2026014049			911
02/18/26 04:19	Medical - Fall Under 6	2026014071			Phone
02/18/26 10:31	Medical - Fall Under 6	2026014120			911
02/20/26 06:12	Medical - Fall Under 6	2026014659			911
02/21/26 09:50	Medical - Fall Under 6	2026015049			Phone
02/21/26 18:54	Medical - Fall Under 6	2026015177			911
02/22/26 07:51	Medical - Fall Under 6	2026015316			911
02/23/26 09:47	Medical - Fall Under 6	2026015635			911
02/24/26 09:53	Medical - Fall Under 6	2026015966			911
02/24/26 22:21	Medical - Fall Under 6	2026016165			911
02/27/26 17:15	Medical - Fall Under 6	2026016944			Phone
02/28/26 01:33	Medical - Fall Under 6	2026017089			911

Medical - Fall Under 6 Feet; Medical - Bleeding - Lacerations Total: 1

02/16/26 23:48	Medical - Fall Under 6	2026013765			911

Medical - Fall Under 6 Feet; Medical - Unconscious - Fainting Total: 1

02/04/26 12:46	Medical - Fall Under 6	2026009908			911

Medical - Headache Total: 1

02/22/26 23:00	Medical - Headache	2026015551			Phone

Medical - Heart Problems Total: 2

02/21/26 18:39	Medical - Heart	2026015174			911
02/26/26 13:10	Medical - Heart	2026016572			911

Medical - Overdose - Poisoning Total: 2

02/28/26 02:53	Medical - Overdose -	2026017105	Medical - Overdose - Poisoning	WP26005197	911
02/28/26 19:38	Medical - Overdose -	2026017288	Medical - Overdose - Poisoning	WP26005242	911

Medical - Psychiatric - Behavioral Total: 9

02/03/26 14:54	Medical - Psychiatric -	2026009637	Medical - Psychiatric -	WP26002992	Phone

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/06/26 15:13	Medical - Psychiatric -	2026010566	Medical - Psychiatric -	WP26003258	Phone
02/07/26 17:09	Medical - Psychiatric -	2026010942	Medical - Psychiatric -	WP26003386	911
02/16/26 22:51	Medical - Psychiatric -	2026013757	Medical - Psychiatric -	WP26004193	911
02/17/26 08:42	Medical - Psychiatric -	2026013816	Medical - Psychiatric -	WSRO26004206	911
02/17/26 15:19	Medical - Psychiatric -	2026013924	Medical - Psychiatric -	WP26004247	911
02/22/26 17:11	Medical - Psychiatric -	2026015449	Medical - Psychiatric -	WP26004708	911
02/26/26 15:31	Medical - Psychiatric -	2026016625	Medical - Psychiatric -	WP26005059	Phone
02/27/26 13:13	Medical - Psychiatric -	2026016868	Medical - Psychiatric -	WP26005123	911

Medical - Seizure Total: 2

02/21/26 13:18	Medical - Seizure	2026015095			911
02/24/26 23:36	Medical - Seizure	2026016183			911

Medical - Seizure; Medical - Unconscious - Fainting Total: 1

02/19/26 14:28	Medical - Seizure;	2026014491			911

Medical - Sick Total: 17

02/01/26 09:47	Medical - Sick	2026009030			911
02/05/26 16:24	Medical - Sick	2026010263			911
02/09/26 06:45	Medical - Sick	2026011461			911
02/09/26 11:51	Medical - Sick	2026011531			911
02/10/26 12:51	Medical - Sick	2026011840			911
02/13/26 23:01	Medical - Sick	2026012898			911
02/16/26 18:09	Medical - Sick	2026013652			911
02/17/26 21:40	Medical - Sick	2026014044			911
02/19/26 00:50	Medical - Sick	2026014301			911
02/19/26 09:32	Medical - Sick	2026014415			911
02/19/26 13:24	Medical - Sick	2026014463			911
02/19/26 13:34	Medical - Sick	2026014471			911
02/20/26 11:04	Medical - Sick	2026014722			911
02/25/26 14:38	Medical - Sick	2026016329			911
02/27/26 14:27	Medical - Sick	2026016888			911
02/27/26 14:51	Medical - Sick	2026016900			911
02/27/26 22:26	Medical - Sick	2026017046			911

Medical - Sick; Check Welfare Total: 1

02/14/26 10:25	Medical - Sick; Check	2026012981	Medical - Sick	WP26003964	911

Medical - Stroke Total: 2

02/08/26 20:36	Medical - Stroke	2026011344			911
02/20/26 20:24	Medical - Stroke	2026014907			911

Medical - Unknown Total: 1

02/21/26 16:10	Medical - Unknown	2026015137	Intoxicated Person	WP26004626	Phone

Motorist Aid Total: 4

02/02/26 15:38	Motorist Aid	2026009360			Officer
02/13/26 22:07	Motorist Aid	2026012882	Suspicious - Person - Vehicle	WP26003930	911
02/15/26 02:48	Motorist Aid	2026013260	DUI	WP26004023	Phone

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/20/26 17:54	Motorist Aid	2026014849			Officer

MVA - Car Deer Total: 1

02/18/26 18:50	MVA - Car Deer	2026014242	MVA - Car Deer	WP26004351	Phone

MVA - Hit & Run Total: 1

02/27/26 11:31	MVA - Hit & Run	2026016849	MVA - Hit & Run	WP26005120	

MVA - No Injuries Total: 21

02/01/26 07:55	MVA - No Injuries	2026009015			911
02/06/26 11:55	MVA - No Injuries	2026010500	MVA - No Injuries	WP26003240	911
02/06/26 16:26	MVA - No Injuries	2026010599	MVA - No Injuries	WP26003272	911
02/06/26 17:35	MVA - No Injuries	2026010616	Agency Assist	WP26003281	911
02/07/26 12:39	MVA - No Injuries	2026010865	MVA - No Injuries	WP26003355	
02/10/26 15:07	MVA - No Injuries	2026011888	MVA - No Injuries	WP26003620	911
02/11/26 05:14	MVA - No Injuries	2026012033	MVA - No Injuries	WP26003663	
02/14/26 08:06	MVA - No Injuries	2026012957	MVA - No Injuries	WP26003946	911
02/14/26 13:44	MVA - No Injuries	2026013043	MVA - No Injuries	WP26003975	911
02/16/26 12:53	MVA - No Injuries	2026013556	MVA - Hit & Run	WP26004139	911
02/16/26 19:12	MVA - No Injuries	2026013676	MVA - No Injuries	WP26004176	
02/18/26 08:02	MVA - No Injuries	2026014088	MVA - No Injuries	WP26004297	911
02/18/26 11:28	MVA - No Injuries	2026014128	MVA - No Injuries	WP26004311	
02/18/26 19:46	MVA - No Injuries	2026014257	MVA - No Injuries	WP26004357	911
02/19/26 08:03	MVA - No Injuries	2026014396	MVA - No Injuries	WP26004388	911
02/20/26 16:28	MVA - No Injuries	2026014820	MVA - No Injuries	WP26004518	
02/23/26 08:13	MVA - No Injuries	2026015614			
02/23/26 18:48	MVA - No Injuries	2026015802	MVA - No Injuries	WP26004820	Officer
02/24/26 09:24	MVA - No Injuries	2026015950	Agency Assist	WP26004862	911
02/25/26 11:54	MVA - No Injuries	2026016291	MVA - No Injuries	WP26004962	911
02/28/26 17:35	MVA - No Injuries	2026017252	MVA - No Injuries	WP26005234	

Neighborhood Dispute Total: 1

02/12/26 08:13	Neighborhood Dispute	2026012298	Neighborhood Dispute	WP26003750	

Noise Total: 4

02/06/26 21:11	Noise	2026010693	Noise	WP26003304	
02/08/26 12:04	Noise	2026011172	Noise	WP26003437	
02/21/26 23:47	Noise	2026015278	Noise	WP26004652	
02/28/26 02:56	Noise	2026017106	Noise	WP26005198	911

Ordinance Violation Total: 1

02/18/26 14:38	Ordinance Violation	2026014167	Ordinance Violation	WP26004323	

Parking Total: 14

02/03/26 08:40	Parking	2026009538	Parking	WP26002950	
02/03/26 08:47	Parking	2026009539	Parking	WP26002951	
02/03/26 19:30	Parking	2026009734	Parking	WP26003018	911
02/04/26 13:51	Parking	2026009919	Parking	WP26003075	
02/06/26 14:31	Parking	2026010553	Parking	WP26003255	

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/10/26 13:27	Parking	2026011852	Parking	WP26003614	
02/12/26 14:59	Parking	2026012403	Parking	WSRO26003786	
02/13/26 05:22	Parking	2026012589	Parking	WP26003843	
02/13/26 22:06	Parking	2026012881	Juvenile - Complaint	WP26003929	911
02/13/26 22:59	Parking	2026012897	Parking	WP26003935	
02/14/26 11:23	Parking	2026012990	Parking	WP26003957	
02/19/26 14:29	Parking	2026014492	Parking	WP26004414	
02/20/26 07:18	Parking	2026014668	Parking	WP26004475	
02/26/26 14:49	Parking	2026016606	Parking	WP26005049	

POR Check Total: 1

02/13/26 10:09	POR Check	2026012636			Officer

Probation Check Total: 2

02/11/26 16:49	Probation Check	2026012157			Officer
02/27/26 20:22	Probation Check	2026017011			Officer

Repossession Total: 4

02/02/26 18:10	Repossession	2026009412			
02/09/26 12:32	Repossession	2026011541			
02/19/26 22:33	Repossession	2026014622			
02/27/26 10:52	Repossession	2026016836			

Residential Fire Alarm Total: 2

02/02/26 19:43	Residential Fire Alarm	2026009443	Residential Fire Alarm	WP26002929	Phone
02/07/26 01:08	Residential Fire Alarm	2026010769			911

Residential General Alarm Total: 1

02/27/26 09:48	Residential General	2026016815			Phone

Residential Medical Alarm Total: 6

02/07/26 17:48	Residential Medical	2026010950			Phone
02/08/26 05:08	Residential Medical	2026011113			Phone
02/17/26 16:05	Residential Medical	2026013938			Phone
02/18/26 06:20	Residential Medical	2026014076			Phone
02/18/26 17:32	Residential Medical	2026014218			Phone
02/19/26 20:08	Residential Medical	2026014598			Phone

Residential Medical Alarm; Citizen Aid Total: 1

02/21/26 15:41	Residential Medical	2026015128			Phone

SIA Area Watch Total: 8

02/09/26 22:58	SIA Area Watch	2026011710			
02/11/26 06:58	SIA Area Watch	2026012042			
02/12/26 06:53	SIA Area Watch	2026012289			
02/13/26 08:11	SIA Area Watch	2026012610			
02/14/26 08:35	SIA Area Watch	2026012964			
02/18/26 12:59	SIA Area Watch	2026014139			
02/19/26 16:57	SIA Area Watch	2026014543			
02/28/26 23:04	SIA Area Watch	2026017361			Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported

SIA Business Walk Through Total: 3

02/12/26 12:56	SIA Business Walk	2026012374			
02/26/26 09:06	SIA Business Walk	2026016510			
02/28/26 16:20	SIA Business Walk	2026017236			

SIA City Council - City Hall Total: 3

02/03/26 18:12	SIA City Council - City	2026009713			
02/09/26 17:30	SIA City Council - City	2026011629			Officer
02/23/26 17:29	SIA City Council - City	2026015774			Officer

SIA Door Check Total: 1

02/25/26 10:15	SIA Door Check	2026016262			

SIA Foot Patrol Total: 2

02/07/26 09:13	SIA Foot Patrol	2026010827			
02/28/26 20:10	SIA Foot Patrol	2026017298			

SIA Other Total: 9

02/02/26 01:34	SIA Other	2026009197			Officer
02/05/26 00:59	SIA Other	2026010093			Officer
02/15/26 01:01	SIA Other	2026013241	SIA Other	WP26004017	Officer
02/19/26 00:06	SIA Other	2026014291			Officer
02/20/26 04:21	SIA Other	2026014652			Officer
02/20/26 17:26	SIA Other	2026014837			
02/24/26 16:03	SIA Other	2026016074	SIA Other	WP26004896	Officer
02/27/26 22:23	SIA Other	2026017045			Officer
02/28/26 23:35	SIA Other	2026017366	SIA Other	WP26005263	Officer

SIA Parks Total: 5

02/03/26 09:58	SIA Parks	2026009559			
02/03/26 13:28	SIA Parks	2026009615			
02/04/26 10:42	SIA Parks	2026009873			
02/09/26 10:59	SIA Parks	2026011515			
02/09/26 13:44	SIA Parks	2026011560			

SIA Winter Parking Warning Total: 1

02/18/26 04:10	SIA Winter Parking	2026014070			Officer

Sign - Signal Repair Total: 2

02/16/26 22:47	Sign - Signal Repair	2026013755			Officer
02/25/26 09:34	Sign - Signal Repair	2026016250			Phone

Snowbird Total: 19

02/01/26 04:26	Snowbird	2026008983	Snowbird	WP26002778	Officer
02/01/26 04:35	Snowbird	2026008984	Snowbird	WP26002779	Officer
02/01/26 04:35	Snowbird	2026008985	Snowbird	WP26002780	Officer
02/01/26 04:44	Snowbird	2026008986	Snowbird	WP26002781	Officer
02/01/26 04:48	Snowbird	2026008987	Snowbird	WP26002782	Officer
02/01/26 04:53	Snowbird	2026008988	Snowbird	WP26002783	Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/01/26 05:01	Snowbird	2026008990	Snowbird	WP26002785	Officer
02/04/26 04:16	Snowbird	2026009814	Snowbird	WP26003040	Officer
02/04/26 04:25	Snowbird	2026009815	Snowbird	WP26003041	Officer
02/19/26 03:37	Snowbird	2026014335	Snowbird	WP26004373	Officer
02/19/26 04:20	Snowbird	2026014345	Snowbird	WP26004375	Officer
02/19/26 04:27	Snowbird	2026014348	Snowbird	WP26004376	Officer
02/19/26 04:30	Snowbird	2026014349	Snowbird	WP26004377	Officer
02/19/26 04:40	Snowbird	2026014353	Snowbird	WP26004378	Officer
02/19/26 04:56	Snowbird	2026014355	Snowbird	WP26004379	Officer
02/19/26 05:10	Snowbird	2026014359	Snowbird	WP26004380	Officer
02/19/26 05:13	Snowbird	2026014360	Snowbird	WP26004381	Officer
02/19/26 05:16	Snowbird	2026014361	Snowbird	WP26004382	Officer
02/19/26 05:19	Snowbird	2026014362	Snowbird	WP26004383	Officer

Soliciting Total: 1

02/24/26 17:03	Soliciting	2026016087	Soliciting	WP26004897	911

Stolen - Property Total: 1

02/13/26 15:18	Stolen - Property	2026012737	Stolen - Property	WP26003891	Phone

Stolen - Vehicle Total: 1

02/27/26 10:14	Stolen - Vehicle	2026016823	Stolen - Vehicle	WP26005114	Phone

Stoparm Violation Total: 8

02/02/26 09:49	Stoparm Violation	2026009261	Stoparm Violation	WP26002867	Other
02/02/26 10:08	Stoparm Violation	2026009265	Stoparm Violation	WP26002868	Other
02/03/26 10:19	Stoparm Violation	2026009564	Stoparm Violation	WP26002960	Other
02/12/26 12:23	Stoparm Violation	2026012362	Stoparm Violation	WP26003774	Other
02/12/26 12:26	Stoparm Violation	2026012363	Stoparm Violation	WP26003773	Other
02/19/26 10:00	Stoparm Violation	2026014419	Stoparm Violation	WP26004392	Other
02/24/26 10:20	Stoparm Violation	2026015979	Stoparm Violation	WP26004867	Other
02/25/26 10:59	Stoparm Violation	2026016276	Stoparm Violation	WP26004957	Other

Surveillance Total: 6

02/09/26 15:55	Surveillance	2026011602
02/14/26 10:36	Surveillance	2026012982
02/19/26 08:54	Surveillance	2026014406
02/21/26 08:56	Surveillance	2026015034
02/22/26 09:08	Surveillance	2026015327
02/26/26 11:51	Surveillance	2026016552

Suspicious - Circumstances Total: 14

02/03/26 11:32	Suspicious -	2026009587	Suspicious - Circumstances	WP26002970	Phone
02/05/26 18:15	Suspicious -	2026010292	Suspicious - Circumstances	WP26003175	Phone
02/07/26 06:35	Suspicious -	2026010807	Suspicious - Circumstances	WP26003338	Phone
02/12/26 13:33	Suspicious -	2026012384	Suspicious - Circumstances	WP26003781	Phone
02/13/26 15:17	Suspicious -	2026012735	Suspicious - Circumstances	WP26003894	Phone
02/13/26 15:30	Suspicious -	2026012743	Suspicious - Circumstances	WP26003893	Phone
02/14/26 02:22	Suspicious -	2026012933	Suspicious - Circumstances	WP26003938	Phone

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/19/26 14:10	Suspicious -	2026014480	Suspicious - Circumstances	WP26004413	Phone
02/19/26 22:11	Suspicious -	2026014619	Suspicious - Circumstances	WP26004461	Phone
02/20/26 15:32	Suspicious -	2026014804	Suspicious - Circumstances	WP26004513	Phone
02/23/26 19:27	Suspicious -	2026015813	Suspicious - Circumstances	WP26004822	911
02/24/26 23:13	Suspicious -	2026016177	Suspicious - Circumstances	WP26004926	Phone
02/25/26 03:01	Suspicious -	2026016203	Suspicious - Circumstances	WP26004936	Phone
02/26/26 07:36	Suspicious -	2026016498	Suspicious - Circumstances	WP26005012	Phone

Suspicious - Item Total: 1

02/19/26 14:46	Suspicious - Item	2026014504	Suspicious - Item	WP26004419	Phone

Suspicious - Person - Vehicle Total: 14

02/02/26 18:20	Suspicious - Person -	2026009414	Suspicious - Person - Vehicle	WP26002917	Phone
02/08/26 03:21	Suspicious - Person -	2026011110	Suspicious - Person - Vehicle	WP26003423	911
02/11/26 03:15	Suspicious - Person -	2026012025	Suspicious - Person - Vehicle	WP26003660	Phone
02/13/26 20:14	Suspicious - Person -	2026012847	Suspicious - Person - Vehicle	WP26003919	Phone
02/14/26 09:32	Suspicious - Person -	2026012970	Suspicious - Person - Vehicle	WP26003949	Phone
02/15/26 18:13	Suspicious - Person -	2026013403	Suspicious - Person - Vehicle	WP26004083	911
02/20/26 23:29	Suspicious - Person -	2026014969	Suspicious - Person - Vehicle	WP26004559	Phone
02/22/26 19:31	Suspicious - Person -	2026015498	Suspicious - Person - Vehicle	WP26004726	911
02/25/26 22:45	Suspicious - Person -	2026016445	Suspicious - Person - Vehicle	WP26005001	Phone
02/26/26 00:37	Suspicious - Person -	2026016463	Suspicious - Person - Vehicle	WP26005006	Phone
02/26/26 00:59	Suspicious - Person -	2026016468	Suspicious - Person - Vehicle	WP26005007	Phone
02/26/26 05:39	Suspicious - Person -	2026016484	Suspicious - Person - Vehicle	WP26005010	Phone
02/27/26 02:00	Suspicious - Person -	2026016765	Suspicious - Person - Vehicle	WP26005102	911
02/27/26 16:00	Suspicious - Person -	2026016923	Suspicious - Person - Vehicle	WP26005144	911

Suspicious - Person - Vehicle; Traffic - Complaint Total: 1

02/26/26 17:16	Suspicious - Person -	2026016657	Traffic - Complaint	WP26005069	Phone

Theft Total: 2

02/04/26 17:52	Theft	2026009992	Theft	WP26003099	Phone
02/09/26 20:54	Theft	2026011672	Theft	WP26003576	Phone

Theft - From Vehicle Total: 1

02/02/26 12:31	Theft - From Vehicle	2026009300	Theft - From Vehicle	WP26002883	Phone

Theft - Shoplifting Total: 9

02/01/26 15:29	Theft - Shoplifting	2026009100	Theft - Shoplifting	WP26002827	911
02/01/26 15:40	Theft - Shoplifting	2026009101	Theft - Shoplifting	WP26002828	Phone
02/02/26 11:56	Theft - Shoplifting	2026009292	Theft - Shoplifting	WP26002881	Phone
02/05/26 14:07	Theft - Shoplifting	2026010224	Theft - Shoplifting	WP26003155	Phone
02/07/26 13:33	Theft - Shoplifting	2026010871	Theft - Shoplifting	WP26003358	Phone
02/08/26 12:43	Theft - Shoplifting	2026011187	Theft - Shoplifting	WP26003442	Phone
02/08/26 21:25	Theft - Shoplifting	2026011362	Theft - Shoplifting	WP26003486	
02/09/26 18:36	Theft - Shoplifting	2026011645	Theft - Shoplifting	WP26003570	Phone
02/14/26 16:15	Theft - Shoplifting	2026013096	Theft - Shoplifting	WP26003990	Officer

Theft - Shoplifting; 911 Hang-up Total: 1

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/12/26 20:29	Theft - Shoplifting; 911	2026012482	Theft - Shoplifting	WP26003813	911

Threats Total: 3

02/04/26 09:27	Threats	2026009858	Threats	WP26003051	Phone
02/14/26 11:41	Threats	2026012995	Threats	WP26003960	Phone
02/15/26 15:33	Threats	2026013375	Threats	WP26004072	911

Traffic - Complaint Total: 23

02/02/26 19:03	Traffic - Complaint	2026009430	Traffic - Complaint	WP26002922	Phone
02/03/26 17:51	Traffic - Complaint	2026009702	Traffic - Complaint	WP26003010	911
02/04/26 11:29	Traffic - Complaint	2026009888	Traffic - Complaint	WP26003061	911
02/08/26 00:10	Traffic - Complaint	2026011079	Traffic - Complaint	WP26003419	911
02/09/26 08:02	Traffic - Complaint	2026011473	Suspicious - Person - Vehicle	WP26003513	911
02/11/26 14:30	Traffic - Complaint	2026012127	Traffic - Complaint	WP26003703	Phone
02/12/26 10:58	Traffic - Complaint	2026012343	Traffic - Complaint	WP26003766	911
02/12/26 11:09	Traffic - Complaint	2026012347	Traffic - Complaint	WP26003767	Phone
02/12/26 22:26	Traffic - Complaint	2026012517	Traffic - Complaint	WP26003826	911
02/13/26 21:55	Traffic - Complaint	2026012878	Traffic - Complaint	WP26003926	Phone
02/15/26 19:44	Traffic - Complaint	2026013422	Traffic - Complaint	WP26004091	Phone
02/15/26 23:03	Traffic - Complaint	2026013466	Traffic - Complaint	WP26004111	Phone
02/16/26 16:42	Traffic - Complaint	2026013621	Traffic - Complaint	WP26004160	911
02/17/26 19:55	Traffic - Complaint	2026014019	Traffic - Complaint	WP26004277	911
02/19/26 11:42	Traffic - Complaint	2026014442	Traffic - Complaint	WP26004403	911
02/19/26 14:18	Traffic - Complaint	2026014483	Traffic - Complaint	WP26004411	911
02/20/26 22:53	Traffic - Complaint	2026014955	Traffic - Complaint	WP26004556	911
02/21/26 00:49	Traffic - Complaint	2026014981	Traffic - Complaint	WP26004563	911
02/21/26 11:22	Traffic - Complaint	2026015072	Traffic - Complaint	WP26004601	Phone
02/22/26 09:44	Traffic - Complaint	2026015336	Traffic - Complaint	WP26004676	Phone
02/27/26 18:41	Traffic - Complaint	2026016974	Traffic - Complaint	WP26005162	911
02/27/26 19:04	Traffic - Complaint	2026016980	Traffic - Complaint	WP26005165	911
02/28/26 21:12	Traffic - Complaint	2026017318	Traffic - Complaint	WP26005251	Phone

Traffic - Hazard Total: 2

02/01/26 19:50	Traffic - Hazard	2026009152	Traffic - Hazard	WP26002842	Phone
02/24/26 17:21	Traffic - Hazard	2026016092	Traffic - Hazard	WP26004900	Phone

Traffic Stop Total: 514

02/01/26 00:04	Traffic Stop	2026008951			Officer
02/01/26 01:22	Traffic Stop	2026008960			Officer
02/01/26 01:29	Traffic Stop	2026008962			Officer
02/01/26 01:33	Traffic Stop	2026008963			Officer
02/01/26 01:45	Traffic Stop	2026008967			Officer
02/01/26 15:40	Traffic Stop	2026009102	Traffic Stop	WP26002829	Officer
02/01/26 18:58	Traffic Stop	2026009138			Officer
02/01/26 19:07	Traffic Stop	2026009141			Officer
02/01/26 19:12	Traffic Stop	2026009142			Officer
02/01/26 19:20	Traffic Stop	2026009143			Officer
02/01/26 19:34	Traffic Stop	2026009145			Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/01/26 20:10	Traffic Stop	2026009154			Officer
02/01/26 22:00	Traffic Stop	2026009178			Officer
02/01/26 22:28	Traffic Stop	2026009182	Traffic Stop	WP26002850	Officer
02/02/26 19:36	Traffic Stop	2026009440	Traffic Stop	WP26002925	Officer
02/02/26 20:15	Traffic Stop	2026009453			Officer
02/02/26 20:40	Traffic Stop	2026009457			Officer
02/02/26 20:59	Traffic Stop	2026009459			Officer
02/02/26 21:21	Traffic Stop	2026009466			Officer
02/02/26 21:26	Traffic Stop	2026009468			Officer
02/02/26 22:01	Traffic Stop	2026009475			Officer
02/02/26 23:12	Traffic Stop	2026009482			Officer
02/03/26 00:32	Traffic Stop	2026009489	Traffic Stop	WP26002936	Officer
02/03/26 07:57	Traffic Stop	2026009529			Officer
02/03/26 11:06	Traffic Stop	2026009573			Officer
02/03/26 11:49	Traffic Stop	2026009593			Officer
02/03/26 13:57	Traffic Stop	2026009620			Officer
02/03/26 14:37	Traffic Stop	2026009632			Officer
02/03/26 16:20	Traffic Stop	2026009670			Officer
02/03/26 17:23	Traffic Stop	2026009697			Officer
02/03/26 19:47	Traffic Stop	2026009739			Officer
02/03/26 20:50	Traffic Stop	2026009757			Officer
02/03/26 21:05	Traffic Stop	2026009763			Officer
02/03/26 21:13	Traffic Stop	2026009764			Officer
02/03/26 21:51	Traffic Stop	2026009773			Officer
02/04/26 00:03	Traffic Stop	2026009793			Officer
02/04/26 06:00	Traffic Stop	2026009825			Officer
02/04/26 08:51	Traffic Stop	2026009850	Warrant - Arrest	WSIU26003048	Officer
02/04/26 09:18	Traffic Stop	2026009857			Officer
02/04/26 14:32	Traffic Stop	2026009928			Officer
02/04/26 14:44	Traffic Stop	2026009933			Officer
02/04/26 14:49	Traffic Stop	2026009937			Officer
02/04/26 15:01	Traffic Stop	2026009942			Officer
02/04/26 15:49	Traffic Stop	2026009956			Officer
02/04/26 16:13	Traffic Stop	2026009961			Officer
02/04/26 16:25	Traffic Stop	2026009966			Officer
02/04/26 16:54	Traffic Stop	2026009975			Officer
02/04/26 17:06	Traffic Stop	2026009977			Officer
02/04/26 18:57	Traffic Stop	2026010005			Officer
02/04/26 21:24	Traffic Stop	2026010043			Officer
02/04/26 22:16	Traffic Stop	2026010054			Officer
02/04/26 22:39	Traffic Stop	2026010063			Officer
02/04/26 22:54	Traffic Stop	2026010069	Traffic Stop	WP26003112	Officer
02/04/26 23:12	Traffic Stop	2026010070			Officer
02/04/26 23:37	Traffic Stop	2026010076	DUI	WP26003115	Officer
02/04/26 23:56	Traffic Stop	2026010082			Officer
02/05/26 00:10	Traffic Stop	2026010085	Drugs	WP26003117	Officer
02/05/26 00:52	Traffic Stop	2026010092			Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/05/26 01:51	Traffic Stop	2026010102	Drugs	WP26003119	Officer
02/05/26 04:58	Traffic Stop	2026010114			Officer
02/05/26 07:14	Traffic Stop	2026010131			Officer
02/05/26 10:35	Traffic Stop	2026010165			Officer
02/05/26 12:44	Traffic Stop	2026010196			Officer
02/05/26 13:48	Traffic Stop	2026010215			Officer
02/05/26 13:59	Traffic Stop	2026010220			Officer
02/05/26 14:08	Traffic Stop	2026010225			Officer
02/05/26 14:56	Traffic Stop	2026010238	Traffic Stop	WP26003159	Officer
02/05/26 18:50	Traffic Stop	2026010305			Officer
02/05/26 19:32	Traffic Stop	2026010312			Officer
02/05/26 19:55	Traffic Stop	2026010321	Traffic Stop	WP26003184	Officer
02/05/26 21:32	Traffic Stop	2026010350	Drugs	WP26003196	Officer
02/05/26 23:02	Traffic Stop	2026010378			Officer
02/06/26 00:12	Traffic Stop	2026010390			Officer
02/06/26 00:53	Traffic Stop	2026010394			Officer
02/06/26 01:19	Traffic Stop	2026010395			Officer
02/06/26 01:30	Traffic Stop	2026010397			Officer
02/06/26 01:50	Traffic Stop	2026010399			Officer
02/06/26 03:34	Traffic Stop	2026010408			Officer
02/06/26 03:41	Traffic Stop	2026010409			Officer
02/06/26 03:49	Traffic Stop	2026010410	DUI	WP26003205	Officer
02/06/26 06:24	Traffic Stop	2026010421			Officer
02/06/26 08:03	Traffic Stop	2026010439			Officer
02/06/26 12:15	Traffic Stop	2026010505			Officer
02/06/26 13:10	Traffic Stop	2026010529			Officer
02/06/26 13:35	Traffic Stop	2026010536	Traffic Stop	WP26003248	Officer
02/06/26 13:52	Traffic Stop	2026010542	Traffic Stop	WP26003250	Officer
02/06/26 15:21	Traffic Stop	2026010573			Officer
02/06/26 15:29	Traffic Stop	2026010576			Officer
02/06/26 15:55	Traffic Stop	2026010586			Officer
02/06/26 16:02	Traffic Stop	2026010588	Warrant - Arrest	WP26003273	Officer
02/06/26 18:53	Traffic Stop	2026010649			Officer
02/06/26 19:12	Traffic Stop	2026010658	Traffic Stop	WP26003294	Officer
02/06/26 20:25	Traffic Stop	2026010678	Traffic Stop	WP26003299	Officer
02/06/26 20:58	Traffic Stop	2026010686	Traffic Stop	WP26003302	Officer
02/06/26 21:30	Traffic Stop	2026010701			Officer
02/06/26 23:23	Traffic Stop	2026010742			Officer
02/06/26 23:33	Traffic Stop	2026010746			Officer
02/06/26 23:57	Traffic Stop	2026010756			Officer
02/07/26 00:28	Traffic Stop	2026010763	Traffic Stop	WP26003316	Officer
02/07/26 01:01	Traffic Stop	2026010768	Traffic Stop	WP26003319	Officer
02/07/26 11:17	Traffic Stop	2026010848			Officer
02/07/26 12:15	Traffic Stop	2026010860			Officer
02/07/26 14:24	Traffic Stop	2026010887			Officer
02/07/26 16:45	Traffic Stop	2026010929			Officer
02/07/26 17:00	Traffic Stop	2026010938			Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/07/26 18:11	Traffic Stop	2026010953			Officer
02/07/26 18:52	Traffic Stop	2026010963			Officer
02/07/26 19:02	Traffic Stop	2026010969			Officer
02/07/26 19:15	Traffic Stop	2026010979	Traffic Stop	WP26003392	Officer
02/07/26 19:26	Traffic Stop	2026010982	Traffic Stop	WP26003394	Officer
02/07/26 19:37	Traffic Stop	2026010988			Officer
02/07/26 20:08	Traffic Stop	2026011004			Officer
02/07/26 20:12	Traffic Stop	2026011009			Officer
02/07/26 21:15	Traffic Stop	2026011023			Officer
02/07/26 21:28	Traffic Stop	2026011028	Traffic Stop	WP26003408	Officer
02/07/26 21:44	Traffic Stop	2026011035			Officer
02/07/26 21:53	Traffic Stop	2026011042			Officer
02/07/26 23:17	Traffic Stop	2026011067			Officer
02/08/26 00:32	Traffic Stop	2026011084			Officer
02/08/26 00:55	Traffic Stop	2026011090			Officer
02/08/26 01:03	Traffic Stop	2026011094			Officer
02/08/26 08:37	Traffic Stop	2026011141			Officer
02/08/26 10:02	Traffic Stop	2026011153			Officer
02/08/26 11:39	Traffic Stop	2026011168			Officer
02/08/26 12:33	Traffic Stop	2026011181			Officer
02/08/26 12:41	Traffic Stop	2026011185			Officer
02/08/26 15:37	Traffic Stop	2026011228			Officer
02/08/26 15:47	Traffic Stop	2026011231			Officer
02/08/26 16:16	Traffic Stop	2026011243			Officer
02/08/26 16:26	Traffic Stop	2026011253	Traffic Stop	WP26003459	Officer
02/08/26 16:42	Traffic Stop	2026011262			Officer
02/08/26 16:43	Traffic Stop	2026011263			Officer
02/08/26 16:50	Traffic Stop	2026011265	Traffic Stop	WP26003464	Officer
02/08/26 16:53	Traffic Stop	2026011266			Officer
02/08/26 17:01	Traffic Stop	2026011270	Traffic Stop	WP26003465	Officer
02/08/26 17:03	Traffic Stop	2026011272			Officer
02/08/26 17:03	Traffic Stop	2026011273	Traffic Stop	WP26003468	Officer
02/08/26 17:10	Traffic Stop	2026011275			Officer
02/08/26 17:23	Traffic Stop	2026011281			Officer
02/08/26 17:26	Traffic Stop	2026011283	Traffic Stop	WP26003471	Officer
02/08/26 17:47	Traffic Stop	2026011291			Officer
02/08/26 17:51	Traffic Stop	2026011293			Officer
02/08/26 18:12	Traffic Stop	2026011299			Officer
02/08/26 18:13	Traffic Stop	2026011301	Traffic Stop	WP26003475	Officer
02/08/26 18:30	Traffic Stop	2026011306			Officer
02/08/26 18:39	Traffic Stop	2026011310	Traffic Stop	WP26003477	Officer
02/08/26 18:48	Traffic Stop	2026011312			Officer
02/08/26 18:58	Traffic Stop	2026011316			Officer
02/08/26 19:04	Traffic Stop	2026011318	Traffic Stop	WP26003478	Officer
02/08/26 19:08	Traffic Stop	2026011320			Officer
02/08/26 19:31	Traffic Stop	2026011328	Drugs	WP26003482	Officer
02/08/26 19:40	Traffic Stop	2026011331			Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/08/26 19:49	Traffic Stop	2026011335			Officer
02/08/26 19:59	Traffic Stop	2026011336			Officer
02/08/26 20:16	Traffic Stop	2026011338			Officer
02/08/26 20:18	Traffic Stop	2026011339	Traffic Stop	WP26003483	Phone
02/08/26 20:23	Traffic Stop	2026011341			Officer
02/08/26 20:30	Traffic Stop	2026011343			Officer
02/08/26 20:59	Traffic Stop	2026011352			Officer
02/08/26 21:07	Traffic Stop	2026011354			Officer
02/08/26 21:28	Traffic Stop	2026011364			Officer
02/08/26 21:30	Traffic Stop	2026011367	Traffic Stop	WP26003487	Officer
02/08/26 21:35	Traffic Stop	2026011369			Officer
02/08/26 21:45	Traffic Stop	2026011376	Traffic Stop	WP26003490	Officer
02/08/26 22:15	Traffic Stop	2026011390	Traffic Stop	WP26003492	Officer
02/08/26 22:23	Traffic Stop	2026011396	Traffic Stop	WP26003493	Officer
02/08/26 22:56	Traffic Stop	2026011410			Officer
02/08/26 23:52	Traffic Stop	2026011422			Officer
02/09/26 00:55	Traffic Stop	2026011428	Traffic Stop	WP26003500	Officer
02/09/26 04:21	Traffic Stop	2026011448			Officer
02/09/26 04:35	Traffic Stop	2026011452			Officer
02/09/26 07:13	Traffic Stop	2026011464			Officer
02/09/26 11:31	Traffic Stop	2026011522			Officer
02/09/26 11:46	Traffic Stop	2026011528	Traffic Stop	WP26003534	Officer
02/09/26 12:10	Traffic Stop	2026011534			Officer
02/09/26 16:52	Traffic Stop	2026011619	DUI	WP26003564	Officer
02/09/26 19:26	Traffic Stop	2026011657			Officer
02/09/26 20:32	Traffic Stop	2026011666	Traffic Stop	WP26003575	Officer
02/09/26 20:36	Traffic Stop	2026011670			Officer
02/09/26 21:00	Traffic Stop	2026011673			Officer
02/09/26 22:15	Traffic Stop	2026011697			Officer
02/09/26 23:29	Traffic Stop	2026011719			Officer
02/10/26 03:19	Traffic Stop	2026011745			Officer
02/10/26 03:30	Traffic Stop	2026011746			Officer
02/10/26 03:53	Traffic Stop	2026011749			Officer
02/10/26 04:08	Traffic Stop	2026011750	Traffic Stop	WP26003587	Officer
02/10/26 07:33	Traffic Stop	2026011766			Officer
02/10/26 09:43	Traffic Stop	2026011795			Officer
02/10/26 10:01	Traffic Stop	2026011798			Officer
02/10/26 10:05	Traffic Stop	2026011800	Traffic Stop	WP26003598	Officer
02/10/26 10:59	Traffic Stop	2026011813			Officer
02/10/26 11:48	Traffic Stop	2026011825			Officer
02/10/26 12:47	Traffic Stop	2026011839			Officer
02/10/26 12:53	Traffic Stop	2026011841			Officer
02/10/26 14:29	Traffic Stop	2026011875			Officer
02/10/26 14:39	Traffic Stop	2026011877			Officer
02/10/26 16:29	Traffic Stop	2026011908	Traffic Stop	WP26003628	Officer
02/10/26 17:04	Traffic Stop	2026011915			Officer
02/10/26 20:02	Traffic Stop	2026011950	Traffic Stop	WP26003642	Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/10/26 20:04	Traffic Stop	2026011953			Officer
02/10/26 20:34	Traffic Stop	2026011965			Officer
02/10/26 20:41	Traffic Stop	2026011966			Officer
02/10/26 21:08	Traffic Stop	2026011975			Officer
02/10/26 21:13	Traffic Stop	2026011978			Officer
02/10/26 21:25	Traffic Stop	2026011981			Officer
02/10/26 21:27	Traffic Stop	2026011982			Officer
02/10/26 21:34	Traffic Stop	2026011984			Officer
02/10/26 21:39	Traffic Stop	2026011985			Officer
02/10/26 22:26	Traffic Stop	2026011999			Officer
02/10/26 22:31	Traffic Stop	2026012000			Officer
02/10/26 22:38	Traffic Stop	2026012001			Officer
02/10/26 22:52	Traffic Stop	2026012004			Officer
02/10/26 23:00	Traffic Stop	2026012006			Officer
02/10/26 23:01	Traffic Stop	2026012007			Officer
02/10/26 23:10	Traffic Stop	2026012009			Officer
02/11/26 06:15	Traffic Stop	2026012037			Officer
02/11/26 14:21	Traffic Stop	2026012125	Traffic Stop	WP26003701	Officer
02/11/26 17:35	Traffic Stop	2026012174			Officer
02/11/26 19:41	Traffic Stop	2026012213			Officer
02/11/26 19:52	Traffic Stop	2026012217			Officer
02/11/26 20:07	Traffic Stop	2026012221			Officer
02/11/26 23:10	Traffic Stop	2026012254			Officer
02/12/26 00:00	Traffic Stop	2026012263			Officer
02/12/26 03:09	Traffic Stop	2026012278			Officer
02/12/26 03:16	Traffic Stop	2026012279			Officer
02/12/26 12:05	Traffic Stop	2026012356			Officer
02/12/26 12:28	Traffic Stop	2026012364	Traffic Stop	WP26003775	Officer
02/12/26 13:14	Traffic Stop	2026012378			Officer
02/12/26 16:56	Traffic Stop	2026012422	Traffic Stop	WP26003790	Officer
02/12/26 18:10	Traffic Stop	2026012448	Traffic Stop	WP26003800	Officer
02/12/26 18:47	Traffic Stop	2026012454	Traffic Stop	WP26003805	Officer
02/12/26 20:07	Traffic Stop	2026012474			Officer
02/12/26 20:30	Traffic Stop	2026012483			Officer
02/12/26 20:47	Traffic Stop	2026012486	Traffic Stop	WP26003814	Officer
02/12/26 21:20	Traffic Stop	2026012500	Traffic Stop	WP26003817	Officer
02/12/26 22:38	Traffic Stop	2026012519			Officer
02/12/26 23:01	Traffic Stop	2026012526			Officer
02/12/26 23:17	Traffic Stop	2026012528			Officer
02/12/26 23:23	Traffic Stop	2026012530			Officer
02/12/26 23:33	Traffic Stop	2026012533	Traffic Stop	WP26003829	Officer
02/12/26 23:42	Traffic Stop	2026012537	Drugs	WP26003833	Officer
02/13/26 00:38	Traffic Stop	2026012550			Officer
02/13/26 01:18	Traffic Stop	2026012561			Officer
02/13/26 02:05	Traffic Stop	2026012571			Officer
02/13/26 02:29	Traffic Stop	2026012573			Officer
02/13/26 03:00	Traffic Stop	2026012578			Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/13/26 08:32	Traffic Stop	2026012612			Officer
02/13/26 09:01	Traffic Stop	2026012618	Traffic Stop	WP26003852	Officer
02/13/26 14:15	Traffic Stop	2026012712			Officer
02/13/26 14:30	Traffic Stop	2026012716	Traffic Stop	WP26003884	Officer
02/13/26 14:44	Traffic Stop	2026012722	Traffic Stop	WP26003886	Officer
02/13/26 14:54	Traffic Stop	2026012724	Traffic Stop	WP26003888	Officer
02/13/26 16:32	Traffic Stop	2026012765			Officer
02/13/26 18:05	Traffic Stop	2026012807			Officer
02/13/26 18:48	Traffic Stop	2026012820			Officer
02/13/26 18:59	Traffic Stop	2026012824			Officer
02/13/26 19:39	Traffic Stop	2026012838			Officer
02/13/26 19:41	Traffic Stop	2026012839			Officer
02/13/26 19:54	Traffic Stop	2026012843			Officer
02/13/26 20:04	Traffic Stop	2026012845			Officer
02/13/26 20:33	Traffic Stop	2026012849			Officer
02/13/26 21:08	Traffic Stop	2026012859			Officer
02/13/26 21:31	Traffic Stop	2026012868			Officer
02/13/26 21:39	Traffic Stop	2026012872			Officer
02/13/26 22:46	Traffic Stop	2026012895	Traffic Stop	WP26003933	Officer
02/13/26 22:47	Traffic Stop	2026012896			Officer
02/14/26 00:17	Traffic Stop	2026012916	Traffic Stop	WP26003937	Officer
02/14/26 00:43	Traffic Stop	2026012921			Officer
02/14/26 02:14	Traffic Stop	2026012932			Officer
02/14/26 12:15	Traffic Stop	2026013011			Officer
02/14/26 13:59	Traffic Stop	2026013047			Officer
02/14/26 14:51	Traffic Stop	2026013063	Traffic Stop	WP26003981	Officer
02/14/26 14:55	Traffic Stop	2026013064			Officer
02/14/26 15:57	Traffic Stop	2026013090			Officer
02/14/26 18:15	Traffic Stop	2026013133			Officer
02/14/26 18:32	Traffic Stop	2026013139			Officer
02/14/26 19:28	Traffic Stop	2026013150			Officer
02/14/26 20:17	Traffic Stop	2026013169			Officer
02/14/26 20:35	Traffic Stop	2026013174			Officer
02/14/26 20:44	Traffic Stop	2026013175			Officer
02/14/26 20:50	Traffic Stop	2026013176			Officer
02/14/26 21:53	Traffic Stop	2026013193			Officer
02/14/26 21:59	Traffic Stop	2026013195			Officer
02/14/26 22:16	Traffic Stop	2026013199			Officer
02/14/26 22:32	Traffic Stop	2026013205			Officer
02/15/26 00:06	Traffic Stop	2026013230			Officer
02/15/26 00:16	Traffic Stop	2026013232			Officer
02/15/26 00:36	Traffic Stop	2026013236			Officer
02/15/26 01:15	Traffic Stop	2026013244			Officer
02/15/26 02:19	Traffic Stop	2026013253			Officer
02/15/26 02:23	Traffic Stop	2026013255			Officer
02/15/26 07:32	Traffic Stop	2026013290			Officer
02/15/26 18:15	Traffic Stop	2026013404	Traffic Stop	WP26004085	Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/15/26 20:05	Traffic Stop	2026013425			Officer
02/15/26 21:23	Traffic Stop	2026013446			Officer
02/15/26 21:51	Traffic Stop	2026013451	Traffic Stop	WP26004104	Officer
02/16/26 01:28	Traffic Stop	2026013486			Officer
02/16/26 11:23	Traffic Stop	2026013540	Traffic Stop	WP26004133	Officer
02/16/26 13:45	Traffic Stop	2026013568			Officer
02/16/26 14:14	Traffic Stop	2026013577			Officer
02/16/26 15:28	Traffic Stop	2026013600			Officer
02/16/26 15:32	Traffic Stop	2026013601			Officer
02/16/26 18:14	Traffic Stop	2026013659			Officer
02/16/26 19:51	Traffic Stop	2026013686	Traffic Stop	WP26004179	Officer
02/16/26 20:00	Traffic Stop	2026013689			Officer
02/16/26 20:14	Traffic Stop	2026013703			Officer
02/16/26 20:46	Traffic Stop	2026013714			Officer
02/16/26 20:59	Traffic Stop	2026013719			Officer
02/16/26 21:24	Traffic Stop	2026013733			Officer
02/16/26 22:21	Traffic Stop	2026013748			Officer
02/16/26 22:57	Traffic Stop	2026013758			Officer
02/16/26 23:34	Traffic Stop	2026013762			Officer
02/17/26 07:44	Traffic Stop	2026013804			Officer
02/17/26 08:53	Traffic Stop	2026013821			Officer
02/17/26 10:24	Traffic Stop	2026013843	Traffic Stop	WP26004217	Officer
02/17/26 10:32	Traffic Stop	2026013844	Traffic Stop	WP26004218	Officer
02/17/26 11:19	Traffic Stop	2026013863			Officer
02/17/26 13:01	Traffic Stop	2026013879			Officer
02/17/26 14:05	Traffic Stop	2026013895			Officer
02/17/26 14:56	Traffic Stop	2026013909			Officer
02/17/26 15:10	Traffic Stop	2026013917			Officer
02/17/26 15:58	Traffic Stop	2026013934			Officer
02/17/26 16:18	Traffic Stop	2026013947	Traffic Stop	WP26004259	Officer
02/17/26 16:28	Traffic Stop	2026013952			Officer
02/17/26 19:09	Traffic Stop	2026014009			Officer
02/17/26 19:54	Traffic Stop	2026014018			Officer
02/17/26 19:56	Traffic Stop	2026014020	Traffic Stop	WP26004278	Officer
02/17/26 20:21	Traffic Stop	2026014024			Officer
02/17/26 21:04	Traffic Stop	2026014036			Officer
02/17/26 21:06	Traffic Stop	2026014037			Officer
02/17/26 21:13	Traffic Stop	2026014038			Officer
02/17/26 21:20	Traffic Stop	2026014041			Officer
02/18/26 20:48	Traffic Stop	2026014268			Officer
02/18/26 22:31	Traffic Stop	2026014282			Officer
02/18/26 23:38	Traffic Stop	2026014289			Officer
02/19/26 00:10	Traffic Stop	2026014292			Officer
02/19/26 00:21	Traffic Stop	2026014297			Officer
02/19/26 07:17	Traffic Stop	2026014380			Officer
02/19/26 19:27	Traffic Stop	2026014580	Traffic Stop	WP26004449	Officer
02/19/26 19:40	Traffic Stop	2026014586			Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/19/26 20:01	Traffic Stop	2026014596	Traffic Stop	WP26004452	Officer
02/19/26 20:30	Traffic Stop	2026014600			Officer
02/19/26 21:49	Traffic Stop	2026014615			Officer
02/19/26 22:16	Traffic Stop	2026014620	Traffic Stop	WP26004463	Officer
02/20/26 01:12	Traffic Stop	2026014643			Officer
02/20/26 10:59	Traffic Stop	2026014719			Officer
02/20/26 11:07	Traffic Stop	2026014724			Officer
02/20/26 11:37	Traffic Stop	2026014728			Officer
02/20/26 12:18	Traffic Stop	2026014741			Officer
02/20/26 12:41	Traffic Stop	2026014749	Traffic Stop	WP26004496	Officer
02/20/26 13:30	Traffic Stop	2026014768			Officer
02/20/26 14:46	Traffic Stop	2026014791			Officer
02/20/26 15:07	Traffic Stop	2026014796			Officer
02/20/26 17:47	Traffic Stop	2026014847			Officer
02/20/26 18:28	Traffic Stop	2026014859			Officer
02/20/26 18:41	Traffic Stop	2026014862			Officer
02/20/26 18:47	Traffic Stop	2026014864			Officer
02/20/26 18:52	Traffic Stop	2026014865			Officer
02/20/26 18:58	Traffic Stop	2026014867			Officer
02/20/26 19:10	Traffic Stop	2026014873			Officer
02/20/26 19:16	Traffic Stop	2026014875			Officer
02/20/26 19:22	Traffic Stop	2026014879			Officer
02/20/26 19:34	Traffic Stop	2026014883			Officer
02/20/26 19:54	Traffic Stop	2026014890			Officer
02/20/26 19:58	Traffic Stop	2026014894	Traffic Stop	WP26004540	Officer
02/20/26 20:12	Traffic Stop	2026014899	Traffic Stop	WP26004545	Officer
02/20/26 22:34	Traffic Stop	2026014949	Traffic Stop	WP26004555	Officer
02/20/26 22:38	Traffic Stop	2026014951			Officer
02/20/26 22:57	Traffic Stop	2026014956			Officer
02/20/26 23:07	Traffic Stop	2026014962			Officer
02/20/26 23:11	Traffic Stop	2026014964	Traffic Stop	WP26004558	Officer
02/20/26 23:21	Traffic Stop	2026014967			Officer
02/21/26 01:42	Traffic Stop	2026014991	Traffic Stop	WP26004569	Officer
02/21/26 02:47	Traffic Stop	2026014997			Officer
02/21/26 09:38	Traffic Stop	2026015047			Officer
02/21/26 11:25	Traffic Stop	2026015073			Officer
02/21/26 12:03	Traffic Stop	2026015080	Traffic Stop	WP26004605	Officer
02/21/26 12:24	Traffic Stop	2026015081	Traffic Stop	WP26004606	Officer
02/21/26 12:46	Traffic Stop	2026015084			Officer
02/21/26 13:28	Traffic Stop	2026015100			Officer
02/21/26 13:58	Traffic Stop	2026015104	Traffic Stop	WP26004613	Officer
02/21/26 18:16	Traffic Stop	2026015171			Officer
02/21/26 18:54	Traffic Stop	2026015178			Officer
02/21/26 19:13	Traffic Stop	2026015186			Officer
02/21/26 19:45	Traffic Stop	2026015199			Officer
02/21/26 20:07	Traffic Stop	2026015210			Officer
02/21/26 21:28	Traffic Stop	2026015232			Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/21/26 21:31	Traffic Stop	2026015234			Officer
02/21/26 21:40	Traffic Stop	2026015236			Officer
02/21/26 21:48	Traffic Stop	2026015240	Traffic Stop	WP26004644	Officer
02/21/26 22:06	Traffic Stop	2026015244	Traffic Stop	WP26004646	Officer
02/21/26 22:22	Traffic Stop	2026015253			Officer
02/21/26 22:40	Traffic Stop	2026015258			Officer
02/22/26 00:15	Traffic Stop	2026015284			Officer
02/22/26 00:30	Traffic Stop	2026015288			Officer
02/22/26 00:40	Traffic Stop	2026015289			Officer
02/22/26 13:13	Traffic Stop	2026015377			Officer
02/22/26 14:58	Traffic Stop	2026015407			Officer
02/22/26 15:27	Traffic Stop	2026015415			Officer
02/22/26 16:47	Traffic Stop	2026015439			Officer
02/22/26 17:11	Traffic Stop	2026015448	Traffic Stop	WP26004710	Officer
02/22/26 17:25	Traffic Stop	2026015456	Traffic Stop	WP26004714	Officer
02/22/26 19:51	Traffic Stop	2026015504			Officer
02/22/26 19:54	Traffic Stop	2026015505	Traffic Stop	WP26004727	Officer
02/22/26 20:59	Traffic Stop	2026015521			Officer
02/22/26 21:18	Traffic Stop	2026015527	Traffic Stop	WP26004733	Officer
02/22/26 21:52	Traffic Stop	2026015536			Officer
02/22/26 23:14	Traffic Stop	2026015552			Officer
02/22/26 23:28	Traffic Stop	2026015555			Officer
02/22/26 23:29	Traffic Stop	2026015556	Traffic Stop	WP26004740	Officer
02/23/26 00:29	Traffic Stop	2026015560	Warrant - Arrest	WP26004742	Officer
02/23/26 03:30	Traffic Stop	2026015574			Officer
02/23/26 05:36	Traffic Stop	2026015586			Officer
02/23/26 05:43	Traffic Stop	2026015588	Traffic Stop	WP26004750	Officer
02/23/26 05:59	Traffic Stop	2026015591	Traffic Stop	WP26004751	Officer
02/23/26 07:40	Traffic Stop	2026015608	Traffic Stop	WP26004758	Officer
02/23/26 11:24	Traffic Stop	2026015660			Officer
02/23/26 13:08	Traffic Stop	2026015688			Officer
02/23/26 15:04	Traffic Stop	2026015726			Officer
02/23/26 17:50	Traffic Stop	2026015784	Traffic Stop	WP26004812	Officer
02/23/26 20:09	Traffic Stop	2026015818			Officer
02/23/26 22:05	Traffic Stop	2026015850	Traffic Stop	WP26004832	Officer
02/23/26 22:10	Traffic Stop	2026015852			Officer
02/23/26 23:19	Traffic Stop	2026015865			Officer
02/24/26 00:09	Traffic Stop	2026015869			Officer
02/24/26 00:49	Traffic Stop	2026015874			Officer
02/24/26 01:23	Traffic Stop	2026015878			Officer
02/24/26 02:55	Traffic Stop	2026015888			Officer
02/24/26 04:29	Traffic Stop	2026015894			Officer
02/24/26 07:56	Traffic Stop	2026015919			Officer
02/24/26 09:12	Traffic Stop	2026015944			Officer
02/24/26 12:11	Traffic Stop	2026016018			Officer
02/24/26 12:39	Traffic Stop	2026016027			Officer
02/24/26 12:52	Traffic Stop	2026016030			Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/24/26 13:38	Traffic Stop	2026016043	Traffic Stop	WP26004885	Officer
02/24/26 14:05	Traffic Stop	2026016051			Officer
02/24/26 14:55	Traffic Stop	2026016058			Officer
02/24/26 15:36	Traffic Stop	2026016066			Officer
02/24/26 17:33	Traffic Stop	2026016095			Officer
02/24/26 17:56	Traffic Stop	2026016101			Officer
02/24/26 18:05	Traffic Stop	2026016106			Officer
02/24/26 18:20	Traffic Stop	2026016110	Traffic Stop	WP26004909	Officer
02/24/26 19:06	Traffic Stop	2026016120			Officer
02/24/26 20:06	Traffic Stop	2026016138			Officer
02/24/26 23:07	Traffic Stop	2026016174			Officer
02/25/26 02:53	Traffic Stop	2026016202			Officer
02/25/26 03:22	Traffic Stop	2026016204			Officer
02/25/26 15:07	Traffic Stop	2026016336			Officer
02/25/26 15:18	Traffic Stop	2026016341			Officer
02/25/26 16:15	Traffic Stop	2026016354			Officer
02/25/26 19:44	Traffic Stop	2026016406			Officer
02/25/26 20:42	Traffic Stop	2026016415			Officer
02/25/26 21:49	Traffic Stop	2026016433			Officer
02/25/26 23:49	Traffic Stop	2026016456			Officer
02/26/26 00:47	Traffic Stop	2026016464			Officer
02/26/26 00:55	Traffic Stop	2026016467			Officer
02/26/26 02:19	Traffic Stop	2026016475			Officer
02/26/26 06:29	Traffic Stop	2026016488			Officer
02/26/26 08:02	Traffic Stop	2026016502			Officer
02/26/26 10:40	Traffic Stop	2026016527			Officer
02/26/26 11:00	Traffic Stop	2026016536	Traffic Stop	WP26005025	Officer
02/26/26 11:28	Traffic Stop	2026016544			Officer
02/26/26 12:19	Traffic Stop	2026016557			Officer
02/26/26 13:25	Traffic Stop	2026016575			Officer
02/26/26 18:11	Traffic Stop	2026016674			Officer
02/26/26 19:04	Traffic Stop	2026016684			Officer
02/26/26 19:48	Traffic Stop	2026016688			Officer
02/26/26 20:39	Traffic Stop	2026016700			Officer
02/26/26 20:56	Traffic Stop	2026016708			Officer
02/26/26 21:04	Traffic Stop	2026016711			Officer
02/26/26 21:30	Traffic Stop	2026016714			Officer
02/26/26 21:52	Traffic Stop	2026016725			Officer
02/26/26 22:32	Traffic Stop	2026016733			Officer
02/27/26 00:24	Traffic Stop	2026016757			Officer
02/27/26 00:42	Traffic Stop	2026016762			Officer
02/27/26 00:54	Traffic Stop	2026016763			Officer
02/27/26 01:07	Traffic Stop	2026016764			Officer
02/27/26 07:31	Traffic Stop	2026016787			Officer
02/27/26 07:54	Traffic Stop	2026016793			Officer
02/27/26 13:01	Traffic Stop	2026016864			Officer
02/27/26 14:41	Traffic Stop	2026016894	Traffic Stop	WP26005136	Officer

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/27/26 14:42	Traffic Stop	2026016895			Officer
02/27/26 16:21	Traffic Stop	2026016927			Officer
02/27/26 16:33	Traffic Stop	2026016931			Officer
02/27/26 19:36	Traffic Stop	2026016991			Officer
02/27/26 19:38	Traffic Stop	2026016994	Traffic Stop	WP26005169	Officer
02/27/26 19:48	Traffic Stop	2026016995			Officer
02/27/26 20:00	Traffic Stop	2026017000			Officer
02/27/26 20:07	Traffic Stop	2026017003			Officer
02/27/26 20:44	Traffic Stop	2026017020			Officer
02/27/26 21:22	Traffic Stop	2026017032			Officer
02/27/26 21:45	Traffic Stop	2026017038			Officer
02/27/26 22:01	Traffic Stop	2026017041			Officer
02/27/26 22:12	Traffic Stop	2026017042	Traffic Stop	WP26005182	Officer
02/27/26 23:08	Traffic Stop	2026017063			Officer
02/28/26 01:56	Traffic Stop	2026017093	DUI	WP26005194	Officer
02/28/26 02:37	Traffic Stop	2026017101			Officer
02/28/26 02:46	Traffic Stop	2026017102			Officer
02/28/26 05:13	Traffic Stop	2026017116			Officer
02/28/26 12:39	Traffic Stop	2026017183			Officer
02/28/26 14:05	Traffic Stop	2026017212			Officer
02/28/26 16:46	Traffic Stop	2026017242			Officer
02/28/26 17:09	Traffic Stop	2026017245			Officer
02/28/26 17:26	Traffic Stop	2026017248			Officer
02/28/26 17:36	Traffic Stop	2026017253			Officer
02/28/26 17:48	Traffic Stop	2026017256			Officer
02/28/26 17:54	Traffic Stop	2026017259			Officer
02/28/26 18:00	Traffic Stop	2026017260			Officer
02/28/26 19:24	Traffic Stop	2026017283	Drugs	WP26005240	Officer
02/28/26 20:03	Traffic Stop	2026017294			Officer
02/28/26 21:14	Traffic Stop	2026017319			Officer
02/28/26 21:35	Traffic Stop	2026017330			Officer
02/28/26 22:09	Traffic Stop	2026017343			Officer
02/28/26 22:17	Traffic Stop	2026017346			Officer

Training Total: 4

02/12/26 10:53	Training	2026012340			
02/13/26 12:11	Training	2026012669			
02/19/26 09:13	Training	2026014411			
02/27/26 11:45	Training	2026016853			Phone

Unwanted Person Total: 4

02/01/26 22:32	Unwanted Person	2026009183	Unwanted Person	WP26002851	Phone
02/11/26 16:47	Unwanted Person	2026012156	Unwanted Person	WP26003716	911
02/21/26 03:32	Unwanted Person	2026014999	Unwanted Person	WP26004571	911
02/26/26 13:58	Unwanted Person	2026016584	Unwanted Person	WP26005043	Phone

Vehicle Off Road Total: 2

02/04/26 23:45	Vehicle Off Road	2026010080			Phone

Incident Start Date/Time	Initial Call	CFS #	Final Incident	Case Number	How Reported
02/07/26 01:44	Vehicle Off Road	2026010776			Phone

Walk Away Total: 2

02/04/26 20:13	Walk Away	2026010022	Walk Away	WP26003105	911
02/10/26 21:55	Walk Away	2026011990	Walk Away	WP26003654	911

Warrant - Arrest Total: 1

02/04/26 22:53	Warrant - Arrest	2026010068	Warrant - Arrest	WP26003111	Phone

Warrant - Attempt Total: 4

02/09/26 18:43	Warrant - Attempt	2026011646			911
02/18/26 22:39	Warrant - Attempt	2026014283	Warrant - Arrest	WP26004364	Officer
02/21/26 10:51	Warrant - Attempt	2026015063	Warrant - Arrest	WP26004598	Officer
02/22/26 16:22	Warrant - Attempt	2026015430			

Total Records: 1107

Monticello Patrol Hour Summary

Hours Purchased Per Contract:	21,900.00
Starting Hours (beginning of month):	20,032.25
M-T-D (detailed below):	1,686.75
Balance going forward (to next month):	18,345.50
Y-T-D:	3,554.50

**** Estimated Hours not verified by final monthly payroll**

Shift Start Date	Shift Start Time	Shift Stop Date	Shift Stop Time	Schedule	Position	Time Type	Regular Hours
1-Feb-26	8:00	1-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
1-Feb-26	10:00	1-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
1-Feb-26	18:00	2-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
1-Feb-26	18:00	2-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
1-Feb-26	6:00	1-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
2-Feb-26	10:00	2-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
2-Feb-26	20:00	3-Feb-26	4:00	Monticello (60)	3241	Sheriff Genera	8
2-Feb-26	6:00	2-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	12
2-Feb-26	18:00	3-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
2-Feb-26	18:00	2-Feb-26	20:00	Monticello (60)	3241	Sheriff Genera	2
2-Feb-26	6:00	2-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
3-Feb-26	4:00	3-Feb-26	6:00	Monticello (60)	3241	Sheriff Premiu	2
3-Feb-26	10:00	3-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
3-Feb-26	6:00	3-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	12
3-Feb-26	18:00	4-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
3-Feb-26	18:00	4-Feb-26	4:00	Monticello (60)	3241	Sheriff Genera	10
3-Feb-26	6:00	3-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
4-Feb-26	8:00	4-Feb-26	18:30	Monticello (60)	3211	Sheriff Genera	10.5
4-Feb-26	18:30	4-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	1.5
4-Feb-26	4:00	4-Feb-26	6:00	Monticello (60)	3241	Sheriff Premiu	2
4-Feb-26	9:30	4-Feb-26	21:30	Monticello (60)	3220	Sheriff Genera	12
4-Feb-26	18:00	5-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
4-Feb-26	18:00	5-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
4-Feb-26	6:00	4-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
5-Feb-26	8:00	5-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
5-Feb-26	10:00	5-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
5-Feb-26	22:00	5-Feb-26	22:45	Extra Hours: Mo	3220	EOS Premium	0.75
5-Feb-26	18:00	6-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
5-Feb-26	18:00	6-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
5-Feb-26	6:00	5-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
5-Feb-26	18:00	5-Feb-26	20:00	Extra Hours: Mo	3210	EOS Premium	2
6-Feb-26	10:00	6-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
6-Feb-26	6:00	6-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	12

6-Feb-26	6:00	6-Feb-26	7:00	Extra Hours: Mo	3241	Sheriff Premiu	1
6-Feb-26	18:00	7-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
6-Feb-26	18:00	7-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
6-Feb-26	6:00	6-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
7-Feb-26	10:00	7-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
7-Feb-26	6:00	7-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	12
7-Feb-26	18:00	8-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
7-Feb-26	18:00	8-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
7-Feb-26	6:00	7-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
8-Feb-26	10:00	8-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
8-Feb-26	6:00	8-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	12
8-Feb-26	18:00	9-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
8-Feb-26	18:00	9-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
8-Feb-26	6:00	8-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
9-Feb-26	10:00	9-Feb-26	20:00	Monticello (60)	3220	Sheriff Genera	10
9-Feb-26	6:00	9-Feb-26	16:00	Monticello (60)	3211	Sheriff Genera	10
9-Feb-26	18:00	10-Feb-26	2:00	Monticello (60)	3240	Sheriff Genera	8
9-Feb-26	16:00	10-Feb-26	2:00	Monticello (60)	3230	Sheriff Genera	10
9-Feb-26	20:00	10-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	10
9-Feb-26	6:00	9-Feb-26	16:00	Monticello (60)	3210	Sheriff Genera	10
10-Feb-26	20:00	11-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	10
10-Feb-26	10:00	10-Feb-26	18:00	Monticello (60)	3220	Sheriff Genera	8
10-Feb-26	6:00	10-Feb-26	16:00	Monticello (60)	3211	Sheriff Genera	10
10-Feb-26	18:00	10-Feb-26	20:00	Monticello (60)	3220	Sheriff Genera	2
10-Feb-26	16:00	11-Feb-26	2:00	Monticello (60)	3230	Sheriff Genera	10
10-Feb-26	20:00	11-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	10
10-Feb-26	6:00	10-Feb-26	16:00	Monticello (60)	3210	Sheriff Genera	10
11-Feb-26	12:00	11-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	8
11-Feb-26	10:00	11-Feb-26	18:00	Monticello (60)	3220	Sheriff Genera	8
11-Feb-26	18:00	12-Feb-26	4:00	Monticello (60)	3240	Sheriff Genera	10
11-Feb-26	20:00	12-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	10
11-Feb-26	16:00	12-Feb-26	2:00	Monticello (60)	3230	Sheriff Genera	10
11-Feb-26	6:00	11-Feb-26	16:00	Monticello (60)	3210	Sheriff Genera	10
11-Feb-26	20:00	11-Feb-26	22:00	Monticello (60)	3211	Sheriff Genera	2
12-Feb-26	8:00	12-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	10
12-Feb-26	10:00	12-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
12-Feb-26	18:00	13-Feb-26	4:00	Monticello (60)	3240	Sheriff Genera	10
12-Feb-26	20:00	13-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	10
12-Feb-26	16:00	13-Feb-26	2:00	Monticello (60)	3230	Sheriff Genera	10
12-Feb-26	6:00	12-Feb-26	16:00	Monticello (60)	3210	Sheriff Genera	10
13-Feb-26	8:00	13-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
13-Feb-26	12:00	13-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	10
13-Feb-26	18:00	14-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
13-Feb-26	6:00	13-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
13-Feb-26	18:00	14-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
14-Feb-26	8:00	14-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
14-Feb-26	10:00	14-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12

14-Feb-26	6:00	14-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
14-Feb-26	18:00	15-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
14-Feb-26	18:00	15-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
15-Feb-26	8:00	15-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
15-Feb-26	10:00	15-Feb-26	18:00	Monticello (60)	3220	Sheriff Genera	8
15-Feb-26	18:00	16-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
15-Feb-26	18:00	16-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
15-Feb-26	6:00	15-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
15-Feb-26	18:00	15-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	4
16-Feb-26	8:00	16-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
16-Feb-26	10:00	16-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
16-Feb-26	7:00	16-Feb-26	10:30	Monticello (60)	3210	Sheriff Genera	3.5
16-Feb-26	18:00	17-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
16-Feb-26	18:00	17-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
16-Feb-26	6:00	16-Feb-26	7:00	Monticello (60)	3210	Sheriff Genera	1
16-Feb-26	10:30	16-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	7.5
17-Feb-26	8:00	17-Feb-26	14:00	Monticello (60)	3211	Sheriff Genera	6
17-Feb-26	18:00	17-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	2
17-Feb-26	10:00	17-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
17-Feb-26	6:00	17-Feb-26	14:00	Monticello (60)	3210	Sheriff Genera	8
17-Feb-26	18:00	18-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
17-Feb-26	14:00	17-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	4
17-Feb-26	14:00	17-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	4
17-Feb-26	18:00	18-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
18-Feb-26	8:00	18-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
18-Feb-26	10:00	18-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
18-Feb-26	18:00	19-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
18-Feb-26	6:00	18-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
18-Feb-26	18:00	19-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
19-Feb-26	8:00	19-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	10
19-Feb-26	10:00	19-Feb-26	20:00	Monticello (60)	3220	Sheriff Genera	10
19-Feb-26	18:00	20-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
19-Feb-26	18:00	20-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
19-Feb-26	6:00	19-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
19-Feb-26	18:00	19-Feb-26	22:00	Monticello (60)	3211	Sheriff Genera	4
20-Feb-26	8:00	20-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
20-Feb-26	10:00	20-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
20-Feb-26	18:00	21-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
20-Feb-26	18:00	21-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
20-Feb-26	6:00	20-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
21-Feb-26	8:00	21-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
21-Feb-26	10:00	21-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
21-Feb-26	6:00	21-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
21-Feb-26	18:00	22-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
21-Feb-26	18:00	22-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
22-Feb-26	8:00	22-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
22-Feb-26	10:00	22-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12

22-Feb-26	18:00	23-Feb-26	4:00	Monticello (60)	3240	Sheriff Genera	10
22-Feb-26	18:00	23-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
22-Feb-26	6:00	22-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
23-Feb-26	4:00	23-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	2
23-Feb-26	22:00	24-Feb-26	4:00	Monticello (60)	3240	Sheriff Genera	6
23-Feb-26	8:00	23-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	10
23-Feb-26	10:00	23-Feb-26	20:00	Monticello (60)	3220	Sheriff Genera	10
23-Feb-26	18:00	23-Feb-26	22:00	Monticello (60)	3240	Sheriff Genera	4
23-Feb-26	16:00	24-Feb-26	2:00	Monticello (60)	3230	Sheriff Genera	10
23-Feb-26	20:00	24-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	10
23-Feb-26	6:00	23-Feb-26	16:00	Monticello (60)	3210	Sheriff Genera	10
24-Feb-26	8:00	24-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	10
24-Feb-26	10:00	24-Feb-26	20:00	Monticello (60)	3220	Sheriff Genera	10
24-Feb-26	16:00	25-Feb-26	0:00	Monticello (60)	3230	Sheriff Genera	8
24-Feb-26	20:00	25-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	10
24-Feb-26	16:00	25-Feb-26	2:00	Monticello (60)	3240	Sheriff Genera	10
24-Feb-26	6:00	24-Feb-26	16:00	Monticello (60)	3210	Sheriff Genera	10
25-Feb-26	6:00	25-Feb-26	16:00	Monticello (60)	3211	Sheriff Genera	10
25-Feb-26	18:00	26-Feb-26	4:00	Monticello (60)	3240	Sheriff Genera	10
25-Feb-26	0:00	25-Feb-26	2:00	Monticello (60)	3230	Sheriff Premiu	2
25-Feb-26	20:00	26-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	10
25-Feb-26	16:00	26-Feb-26	2:00	Monticello (60)	3230	Sheriff Genera	10
25-Feb-26	6:00	25-Feb-26	16:00	Monticello (60)	3210	Sheriff Genera	10
25-Feb-26	16:00	25-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	2
25-Feb-26	2:00	25-Feb-26	4:00	Monticello (60)	3240	Sheriff Premiu	2
25-Feb-26	10:00	25-Feb-26	20:00	Monticello (60)	3220	Sheriff Genera	10
26-Feb-26	8:00	26-Feb-26	18:00	Monticello (60)	3211	Sheriff Genera	10
26-Feb-26	10:00	26-Feb-26	20:00	Monticello (60)	3220	Sheriff Genera	10
26-Feb-26	18:00	27-Feb-26	4:00	Monticello (60)	3240	Sheriff Genera	10
26-Feb-26	20:00	27-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	10
26-Feb-26	16:00	27-Feb-26	2:00	Monticello (60)	3230	Sheriff Genera	10
26-Feb-26	6:00	26-Feb-26	16:00	Monticello (60)	3210	Sheriff Genera	10
27-Feb-26	8:00	27-Feb-26	17:00	Monticello (60)	3211	Sheriff Genera	9
27-Feb-26	10:00	27-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
27-Feb-26	18:00	28-Feb-26	6:00	Monticello (60)	3240	Sheriff Genera	12
27-Feb-26	20:00	28-Feb-26	2:00	Monticello (60)	3231	Sheriff Genera	6
27-Feb-26	18:00	28-Feb-26	6:00	Monticello (60)	3241	Sheriff Genera	12
27-Feb-26	6:00	27-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	12
28-Feb-26	8:00	28-Feb-26	20:00	Monticello (60)	3211	Sheriff Genera	12
28-Feb-26	10:00	28-Feb-26	22:00	Monticello (60)	3220	Sheriff Genera	12
28-Feb-26	12:00	28-Feb-26	18:00	Monticello (60)	3210	Sheriff Genera	6
28-Feb-26	18:00	1-Mar-26	6:00	Monticello (60)	3240	Sheriff Genera	12
28-Feb-26	18:00	1-Mar-26	6:00	Monticello (60)	3241	Sheriff Genera	12
28-Feb-26	6:00	28-Feb-26	12:00	Monticello (60)	3210	Sheriff Genera	6

TOTAL: 1,686.75

City of Monticello

City Council
Request for Authorization to Bid Bertram Phase III Improvement Project

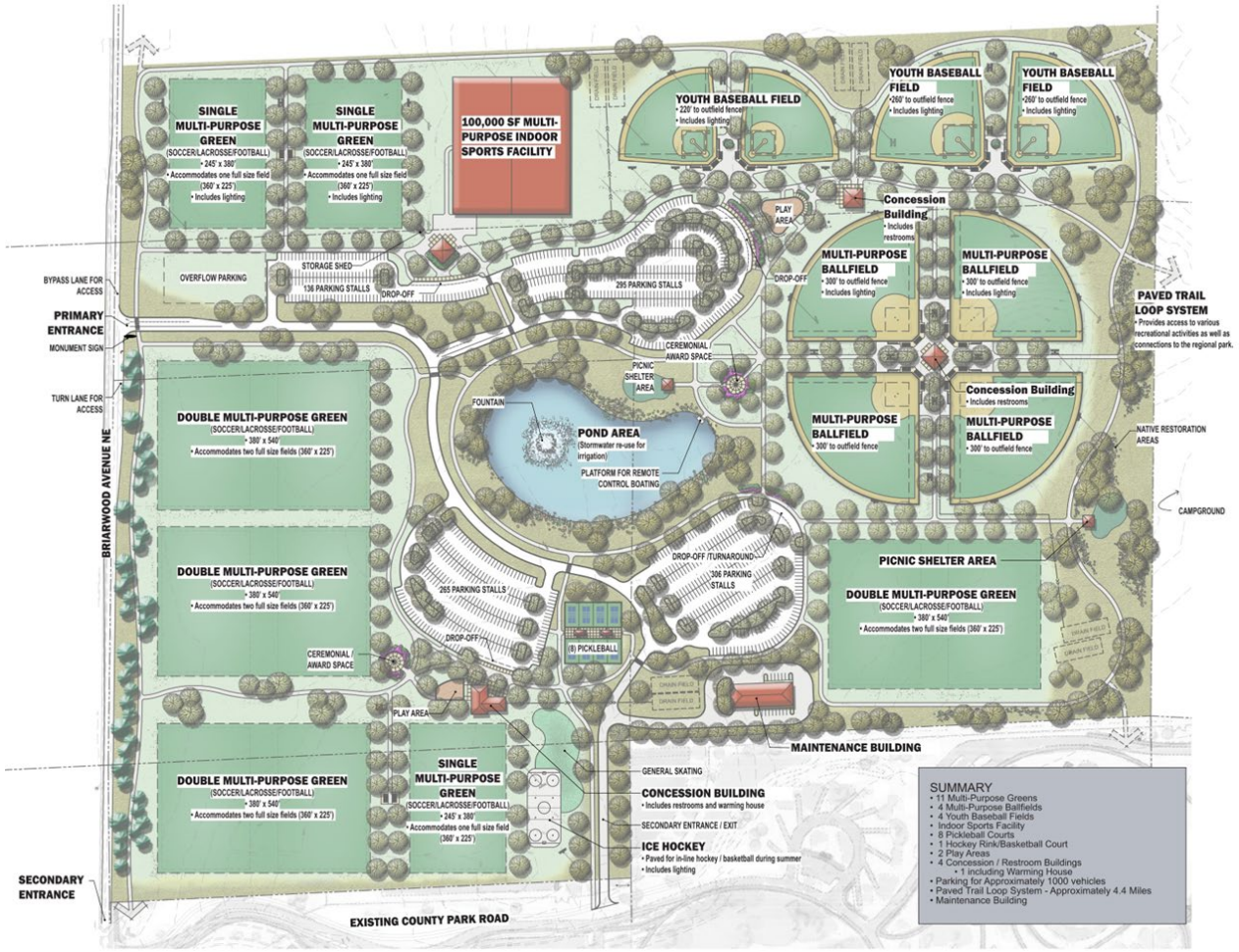
March 9, 2026

BCOL Master Plan / Future Phase Update

Bertram Chain of Lakes – Original Master Plan

Original Master Plan Adopted in 2016

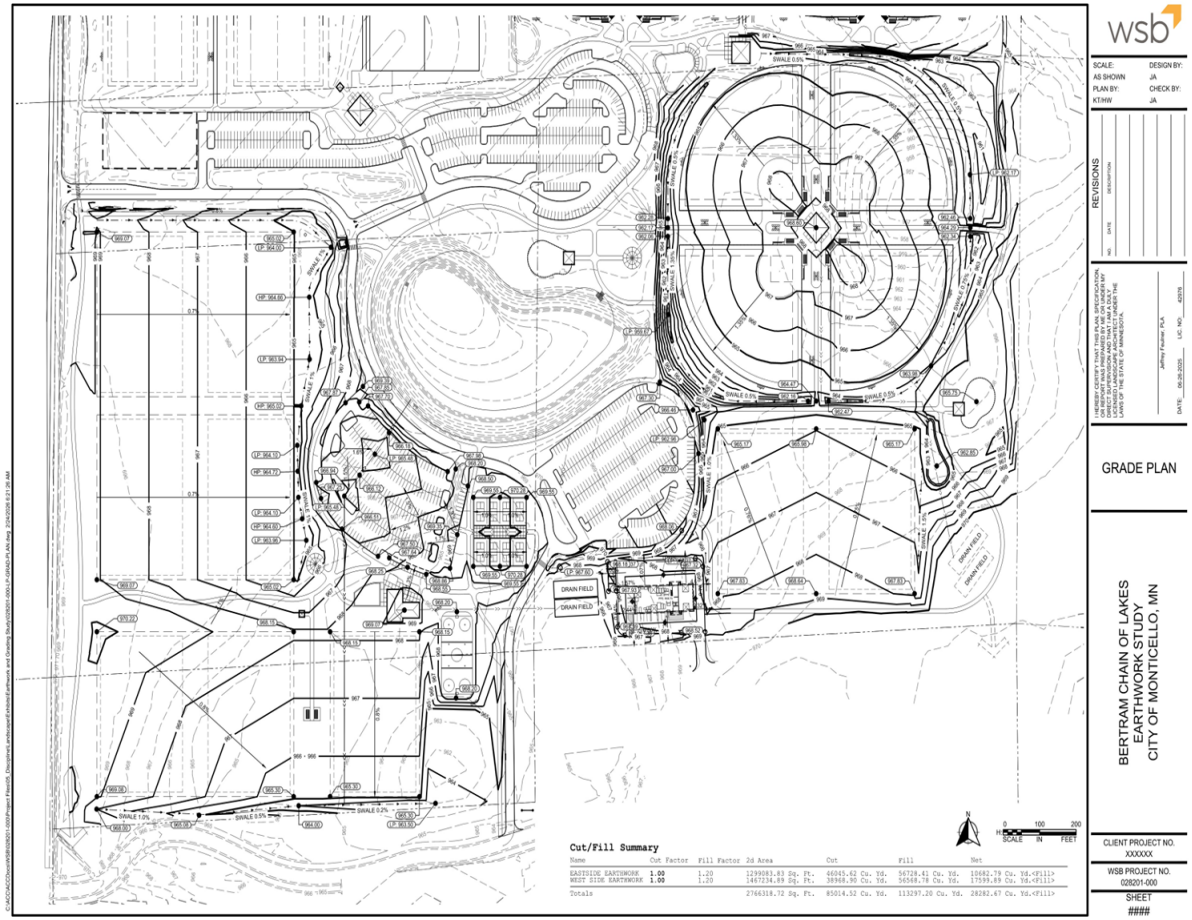
Bertram Chain of Lakes – Updated Master Plan



Summary of Adjustments:

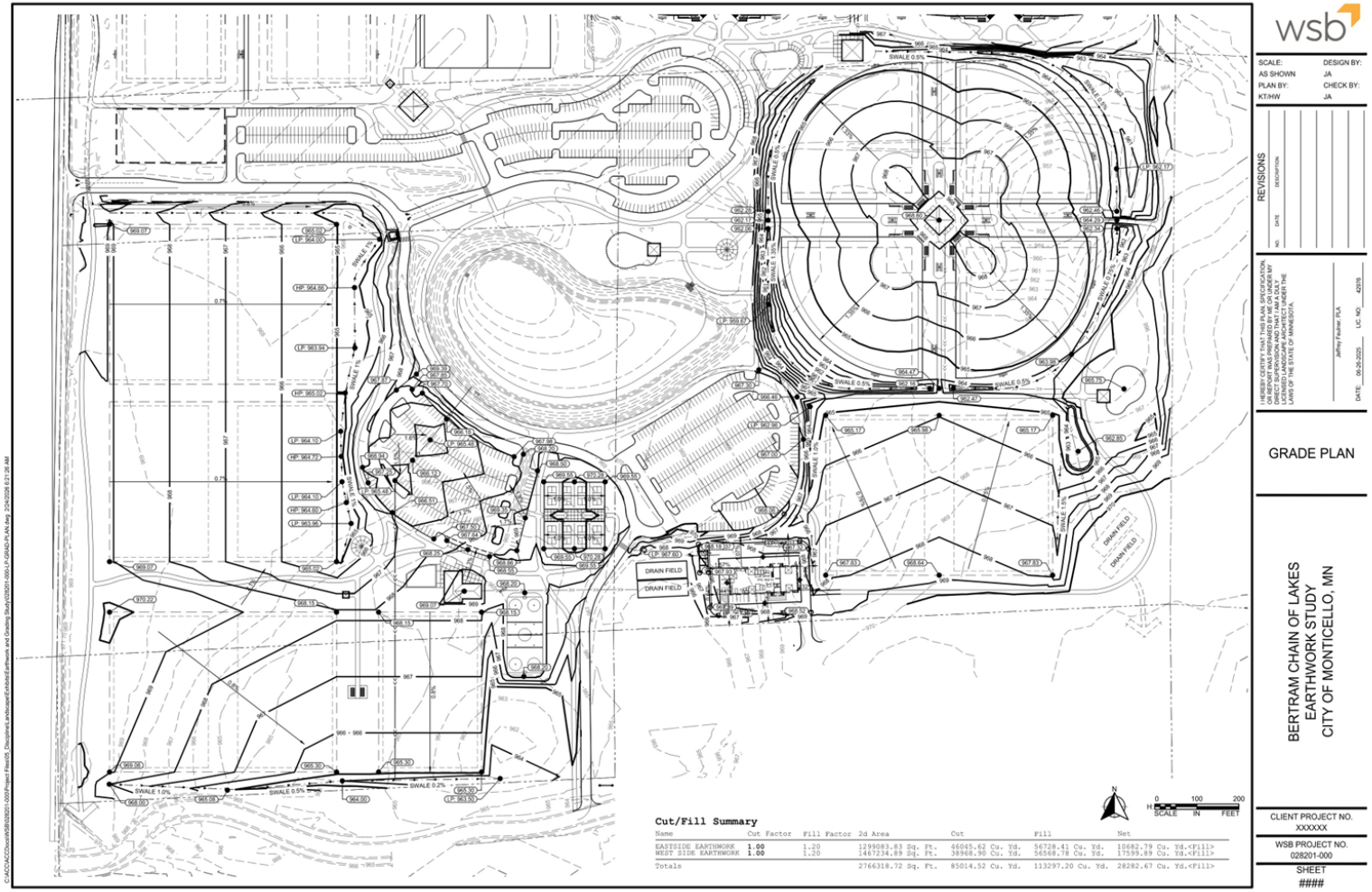
- Pickleball Courts replacing Tennis Courts
- Addition of Shared Maintenance Facility
- Addition of Multipurpose Indoor Sports Facility

Bertram Chain of Lakes – Grading Adjustments

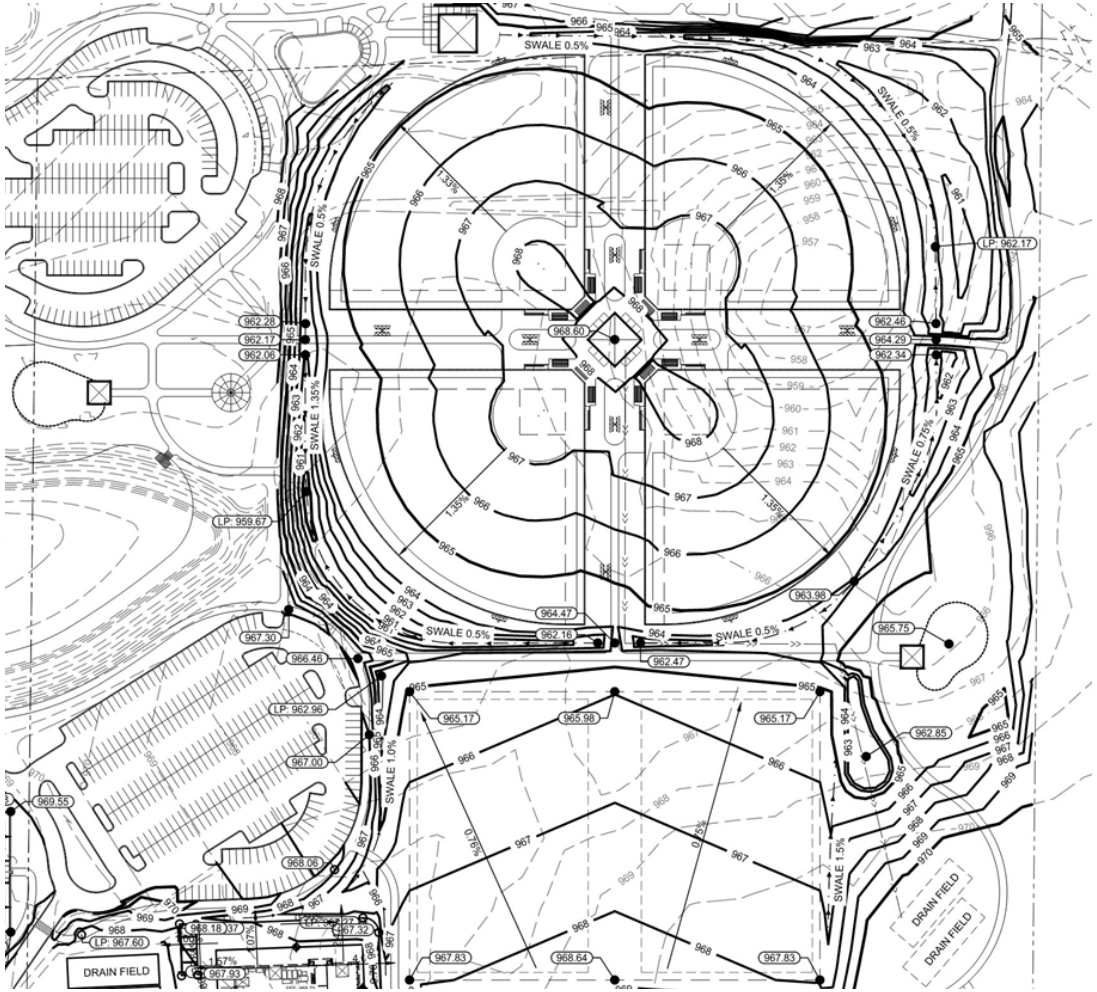


- **February 10, 2025:**
  - Consideration to authorize preparation of the Bertram Chain of Lakes Regional Athletic Park Plans and Specifications for Pickleball Improvements using WSB Engineering Services at a cost of $50,397
- **September 29, 2025:**
  - Consideration of approving contract amendment request with WSB in the amount of $42,130 for expanded design services related to the BCOL Pickleball Courts Project.

Bertram Chain of Lakes – Grading Adjustments



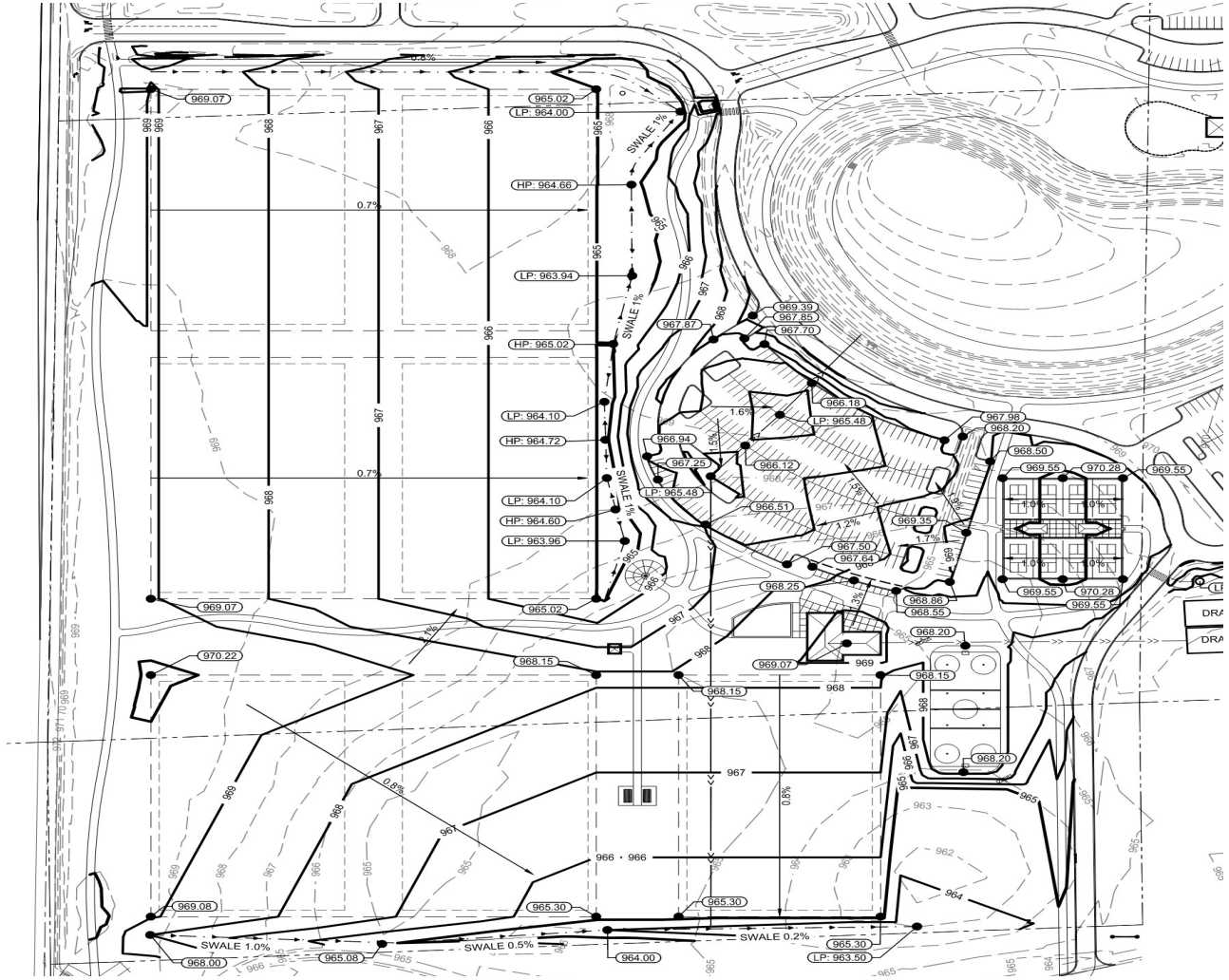
Bertram Chain of Lakes – Grading Adjustments



Summary of Adjustments:

- Cut/Full quantities more balanced – Ballfield Pinwheel lowered to reduce fill
- Drainage swale around ballfields – surface drainage more easily accomplished
- Lowered soccer / Lacrosse Fields, tipping north to consolidate drainage toward pond
- Integrate Maintenance facility drainage needs into overall stormwater

Bertram Chain of Lakes – Grading Adjustments

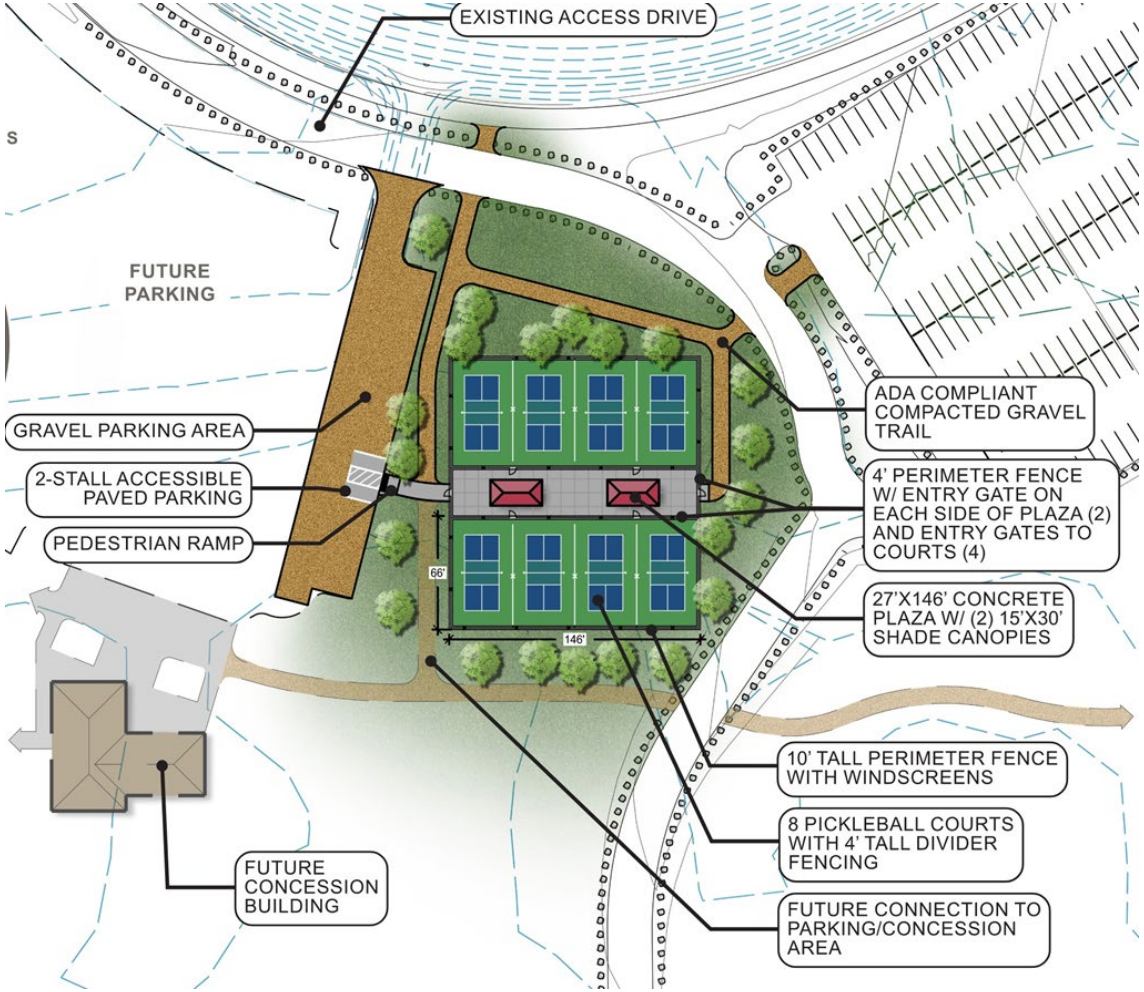


Summary of Adjustments:

- West parking lot drains to middle / storm infrastructure, reducing fill needed
- West fields flattened slightly, additional swales to capture runoff
- Hockey rink shifted north to allow for larger infiltration area in SE corner (and allow fields to fully drain)

Pickleball Update

Original Approved Concept



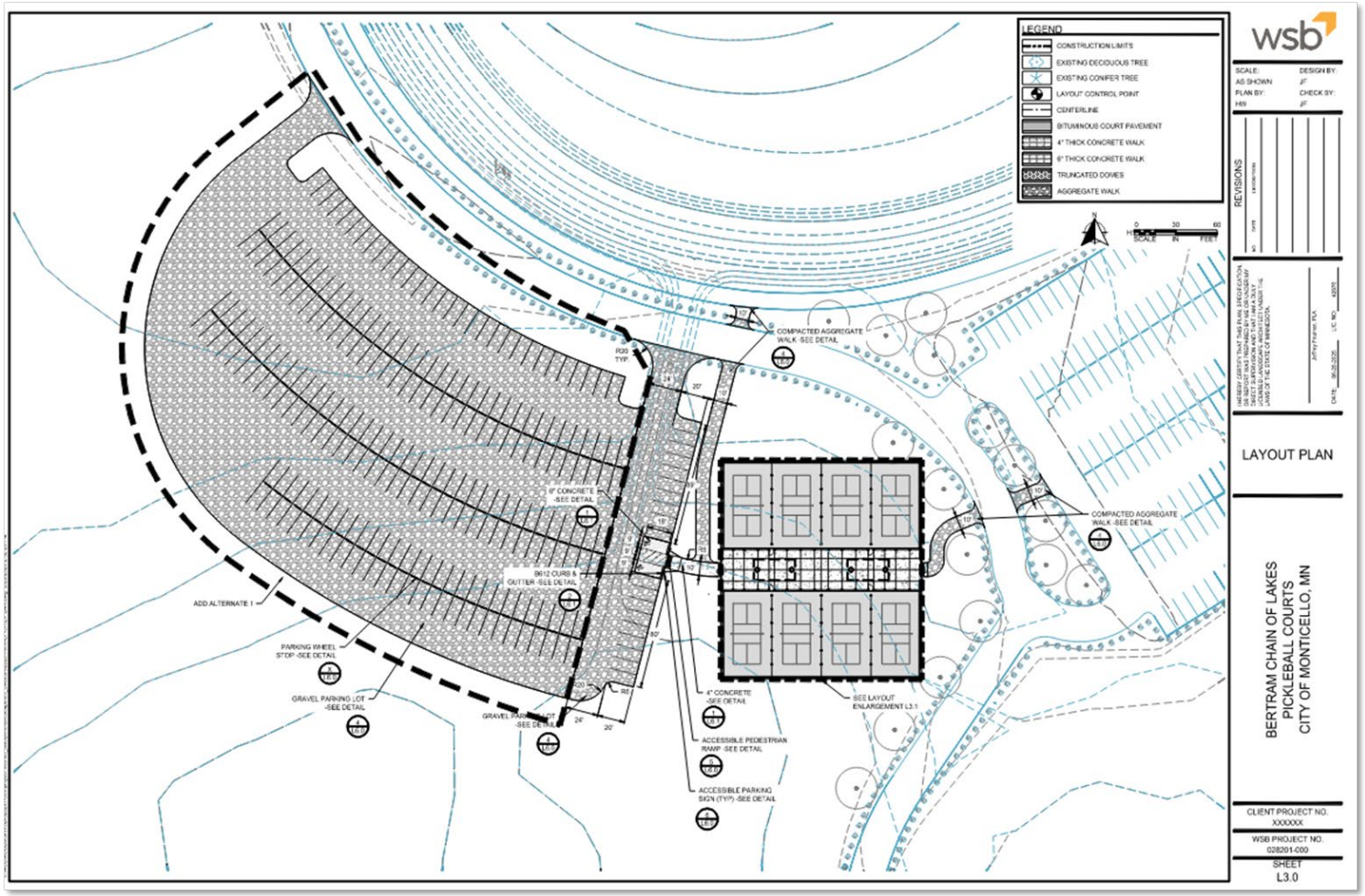
Summary of Pickleball Program Elements

- 8 dedicated Pickleball Courts. 30’x64’ court size overall. Courts oriented North-South.
- Bituminous surface with acrylic color coating and white lines – colored to match Monticello logo colors.
- Durable outdoor net system
- Black color coated perimeter (10’ ht.) and divider fencing (4’ ht.)
- Windscreens on perimeter fencing, safety cap on divider fences
- Trail connections to parking and rest of park
- Accessible parking area, Parking Lot Alternate Bid
- Tree plantings

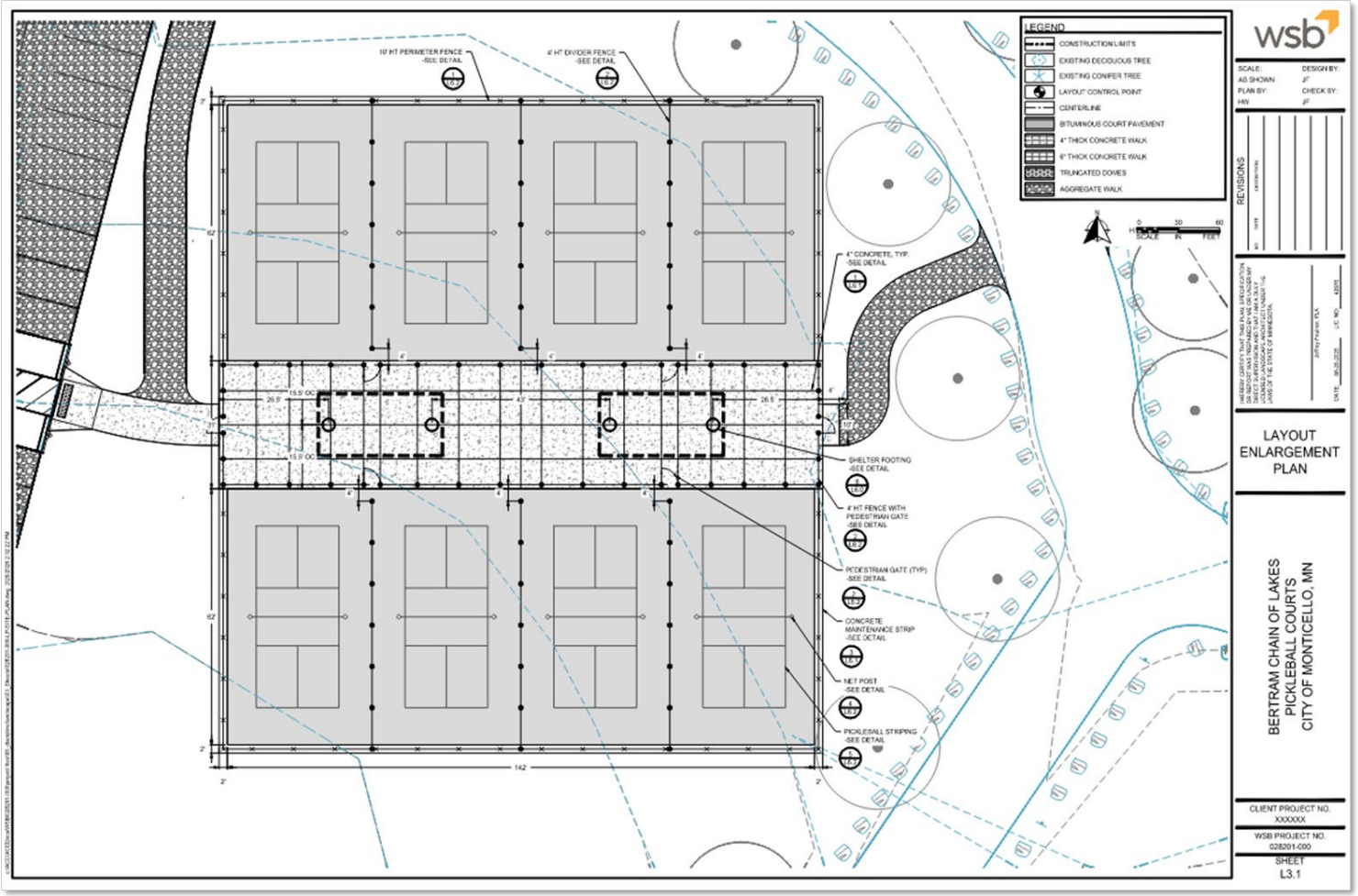
Shade Structure Design

Design preferred by PARC

Layout Plan


LEGEND
CONSTRUCTION LIMITS
EXISTING DECIDUOUS TREE
EXISTING CONIFER TREE
LAYOUT CONTROL POINT
CENTERLINE
BITUMINOUS COURT PAVEMENT
4" THICK CONCRETE WALK
6" THICK CONCRETE WALK
TRUNCATED DOMES
AGGREGATE WALK
wsb
SCALE: AS SHOWN
DESIGN BY: JF
PLAN BY: HN
CHECK BY: JF
REVISIONS
LAYOUT PLAN
BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN
CLIENT PROJECT NO. XXXXXX
WSB PROJECT NO. 028201-000
SHEET L3.0
COMPACTED AGGREGATE WALK -SEE DETAIL
6" CONCRETE -SEE DETAIL
B612 CURB & GUTTER -SEE DETAIL
ADD ALTERNATE 1
PARKING WHEEL STOP -SEE DETAIL
GRAVEL PARKING LOT -SEE DETAIL
4" CONCRETE -SEE DETAIL
ACCESSIBLE PEDESTRIAN RAMP -SEE DETAIL
ACCESSIBLE PARKING SIGN (TYP) -SEE DETAIL
SEE LAYOUT ENLARGEMENT L3.1

Pickleball Plan Enlargement



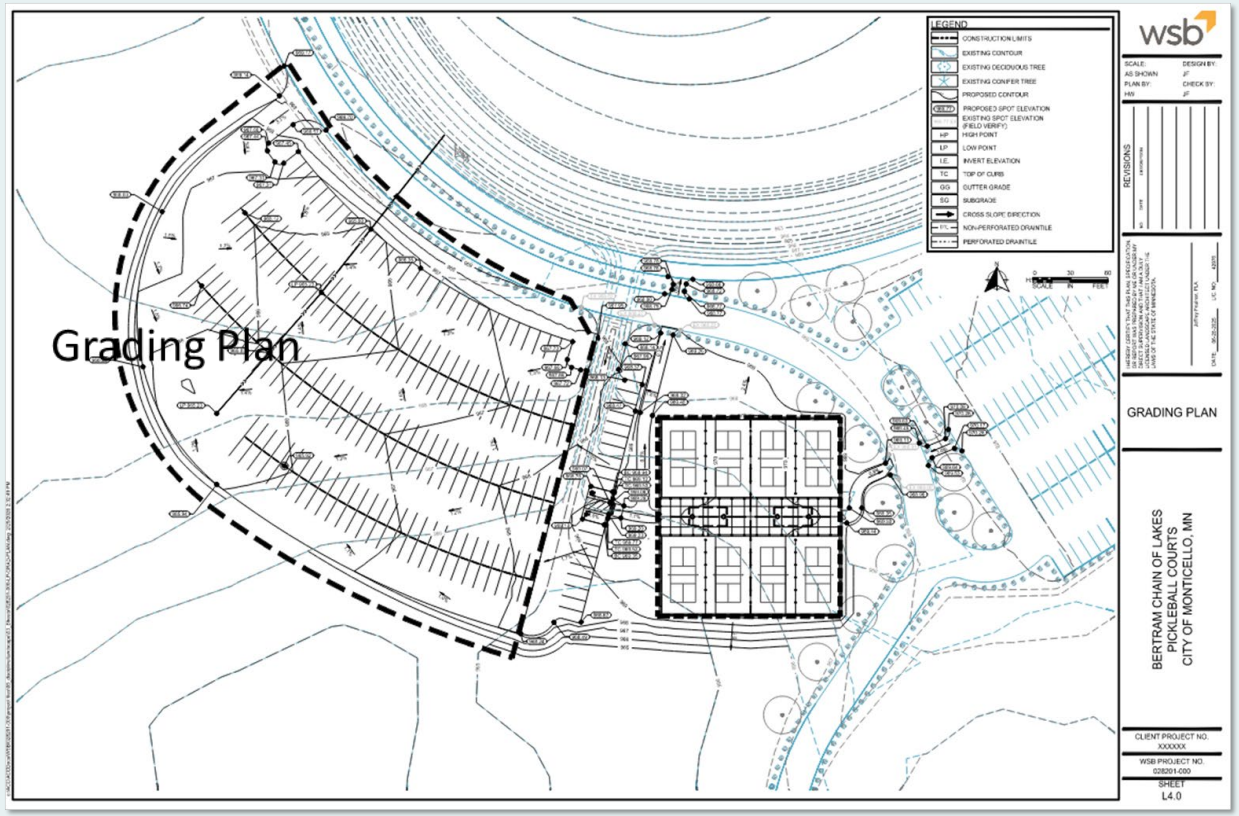
Grading Plan- Alternate 1

Benefits

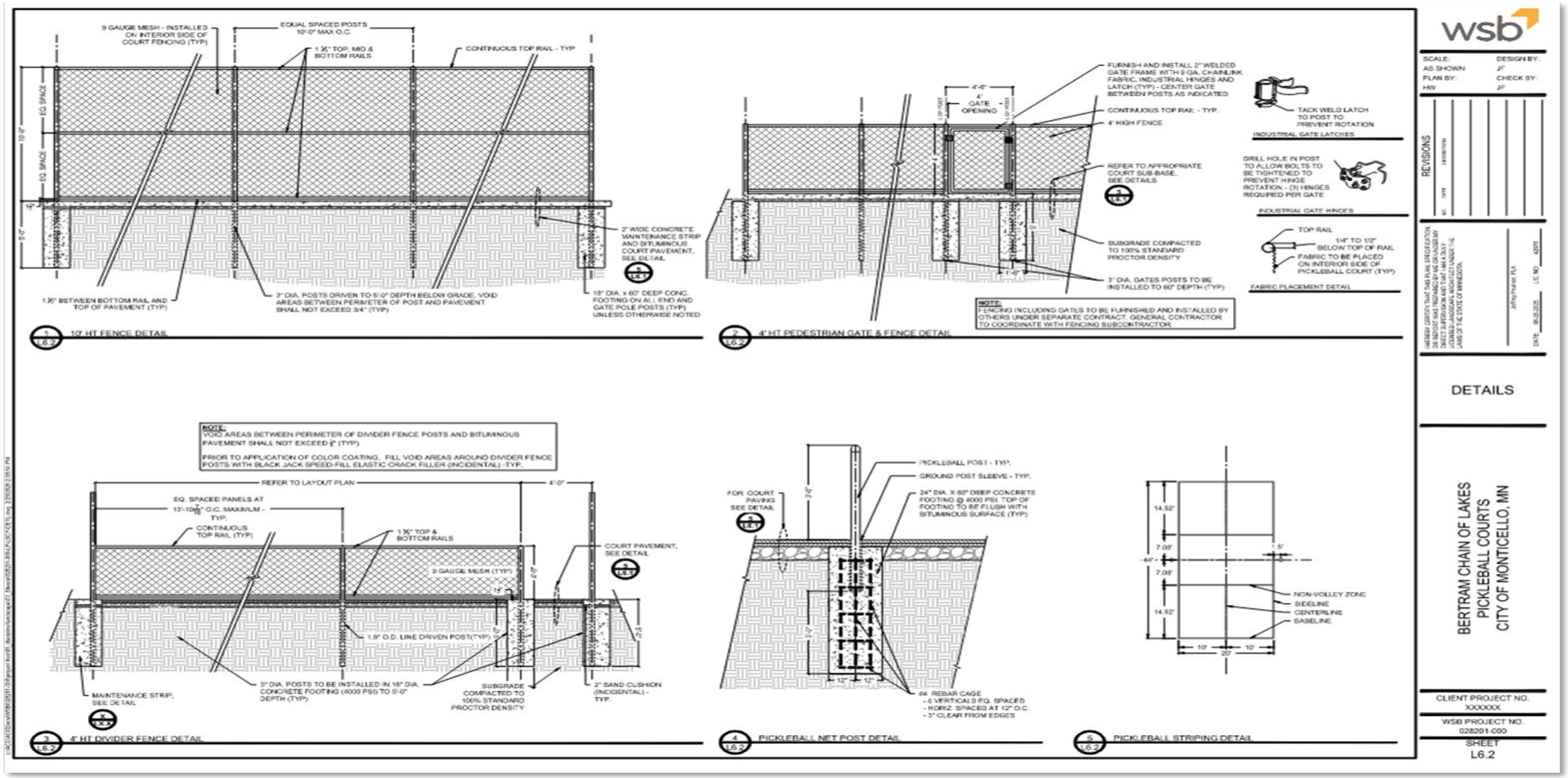
- Constructs gravel parking and trails in alignment with Bertram Master Plan
- Adds parking to serve multipurpose recreation
- Eliminates the pathway connection east of pickleball courts on curve
- Stockpiles site balancing material for west side construction
- Eliminates parking on park service road and allows for thru-traffic

Drawbacks

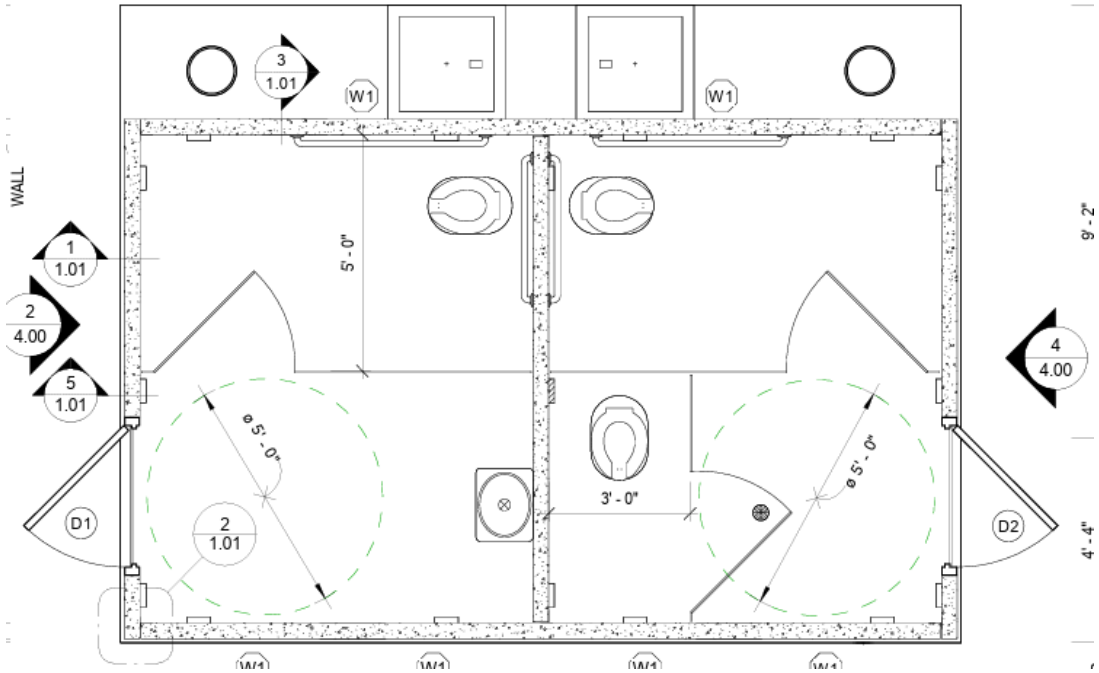
- Shifts interim play
- Increased operation costs



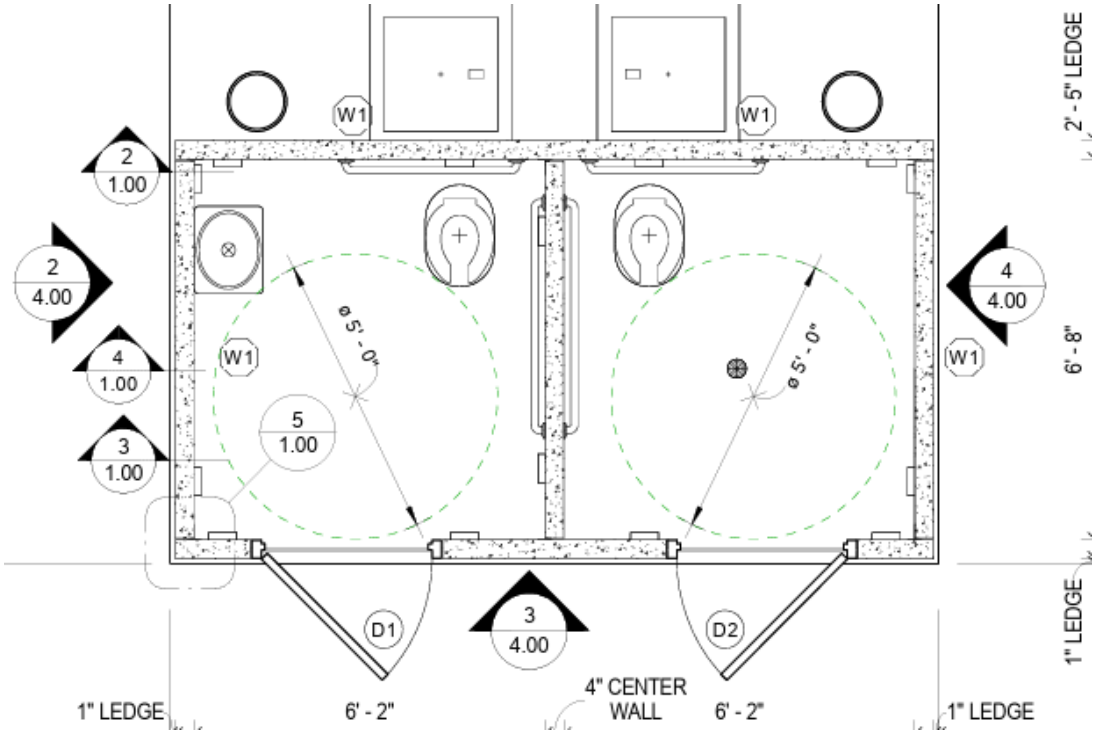
Details


9 GAUGE MESH - INSTALLED ON INTERIOR SIDE OF COURT FENCING (TYP)
EQUAL SPACED POSTS 10'-0" MAX O.C.
1 5/8" TOP, MID & BOTTOM RAILS
CONTINUOUS TOP RAIL - TYP
EQ. SPACE
10'-0"
5'-0"
1 5/8" BETWEEN BOTTOM RAIL AND TOP OF PAVEMENT (TYP)
3" DIA. POSTS DRIVEN TO 5'-0" DEPTH BELOW GRADE. VOID AREAS BETWEEN PERIMETER OF POST AND PAVEMENT SHALL NOT EXCEED 3/4" (TYP)
2" WIDE CONCRETE MAINTENANCE STRIP AND BITUMINOUS COURT PAVEMENT, SEE DETAIL
18" DIA. x 60" DEEP CONC. FOOTING ON ALL END AND GATE POLE POSTS (TYP) UNLESS OTHERWISE NOTED
1 L6.2 10' HT FENCE DETAIL
4'-0" GATE OPENING
FURNISH AND INSTALL 2" WELDED GATE FRAME WITH 9 GA. CHAINLINK FABRIC, INDUSTRIAL HINGES AND LATCH (TYP) - CENTER GATE BETWEEN POSTS AS INDICATED
CONTINUOUS TOP RAIL - TYP.
4' HIGH FENCE
REFER TO APPROPRIATE COURT SUB-BASE, SEE DETAILS
SUBGRADE COMPACTED TO 100% STANDARD PROCTOR DENSITY
3" DIA. GATES POSTS TO BE INSTALLED TO 60" DEPTH (TYP)
NOTE: FENCING INCLUDING GATES TO BE FURNISHED AND INSTALLED BY OTHERS UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE WITH FENCING SUBCONTRACTOR.
TACK WELD LATCH TO POST TO PREVENT ROTATION
INDUSTRIAL GATE LATCHES
DRILL HOLE IN POST TO ALLOW BOLTS TO BE TIGHTENED TO PREVENT HINGE ROTATION. - (3) HINGES REQUIRED PER GATE
INDUSTRIAL GATE HINGES
TOP RAIL
1/4" TO 1/2" BELOW TOP OF RAIL
FABRIC TO BE PLACED ON INTERIOR SIDE OF PICKLEBALL COURT (TYP)
FABRIC PLACEMENT DETAIL
2 L6.2 4' HT PEDESTRIAN GATE & FENCE DETAIL
NOTE: VOID AREAS BETWEEN PERIMETER OF DIVIDER FENCE POSTS AND BITUMINOUS PAVEMENT SHALL NOT EXCEED 3/4" (TYP).
PRIOR TO APPLICATION OF COLOR COATING, FILL VOID AREAS AROUND DIVIDER FENCE POSTS WITH BLACK JACK SPEED-FILL ELASTIC CRACK FILLER (INCIDENTAL) - TYP.
REFER TO LAYOUT PLAN
4'-0"
EQ. SPACED PANELS AT 13'-10 7/16" O.C. MAXIMUM - TYP.
CONTINUOUS TOP RAIL (TYP)
1 5/8" TOP & BOTTOM RAILS
9 GAUGE MESH (TYP)
COURT PAVEMENT, SEE DETAIL
1.66" O.D. LINE DRIVEN POST (TYP)
MAINTENANCE STRIP, SEE DETAIL
3" DIA. POSTS TO BE INSTALLED IN 18" DIA. CONCRETE FOOTING (4000 PSI) TO 5'-0" DEPTH (TYP)
SUBGRADE COMPACTED TO 100% STANDARD PROCTOR DENSITY
2" SAND CUSHION (INCIDENTAL) - TYP.
3 L6.2 4' HT DIVIDER FENCE DETAIL
FOR COURT PAVING SEE DETAIL
PICKLEBALL POST - TYP.
GROUND POST SLEEVE - TYP.
24" DIA. X 60" DEEP CONCRETE FOOTING @ 4000 PSI. TOP OF FOOTING TO BE FLUSH WITH BITUMINOUS SURFACE (TYP)
04 REBAR CAGE
- 6 VERTICALS EQ. SPACED
- HORIZ. SPACED AT 12" O.C.
- 3" CLEAR FROM EDGES
4 L6.2 PICKLEBALL NET POST DETAIL
14.92'
7.08'
44'-0"
7.08'
14.92'
1.5'
NON-VOLLEY ZONE
SIDELINE
CENTERLINE
BASELINE
10'
20'
10'
5 L6.2 PICKLEBALL STRIPING DETAIL
wsb
SCALE: AS SHOWN
DESIGN BY: JF
PLAN BY: HW
CHECK BY: JF
REVISIONS
DETAILS
BERTRAM CHAIN OF LAKES
PICKLEBALL COURTS
CITY OF MONTICELLO, MN
CLIENT PROJECT NO. XXXXXX
WSB PROJECT NO. 028201-000
SHEET L6.2

DNR GRANT VAULT RESTROOMS

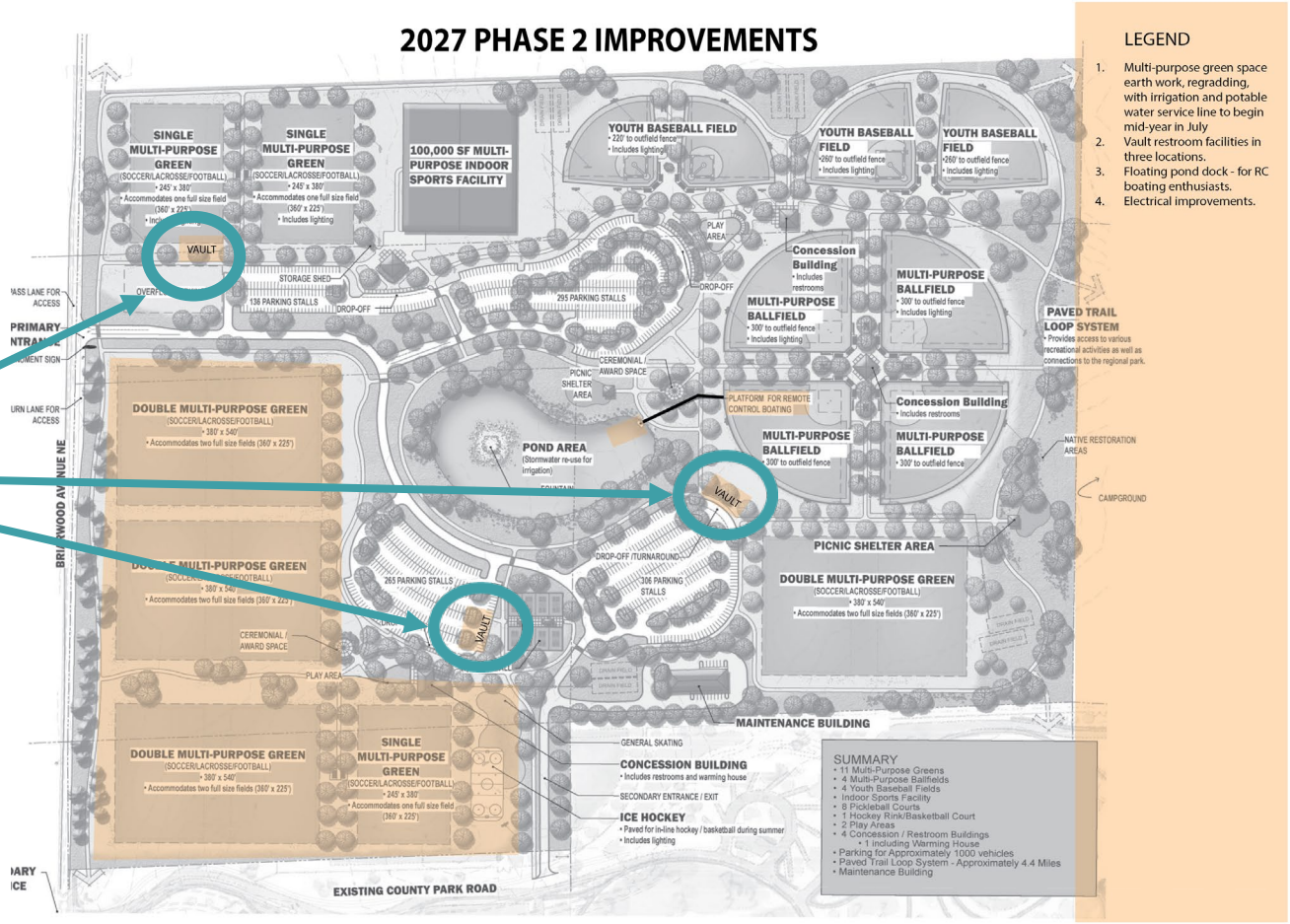


DNR GRANT VAULT RESTROOM



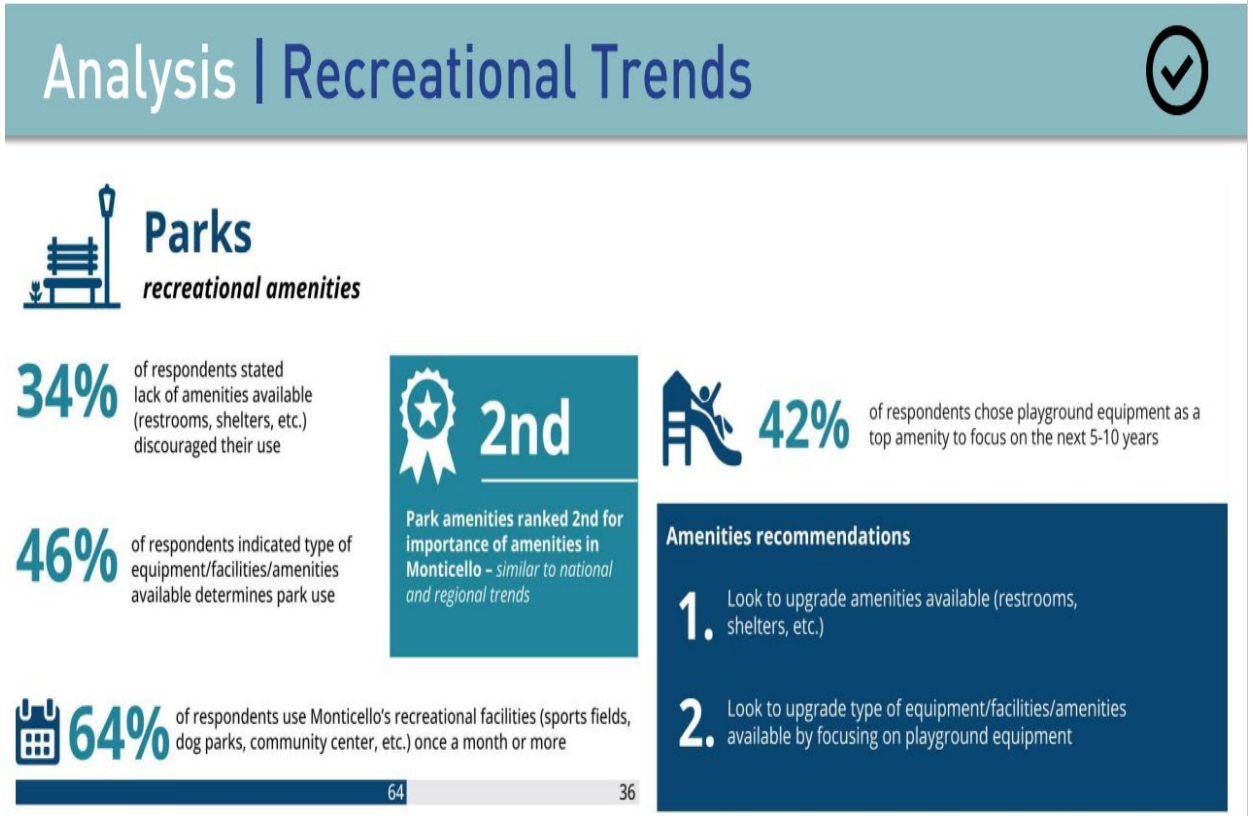
MNDNR GRANT VAULT RESTROOM SITES

Proposed Vault Restroom Sites



Restroom Cost Breakdown

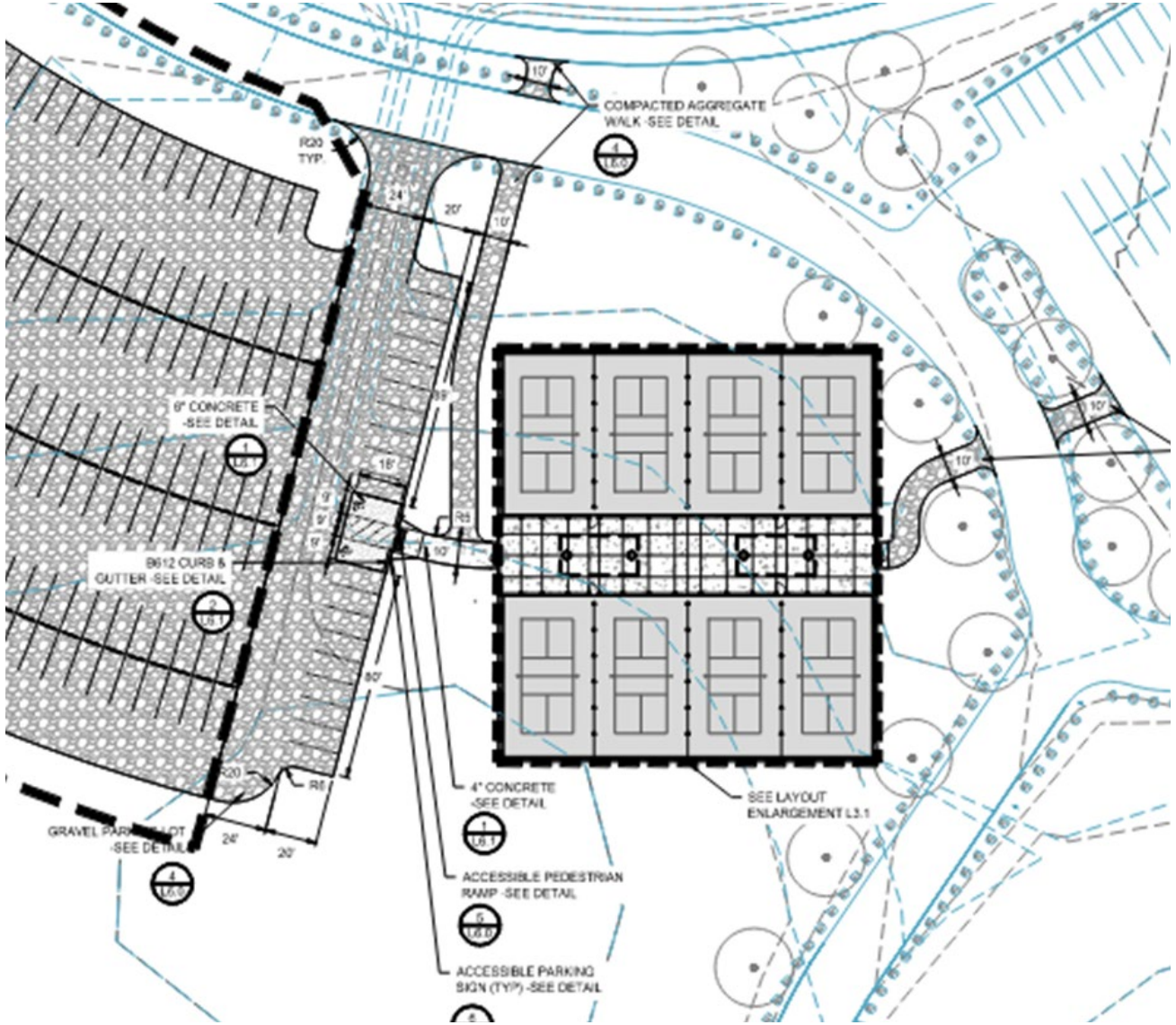
- The two Mallard units $148,412. Applying the same 10 percent increase for 2027 ordering brings their combined cost to roughly $163,253.
- The Wood Duck model, which will serve the pickleball courts, is currently priced at $46,675. With a projected 10 percent increase by the time the unit would be ordered$51,342.
- To support all three structures, staff recommend a single flat concrete pad installation estimated at $15,000. The total estimated cost for this project is $229,595.
- Could be paid for by the BCOL Sales Tax Fund or others funding decided by Council with Match $114,797



PARC Recommendation:

Draft minutes from the Parks, Arts & Recreation Commission Meeting Thursday, February 26, 2026

COMMISSIONER PETERKA MOVED TO RECOMMEND APPROVAL OF THE PICKLEBALL COURT DESIGN WITH THE CHANGES NOTED IN THE DISCUSSION FOR THE COURT COLORS AND THE CANOPY DESIGN, AND TO INCLUDE THE LARGER PARKING LOT AS A BID ALTERNATE. MOTION SECONDED BY COMMISSIONER KOPFF. MOTION CARRIED.



Estimate

Estimated Project Cost:

- Budget $755,000
- Pickleball Base Bid: $696,855
- Parking Lot Alternate Bid 1: $191,450
- Total Project Cost: $ 888,305

SITE WORK

Mat. No.	No.	Item Description	Quantity	Units	EST. UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	1	MOBILIZATION	1	LS	$33,183.55	$33,183.55
2100.614	2	SHADE CANOPY STRUCTURE	2	EA	$40,000.00	$80,000.00
2105.507	3	SELECT GRANULAR BORROW	1,500	CY	$45.00	$67,500.00
2106.601	4	COMMON EXCAVATION	1	LS	$45,000.00	$45,000.00
2130.523	5	WATER (DUST CONTROL)	150	MGAL	$10.00	$1,500.00
2301.504	6	24" CONCRETE MAINTENANCE STRIP	544	LF	$30.00	$16,320.00
2301.504	7	CONCRETE PAVING	5,495	SF	$16.00	$87,920.00
2360.504	8	GRAVEL TRAIL	325	SY	$45.00	$14,625.00
2360.504	9	GRAVEL PARKING	1,050	SY	$55.00	$57,750.00
2360.504	10	COURT BITUMINOUS PAVEMENT W/ BASE	1,957	SY	$45.00	$88,065.00
2531.618	11	TRUNCATED DOMES	16	SF	$65.00	$1,040.00
2540.503	12	10' WINDSCREEN	544	LF	$20.00	$10,880.00
2540.602	13	PICKLEBALL NET AND POST SYSTEM	8	EA	$3,500.00	$28,000.00
2557.503	14	10' 3-RAIL COLOR COATED CHAIN LINK FENCE	544	LF	$100.00	$54,400.00
2557.602	15	4' 2-RAIL CHAIN LINK FENCE WITH SAFETY CAP	682	LF	$65.00	$44,330.00
2557.602	16	4' HIGH, 4' WIDE GATE	6	EA	$1,200.00	$7,200.00
2571.502	17	DECIDUOUS TREE 2" CAL.	10	EA	$850.00	$8,500.00
2573.501	18	ROCK CONSTRUCTION ENTRANCE	1	LS	$2,500.00	$2,500.00
2573.503	19	BIOROLL	250	LF	$4.50	$1,125.00
2573.503	20	SILT FENCE	350	LF	$4.50	$1,575.00
2573.503	21	EROSION CONTROL BLANKET CATEGORY 30	2,000	SY	$5.00	$10,000.00
2575.505	22	NATIVE SEED MIX	1.0	AC	$10,000.00	$10,000.00
2582.618	23	ACRYLIC COLOR SURFACING AND LINE STRIPING	1,957	SY	$13.00	$25,441.00
					SUBTOTAL:	**$696,854.55**

ALTERNATE #1

Mat. No.	No.	Item Description	Quantity	Units	EST. UNIT PRICE	ESTIMATED TOTAL PRICE
2106.601	1	COMMON EXCAVATION	1	LS	$45,000.00	$45,000.00
2360.504	2	GRAVEL PARKING	2,000	CY	$45.00	$90,000.00
2503.503	3	12" RC PIPE	290	LF	$75.00	$21,750.00
2506.503	4	DRAINAGE STRUCTURE	2	EA	$900.00	$1,800.00
2411.502	5	CONCRETE WHEEL STOPS	103	EA	$250.00	$25,750.00
2573.503	6	BIOROLL	700	LF	$4.50	$3,150.00
2575.505	7	NATIVE SEED MIX	0.4	AC	$10,000.00	$4,000.00
					SUBTOTAL:	**$191,450.00**
					TOTAL COST:	**$888,304.55**

Next Steps

Next Steps

Construction Documents:

- 100% Plans and Specs: Early March 2026
- Council Authorization to Bid: March 9, 2026

Bidding:

- Advertise bidding / upload: March 17, 2026
- Bid Opening: April 7, 2026
- Council Award: April 13, 2026
- Construction: Summer 2026

City Council Action Requested

Motion to adopt Resolution 2026-16 approving the plans and specifications, and authorizing advertisement of bids for the Bertram Chain of Lakes Regional Athletic Park Phase III improvements.

Motion to adopt Resolution 2026-17 authorizing submission of a 2026 Minnesota Department of Natural Resources Outdoor Recreation Grant application for Bertram Chain of Lakes Regional Athletic Park improvements.

QUESTIONS?