CITY COUNCIL MEETING

City Hall—Council Chambers, 3989 Central Ave NE
Monday, July 13, 2026
6:00 PM

Mayor
Amáda Márquez Simula
Councilmembers
Connie Buesgens
Rachel James
Justice Spriggs
Laurel Deneen
City Manager
Aaron Chirpich

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC
Members of the public who wish to attend may do so in-person, or by using Microsoft Teams Meeting at http://www.columbiaheightsmn.gov/joinmeeting ID ***280 136 504 322 9,*** *Passcode* ***sf6p5VF2****. For questions, please contact Administration at 763-706-3610.*
Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.

WELCOME/CALL TO ORDER/ROLL CALL

MISSION STATEMENT
Columbia Heights is a vibrant, healthy and connected City. We are here to actively support the community, deliver equitable services, build and strengthen connections, improve upon our past, and uphold our successes. We strive to be better and ensure Columbia Heights is a great place for everyone, today and in the future.

Columbia Heights City Council and Staff Norms.
While we are accountable to each other for these norms, the Mayor and City Manager will help us adhere to them with respectful reminders and reinforcement as needed.

PLEDGE OF ALLEGIANCE
"I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

APPROVAL OF AGENDA
(The Council, upon majority vote of its members, may make additions and deletions to the agenda. These may be items submitted after the agenda preparation deadline.)

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

A. Disability Independence Day
Accepting Proclamation: Paige Debner and Pastor Susan Debner

B. Monarch Festival
Accepting Proclamation: Angela Montero

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Council

Report of the City Manager

COMMUNITY FORUM

The Community Forum is an opportunity to address the City Council about items not scheduled for a public hearing.

> *All speakers must provide their name and connection to Columbia Heights. In-person speakers should complete a form for the City Clerk and introduce themselves at the podium. Virtual speakers should send their information to the moderator via chat and turn on their camera when called.*

Comments are limited to five minutes. Disrespectful language is not allowed. The Council may ask questions or refer items for follow-up but typically does not take action during the forum.

CONSENT AGENDA

These items are considered to be routine by the City Council and will be enacted as part of the Consent Agenda by one motion. Items removed from consent agenda approval will be taken up as the next order of business. (The City Council will make motion to approve the Consent Agenda following the statement of all items.)

1. **Approve June 22, 2026, City Council Meeting Minutes.**
   Presenting Item: Aaron Chirpich, City Manager
   MOTION: Move to approve the June 22, 2026, City Council meeting minutes.

2. **Accept April 7, 2026, Planning Commission Minutes.**
   Presenting Item: Aaron Chirpich, City Manager
   MOTION: Move to accept the April 7, 2026, Planning Commission meeting minutes.

3. **Accept June 1, 2026, Economic Development Authority Minutes.**
   Presenting Item: Aaron Chirpich, City Manager
   MOTION: Move to accept the June 1, 2026, Economic Development Authority meeting minutes.

4. **Accept June 3, 2026, Library Board Minutes.**
   Presenting Item: Aaron Chirpich, City Manager
   MOTION: Move to accept the June 3, 2026, Library Board meeting minutes.

5. **Adopt Resolution 2026-46: Transfer Certain Funding To Government Buildings Fund 411.**
   Presenting Item: Aaron Chirpich, City Manager
   MOTION: Move to waive the reading of Resolution 2026-46, there being ample copies available to the public.
   MOTION: Move to adopt Resolution 2026-46, being a resolution transferring certain funding to Government Buildings Fund 411.

6. **Approve Resolution 2026-47, Designating Election Judges and Election Judge Salaries for August 11, 2026, State Primary Election.**

Presenting Item: *Aaron Chirpich, City Manager*
MOTION: Move to waive the reading of Resolution 2026-47, there being ample copies available to the public.
MOTION: Motion to approve Resolution 2026-47, designating elections judges and setting election judge salaries for the 2026 State of Minnesota Primary.

7. Approval of Workstation Expansion and Related Proposals.
Presenting Item: *Aaron Chirpich, City Manager*
MOTION: Move to approve the proposals from Fluid in the amount of $26,688.52, Collins Electrical and Technology in the amount of $3,280, and Continua in the amount of $1,982.54 for the installation of two additional workstations, associated furniture, and electrical and data infrastructure for the Community Development Department and to authorize the City Manager to execute all agreements necessary to complete the project.

8. License Agenda.
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to approve the items as listed on the business license agenda for July 13**,** 2026, as presented.

9. Rental Occupancy Licenses for Approval
Presenting Item: *Aaron Chirpich, City Manager*
MOTION: Move to approve the items listed for rental housing license applications for July 13, 2026, in that they have met the requirements of the Property Maintenance Code.

10. Review of Bills.
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of $2,162,057.69.

PUBLIC HEARINGS
No Public Hearings.

ITEMS FOR CONSIDERATION

Ordinances and Resolutions

11. Consideration of Resolution 2026-042, a Conditional Use Permit for a Car Wash at 47th and Central Ave
Presenting Item: *Ursula Brandt, City Planner*
MOTION: Move to waive the readings of Resolution No. 2026-042, there being ample copies available to the public.
MOTION: Move to approve Resolution No. 2026-042, a Conditional Use Permit allowing a Car Wash at the anticipated address of 4707 Central Ave NE, Columbia Heights, MN 55421, subject to the conditions stated in the resolution.

12. Consideration of Resolution 2026-043, for a Variance for Reduced Parking Lot Setbacks for 81 38th Ave NE.
Presenting Item: Ursula Brandt, City Planner
MOTION: Move to waive the reading of draft Resolution No. 2026-043, there being ample copies available to the public.
MOTION: Move to approve Resolution No. 2026-043, a Variance allowing a 0 ft parking setback for 81 38th Ave NE.

13. Consideration of Resolution 2026-045, Granting a Rental Density Cap Exemption for 4332 Leander Ln NE.
Presenting Item: Ursula Brandt, City Planner
MOTION: Move to waive the reading of Resolution 2026-045, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-045, a resolution approving the single-family rental exemption request for the rental application at 4332 Leander Lane NE.

Bid Considerations

14. Consideration of Resolution 2026-48, Being A Resolution Accepting Bids and Awarding a Contract For 2026 Street Program – Municipal State Aid (MSA) Street Mill & Overlay, City Project 2602.
Presenting Item: Rochelle Widmer, City Engineer
MOTION: Move to waive the reading of Resolution 2026-48, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-48 being a resolution accepting bids and awarding the 2026 Street Program – MSA Street Mill & Overlay, City Project 2602 to ASTECH Corp. of St. Cloud, Minnesota, based upon their low, qualified, responsible bid in the amount of $1,152,710.75, to authorize the Mayor and City Manager to enter into a contract for the same, and to increase the original project budget commensurate with the actual bid.

New Business and Reports
No New Business or Reports.

ADJOURNMENT

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Columbia Heights City Council and Staff Norms

While we are accountable to each other for these norms, the Mayor and City Manager will help us adhere to them with respectful reminders and reinforcement as needed.

Behavioral Norms

1. We will assume others best intentions.
2. We will exercise humility.
3. We will praise publicly and criticize privately.
4. We will focus on the policy and not personalities.
5. We will do our best to de-escalate contentious interactions.
6. We will provide reasonable notice to the Mayor and City Manager of any changes or additions we wish to make at a Council meeting so that the Mayor is prepared to manage the meeting.
7. We will show respect for one another by:
    a. Paying attention to others when they are speaking.
    b. Not interrupting others.
    c. Listening to understand others, not simply to respond to them.
    d. Honoring each other in public and protecting one another in their absence.
    e. Not bullying others.

Operational Norms

1. Council members and staff will respect the Mayor's role to chair our meetings by:
    a. Waiting to be called on before speaking so that others can consider our contributions.
    b. The Mayor and City Manager will bring closure to policy discussions, public comment, and other similar "final word" situations.
2. Once a decision has been made by the Council, we will support the implementation of that decision even if we did not support the decision itself.
3. If Council has a request of staff, they will direct their request to the City Manager and the Division Director for coordination with staff unless the City Manager decides otherwise.
4. If Council has a question about a staff member, they will raise that with the City Manager privately before raising it publicly.
5. When Council is considering a topic, it is incumbent upon Council members to ask sufficient questions to ensure they are making informed decisions.
6. Council and staff will address each other by their titles when engaging each other in any official capacity and will use first names in informal settings.

COLUMBIA HEIGHTS

PROCLAMATION

Disability Independence Day: July 26, 2026

July 26 marks Disability Independence Day, commemorating the signing of the Americans with Disabilities Act (ADA) in 1990, landmark civil rights legislation that affirmed the rights of people with disabilities and helped ensure equal access to employment, public services, transportation, public accommodations, and community life.

Disability Independence Day recognizes the ongoing work to promote accessibility, inclusion, equal opportunity, and full participation for people with disabilities. It is also a time to celebrate the achievements, contributions, and leadership of individuals with disabilities who strengthen our communities every day.

The City of Columbia Heights is committed to fostering a welcoming and inclusive community where all residents are treated with dignity and respect. Through continued efforts to improve accessibility, remove barriers, and promote equitable opportunities, the City strives to ensure that residents of all abilities can fully participate in civic, recreational, educational, and community life.

Disability Independence Day serves as a reminder that accessibility benefits everyone and that building inclusive communities requires ongoing collaboration, awareness, and commitment. Columbia Heights proudly joins communities across the nation in recognizing the importance of advancing independence, opportunity, and full participation for all people.

I, Amáda Márquez Simula, Mayor of Columbia Heights, do hereby proclaim **July 26, 2026** to be **Disability Independence Day** in the City of Columbia Heights, County of Anoka, State of Minnesota, U.S.A.

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Amáda Márquez Simula, Mayor
July 13, 2026

COLUMBIA HEIGHTS

PROCLAMATION

Monarch Festival: July 23, 2026

The Monarch butterfly is renowned for its remarkable migration, traveling thousands of miles across North America and serving as an important symbol of environmental stewardship, resilience, and interconnectedness.

Monarch butterflies play a vital role in supporting healthy ecosystems through pollination and serve as an indicator of environmental health. Their annual migration reminds us of the importance of protecting natural habitats and preserving resources for future generations.

Columbia Heights is a leader in the Mayor's Monarch Pledge and remains committed to protecting Monarch butterflies and other pollinators through habitat restoration, environmental education, and community engagement initiatives.

The Monarch's extraordinary journey also reflects the experiences of many residents who have traveled great distances in search of opportunity, safety, and a place to call home. As one of Minnesota's most diverse communities, Columbia Heights celebrates the contributions of immigrants, refugees, and families from around the world whose cultures, traditions, and experiences enrich our city.

Just as Monarch butterflies depend on welcoming habitats throughout their migration, strong communities thrive when they foster inclusion, belonging, and mutual support. Columbia Heights is proud to be a community that embraces diversity and recognizes the strength that comes from people of different backgrounds working together.

The City proudly celebrates the Columbia Heights Monarch Festival on July 23, 2026, bringing residents together to celebrate conservation, community, cultural diversity, and the shared responsibility of creating a vibrant and welcoming city for all.

I, Amáda Márquez Simula, Mayor of Columbia Heights, do hereby proclaim **July 23, 2026** to be **Monarch Butterfly Day** in the City of Columbia Heights, County of Anoka, State of Minnesota

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Amáda Márquez Simula, Mayor
July 13, 2026

CITY COUNCIL MEETING

City Hall—Council Chambers, 3989 Central Ave NE
Monday, June 22, 2026
6:00 PM

Mayor
Amáda Márquez Simula
Councilmembers
Connie Buesgens
Rachel James
Justice Spriggs
Laurel Deneen
City Manager
Aaron Chirpich

MINUTES

The following are the minutes for the Meeting of the City Council held at 6:00 pm on Monday, June 22, 2026, in the City Council Chambers, City Hall, 3989 Central Avenue NE, Columbia Heights, Minnesota.

WELCOME/CALL TO ORDER/ROLL CALL
Mayor Márquez Simula called the meeting to order at 6:00 pm.

Present: Mayor Márquez Simula; Councilmember Deneen; Councilmember Spriggs; Councilmember James

Absent: Councilmember Buesgens

Also Present: Aaron Chirpich, City Manager; Jesse Hauf, IT Director; Sara Ion, City Clerk; Dan O'Brien, Fire Chief; John Stutzman, Parks and Recreation Director; Christen Craig, City resident; Jonathan Aldrich, Fire Captain; Kyle Hall, Fire Captain; Alex Katterjohn, Firefighter/Inspector; Quinn Rod, Firefighter/Inspector

MISSION STATEMENT
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A. Columbia Heights City Council and Staff Norms.
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PLEDGE OF ALLEGIANCE
"I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

APPROVAL OF AGENDA
Motion by Councilmember Deneen, seconded by Councilmember James, to approve the Agenda as presented. All Ayes, Motion Carried 4-0.

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

A. Introduction of New Fire Department Personnel.
Presented by Dan O'Brien, Fire Chief

DRAFT

Fire Chief O'Brien introduced the new Fire Department personnel. Jonathan Aldrich, Fire Captain, started as a fire explorer in 2000 and joined the City's reserve division in 2005, and became a paid on-call firefighter in 2005, and is now hired to train other firefighters.

Kyle Hall, Fire Captain, was a fire explorer and became a member of the Fire Department in 2009. He was a firefighter inspector in 2020 and was appointed Fire Captain in 2026. Quinn Rod, Firefighter/Inspector, was a fire explorer in 2019 and joined as a paid-on-call firefighter in 2020. Alex Katterjohn, Firefighter/Inspector, joined the Fire Department in 2025.

The new Fire Department personnel introduced themselves and thanked the Council.

B. Galdogob, Somalia, Sister City Day

Mayor Márquez Simula proclaimed July 01, 2026, as Sister City Day and read the City's proclamation.

C. Juneteenth
Accepting Proclamation: Christen Craig

Mayor Márquez Simula proclaimed June 19, 2026, as Juneteenth Freedom Day, and Council Member James read the City's proclamation.

Christen Craig accepted the Proclamation. She read a quote from Isabella Wilkerson's book "Caste: The Origins of Our Discontents" and noted that Juneteenth is a day where those who are descendants of people who were enslaved can recall the fortitude and perseverance of their ancestors. She explained that she is a descendant of enslaved people. She explained that her descendants went on to find their own freedom and speak up for injustices they were experiencing. The work of her ancestors has allowed her to be a first-generation graduate three times and a homeowner in the City. She noted that she was proud of how the City handled Operation Metro Surge because it showed fortitude and perseverance against injustice.

D. Park and Recreation Month
Accepting Proclamation: John Stutzman, Parks and Recreation Director

Mayor Márquez Simula proclaimed July 2026 as Park and Recreation Month, and Councilmember Deneen read the City's proclamation.

City Manager Chirpich noted that Parks and Recreation Director Stutzman was on his way and would be attending the meeting shortly. Márquez Simula suggested that the Council move on to City Council and Administrative Reports until Parks and Recreation Director Stutzman arrives at the meeting.

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Council

DRAFT

Councilmember James stated she attended the Columbia Heights Peace Breakfast, the Columbia Heights High School graduation, meetings with other Councilmembers and staff regarding the right to renew, and the Public Hearing regarding Central Avenue. She shared a statement regarding the Public Hearing for Central Avenue and highlighted the need for safety for everyone, expressed support for creating a safer corridor, improving transit access, upgrading aging infrastructure, and making it easier for people to walk and bike throughout the community. She noted the support of emergency personnel. She expressed concern regarding the impact the construction will have on businesses and explained that the City will work with MnDOT and businesses to ensure there is minimal impact. She added that she hosted a Monarca Democracy Defense training.

Councilmember Deneen noted that she attended the Public Hearing for Central Avenue and agreed with Councilmember James' comments. She noted that she attended the community event at Huset Park, and explained that there are QR codes around the City that will encourage residents to provide feedback for the Park Master Plan.

Councilmember Spriggs stated he attended the Central Avenue Public Hearing and a virtual presentation on wealth and income inequality.

Mayor Márquez Simula mentioned she attended the City's Peace Breakfast, the Sustainability Commission meeting, and congratulated the recent high school graduates. She stated she attended a Cities for Safer and Stable Communities meeting, a meeting with the City Manager, and the Central Avenue Public Hearing. She mentioned that the Art Info Fair was cancelled due to rain.

Report of the City Manager

City Manager Chirpich noted that it is Jamboree week and that there would be a time capsule opening on June 25th at noon. The time capsule was placed on July 3rd, 1976. The City is developing a 10-year Parks and Recreation system plan to guide future planning and improvements for parks, trails, recreation facilities, and natural spaces throughout the community. The system plan website can be found on the City's website and Facebook page, and there is a link for the public to provide feedback.

City Manager Chirpich reviewed the activities for the Jamboree event. The parade is scheduled for June 26th at 6:00 pm, fireworks will take place on Saturday, June 27th at dusk, and Music in the Park will take place on Sunday from 1:00 until 4:00 pm at Huset Park East. The rescheduled Art and Info Fair will be on August 19th from 4:00 until 7:00 pm.

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS (cont.)

D. Park and Recreation Month (cont.)

Parks and Recreation Director Stutzman accepted the Proclamation and explained that he is excited to bring his passion and excitement to the City. He thanked the Council.

COMMUNITY FORUM

There were no Community Forum comments.

CONSENT AGENDA

Motion by Councilmember Spriggs, seconded by Councilmember James, to approve the Consent Agenda as presented. All Ayes, Motion Carried 4-0.

1. **Approve June 1, 2026, City Council Work Session Meeting Minutes.**
   Presenting Item: City Manager Aaron Chirpich
   MOTION: Move to approve the June 1, 2026, City Council Work Session meeting minutes.

2. **Approve June 8, 2026, City Council Meeting Minutes.**
   Presenting Item: City Manager Aaron Chirpich
   MOTION: Move to approve the June 8, 2026, City Council meeting minutes.

3. **Approve June 16, 2026, Special City Council Meeting Minutes.**
   Presenting Item: City Manager Aaron Chirpich
   MOTION: Move to approve the June 16, 2026, Special City Council meeting minutes.

4. **Adopt Resolution 2026-041, Amending the Capital Equipment Budget (Fund 431) for the Replacement of Unit 0402 with a 2026 Ford F-350 4x4 XLT with Forestry Upfitting, Including Vehicle Disposal.**
   Presenting Item: *Aaron Chirpich, City Manager*
   MOTION: Move to waive the reading of Resolution 2026-041, there being ample copies available to the public.
   MOTION: Move to adopt Resolution 2026-041, Amending the Capital Equipment Budget (Fund 431) for the Replacement of Unit 0402 with a 2026 Ford F-350 4x4 XLT with Forestry Upfitting, including Vehicle Disposal.

5. **Adopt Resolution 2026-44, City Approval of Special Legislation Related to the Alatus Tax Increment Financing (TIF) District at 4300 Central.**
   Presenting Item: *Aaron Chirpich, City Manager*
   MOTION: Move to waive the reading of Resolution 2026-044, there being ample copies available to the public.
   MOTION: Motion to adopt Resolution 2026-044, approving laws of Minnesota 2026, chapter 128, article 6, section 6, relating to the Alatus Tax Increment Financing District.

6. **Approval of Final Payment for 2024 Safe Routes to School, City Project 1807.**
   Presenting Item: Aaron Chirpich, City Manager
   MOTION: Move to accept the work for the 2024 Safe Routes to School, City Project 1807, and authorize final payment of $24,899.79 to Concrete Idea, Inc. of Plymouth, Minnesota.

7. **Approve Actions of the Columbia Heights Volunteer Relief Association**
   Presenting Item: *Aaron Chiprich, City Manager*
   MOTION: Move to approve the amendment to the Columbia Heights Volunteer Relief Association Bylaws as approved by the Columbia Heights Volunteer Relief Association Board of Trustees and general membership.

DRAFT

8. License Agenda.
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to approve the items as listed on the business license agenda for June 22, 2026, as presented.

9. Rental Occupancy Licenses for Approval.
Presenting Item: *Aaron Chirpich, City Manager*
MOTION: Move to approve the items listed for rental housing license applications for June 22, 2026, in that they have met the requirements of the Property Maintenance Code.

10. Review of Bills.
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list of claims paid by check and by electronic funds transfer in the amount of $1,056,647.00.

ADJOURNMENT
Motion by Councilmember Deneen, seconded by Councilmember James, to adjourn. All Ayes, Motion Carried 4-0.

Meeting adjourned at 6:43 pm.

Respectfully Submitted,

_____
Sara Ion, City Clerk/Council Secretary

DRAFT

PLANNING COMMISSION

City Hall—Council Chambers, 3989 Central Ave NE
Tuesday, April 07, 2026
6:00 PM

MINUTES

ATTENDANCE INFORMATION FOR THE PUBLIC
Members of the public who wish to attend may do so in-person, or by using Microsoft Teams Meeting at http://www.columbiaheightsmn.gov/joinameeting *ID* ***234 643 985 190 91,*** *Passcode* ***2cw7ew3d****.*
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CALL TO ORDER/ROLL CALL

Commissioners present: Dirk Schmitz, Paul Moses, Clara (Wolfe) Christopherson, Ahmed Maameri

Commissioners absent: Jeffrey Johnson, Karl Rehfuss, John Gianoulis

Also present: Ursula Brandt, City Planner; Sarah LaVoie, Administrative Assistant; Mitch Forney, Community Development Director; Rachel James, Council Liaison

1. Oath of Office (One Commissioner; April 2026 - March 2029)

Christopherson mentioned that the commissioner who was going to take the Oath of Office was not present, and items 1-3 would be tabled until the next meeting.

Motion by Moses, seconded by Maameri, to table items one through three until the next Planning Commission meeting. All ayes. MOTION PASSED.

2. Overview of Boards and Commission Orientation

This item was tabled.

3. Election of Planning Commission Officers

This item was tabled.

APPROVE MINUTES

4. MOTION: Approve March 3rd, 2026 Planning Commission Meeting Minutes as presented.

Motion by Maameri, seconded by Schmitz, to approve the minutes from the meeting of March 03, 2026 All ayes. MOTION PASSED

PUBLIC HEARINGS

This is the public's opportunity to speak regarding this matter. Speakers that are in-person are asked to complete a Speaker Form and submit it to City Staff. Speakers attending virtually should send a request to speak with this information to the moderator using the chat function and wait to be called on to speak. When speaking, virtual attendees should turn their camera on. Speakers should limit their comments to five (5) minutes. Any comments made after the public hearing is closed will not be considered by the Planning Commission and will not be included as part of the formal record for this matter as the item will have been voted on and the item formally closed by the Commission.

5. Vacation of Existing Drainage and Utility Easement at 1515 44th Avenue NE

Introduction: Brandt stated in 2025 that Duffy Development Company, Inc was selected by Anoka County, the property owner of 1515 44th Avenue NE, to redevelop the lot into an affordable apartment building. The applicant approached Staff to discuss possible options that would be compliant with the current City Code. During this discussion, the applicant noted that the lot had existing easements that, if maintained, would hinder the process of redevelopment.

Brandt explained that upon review, the applicant and staff determined that the "utility and drainage easement" labeled Easement 'B' is the fire lane easement that allowed fire truck access around the assisted living facility on the adjoining property. A land survey was conducted it was determined that the constructed fire lanes are misaligned with the easements.

Brandt reviewed the current status and noted that staff have coordinated with City Engineering and the City Fire Chief to confirm the findings. Comments are attached to the Agenda Packet. Staff will continue to work to ensure that all requirements will be met in the redevelopment of the site for access to the buildings on the adjoining properties. Attached to the Agenda Packet is the plat and land survey identifying the easement to be vacated. Once approved, the applicant is responsible for filing the vacations with Anoka County.

Brandt stated the Zoning Ordinance requires the Planning Commission to hold a public hearing on the application for the vacation of a street, alley, or other public right-of-way and submit its recommendation to the City Council. The subject property at 1515 44th Ave NE is zoned R-3 Limited multiple-family residential. The surrounding area is zoned residential, R-3 to the east, R-2A - two-family residential to the west, and R-1 - single-family residential to the south, with open space to the north.

Brandt noted that the City's 2040 Comprehensive Plan guides the subject sites as "High Density Residential" as well as the area to the east, "Low Density Residential" to the south and west, and "Park" space to the north. She reviewed the findings of fact. Section 9.104 (J) of the Zoning Ordinance outlines certain findings of fact that must be met in order for the City to grant approval for an easement vacation. The findings are as follows: The City Council shall make each of the following findings before vacating a street, alley, or other public right-of-way:

a) No private rights will be injured or endangered as a result of the vacation. This is correct.

b) The public will not suffer loss or inconvenience as a result of the vacation. This is correct.

Questions/Comments from Members:

Schmitz asked if the proposed easement would affect the easement in block two. Brandt replied that it would not affect the block, and the request was strictly for block one.

Maameri asked if the Fire Department had any concerns that were resolved. Brandt replied that there were no concerns. Maameri pointed out that the applicants have determined utility and drainage easement and wondered if the fire lane easement allows fire truck access to the assisted living facility. Brandt replied that the Fire Department is still using the paved fire lane, and they will work with the applicant to ensure that the fire lane can be used during construction.

Public Hearing Opened.

Christopherson opened the Public Hearing. There were no public comments.

Public Hearing Closed.

(Commissioner comments, if any)

Motion by Christopherson, seconded by Moses, to close the public hearing. All ayes. MOTION PASSED.

Motion by Moses, seconded by Schmitz, to recommend that the City Council approve Resolution 2026-019, vacating the drainage and utility easement, easement 'B' at 1515 44th Avenue NE as presented. All ayes. MOTION PASSED.

Motion by Christopherson, seconded by Moses, to waive the reading of draft Resolution 2026-019 there being ample copies available to the public. All ayes. MOTION PASSED.

6. Variance for reduced parking requirement for 999 50th Ave NE

Introduction: Brandt stated in 2016 that the last remaining tenant, a dental office, vacated the property at 999 50th Avenue, resulting in the building remaining fully vacant to the present day. Over the past decade, City staff have received multiple inquiries regarding potential redevelopment of the site; however, none have advanced to an approved or completed project.

Brandt noted that in 2022, A & A Properties acquired the subject property and initiated an evaluation of potential uses for the existing building. The applicant has engaged in ongoing discussions with City staff to identify site constraints and applicable regulatory requirements. Staff has advised that any proposed use would require the building to be brought into compliance with current building and fire codes, including accessibility requirements under the Americans with Disabilities Act and the installation of an approved fire suppression system.

Brandt explained that based on these discussions, both staff and the applicant have concluded that establishing a viable use within the approximately 12,000 square foot building would present significant challenges. Specifically, compliance with applicable health and safety standards, in combination with the need to maintain a parking demand not exceeding 41 spaces, substantially limits feasible reuse options for the property.

Brandt stated A & A Properties is requesting approval of a variance from the off-street parking requirements for the property located at 999 50th Avenue NE. The applicant is proposing to establish a café/restaurant (food service, full-service) within the existing building. For this use, City Code 9.106 (L), requires off-street parking equal to 30 % of the building's occupant capacity, which results in a requirement of 53 parking spaces. The subject property currently contains 41 parking spaces, resulting in a deficiency of 12 spaces. The applicant seeks a variance for the following:

1. Variance to allow a 12-space reduction in required parking, from 53 to the existing 41 parking spaces.

Brandt noted that the Zoning Ordinance requires the Planning Commission to hold a public hearing on the application for the variance and submit its recommendation to the City Council. The subject property is zoned GB (General Business), and the surrounding area is zoned GB to the east and north, with R-2B (One and Built as Duplex Residential) to the south and R-2A (One and Two Family Residential) to the east. The use of the property as a business and food service complies with the Zoning Code and is otherwise code-compliant.

Brandt mentioned that the City's 2040 Comprehensive Plan guides the subject site as "Commercial" as well as the area to the south, east, and north, and the west as "Medium Density Residential". The proposed use and parking variance is consistent with the goals and intent of the Comprehensive Plan.

Brandt stated that staff have reviewed the variance materials submitted, including floor plans, applicant narrative, and site plan illustrating the proposed use of the building and its relation to adjacent properties and structures, as well as the existing parking associated with this property.

Brandt reviewed the findings of fact. Section 9.104 (G) of the Zoning Ordinance outlines required findings of fact that must be met for the City to grant approval for a Variance. The findings are as follows: The City Council shall make each of the following findings before granting a variance:

a) Because of the particular physical surroundings, or the shape, configuration, topography, or other

conditions of the specific parcel of land involved, strict adherence to the provisions of this article would cause practical difficulties in conforming to the zoning ordinance. The applicant, however, is proposing to use the property in a reasonable manner not permitted by the zoning ordinance.

This is correct. Strict adherence to the off-street parking requirements would result in practical difficulties due to the specific conditions of the subject property. The existing building occupies a significant portion of the site, and the parcel is further constrained by surrounding development, limiting the ability to expand or reconfigure the site to accommodate additional parking. In addition, since the construction of the building, the City's zoning ordinance has been amended, resulting in increased parking requirements. As a result, if the entire building is utilized only three uses allowed in the General Business District could meet current parking standards on this property. Despite these constraints, the applicant is proposing a reasonable use of the property by establishing a café/restaurant within the existing structure, which is consistent with the intent of the zoning district.

b) The conditions upon which the variance is based are unique to the specific parcel of land involved and are generally not applicable to other properties within the same zoning classification.

This is correct. The site contains an existing building that occupies a substantial portion of the parcel, limiting opportunities for site modification. In addition, physical constraints, including a change in elevation between the subject property and adjacent parcels, restricts the ability to expand parking or establish shared parking arrangements with neighboring properties. These site specific conditions distinguish the property from others in the General Business zoning district.

c) The practical difficulties are caused by the provisions of this article and have not been created by any person currently having a legal interest in the property.

This is correct. The practical difficulties are not caused by the current property owner or any person having legal interest but due to changes in the zoning code.

d) The granting of the variance is in harmony with the general purpose and intent of the Comprehensive Plan.

This is correct. The Comprehensive plan calls for reinvestment, renovation, and modernization of the City's commercial districts.

e) The granting of the variance will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements in the vicinity.

This is correct. The granting of this variance will result in a new restaurant in a building that has been left vacant for more than a decade.

Questions/Comments from Members:

Moses asked staff if there was concern about overflow into the Aldi parking lot. Brandt replied that there have been no comments from Aldi, and Aldi received a notice.

Maameri asked if there was an ability to have on-street parking. Brandt replied that on-street parking is available outside of the building. She added that staff could work with the Engineering Department to discuss any concerns with the intersection.

Moses asked how long the process would take. Forney invited the applicant to speak. Daniel Shay explained that they have not done much planning since they were waiting for approval from the City. The design process will begin after the approval.

Maameri clarified that the applicant is asking for a reduction of 12 parking spaces. Brandt agreed. Christopherson added that it is based on the occupancy.

Public Hearing Opened.

Christopherson opened the Public Hearing. There were no public comments.

Public Hearing Closed.

Motion by Schmitz, seconded by Christopherson, to close the hearing and waive the reading of draft Resolution No. 2026-026, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Maameri, seconded by Moses, to recommend that the City Council approve Resolution No. 2026-026, a Variance allowing a 12 parking space reduction for 999 50th Ave NE, Columbia Heights, MN 55408. All ayes. MOTION PASSED.

OTHER BUSINESS

Brandt stated that the May Planning Commission meeting has been cancelled. She added that there are no new applications. Staff is looking to schedule the kick-off meeting for the Planning Commission and the Advisory Committee for the Comprehensive Planning process for May 6th. Forney added that the City has pushed forward a Parks Master Plan. He mentioned that the 4300 Central Avenue project is moving forward, and the developer is currently working on the Environmental Assessment Worksheet.

Christopherson asked if there had been any progress with the Medtronic site. Forney replied that the brokers are in conversation with other developers for the site. City staff is meeting with the brokers and MnDOT to see if a portion of the property could be used for stormwater ponds.

Maameri pointed out that the building across the street from City Hall had been sold. Forney agreed and explained that the Fairview building has been sold, and the new building is proposed to be a clinic.

Councilmember James mentioned that there would be a Boards and Commission reception at City Hall on April 15th at 5:00 pm.

ADJOURNMENT

Motion by Christopherson, seconded by Moses to adjourn the meeting at 6:24 pm. All ayes. MOTION PASSED

Respectfully submitted,



_____

Ursula Brandt, City Planner

ECONOMIC DEVELOPMENT AUTHORITY

City Hall—Shared Vision Room, 3989 Central Ave NE
Monday, June 01, 2026
5:00 PM

MINUTES

The meeting was called to order at 5:04 pm by President Spriggs.

CALL TO ORDER/ROLL CALL
Members present: Connie Buesgens; Laurel Deneen; Rachel James; Amáda Márquez-Simula; Justice Spriggs; Marlaine Szurek

Members absent: Lamin Dibba

Staff present: Aaron Chirpich, City Manager; Mitchell Forney, Community Development Director; Sarah LaVoie, Administrative Assistant; Emilie Voight, Community Development Coordinator

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. **Approve May 4, 2026 EDA Meeting Minutes. (pg. 3)**
   MOTION: Move to approve the May 4, 2026, regular EDA meeting minutes.

2. **Resolution 2026-16 to Approve the Financial Reports and Payment of the Bills for April 2026. (pg. 10)**
   MOTION: Move to waive the reading of Resolution 2026-16, there being ample copies available to the public.
   MOTION: Move to approve Resolution 2026-16, approving the financial statements for the month of April 2026 and the payment of the bills for the month of April 2026.

Motion by James, seconded by Deneen, to approve the consent agenda as presented. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2026-16

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTH OF APRIL 2026 AND THE PAYMENT OF THE BILLS FOR THE MONTH OF APRIL 2026.

WHEREAS, the Columbia Heights Economic Development Authority (the "EDA") is required by Minnesota Statutes Section 469.096, Subd. 9, to prepare a detailed financial statement which shows all receipts and disbursements, their nature, the money on hand, the purposes to which the money on hand is to be applied, the EDA's credits and assets and its outstanding liabilities; and

WHEREAS, said Statute also requires the EDA to examine the statement and treasurer's vouchers or bills and if correct, to approve them by resolution and enter the resolution in its records; and

WHEREAS, the financial statements for the month of April 2026 have been reviewed by the EDA Commission; and

WHEREAS, the EDA has examined the financial statements and finds them to be acceptable as to both form and accuracy; and

WHEREAS, the EDA Commission has other means to verify the intent of Section 469.096, Subd. 9, including but not limited to Comprehensive Annual Financial Reports, Annual City approved Budgets, Audits and similar documentation; and

WHEREAS, financial statements are held by the City's Finance Department in a method outlined by the State of Minnesota's Records Retention Schedule,

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Columbia Heights Economic Development Authority that it has examined the referenced financial statements including the check history, and they are found to be correct, as to form and content; and

BE IT FURTHER RESOLVED the financial statements are acknowledged and received and the check history as presented in writing is approved for payment out of proper funds; and

BE IT FURTHER RESOLVED this resolution is made as part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 1st day of June, 2026

Offered by: Rachel James
Seconded by: Laurel Deneen
Roll Call: All ayes of present. MOTION PASSED.

_____
President

Attest:

_____
Secretary

BUSINESS ITEMS

3. Fire Suppression Grant Application 4014-4016 Central Ave NE (Sister Bud LLC). (pg. 22)
Voight stated in 2022, the EDA created the Fire Suppression Grant Program to assist local businesses with the expenses incurred when installing fire suppression systems within commercial buildings. Many of the commercial properties in Columbia Heights do not have fire suppression systems. Certain businesses and changes of use require the addition of fire

suppression systems to existing buildings. The price of adding fire suppression systems is often cost prohibitive for small businesses.

Voight noted that the owner of the property at 4014-4016 Central Ave NE, Sister Bud LLC, has submitted an application for this grant program. The property owner is currently working to establish a new cannabis business in the building. In order to enable this, the owner is required to install a fire suppression system. The fire suppression system will necessitate a new 6-inch water line extension.

Voight explained that the applicant has provided three quotes for the proposed water line extension. One bid amounts to $59,900 (Valley Rich), one amounts to $86,700 (Triple E), and the third amounts to $56,200 (Vada). The quotes have been included in the meeting packet. Based on these estimates, the project would be eligible to receive a maximum grant award of $28,100.00. In the 2026 budgeting process, the EDA allocated $100,000 to the Fire Suppression Grant program, of which $74,068.50 remains. This is the second Fire Suppression Grant application in 2026.

Voight stated that in the 2025 grant application cycle, Sister Bud received $26,200 in Fire Suppression Program grant funds for a property at 5011 University Ave. Sister Bud was not able to move forward with a business at that location, so is now applying for this grant for 4014-4016 Central Ave. Staff recommend funding tonight's application at $23,800 instead of the full amount available based on the provided quotes ($28,100), in order to not to exceed the typical maximum $50,000 grant award per property or business owner. Installation of a fire suppression system in the structure will modernize the building and improve its safety.

Questions/Comments from Members:

Buesgens asked if the applicant had put money into the previous building that was going to be leased. Voight confirmed that money had been put into the previous building. The representatives from Sister Bud explained to staff that there was a lease for the building, but the building changed ownership, and the terms of the lease were modified to such an extent that it was no longer feasible for them to stay in the building, which is why they moved to the new location.

James noted that the applicants are the owners of the property as well as the users of the property. Forney agreed. James stated she is in favor of the application.

Spriggs asked if there would be another business going into the building on University Avenue. Voight replied that another cannabis retailer is working on going into the building.

Motion by Deneen, seconded by Márquez-Simula, to waive the reading of Resolution 2026-17, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Deneen, seconded by Márquez-Simula, to approve Resolution 2026-17, a resolution of the Economic Development Authority of Columbia Heights, Minnesota, approving the form and substance of the Fire Suppression Grant Agreement, and approving authority staff and officials to

take all actions necessary to enter the authority into the Fire Suppression Grant Agreement with the owners of 4014-4016 Central Ave NE (Sister Bud LLC). All ayes of present. MOTION PASSED.

RESOLUTION NO. 2026-17

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FIRE SUPPRESSION GRANT AGREEMENT, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO THE FIRE SUPPRESSION GRANT AGREEMENT WITH THE OWNERS OF 4014-4016 CENTRAL AVE NE (SISTER BUD LLC).

WHEREAS, the City of Columbia Heights (the "City") and the Columbia Heights Economic Development Authority (the "Authority") have collaborated to create a certain Fire Suppression Grant Program (the "Program"); and

WHEREAS, pursuant to guidelines established for the Program, the Authority is to award and administer a series of grants to eligible commercial or industrial property owners and/or tenants for the purposes of revitalizing, rehabilitating, and restoring buildings, and increasing business vitality, economic performance, and public safety; and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed form of the Grant Agreement.

NOW, THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the Authority:

1. approves the form and substance of the grant agreement and approves the Authority entering into the agreement with the owners of 4014-4016 Central Ave NE (Sister Bud, LLC).
2. that the City Manager, as the Executive Director of the Authority, is hereby authorized, empowered and directed for and on behalf of the Authority to enter into the grant agreement.
3. that the City Manager, as the Executive Director of the Authority, is hereby authorized and directed to execute and take such action as they deem necessary and appropriate to carry out the purpose of the foregoing resolution.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 1st day of June, 2026

Offered by: Laurel Deneen
Seconded by: Amáda Márquez-Simula
Roll Call: All ayes of present. MOTION PASSED.

_____
President

Attest:

_____

Secretary

4. Purchase of 4217 Central Ave NE. (pg. 40)

Forney stated that at the end of April, the owner of 4217 Central Avenue NE initiated the City's Time of Sale inspection process and contacted Community Development staff to begin the required inspection. Because the property is located along the Central Avenue corridor, the Building Inspector identified the parcel as a potential redevelopment opportunity and coordinated with Community Development staff to further evaluate the property.

Forney noted that during the inspection, staff found that while the structure was not completely uninhabitable, the property was in poor condition and would require significant investment and rehabilitation. Following the inspection, Community Development staff began discussions with the owner regarding the potential for acquisition by the Economic Development Authority (EDA) for future redevelopment purposes. After initial discussions established seller interest and a general purchase framework, staff brought the concept forward informally to the EDA at the May EDA meeting to gauge Commissioner interest in pursuing the acquisition. At that meeting, Commissioners expressed support for continued negotiations, and staff proceeded with preparation of a purchase agreement contingent upon formal EDA approval. During the May EDA discussion, Commissioners also discussed the reuse and salvage of building materials from the structure. The current owner intends to remove and reuse select materials, including siding, windows, and newer building components, prior to closing. Staff support this approach, as it promotes the reuse of salvageable materials while reducing demolition and disposal costs associated with the project.

Forney mentioned that although 4217 Central Avenue NE is located just outside the Central Business District, staff view the parcel as strategically important for future redevelopment opportunities along the Central Avenue corridor. Because the EDA's 2026 commercial revitalization funding has already been allocated to the Microloan Program, staff are recommending the use of Anoka County Housing and Redevelopment Authority (ACHRA) levy funding for reimbursement of the acquisition and related redevelopment costs. If approved, the EDA would utilize the Fund 408 fund balance to temporarily bridge the acquisition costs at closing. Staff would then bring forward a resolution to the City Council requesting ACHRA levy funding through Anoka County to reimburse the EDA for eligible acquisition and redevelopment expenses. The City has previously utilized this funding mechanism for redevelopment acquisitions, including the properties located near 39th and Central. Upon reimbursement by ACHRA, the temporary use of the Fund 408 balance would be restored. Currently, the EDA has $1,358,600 in Fund 408 Balance and $716,891.57 in the ACHRA levy.

Forney stated that staff are recommending approval of the purchase price of $225,000, along with authorization of up to $80,000 for demolition, closing costs, and associated redevelopment expenses. This amount provides the EDA with sufficient flexibility when requesting ACHRA

reimbursement funds. Any funds not ultimately expended by the City would not be reimbursed and would remain with ACHRA.

Questions/Comments from Members:

Deneen asked how the house would be demolished. Forney replied that the Fire Department would train in the building but the EDA would approve a contract for demolition instead of burning the house down, due to its proximity to adjacent parcels.

Szurek asked what the use of the house south of the property was. Forney replied that it is used as an office for a PSA. Szurek pointed out that the City would not be able to obtain the property since it is a property that Anoka County funds. Forney explained that the PSA business is not an Anoka County-run business and that staff could approach the owner to see if there was interest in selling the property to the City.

Szurek asked about the parcel on the corner of 42nd Avenue and Central Avenue. She noted that there cannot be used car lots in the City, and the business is running illegally in the district. Forney replied that the parcel was grandfathered in, so the use is allowed, but that the number of cars is not allowed on the parcel. Szurek noted that there are two to three businesses being run on the property. Forney stated it would be an upcoming code enforcement item.

James noted that the proposed property is useless without neighboring properties since it is a narrow lot. She added that it is worth moving forward to purchase the property. She expressed her concern about the EDA purchasing the property for a specific purpose, and that in the future it will not be used for the intended purpose.

Spriggs asked if the property at the corner of 42nd Ave and Central Ave is two lots. Forney confirmed that it is two different parcels. Spriggs asked if City funds could be used to help relocate a tenant to somewhere else within the City. Forney replied that the ACHRA fund just has to meet the redevelopment goals and that there is a broad use for them.

Motion by James, seconded by Márquez-Simula, to waive the reading of Resolution 2026-18, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by James, seconded by Buesgens, to approve Resolution 2026-18, a resolution approving the purchase agreement between the Economic Development Authority of Columbia Heights, Minnesota, and AA Homes LLC, and establishing funding procedures for the purchase and demolition of the properties. All ayes of present. MOTION PASSED.

RESOLUTION NO. 2026-18

A RESOLUTION APPROVING THE PURCHASE AGREEMENT BETWEEN THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, AND AA HOMES LLC, AND ESTABLISHING FUNDING PROCEDURES FOR THE PURCHASE AND DEMOLITION OF THE PROPERTIES

BE IT RESOLVED BY the Board of Commissioners ("Board") of the Columbia Heights Economic Development Authority (the "Authority") as follows:

SECTION 1. RECITALS.

1.01. The Authority and AA Homes LLC ("Seller") desire to enter into a purchase agreement (the "Purchase Agreement") pursuant to which the Authority will acquire certain properties in the City located at 4217 Central Avenue NE (the "Property") from the Seller for economic redevelopment purposes. The Property is described in Exhibit A attached hereto.

1.02. Pursuant to the Purchase Agreement, the Authority will purchase the Property from the Seller for a purchase price of $225,000 plus related closing costs.

1.03. Pursuant to other project costs, the Authority will budget $80,000 for the demolition and grading of the property.

1.04. In accordance with the city's ACHRA participation, the Authority will receive a reimbursement from the City of Columbia Heights via the Anoka County HRA, for the purchase and demolition of the properties.

1.05. The Authority finds that acquisition of the Property is consistent with the City's Comprehensive Plan and will result in redevelopment of the substandard property located at 4217 Central Avenue NE. Such acquisition of these Properties, for subsequent resale, best meets the community's needs and will facilitate the economic redevelopment and revitalization of this area of the City.

1.06. The Authority also finds that this redevelopment project is consistent with the purpose of the Economic Development Authority Redevelopment Fund 408. The current 2026 budget for Economic Development Authority Redevelopment Fund 408 does not include this redevelopment project and must be amended as the property was not available on April 6, 2026, when the Authority amended this budget. The available balance of the Economic Development Authority Redevelopment Fund 408, beyond that committed for the existing 2026 budget, is approximately $1.3 million, which is more than sufficient to fund the redevelopment project.

SECTION 2. PURCHASE AGREEMENT AND BUDGET AMENDMENT APPROVED.

2.01. The Authority hereby ratifies and approves the actions of Authority staff and of Kutak Rock ("Legal Counsel") in researching the Property and preparing and presenting the Purchase Agreement. The Authority approves the Purchase Agreement in the form presented to the Authority and on file at City Hall, subject to modifications that do not alter the substance of the transaction and that are approved by the President and Executive Director, provided that execution of the Purchase Agreement by those officials shall be conclusive evidence of their approval.

2.02. The Authority herby amends the 2026 budget for Economic Development Authority Redevelopment Fund 408 to appropriate $305,000 for the purchase of the Properties and additional estimated project costs.

2.03. The Authority herby accepts all related transfers of Anoka County HRA grant funds from the City of Columbia Heights.

2.04. Authority staff and officials are authorized to take all actions necessary to perform the Authority's obligations under the Purchase Agreement as a whole, including without limitation execution of any documents to which the Authority is a party referenced in or attached to the Purchase Agreement, and any deed or other documents necessary to acquire the Property from the Seller, all as described in the Purchase Agreement.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 1st day of June, 2026

Offered by: Rachel James
Seconded by: Connie Buesgens
Roll Call: All ayes of present. MOTION PASSED.

_____
President

Attest:

_____
Secretary

5. Approval of Demolition Contract for 4510 Taylor St NE. (pg. 56)

Forney stated that late last year the Economic Development Authority (EDA) approved the purchase of 4510 Taylor Street NE, a single-family property intended for redevelopment into a new single-family home. Through subsequent discussions, the EDA determined that it would work with Twin Cities Habitat for Humanity on the redevelopment of the parcel, with the intent of ultimately conveying the property for the construction of a new home. In preparation for redevelopment, the existing structure must be demolished and the site cleared for future construction. The Fire Department has utilized the structure for training exercises; however, Fire staff determined that a live burn of the structure was not feasible due to the site conditions, including the lack of a basement area to contain ash, water, and debris following a training burn.

Forney noted that staff prepared bid documents and distributed demolition bid requests to multiple contractors, receiving 6 bids for the project. To streamline the demolition process, the EDA separately completed the required environmental testing for the structure. Testing identified no significant hazardous materials other than typical household appliance-related items requiring proper disposal. The selected demolition contractor will be responsible for demolition of the primary structure, removal of all outbuildings and site improvements, removal of obstructive trees, and general site clearing activities necessary to prepare the parcel for redevelopment. The work also includes proper capping and abandonment of water and sewer services in accordance with City requirements. Below is a summary of the bids received for the project. Staff recommends award of the demolition contract to the lowest responsible bidder, Semple Excavating & Trucking.

Motion by Deneen, seconded by James, to accept the proposal from Semple Excavating and Trucking, in the amount of $22,799 for the demolition of all building and site improvements, tree removal, hazardous item removal, water/sewer line capping, and site grading of the lot located at 4510 Taylor Street; and furthermore, to authorize the President and Executive Director to enter into an agreement for the same. All ayes of present. MOTION PASSED.

BUSINESS UPDATES

Voight noted that there is an additional Business Update and informed the EDA that Commissioner Dibba announced his resignation from the EDA due to scheduling conflicts. Staff will look into filling the position. Forney stated that City Code allows the EDA to either fill the vacancy and have the person finish up the open term or start over with a new term.

Márquez-Simula recommended staggering the terms and starting someone on a new six-year term.

Spriggs asked if the EDA or the City Council filled the vacant position. Forney replied that the City Council would fill the position.

The EDA agreed to stagger the terms and have the vacant position start with a new six-year term.

a. **June 5th Twin Cities North Chamber Business Connect Meeting.**
   Voight reminded the EDA about the June 5th Twin Cities North Chamber Business Connect Meeting and mentioned that it would be in Columbia Heights at 8:00 am in the Central Place Room at City Hall.

b. **Economic Support Microloan Program Update.**
   Voight noted that there have been 14 applications that have been approved in the first and second batches for the Economic Support Microloan Program. The total approved funding for batches one and two is approximately $135,000. There are nine additional applications in that are still in process, and if they were approved, it would add another $75,000 in loans, which would be a total of approximately $210,000 in loans out of the budgeted $300,000.

   Buesgens asked if there was a trend in what applicants were using the funds for. Voight replied that many are using the funds towards mortgage or lease and some are using it for utilities.

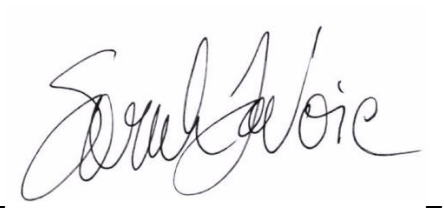
Buesgens asked if there was an update regarding the Rainbow site. Forney replied that staff are in weekly meetings with Alatus. Currently, the City is conducting a stormwater feasibility study meeting with ISG and the MWMO to integrate Jackson Pond more into the site. ISG is working on an official statement on what the feasibility study looks like. Staff have met with Alatus' possible funding partner. Part of the funding will be used to start the Environmental Assessment Worksheet. Approvals should be brought to the EDA and the City Council in the fall.

Buesgens asked if work at Jackson Pond would begin before the development, or if it would be intermingled with the development. Forney replied that the goal would be to start with the groundbreaking.

ADJOURNMENT

Motion by Buesgens, seconded by Szurek, to adjourn the meeting at 5:38 pm. All ayes of present. MOTION PASSED.

Respectfully submitted,



Sarah LaVoie, Recording Secretary

Approved
7/1/2026

COLUMBIA HEIGHTS PUBLIC LIBRARY

3939 Central Ave NE, Columbia Heights, MN 55421

BOARD OF TRUSTEES: MEETING MINUTES

Wednesday, June 3rd, 2026

ATTENDANCE INFORMATION FOR THE PUBLIC

*Members of the public who wished to attend could do so in-person, or via Microsoft Teams by entering **Meeting ID 245 476 655 774 13** and **passcode bY2b8Mf7** at the scheduled meeting time. For questions, please contact Administration at 763-706-3610.*

The meeting was called to order in the Library Community Room by Theresa Strike at 5:31pm.

Members present: Theresa Strike; Beth Al-Qudah; Olga Herrera; Amina Maameri; Chris Polley; Laurel Deneen (City Council Liaison). **Members absent:** N/A. **Others present:** Renee Dougherty (Library Director); Nick Olberding (Board Secretary). **Public present:** N/A.

1. The **Agenda** was **approved** as is.
2. The **Minutes** from **May 6, 2026,** Library Board Meeting were **moved and approved.**
3. **Review of 2026 Operating Budget**: 41.37% of the year completed and 37.40% of the budget expended.
    a. **Compact Discs (42185)** budget has only expended 3.5% (35$ spent of $1000). As digital audiobooks and streaming music continues to grow in usage, and access to CD players continue to decline, fewer audio discs will be purchased (a decade ago we spent closer to $5000/year on audio discs). It was mentioned that Hennepin County Library has ceased purchasing new CD/Audiobooks, and Ramsey County Library recently discarded their entire CD audiobook collection.
    b. **Volunteer Recognition (44375)** usually consists of a pizza party or appreciation gift for Volun-Teens at the end of summer, and an appreciation gift for adult volunteers near year's end. Some years, Volunteers are also recognized by the City Council at one of their regular meetings—volunteers are welcomed to be present to accept the honor. Amina wondered if there could be an opportunity for the Board to meet with our volunteers and Library staff members? As a Board member, she feels they could benefit from hearing directly about our day-to-day experiences at the Library; Renee will check whether there would be a good opportunity for this in the future.

Community Forum: Opportunity for public input. **No correspondence and no public in attendance.** The CHPL website hosts the contact form to submit questions or concerns: https://chplmn.org/board

Old Business:

4. **Art & Info Fair [Wed, June 17, 4-7pm, Huset Park West]:** Renee reminded the Board of the upcoming event and asked whether members would be available to represent the Library. Most said they were able to be on hand for at least a portion of the time and would split time between the Library and City Board/Commission booth.

New Business:

5. **Discussion of 2027 Budget Priorities:** We are currently fully staffed, and our service hours are stable at 50/week; the finance department is still working on finalizing projected personnel costs for next year. Renee mentioned the draft 2027 budget currently includes around $50,000 for replacing all the **public computers** (City IT wants us to get on a regular replacement schedule of every 3-5 years), replacing our **self-checkout units** (downsizing from three to two in the process), and covering **increased Anoka County Library costs** for shared services/resources and delivery. The Board was asked to weigh in with input on other priorities for this budget or future years (regardless of cost/feasibility). Renee will have the proposed budget available for the Board to review at the July meeting.
    a. **Self-Checks:** a recent report provided by ACL showed that check-outs at CHPL are split pretty evenly between the 3 self-checks and the service desk (this has contributed to the decision to reduce our total number of units); the decline in self-check usage can be attributed in part to the current units instabilit

patrons needing to renew their account or update their Pin #'s, and others preferring the human interaction with staff. The Board asked if we would shop around to other vendors; yes, we will look into the other options available, but our current vendor (Bibliotheca) also provides our security gate and desktop RFID integration, Anoka County, Hennepin County and Ramsey County use Bibliotheca self-checks, and they are locally headquartered. The Board also had ideas like surveying patrons that check-out at the desk about why they don't use the self-checks, and how to promote the self-checks in the hopes of increasing usage (social media, video tutorials, posted instructions, etc).

   b. **Makerspace:** One of the wish list items would be a proper Makerspace or regular Makerspace events hosting 3D printers, embroidery machines, and other art/craft machines. Partnerships with local maker organizations were also mentioned (Toaster Innovation Hub at UMN, NE Tool Library, Leonardo's Basement, and Creative Cart Mobile Studio).

6. **Replacement of Self-Check Kiosks:** Discussion of this blended with the previous item due to it being part of the 2027 budget; see Item 5 for more information. Our 3 self-checks were purchased in 2015 and the OS (Windows 10) reached End-of-Support last October. Two of them have had numerous technical issues over the past couple years; one of which continues to have sporadic barcode reader/RFID antenna issues even after several service calls.

Director's Update:

7. **April Board Report:** Provided for informational purposes.
   a. **Correction** noted: Attendance for the April 27th events (EL Conversation Circle/Family Storytime) were accidentally swapped; will be corrected in the report.
   b. The Board was curious about the meeting with the new owner of **Heights Theater**; our Adult Services Librarian met with them and discussed the possibility of Movie Club in which books that have been adapted into movies could be cross-promoted via book clubs and movie screenings, as well as timing some book displays around shows at the theater if there's a theme involved.
   c. The Great Minnesota Read-Together will occur again this fall (September 18-20); re-branded as the **Minnesota Library Read-Together**. The Board would like to participate again, and we'll discuss details at a future meeting; one idea was to gather stories/comments on colored cards to assemble into a community collage. Also, the **CHPL's 100th Birthday** was mentioned since it's coming up soon (December 3, 2028).
8. **Board Books** (what we're reading, watching, playing, listening to, or simply recommend)**:**
   a. Theresa: ***Star Trek: Open a Channel: A Woman's Trek*** Nana Visitor
   b. Beth: ***Can You Keep a Secret*** Sophie Kinsella
   c. Amina: ***Balanced and Barefoot: How Unrestricted Outdoor Play Makes for Strong, Confident, and Capable Children*** Angela J. Hanscom; ***Volcanoes: Fire and Life (Science Comics* graphic series)** John Chad
   d. Olga: ***Last Summer on State Street: A Coming-of-Age Tale of Friendship and Resilience in 1990s Chicago*** Toya Wolfe; ***James*** Percival Everett
   e. Laurel: ***How to Be Okay When Nothing Is Okay: Tips and Tricks That Kept Me Alive, Happy, and Creative in Spite of Myself*** Jenny Lawson
   f. Renee: ***The Quiet Librarian*** Allen Eskins
   g. Nick: ***The River We Remember*** William Kent Krueger
   h. Chris: ***A Guide to Being Born*** Ramona Ausubel; ***Not A Box: A Celebration of the Power of Imagination*** Antoinette Portis

There being no further business, the meeting was adjourned at 6:29pm.

Respectfully submitted,

Nick Olberding
Recording Secretary, CHPL Board of Trustees

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	JULY 13, 2026

ITEM:	**Adopt Resolution 2026-46: Transfer Certain Funding To Government Buildings Fund 411.**
Presenting Item: *Aaron Chirpich, City Manager*	
DEPARTMENT: Finance	**BY/DATE:** Joe Kloiber / July 2, 2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

_Community that Grows with Purpose and Equity
X High Quality Public Spaces
X Safe, Accessible and Built for Everyone
_Engaged, Effective and Forward-Thinking
_Resilient and Prosperous Economy
_Inclusive and Connected Community

BACKGROUND

Although the City has allocated significant resources over time to the Government Buildings Fund 411, including material amounts of Local Government Aid (LGA), given the scale of project 2414 to replace the Municipal Service Center and the use of most of this fund's accumulated resources through 2024 for the new City hall, additional resources will be required for various updates and small improvements to all other existing city buildings, so as to address the needs and opportunities that routinely arise in the use of these buildings.

SUMMARY OF CURRENT STATUS

At 12/31/25, Fund 411 had a deficit balance of $(894,000) that was financed by a temporary internal loan from the EDA to purchase the former JBS property next to the current MSC building. The original 2026 budget allocates enough LGA and franchise fees to Fund 411 to:

- Complete the planned 2026 incremental portion of MSC project 2414
- Repay the internal loan to the EDA
- Bring the ending balance of the fund to slightly above zero at 12/31/26.

STAFF RECOMMENDATION

Staff recommends transferring to Fund 411 $200,000 of available excess fund balance in the Risk Management Fund 884 (this is an internal service fund used to account for insurance premiums and claims.)

Prior to obtaining long-term financing for MSC project 2414, this transfer will probably be adequate to cover minor capital costs for existing buildings. Examples of these capital needs currently include up to $35,000 to add additional office cubicles to City hall and up to $25,000 for carpet replacement at Murzyn Hall.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2026-46, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-46, being a resolution transferring certain funding to Government Buildings Fund 411.

ATTACHMENT(S)
Resolution 2026-46

RESOLUTION NO. 2026-46

A RESOLUTION TRANSFERRING CERTAIN FUNDING TO GOVERNMENT BUILDINGS FUND 411

WHEREAS the City Council of the City of Columbia Heights on an ongoing basis makes resources available within the City of Columbia Heights' Government Buildings Fund 411 for the improvement and replacement of buildings used for City operations; and

On May 26, 2026, the City Council of the City of Columbia Heights adopted a five-year capital improvement plan (CIP) for the complete replacement of the City's Municipal Service Center building at significant cost and long-term financing for this project will not be obtained the next twelve months; and

Staff analysis shows that, until long-term financing for the Municipal Service Center project is secured, the Government Buildings Fund 411 will require additional resources to fund various updates and small improvements to other existing city buildings, so as to address the needs and opportunities that routinely arise in the use of these buildings; and

$200,000 of unrestricted resources are available in the City of Columbia Heights' Risk Management Fund 884, in excess of the planned $1,500,000 of fund balance to be retained in the Risk Management Fund;

NOW, THEREFORE, in accordance with all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

ORDER OF COUNCIL

IT IS HEREBY RESOLVED, that:

1. An interfund transfer of $200,000 from the Risk Management Fund 884 to the Government Buildings Fund 411 is authorized.
2. Up to $35,000 is appropriated for expenditure within Government Buildings Fund 411 for minor improvements to City hall.
3. Up to $25,000 is appropriated for expenditure within Government Buildings Fund 411 for minor improvements to Murzyn hall.

Passed this 13th day of July 2026
Offered by:

Seconded by:

Roll Call:

_____
Mayor Amáda Márquez Simula

_____
Sara Ion, City Clerk

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	JULY 13, 2026

ITEM:	**Approve Resolution 2026-47, Designating Election Judges and Election Judge Salaries for August 11, 2026, State Primary Election.**
Presenting Item: *Aaron Chirpich, City Manager*	
DEPARTMENT: Administration	**BY/DATE:** Sara Ion **/** July 7, 2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

_Community that Grows with Purpose and Equity	_Engaged, Effective and Forward-Thinking
_High Quality Public Spaces	_Resilient and Prosperous Economy
X Safe, Accessible and Built for Everyone	X Inclusive and Connected Community

BACKGROUND

Section 30 of the Columbia Heights City Charter requires the City Council (Council) to appoint at least three qualified voters to be Election Judges (or a number determined by the City Clerk) to each of the City's polling locations for all elections.

Each polling location is supervised by the Head Judge and supported by an Assistant Head Judge. All Election Judges complete two hours of required training online and are afforded in-person and hands-on training opportunities with the City's elections equipment if needed. Head Judges are required to undergo an additional two hours of training, and Assistant Head Judges are offered the same training

SUMMARY OF CURRENT STATUS

For 2026 Election Judges will be paid $15.00 per hour, Assistant Head Judges $16.00 per hour, and Head Judges $17.00 per hour. Judges are requested to start work at 6:00 a.m. to begin setting up the polling locations, some accommodation can be made for half-day shifts upon request. Precincts are open from 7:00 a.m. to 8:00 p.m. Judges work through the close of polls, often past 9:00 p.m. Election Judges are assigned different roles, these can include Greeter Judge, Registration Judge, Ballot Judge, and Technology Judge.

STAFF RECOMMENDATION

Staff recommends that the Council approve Resolution 2026-47

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2026-47, there being ample copies available to the public.
MOTION: Motion to approve Resolution 2026-47, designating elections judges and setting election judge salaries for the 2026 State of Minnesota Primary.

ATTACHMENT(S)
Resolution 2026-47

RESOLUTION 2026-047

A RESOLUTION DESIGNATING ELECTION JUDGE SALARIES AND ELECTION JUDGES FOR THE AUGUST 11, 2026, STATE PRIMARY ELECTION

There are scheduled elections in the City of Columbia Heights and the State of MN; and

The City Clerk's Office has determined the minimum number of Election Judges required to adequately administer each polling location in the City, and will assign a Head Judge and Assistant Head Judge to each polling location; and

Pursuant to Minnesota Statute§ 204B.19, the City Clerk's Office will ensure that no more than half, plus one, of all Election Judges in a polling location be affiliated with the same major political party; and

Pursuant to City Charter, Section 30, the Council shall appoint the following qualified voters to be judges for the 2026 State Primary Election:

Allegra Birdseye-Hannula
Angela Nielsen
April Thomas
Awren Nuit
Barbara Carter
Beth Al-Qudah
Brad Johnson
Brent Yocum
Celeste Johnson
Coleen Forseide
Dan Kleinfehn
Dan Steiskal
David Comstock
Denise Johnson
Derek Schansberg
Diane Northrup
Dirk Schmitz
Douglas Jones
Elizabeth Poindexter
Francis Hoefgen
Gail Halling
Gene Forseide
Gordon Anderson
Hannah McWhorter
Harold Clark
Helen Carroll
Janis Arnold
Jeffrey Berger
Jeremy Walcheski
Jill Wilkie
JoEllyn Pilarski
Joyce Lipski
Julienne Wyckoff
Katherine Landwehr
Kathryn Morales
Kelly Monahan
Lamar Hamilton
Laurel Best
Leslie Hunter-Larson
M. Catherine Troche
Mark Emme
Marsha Stroik
Mary Matthews
Melissa Roko
Michael Deneen
Michael Dickson
Michael Hartel
Michael Parker
Monika Schachern
Nancy Anderson
Nancy Hord
Nels Potvin
Patti Highland
Renee Sawyer
Robert Peltier
Robert Yount
Samara Bilyeu-Anderson
Sarah Bloom
Sheridan Zuther
Sophia Walker
Stacy Nekora
Stanley McFall
Stephen Emme
Sunshine Carter
Susan Betzold
Susan Earley
Teresa Brown
Teresa Carson
Tracy Shaffer
Veronica Johnson
Vicki Schroeder
Warren Anderson

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Columbia Heights does appoint the afore mentioned as election judges, for the State Primary Election on August 13, 2024, with an hourly compensation of $17 for Head Judge, $16 for Assistant Head Judge, $15 for Election Judge and $15 for Student Judge. The City Clerk may reassign judges to different precincts and designate additional and/or emergency judges, as necessary.

Passed this 13th day of July, 2026

Offered by:
Seconded by:
Roll Call:

_____
Amáda Márquez Simula, Mayor

Attest:

_____
Sara Ion, City Clerk/Council Secretary

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	JULY 13, 2026

ITEM:	**Approval of Workstation Expansion and Related Proposals**

Presenting Item: *Aaron Chirpich, City Manager*

DEPARTMENT: Community Development | **BY/DATE:** Mitchell Forney **/** July 7, 2026

CORE CITY STRATEGIES:

_Community that Grows with Purpose and Equity
_Engaged, Effective and Forward-Thinking
XHigh Quality Public Spaces
_Resilient and Prosperous Economy
_Safe, Accessible and Built for Everyone
_Inclusive and Connected Community

BACKGROUND

During the design of the Columbia Heights City Hall, the office layout included four workstations for the Engineering Department and four workstations for the Community Development Department. During final design, it was determined that the Community Development Department did not require all four workstations at that time. As a result, additional open space was incorporated into the department while Engineering retained all four workstations.

Since the renovation, the Community Development Department has expanded to include additional staff positions, including a Code Enforcement Inspector, Minnesota GreenCorps Member, and recurring intern positions. To accommodate this growth, the department has temporarily utilized Engineering workstations that were not occupied. With the Engineering Department now nearing full staffing, those workstations will no longer be available.

To address this need, staff are proposing to expand the Community Development Department by installing two additional workstations adjacent to the existing cubicles. The project includes relocation of the current seating and storage areas, installation of electrical and data connections, and the purchase of office furniture, including chairs, necessary to make the workstations operational. Computer equipment has either already been budgeted separately or will be included in future departmental budgets.

Staff are proposing to fund the project through Fund 411 – Building Fund, which is designated for facility improvements and capital building projects. The total cost of the project, including workstation installation, furniture, electrical, and data infrastructure, is $31,951.06.

STAFF RECOMMENDATION

Staff recommend approval of the proposal to expand the Community Development Department workspace by installing two additional workstations and authorizing the use of Fund 411 – Building Fund for the project in the amount of $31,951.06.

RECOMMENDED MOTION(S):

MOTION: Move to approve the proposals from Fluid in the amount of $26,688.52, Collins Electrical and Technology in the amount of $3,280, and Continua in the amount of $1,982.54 for the installation of two additional workstations, associated furniture, and electrical and data infrastructure for the Community Development Department and to authorize the City Manager to execute all agreements necessary to complete the project.

ATTACHMENT(S)

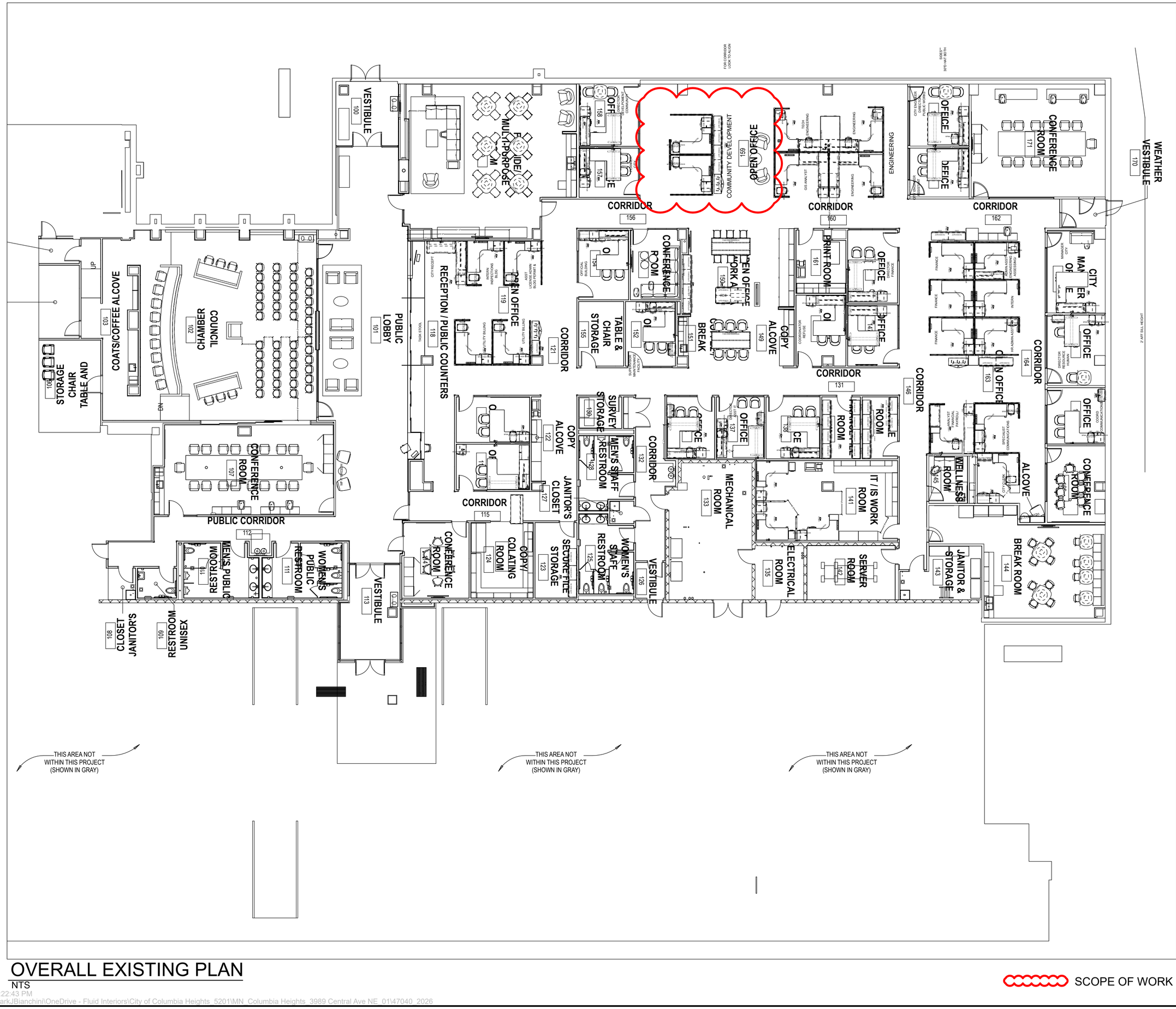
1. Project Plans
2. Fluid Proforma and Contract
3. Collins Electrical and Technology Proposal
4. Continua Proposal

FLUID
100 NORTH 6TH STREET
SUITE 100A
MINNEAPOLIS, MN 55403
FLUIDINTERIORS.COM

REV	DATE	REVISION DESCRIPTION	DWN

CLIENT
- ☐ APPROVED DRAWING
- ☐ APPROVED, AS
- ☐ REVISED, RESUBMIT

SIGNAT | PRINT | DA



OVERALL EXISTING PLAN

NTS

SCOPE OF WORK

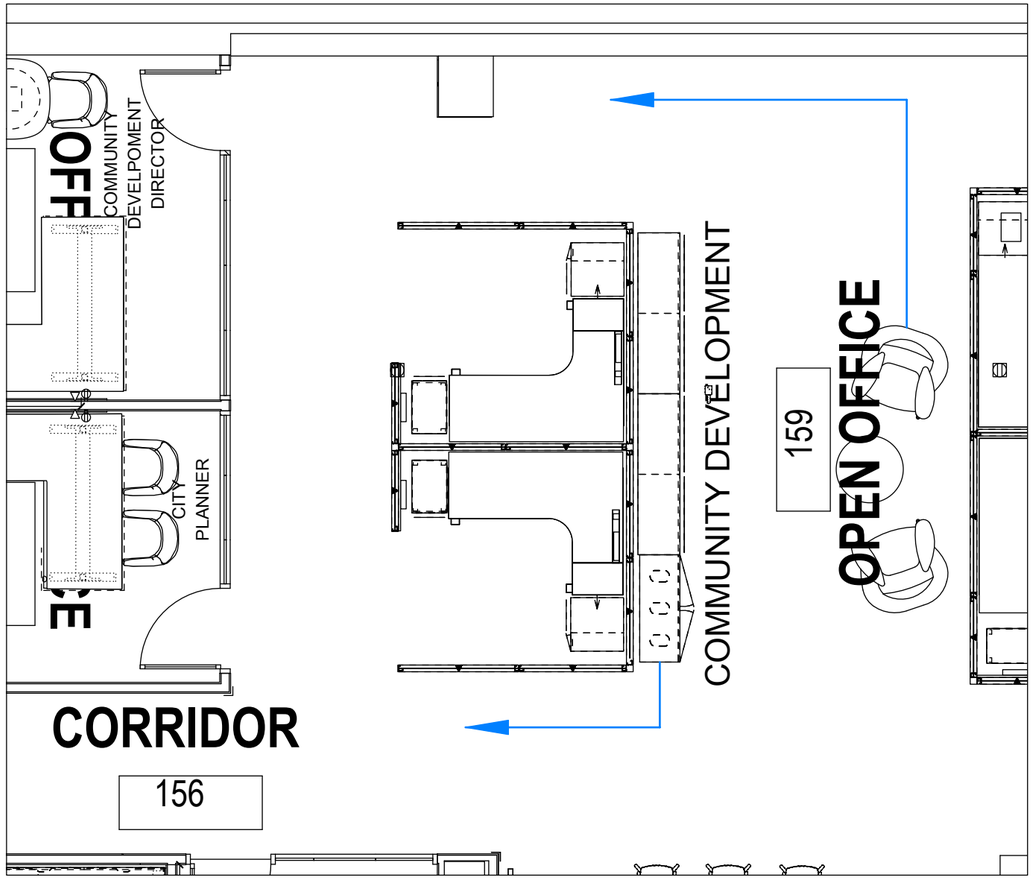
DESIGNER:	MARK J BIANCHINI
DESIGNER NO:	612.746.8758
ACCT EXEC:	JAYNE LOWENBERG
ACCT EXEC NO:	612.437.1099
PROJ CORD:	KATE DUNKEL
DATE:	06/11/26
SCALE:	AS NOTED
PROJECT NO:	47040

CITY OF COLUMBIA HEIGHTS
590 40TH AVENUE NE
COLUMBIA HEIGHTS, MN

OVERALL EXISTING

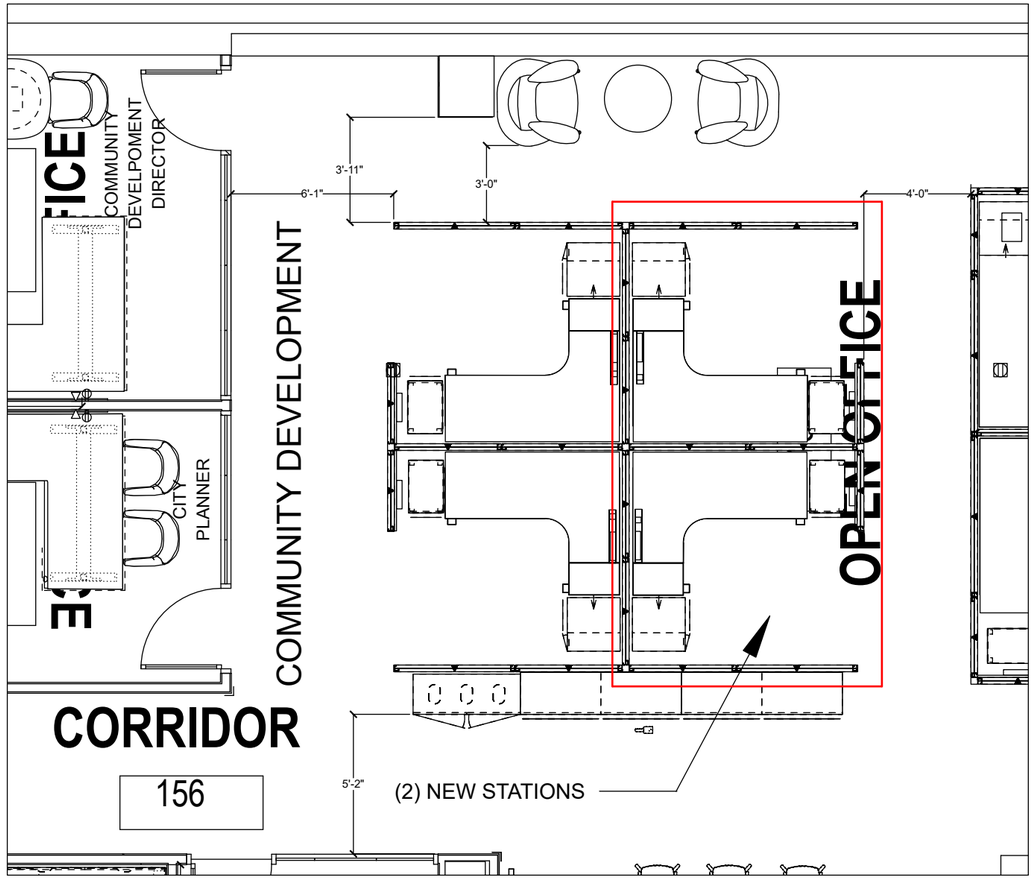
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1/2

06/11/26 1:22:43 PM
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159 OPEN OFFICE EXISTING PLAN

3/16" = 1'



159 OPEN OFFICE NEW PLAN

3/16" = 1'

LEGEND:

- EXISTING ROW OF LATERAL FILES/TRASH RECEPTACLES MOVED TO CORRIDOR 156
- EXISTING LOUNGE CHAIRS & TABLE MOVED TO WINDOW WALL BY COLUMN
- EXISTING FLOOR CORE TO BE REUSED

- (2) NEW 8' x 8'-6" STATIONS ADDED TO EXISTING STATIONS
- 50"H PANELS w/ 16"H CLEAR FRAMELESS GLASS & (2) TRIPLEX RECEPTACLES PER STATION
- 3-WAY CONNECTOR CAN BE REUSED
- (2) NEW TOOL RAILS & ACCESSORIES PER STATION; (2) PAPER SORTERS & (1) TOOL CUP PER STATION
- (1) COMBO TOWER w/ FILE/FILE PEDESTAL, SIDE BOOKCASE, & WARDROBE PER STATION
- (1) MOBILE BOX/FILE PEDESTAL w/ CUSHION PER STATION
- (1) 29"D x 78"W x 23"D x 64"W PLANES L-SHAPED HEIGHT ADJUSTABLE DESK PER STATION
- SIDE PANELS CONTAIN INTEGRATED MARKERBOARDS

- TASK CHAIRS BY OTHERS



SUITE 100A
MINNEAPOLIS, MN
55403
FLUIDINTERIORS.COM

REV	DATE	REVISION DESCRIPTION	DWN

CLIENT APPROVAL

☐ APPROVED DRAWING PACKAGE
☐ APPROVED, AS NOTED
☐ REVISED, RESUBMIT

SIGNATURE PRINT NAME DATE

DESIGNER: MARK J BIANCHINI
DESIGNER NO: 612.746.8758
ACCT EXEC: JAYNE LOWENBERG
ACCT EXEC NO: 612.437.1099
PROJ CORD: KATE DUNKEL
DATE: 06/11/26
SCALE:
PROJECT NO: 47040

CITY OF COLUMBIA HEIGHTS
590 40TH AVENUE NE
COLUMBIA HEIGHTS, MN

159 OPEN OFFICE (COMM. DEVELOP.)

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Fluid Interiors
100 North 6th Street
Suite 100A
Minneapolis, MN 55403
Phone: 612-746-8700
Fax: 612-746-8701
Email/Web: www.fluidinteriors.com

Quotation

Project: 47040
Proj Desc: 2026 Stations

Quote: 47040.001
Status: New

Sold To: 5201-01
City of Columbia Heights
3989 Central Ave NE
Columbia Heights, MN 55421
Attention: Mitchell Forney

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City of Columbia Heights
3989 Central Ave NE
Columbia Heights, MN 55421
Attention: Mitchell Forney
Phone: (763) 706-3675
Email: mforney@columbiaheightsmn.gov

Date Entered	Customer PO	Salesperson	FOB	Terms
06/08/2026		Jayne Lowenberg	D	Net 15 Days

Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
			DISCLAIMERS			
1	01	TARIFF - COMMENT	TARIFFS & RELATED SURCHARGES NOT KNOWN OR INCLUDED AT TIME OF PRICING WILL BE INVOICED SEPARATELY. DISCLAIMERS DISCLAIMERS	0	0.00	0.00
2	01	DISCLAIMER - PRODUCT	PLEASE BE AWARE THAT FLUID CANNOT CONTROL MANUFACTURERS ABILITY TO FULFILL ORDERS PER ORIGINAL LEAD TIMES DISCLAIMERS PRODUCTION CAPABILITIES. PLEASE REFER TO THE DELIVERY SECTION OF THE TERMS AND CONDITIONS FOR DISCLAIMERS.	0	0.00	0.00
			DISCLAIMERS			**0.00**
			DESIGN			
3	01	DESIGN/SPECIFICATION - FLUID	DESIGN/SPECIFICATION - FLUID DESIGN DESIGN	1	500.00	500.00
			DESIGN			**500.00**
			FREIGHT/TARIFFS			
4	01	SURCHARGE - FLUID	FLUID LOGISTICS MANAGEMENT FREIGHT/TARIFFS FREIGHT/TARIFFS	1	165.04	165.04
46	01	FREIGHT - COMMON CARRIER	ESI/FELLOWES FREIGHT CHARGE FREIGHT/TARIFFS FREIGHT/TARIFFS	1	58.33	58.33
			FREIGHT/TARIFFS			**223.37**
			LABOR			
5	01	NU LABOR - QUOTED	NU Labor - Quoted LABOR LABOR ASSUMES NON-UNION TO RECEIVE, DELIVER AND INSTALL DURING REGULAR HOURS, NO STAIR CARRY AND SPACE TO BE FREE AND CLEAR FOR NEW PRODUCT.	1	4,018.50	4,018.50
			LABOR			**4,018.50**
			COMM DEVELOPMEN			
6	01	VZCX-5000-H	COMPOSE,CONNECTOR TRIM,CORNER,4-WAY 50IN.H, STEEL COMM DEVELOPMEN COMM DEVELOPMEN	1	69.63	69.63

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Date Entered	Customer PO	Salesperson	FOB	Terms
06/08/2026		Jayne Lowenberg	D	Net 15 Days

Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
		Options:	,TR-K-CHARCOAL GRD A			
7	01	VZCT-5000-H	COMPOSE,CONNECTOR TRIM,CORNER,3-WAY 50IN.H, STEEL COMM DEVELOPMEN COMM DEVELOPMEN	2	108.14	216.28
		Options:	,TR-K-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A			
8	01	VZCE-5000-F	COMPOSE,PANEL TRIM,END-OF-RUN, STEEL, FRAMELESS TOP, 50IN.H COMM DEVELOPMEN COMM DEVELOPMEN	4	37.02	148.08
		Options:	,TR-K-CHARCOAL GRD A			
9	01	VZFF-5036-NNOONR	COMPOSE,FRAME,50"H X 36"W,BS-NO PWR,BLT-NO PWR,NO ASMB,OPN BASE/OPN BASE,STD COMM DEVELOPMEN COMM DEVELOPMEN	2	287.45	574.90
		Options:	,TR-K-CHARCOAL GRD A			
10	01	VZTI-4036-FNN	COMPOSE,SINGLE TILE,40IN.HX36IN.W,FABRIC/TACKABLE,STD CORE,NO TECH COMM DEVELOPMEN COMM DEVELOPMEN	4	124.31	497.24
		Options:	(32_PECA_RR)-{RAILROAD} PECA GRD B ,RR-289-SMIDGE (RR) GRD B			
11	01	VZFF-5054-N3HHNR	COMPOSE, FRM,50HX54W,BS 3CIR,BS CVHL/CVHL,NO BLT PWR,STD COMM DEVELOPMEN COMM DEVELOPMEN	1	341.82	341.82
		Options:	,TR-K-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A			
12	01	VZTI-4054-FNN	COMPOSE,SINGLE TILE,40IN.HX54IN.W,FABRIC/TACKABLE,STD CORE,NO TECH COMM DEVELOPMEN COMM DEVELOPMEN	2	156.62	313.24
		Options:	(32_PECA_RR)-{RAILROAD} PECA GRD B ,RR-289-SMIDGE (RR) GRD B			
13	01	VZFF-5048-N3HHNR	COMPOSE, FRM,50HX48W,BS 3CIR,BS CVHL/CVHL,NO BLT PWR,STD COMM DEVELOPMEN COMM DEVELOPMEN	1	333.44	333.44
		Options:	,TR-K-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A			
14	01	VZTI-4048-FNN	COMPOSE,SINGLE TILE,40IN.HX48IN.W,FABRIC/TACKABLE,STD CORE,NO TECH COMM DEVELOPMEN COMM DEVELOPMEN	2	145.29	290.58
		Options:	(32_PECA_RR)-{RAILROAD} PECA GRD B ,RR-289-SMIDGE (RR) GRD B			

Fluid Interiors
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Quotation

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Proj Desc: 2026 Stations

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Date Entered	Customer PO	Salesperson	FOB	Terms
06/08/2026		Jayne Lowenberg	D	Net 15 Days

Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
15	01	VZFF-5048-NNNBNR	COMPOSE, FRM,50HX48W,BS NOPWR,NOBS/BSTRM,NO BLT PWR,STD COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-K-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A	2	215.87	431.74
16	01	VZTI-4048-FNN	COMPOSE,SINGLE TILE,40IN.HX48IN.W,FABRIC/TACKABLE,STD CORE,NO TECH COMM DEVELOPMEN COMM DEVELOPMEN **Options:** (32_PECA_RR)-{RAILROAD} PECA GRD B ,RR-289-SMIDGE (RR) GRD B	2	145.29	290.58
17	01	VZTI-4848-FNC	COMPOSE,SINGLE TILE,48IN.HX48IN.W,FABRIC/TACKABLE,STD CORE,NO TECH COMM DEVELOPMEN COMM DEVELOPMEN **Options:** (32_PECA_RR)-{RAILROAD} PECA GRD B ,RR-289-SMIDGE (RR) GRD B	2	162.92	325.84
18	01	VZFF-5054-NNNBNR	COMPOSE, FRM,50HX54W,BS NOPWR,NOBS/BSTRM,NO BLT PWR,STD COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-K-CHARCOAL GRD A ,TR-K-CHARCOAL GRD A	2	224.26	448.52
19	01	VZTI-1654-FNN	COMPOSE,SINGLE TILE,16IN.HX54IN.W,FABRIC/TACKABLE,STD CORE,NO TECH COMM DEVELOPMEN COMM DEVELOPMEN **Options:** (32_PECA_RR)-{RAILROAD} PECA GRD B ,RR-289-SMIDGE (RR) GRD B	2	77.08	154.16
20	01	VZTI-2454-MNN	COMPOSE,SINGLE TILE,24IN.HX54IN.W,MARKERBOARD,STD CORE,NO TECH COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,H-W-WHITE MARKERBOARD GRD B	2	182.31	364.62
21	01	VZTI-4854-FNC	COMPOSE,SINGLE TILE,48IN.HX54IN.W,FABRIC/TACKABLE,STD CORE,NO TECH COMM DEVELOPMEN COMM DEVELOPMEN **Options:** (32_PECA_RR)-{RAILROAD} PECA GRD B ,RR-289-SMIDGE (RR) GRD B	2	176.38	352.76
22	01	VZAL-0054	COMPOSE, ALIGNER/LIGHT BLOCK, 54IN COMM DEVELOPMEN COMM DEVELOPMEN	3	30.92	92.76
23	01	VZAL-5000	COMPOSE, VERTICAL LIGHT BLOCK, 50IN COMM DEVELOPMEN COMM DEVELOPMEN	2	2.35	4.70

Fluid Interiors
100 North 6th Street
Suite 100A
Minneapolis, MN 55403
Phone: 612-746-8700
Fax: 612-746-8701
Email/Web: www.fluidinteriors.com

Quotation

Project: 47040
Proj Desc: 2026 Stations

Quote: 47040.001
Status: New

Sold To: 5201-01
City of Columbia Heights
3989 Central Ave NE
Columbia Heights, MN 55421
Attention: Mitchell Forney

Bill To: 5201-01
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Attention: Mitchell Forney

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Phone: (763) 706-3675
Email: mforney@columbiaheightsmn.gov

Date Entered	Customer PO	Salesperson	FOB	Terms
06/08/2026		Jayne Lowenberg	D	Net 15 Days

Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
24	01	VZGK-16A2-HS4R	COMPOSE,KIT,FRAMELESS,16"H X102"W,STEEL,STANDARD,1/4" GLASS,RADIUS COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-K-CHARCOAL GRD A ,1G-1C-CLEAR TEMPERED - 6MM GRD A	3	778.25	2,334.75
25	01	VZGK-1636-HS4R	COMPOSE,KIT,FRAMELESS,16"H X36"W,STEEL,STANDARD,1/4" GLASS,RADIUS COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-K-CHARCOAL GRD A ,1G-1C-CLEAR TEMPERED - 6MM GRD A	2	377.60	755.20
26	01	VZGE-0000-HE	COMPOSE,BOTTOM RAIL END CAP,EOR,FRAMELESS TOPPER, STEEL COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-K-CHARCOAL GRD A	4	18.36	73.44
27	01	VZGE-0000-HI	COMPOSE,BOTTOM RAIL END CAP,INLINE,FRAMELESS TOPPER, STEEL COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-K-CHARCOAL GRD A	6	18.36	110.16
28	01	EUER-153P-GS0S	TRIPLEX RECEPTACLE,15 AMP, 332, CM COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-K-CHARCOAL GRD A	1	103.65	103.65
29	01	VZEF-0R0S	COMPOSE,FLEX CONNECTOR,STRAIGHT SPAN,3-CIRCUIT COMM DEVELOPMEN COMM DEVELOPMEN	1	53.91	53.91
30	01	KUR1-0436-PZN	BELONG,TOOL RAIL,SNGL-SIDED RESIDE DSKG OR BENCHING APPL. 4IN.H X 36IN.W,MOUNT TO COMPOSE COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-K-CHARCOAL GRD A	2	151.84	303.68
31	01	KUTS-1224-ESNN	BELONG ACCESS, TERRITORY SCREEN, END OF RUN, 12IN.H X 24IN.W, SLOTTED, NH, WITHOUT ACCESS COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-K-CHARCOAL GRD A	2	129.22	258.44
32	01	KUHS-0000-H	BELONG,ACCESS,HANGING SORTER COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-FM-SNOW GRD A	4	52.49	209.96
33	01	KUTC-0000-H	BELONG,ACCES,TOOL CUP COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,TR-FM-SNOW GRD A	2	19.28	38.56

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Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
34	01	BPMA-2415-TTBNCP8YR	BE_HOLD,PED,MOB,B/F,24DX15W,TFL CSE,TFL FRNT,BLK MTRFOLD,NO HND,CUSH TOP,PRD BK,LIN,LK,REG CLSE COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,G-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,G-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,LR-BP-CHROME GRD A	2	575.97	1,151.94
35	01	BAUP-2415-F	BE_HOLD,ACC,CUSH,PED,24DX15W,FAB COMM DEVELOPMEN COMM DEVELOPMEN **Options:** (4D)-BIG ARROW GRD D ,4D-BL-BLUE GRD D	2	360.02	720.04
36	01	BTLDJ-4924-TTNBP8YR	BE_HOLD,PST,LHVLT,BKCSLH,F/F,49HX24D,TFL CSE,TFL FRNT,NOMRKBD,BLK MTFL,PRDBCK,LIN,LK,REG CLSE COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,G-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,G-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,LR-BP-CHROME GRD A	1	1,319.88	1,319.88
37	01	BTRCJ-4924-TTNBP8YR	BE_HOLD,PST,RHVLT,BKCSRH,F/F,49HX24D,TFL CSE,TFL FRNT,NOMRKBD,BLK MTFL,PRDBCK,LIN,LK,REG CLSE COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,G-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,G-KM-LANDMARK WOOD GRD B ,HP-KM-LANDMARK WOOD GRD A ,LR-BP-CHROME GRD A	1	1,319.88	1,319.88
39	01	TS00-7J6U	PLANES LT,TABLE,CR90X,62"X78"X24"X30",LAM,EB3,STD,CO:NONE,HAT,EADJ1SS,29"D, LH,GLD COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,H-WL-LINEN GRD A ,HP-WL-LINEN GRD A ,TR-K-CHARCOAL GRD A	1	3,567.90	3,567.90
40	01	TS00-6QTE	PLANES LT,TABLE,CR90X,62"X78"X30"X24",LAM,EB3,STD,CO:NONE,HAT,EADJ1SS,29"D, RH,GLD COMM DEVELOPMEN COMM DEVELOPMEN **Options:** ,H-WL-LINEN GRD A ,HP-WL-LINEN GRD A ,TR-K-CHARCOAL GRD A	1	3,463.15	3,463.15
41	01	WUAW-1500-PNH	15" MINI J-CHANNEL CABLE MANAGER (10PK) - PLASTIC COMM DEVELOPMEN	1	173.75	173.75

FLUID

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Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
			COMM DEVELOPMEN			
42	01	EUAW-A001-NB	BELONG,MESH WIRE MGR,100 FTX1 INCH,NO CUFFS,BLACK	1	500.21	500.21
			COMM DEVELOPMEN			
			COMM DEVELOPMEN			
43	01	VZAR-0000	ELEC COMP, RECEPTACLE BLANK COVER, COMPOSE/PREMISE	4	3.20	12.80
			COMM DEVELOPMEN			
			COMM DEVELOPMEN			
		Options:	,TR-K-CHARCOAL GRD A			
44	01	VZAD-0000-R	ELEC COMP, DATA BLANK COVER	8	3.20	25.60
			COMM DEVELOPMEN			
			COMM DEVELOPMEN			
		Options:	,TR-K-CHARCOAL GRD A			
45	01	FCH4C-65W	65W DESKTOP POWER MODULE INCLUDING (2) AC POWER AND (1) USB-A OUTLET, (1) USB-C OUTLET. MOUNTS ON TOP OR UNDER	2	99.43	198.86
			COMM DEVELOPMEN			
			COMM DEVELOPMEN			
		Options:	WHT-WHITE			
			COMM DEVELOPMEN			**21,946.65**
			ALL OTHER			
47	01	RETAIL DELIVERY FEE	MN ROAD IMPROVEMENT & FOOD DELIVERY FEE - TOTAL TAX INCLUDES $0.50 FEE	1	0.00	0.00
			ALL OTHER			**0.00**

Subtotal		26,688.52
Total Tax	**USD**	0.00
TOTAL AMOUNT -		**26,688.52**
Deposit Required :		**13,344.26**

Project Notes:
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This Quote will expire on: June 23, 2026

TERMS AND CONDITIONS

FLUID INTERIORS, LLC TERMS AND CONDITIONS (GOODS AND SERVICES)

These Terms and Conditions ("Terms") are entered into by and between Fluid Interiors, LLC, a Minnesota limited liability company and its division (Christiansons by Fluid), (collectively "Fluid"), and the Buyer named below and are effective as of the Effective Date.

APPLICABILITY AND SCOPE. These Terms are the only terms and conditions that govern the sale of products or goods ("Products"), or the provision of design, project management, installation, and related services (collectively, "Services") by Fluid to Buyer. References to the "Agreement" shall mean these Terms and any Proposal or Quote supplied by Fluid and approved by Buyer (an "Order"), and any attachments to the Order.

PURCHASE ORDERS.
a. Following the parties' execution of the initial Order, the parties may, from time-to-time, execute additional Orders contemplating the provision and receipt of new or expanded Products and Services provided under a prior Order.
b. Design services will be included in the Order based on the signed approval drawings. Project management services to coordinate and oversee installations are required and will be included in the Order. Any additional design or project management services beyond those originally quoted in the Order will be billed hourly according to Fluid's standard rate schedule in effect at that time.

NOT RETAIL. Products are not stocked by Fluid. Products are specifically ordered for Buyer and are not returnable. It is understood and agreed that the Order is final and binding and cannot be canceled or modified except by mutual written consent of the parties.

CHANGES.
Fluid's order confirmation is final and binding and any subsequent changes are subject to Fluid's ability to conform and are dependent upon supplier approval. Buyer may request changes or modifications when needed however, these shall be treated as non-binding requests unless and until both Buyer and Fluid have agreed in writing of the changes and any change in costs related to product, shipping, restocking fee or other costs. Fluid will make every effort to accommodate change requests at little to no additional costs. Change in quantity or specification are subject to approval by Fluid and supplier. Any resultant charges from supplier would be paid by the Buyer. All changes in quantity or specification shall be delivered in writing. Fluid will not be held responsible for supplier's failure to accept any changes. Change orders, amendments or modifications will not nullify the agreement between Fluid and Buyer.
a. If changes occur on the jobsite or installation site (the "Site") requiring additional work, Fluid will present a written "Field Change Order" specifying the additional Services and corresponding charges for Buyer's approval.

PRICING & PAYMENT.
a. Prices quoted by Fluid are good for fifteen (15) days from the date of Fluid's quotation. Buyer shall purchase the Products and Services from Fluid at the prices ("Price(s)") set forth in the Order. Unless specifically stated, Prices do not include any sales, use, and excise taxes, and any other applicable taxes, duties, and charges of any kind on any amounts payable by Buyer. Buyer is responsible for all such charges, costs and taxes. Fluid will make commercially reasonable efforts to include applicable manufacturer tariffs and surcharges in the Price. Tariffs and surcharges that are not presented at time of the Order will be invoiced to the Buyer separately.
b. For all orders 50% deposit and balance due Net 15 days from date of invoice, which will be issued monthly upon substantial completion of work for services and upon delivery of product from the manufacturer. A monthly service charge of 2 1/2% per month will apply to all delinquent payments and will be added to the balance outstanding. A credit application is required when 50% deposit is made. Should Buyer not want to complete a credit application or if a credit application is denied by Fluid, 100% deposit is due before an order can be placed. Fluid may suspend the delivery, provision or performance of any Products or Services if Buyer fails to pay any amounts when due under the Agreement.

DELIVERY TERMS.
a. Fluid will inform Buyer of an estimated date of delivery and install for the Products ("Estimated Delivery Date") when Fluid receives an estimated shipping date from its supplier or the product manufacturer. Buyer agrees that the Estimated Delivery Date is an estimate, is not guaranteed, and is subject to change without notice. Lead times vary widely by manufacturer, series, finish, and Buyer's Customer's Own Material ("COM") fabric. Fluid shall not be liable for any delays in delivery, including without limitation due to availability of COM fabrics or any other materials. Fluid will take commercially reasonable steps to facilitate timely delivery or performance.
b. Delivery and installation work will be performed by Fluid's staff during normal business hours Monday through Friday, unless otherwise agreed in writing by Fluid. Installations and Services done after normal business hours or on weekends or holidays will be subject to an additional overtime charges and subject to Fluid's written acceptance.
c. Unless otherwise agreed in writing by the parties, Fluid shall deliver the Products FCA manufacturer's shipping point using the Product manufacturer's standard methods for packaging and shipping.
d. If special packaging or handling is required, it will be an extra charge payable by the Buyer.
e. Fluid reserves the right in its sole discretion, without liability or penalty, to progress invoice Orders. Buyer shall pay for the Products shipped whether such shipment is in whole or partial fulfillment of Buyer's Order.
f. Safe and adequate storage space for the Products will be provided by the Buyer at its sole cost and expense. If the space provided is inadequate, requires excessive sorting, storage or is inconveniently located or on another floor, Fluid will invoice Buyer for the extra cost of such handling or moving.
g. If delivery cannot be made because of building or Site conditions, or other reasons beyond Fluid's control, Products will be placed in storage in Fluid's warehouse or a public warehouse (at Fluid's sole option). Fluid will invoice Buyer for additional charges as applicable for, any storage, labor and delivery charges. Buyer understands, acknowledges, and agrees that Fluid will invoice 100% of the un-invoiced Product as of manufacturer ship date. Storage

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charges will be invoiced for Products held in Fluid's warehouse at the Buyer's request for over thirty (30) days, unless otherwise agreed to in writing by both parties.

JOB SITE & INSTALLATION SERVICES.
a. The Site must be ready to accept furniture with construction complete (ceiling grid and tile in, wall covering/paint done, carpet and baseboard finished, electrical/data work done, etc.) and the space free of trades (punch list trades only), as well as clean and free of debris. Adequate facilities for off-loading, staging, moving and handling of product shall be provided by Buyer. Sites not ready to accept furniture will be subject to additional fees. The Price is based on a single-phase installation, any additional phasing due to unfinished construction will result in additional fees. Fluid is not responsible to keep furniture installation area free from construction dust. Any cleaning Services provided by Fluid to remove dust and debris created by on-going construction activity, during or after Fluid's installation, will be invoiced to Buyer on a "Time and Materials" basis.
b. Electric connections, heat, ventilation, hoisting and elevator service at the Site will be provided by Buyer without charge to Fluid. Carrying or moving Products up or down stairs is NOT included in the Services, unless noted otherwise.
c. Fluid's ability to erect or assemble furniture knocked-down or to permanently attach, affix, or bolt in place movable furniture is dependent on requirements based on the location of the Site and Products.

INSPECTION AND REJECTION OF DELIVERED PRODUCTS.
a. Buyer shall inspect the Products within seven (7) days of delivery of the Products to the Site ("Inspection Period"). Buyer will be deemed to have accepted the Products unless it notifies Fluid in writing of any Nonconforming Products during the Inspection Period and furnishes written evidence or other documentation as required by Fluid.
b. "Nonconforming Products" means only the following: (i) Product shipped is different than identified in Buyer's Order; or (ii) Product's label or packaging incorrectly identifies its contents. Nonconforming Products does not include Products that have different variations in wood grain, finish, or dye lot; and Products may not be rejected on this basis. Slight variations in wood product grain or color due to product age or natural differences in graining structure are beyond the control of Fluid. Minor variations between finishes in products provided by single or multiple manufacturers are also considered to be acceptable. Fabrics and painted products are subject to dye lot differences, which can cause minor variations in color. Such slight variations are generally acceptable and are beyond the control of Fluid.
c. If Buyer timely notifies Fluid of any Nonconforming Products, Fluid shall, in its sole discretion, work with manufacturer to (i) replace such Nonconforming Products with conforming Products or (ii) provide another acceptable remedy.
d. Buyer acknowledges and agrees that the remedies set forth in this section are Buyer's exclusive remedies for the delivery of Nonconforming Products.

TITLE, RISK OF LOSS, AND SECURITY INTEREST. The risk of loss passes from the manufacturer to the Buyer upon shipment from manufacturers dock. Fluid does not take ownership of the Product but will work with affected parties should a loss occur in the preceding. As collateral security for the payment of the Price of the Products, Buyer grants to Fluid a lien on and security interest in and to all of the right, title, and interest of Buyer in, to and under the Products, wherever located, and whether now existing or hereafter arising or acquired from time to time, and in all accessions thereto and replacements or modifications thereof, as well as all proceeds (including insurance proceeds) of the foregoing. The security interest granted under this provision constitutes a purchase money security interest under the Minnesota Uniform Commercial Code. Failure to pay for Product may result in Fluid's repossession of the Product. Fluid shall have the right to repossess without court order all delivered Products for which payment in full has not been received. Buyer agrees to pay costs and expenses, including attorneys' fees resulting from actions taken under this section.

INSURANCE. During the term of this Agreement, Buyer shall at its own expense, maintain and carry insurance in full force and effect, which shall include, but is not limited to, commercial general liability insurance (including product liability) in a sum no less than $100,000, workers' compensation, and property insurance for the Transit, Site and Storage of the Products, with financially sound and reputable insurers.

WARRANTY DISCLAIMER.
a. Fluid provides punch documentation to the Buyer during installation and no less frequent than at the end of the job. Punch consists of Fluid personnel inspecting all products installed per plan completing any adjustments required so that the finished product, as installed, is free from defect or installation concerns. Once punch documentation is created and agreed upon (signed/documented), it is considered final and no adjustments will be considered. Any punch items unable to be remedied at substantial completion of install will be documented separately. Fluid warrants their labor and installation for the first year, beginning day 1 after installation, which will be communicated to the buyer at the same time as punch sign off. Fluid does not make any warranties of product sold hereunder whatsoever, including any warranty of merchantability or warranty that the product is fit for any particular use or purpose. The Buyer shall rely exclusively upon warranties provided by the supplier of all products sold hereunder, which are passed through to Buyer when permissible and "as is". Fluid will assist Buyer in the event of any claims for defective material or workmanship that may be made during the warranty period stated by the supplier. If Fluid is requested to perform warranty work and subsequently is determined that the product is not covered by any supplier warranty, Buyer will be charged for services at the current labor and travel rate. b. WHILE FLUID MAY AGREE IN ITS SOLE DISCRETION TO REPLACE THE PRODUCT(S) OR REFUND THE PURCHASE PRICE FOR THE PRODUCT(S) AND TO THE EXTENT PERMITTED BY LAW, FLUID DISCLAIMS AND SHALL HAVE NO OTHER WARRANTY OBLIGATION WHATSOEVER, INCLUDING WITHOUT LIMITATION THE WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEAL, WITH RESPECT TO THE PRODUCT(S) AND SERVICES, AND ANY OTHER CLAIMS, LOSSES, LIABILITIES, DAMAGES, COSTS OR EXPENSES ATTRIBUTABLE TO ANY FAILURE TO CONFORM TO ANY WARRANTY UNDER THESE TERMS WILL BE SOLELY AS PERMITTED UNDER THESE TERMS. FLUID IS NOT RESPONSIBLE FOR COSTS ANY DAMAGES THAT RESULT FROM USE OR MISUSE OF THE PRODUCT(S).

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CLAIMS AND LIMITATION OF LIABILITY.
a. All claims shall be deemed waived unless made in writing and delivered to Fluid within seven (7) days after receipt of Products. Buyer shall afford Fluid prompt and reasonable opportunity to inspect the Products, Site, or Services. Fluid reserves the right, at its sole discretion, but does not have the obligation, to remedy any claimed defect in the Products or to replace such Products. Buyer may not offset or otherwise reduce or restrict payment of any invoice due to a claim.
b. IN NO EVENT SHALL FLUID BE LIABLE TO BUYER OR ANY THIRD PARTY FOR ANY LOSS OF USE, LOSS OF REVENUE OR PROFIT, MANUFACTURING COSTS, DIMINUTION IN VALUE, LOSS OF PRODUCTS WILL, OR FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT FLUID HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.
c. IN NO EVENT SHALL FLUID'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE TOTAL OF THE AMOUNTS PAID TO FLUID FOR THE PRODUCTS AND SERVICES SOLD UNDER THE SPECIFIC ORDER AT ISSUE.

INDEMNIFICATION. Each Party shall indemnify, defend, and hold harmless to the other party and its affiliates and their representatives, directors, officers, employees, and agents from and against any and all third-party claims, demands, suits, actions, judgments, costs, and liabilities (including attorney's fees) caused by the negligent or willful acts or omissions of Buyer or its directors, officers, employees, contractors, subcontractors, or agents.

TERMINATION. In addition to any remedies that may be provided under these Terms, Fluid may terminate this Agreement with immediate effect upon written notice to Buyer, if Buyer: (a) fails to pay any amount when due under this Agreement and such failure continues for ten (10) days after Buyer's receipt of written notice of nonpayment; (b) has not otherwise performed or complied with any of these Terms, in whole or in part; (c) becomes insolvent, files a petition for bankruptcy or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization, or assignment for the benefit of creditors; or (d) at its convenience and for any reason or no reason.

COMPLIANCE WITH LAW. Buyer shall comply with all applicable laws, regulations, and ordinances. Buyer shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement.

FORCE MAJEURE. No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations of Buyer to make payments to Fluid), when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's ("Impacted Party") reasonable control, including, without limitation, the following force majeure events ("Force Majeure Event(s)"): (a) acts of God; (b) flood, fire, earthquake, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order, law, or actions; (e) embargoes or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) shortage of adequate power or transportation facilities; and (i) other events beyond the reasonable control of the Impacted Party. The Impacted Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. In addition, any act or omission of Buyer or its agents, subcontractors, consultants, or employees that impedes or delays Fluid's performance will be a Force Majeure Event.

GENERAL TERMS & CONDITIONS.
a. These Terms and the Agreement is the final expression of the agreement between the Buyer and Fluid and supersedes all prior or contemporaneous oral and written statements regarding the Order. The Agreement may only be modified in writing by Fluid, or by a revised acknowledgment duly issued by Fluid. Fluid rejects any additional terms, provisions, or obligations that are not contained in these Terms, the Proposal or Quote, and Buyer's acceptance of the Proposal or Quote. Any other or additional terms, provisions, or obligations in Buyer's acceptance are expressly rejected.
b. The relationship between the parties is that of independent contractors. Nothing contained in this Agreement shall be construed as creating any form of joint enterprise, employment, or fiduciary relationship between the parties; and neither party shall have authority to contract for or bind the other party in any manner whatsoever.
c. Buyer shall reimburse Fluid for all costs incurred in collecting any payments due to Fluid, including, without limitation, reasonable attorneys' fees and court costs.
d. This Agreement is for the sole benefit of the parties hereto and their respective successors and permitted assigns; and, nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of these Terms.
e. All matters arising out of or relating to this Agreement are governed by and construed in accordance with the internal laws of the State of Minnesota without giving effect to any choice or conflict of law provision or rule (whether of the State of Minnesota or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of the State of Minnesota. Any legal suit, action, or proceeding arising out of or relating to this Agreement shall be instituted in the federal or state courts of the State of Minnesota in each case located in Hennepin County and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.
f. All notices, requests, consents, claims, demands, waivers, and other communications hereunder (each, a "Notice") shall be in writing and addressed to the parties at the addresses set forth on the face of the Order or to such other address that may be designated by the receiving party in writing. All Notices shall be delivered by email, personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile (with confirmation of transmission), or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effectiv only (a) upon receipt of the receiving party, and (b) if the party giving the Notice has complied with the requirements of this Section.

Fluid Interiors
100 North 6th Street
Suite 100A
Minneapolis, MN 55403
Phone: 612-746-8700
Fax: 612-746-8701
Email/Web: www.fluidinteriors.com

Quotation

Project: 47040
Proj Desc: 2026 Stations

Quote: 47040.001
Status: New

Sold To: 5201-01
City of Columbia Heights
3989 Central Ave NE
Columbia Heights, MN 55421
Attention: Mitchell Forney

Bill To: 5201-01
City of Columbia Heights
3989 Central Ave NE
Columbia Heights, MN 55421
Attention: Mitchell Forney

Ship To: 5201-01
City of Columbia Heights
3989 Central Ave NE
Columbia Heights, MN 55421
Attention: Mitchell Forney
Phone: (763) 706-3675
Email: mforney@columbiaheightsmn.gov

Date Entered	Customer PO	Salesperson	FOB	Terms
06/08/2026		Jayne Lowenberg	D	Net 15 Days

g. If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.
h. Provisions of these Terms which by their nature should apply beyond their terms will remain in force after any termination or expiration of this Agreement.
i. No waiver by Fluid of any of the provisions of this Agreement is effective unless explicitly set forth in writing and signed by Fluid. No failure to exercise, or delay in exercising, any right, remedy, power or privilege arising from this Agreement operates, or may be construed, as a waiver thereof. No single or partial exercise of any right, remedy, power or privilege hereunder precludes any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.
j. Buyer shall not assign any of its rights or delegate any of its obligations under this Agreement without the prior written consent of Fluid. Any purported assignment or delegation in violation of this Section is null and void. No assignment or delegation relieves Buyer of any of its obligations under this Agreement.

Subtotal	26,688.52
Tax	0.00
Total	**26,688.52**

Signature **Title** **Date**

Collins
ELECTRICAL + TECHNOLOGY

Proposal / Contract

Date: 6/29/26

Proposal submitted to: City of Columbia Heights Attn: Jesse Hauf	Work to be performed at: City Hall 3989 Central Ave NE Columbia Heights, MN 55421
Address: 637 38th Ave. NE	Phone/Email: 763-443-0965/Jhauf@columbiaheightsmn.gov
City, State, Zip Code: Columbia Heights, MN 55421	Project Name: Install 4 LV runs for (2) cubicles

We are pleased to submit the following proposal to furnish and install all labor, material and permit fees to complete the following electrical installation list below.

New Cubical Wiring

- Install (4) new Low voltage drops for new cubicles. Will need to route Cat 6 cable from new cubicles back to service rooms.
- Install power feed using existing power feeds.

Fee for service – $ 3,280.00

Notes:

Any alteration or deviation from the services outlined in this proposal will be executed only upon written request and may become an extra charge over and above the estimate.
All work described above to be done during standard working hours unless otherwise specified.
This proposal may be withdrawn by us if not accepted within 30 days.
Payment-in-full is due within 30 days of project completion.
Additional costs due to abnormal fluctuations of commodity pricing are not included.
Any patching, painting, or repair of drywall is excluded in this proposal.

Respectfully submitted,



Collins Electrical Construction Co.
Josh Rezac – Project Manager - Special Projects
Cell# 651-418-2833 / Fax # 651-292-0359
jrezac@collinsmn.com

Acceptance of Proposal

The prices, specifications, terms and conditions of this proposal are satisfactory and are hereby accepted. Collins Electrical Construction Co. is authorized to perform the work as specified.

Signature: _____ Date: _____

CONTINUA

Proposal

Continua Interiors of Minnesota
9800 8th Avenue North
Plymouth, MN 55441
763-417-3300

quote / order no.	27949
date	06/30/2026
sales representative	MN-Kimberly Kirkeide
order name	City of Columbia Heights
terms	NET 15
page	1 of 6

bill to:
City Of Columbia Heights
637 38Th Ave. Ne
Columbia Heights, MN 55421

ATTN: Kevin Hansen
Phone: 763-706-3700
Email: khansen@columbiaheightsmn.gov

install:
City Of Colombia Heights - City Hall
3989 Central Ave Ne
Columbia Heights, MN 55421-3900

ATTN: Rochelle Widmer
Phone: 763-706-3704
Email: rwidmer@columbiaheightsmn.gov

line	description	qty	unit price	extended amount
1	MillerKnoll AER1B21HW--AJ-G1-G1-G1-BB-BK-231-03 +Wk Chair,b size,standard-height range,std tilt,height-adjustable arms,nonuphst armpads AJ:+adjustable lumbar support G1:+graphite (CP) G1:+graphite (CP) G1:+graphite (CP) BB:+2 1/2" hard caster, black yoke, carpet only BK:+black 231:+8Z Pellicle-Pr Cat 1 03:+8Z Pellicle graphite Tag: GC: EC Contract #: BNR482	2	$991.27	$1,982.54

subtotal	$1,982.54
total order	$1,982.54

To pay via ACH please contact armn@continuainteriors.com or to pay by credit card please visit our client portal on our website continuainteriors.com

Your order may be subject to additional tariffs or customs fees. These charges are the responsibility of the buyer and are due upon final invoice.

CONTINUA

Proposal

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9800 8th Avenue North
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quote / order no.	27949
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order name	City of Columbia Heights
terms	NET 15
page	2 of 6

GENERAL TERMS & CONDITIONS OF SALE

The following General Terms and Conditions of Sale apply to the product and service order placed by the undersigned BUYER with Continua Interiors of Minnesota, LLC.

1. **Purchase Orders**
   a. If purchase orders are required, BUYER must provide copies of the purchase orders at the time of ordering product or services from CONTINUA INTERIORS OF MINNESOTA, LLC.
   b. The prices quoted by CONTINUA INTERIORS OF MINNESOTA, LLC in the Proposal are valid for 30 days from the date of the Proposal, provided that should a manufacturer or third-party service provider increase the price of a product, CONTINUA INTERIORS OF MINNESOTA, LLC may increase the price to BUYER by an amount up to such increase. These Terms and Conditions shall continue in effect until the completion of all work under the Proposal.
2. **Down Payment**
   a. A down payment of 50% of the order total is required for orders over $10,000.
   b. Any down payments required by the manufacturer more than 50% shall be required of the BUYER before the order is placed.
3. **Invoicing**
   a. After down payment, the remaining balance will be invoiced when project installation is substantially complete, as determined by CONTINUA INTERIORS OF MINNESOTA, LLC.
   b. CONTINUA INTERIORS OF MINNESOTA, LLC reserves the right to send progress billings for installations and product orders that take more than one week. Any product being held (i) at BUYER's request or (ii) because the installation site is not yet ready for installation, will be invoiced in full upon CONTINUA INTERIORS OF MINNESOTA, LLC receipt of the same. Payments are to be made in accordance with the terms in Section 5.
4. **Taxes**
   a. Any manufacturer's tax, occupation tax, use tax, sales tax, excise tax, value-added tax, duty, custom, inspection, tariff or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority, on or measured by the transaction between CONTINUA INTERIORS OF MINNESOTA, LLC and BUYER shall be paid by BUYER in addition to the prices quoted or invoiced. In the event CONTINUA INTERIORS OF MINNESOTA, LLC is required to pay any such tax, fee or charge, BUYER shall reimburse CONTINUA INTERIORS OF MINNESOTA, LLC therefore; or in lieu of such payment, BUYER shall provide CONTINUA INTERIORS OF MINNESOTA, LLC at the time the order is submitted with an exemption certificate or other document acceptable to the authority imposing the same. Should CONTINUA INTERIORS OF MINNESOTA, LLC, in its sole discretion, determine that the exemption document provided by BUYER does not clearly meet the requirements of the authority imposing a tax, BUYER hereby agrees to pay such tax in full.
5. **Payment**
   a. All payments for project completion or progressive invoices are due per payment terms on the invoice. BUYER may hold up to 10% retainage for uncompleted installation, or an amount equal to the selling price of any backordered or undelivered merchandise.
   b. Payment may not be withheld for any product not delivered due to (i) BUYER's request or (ii) the installation site not being ready for installation.
   c. Title to the merchandise passes to the BUYER when the full purchase price and all other charges under this agreement are paid in full.
   d. Balances past due shall bear interest payable to CONTINUA INTERIORS OF MINNESOTA, LLC at a rate of 1.5% per month of simple interest.
   e. CONTINUA INTERIORS OF MINNESOTA, LLC shall retain, and BUYER hereby grants, a security interest in the goods sold hereunder, until BUYER has completed payment of the purchase price, plus accrued interest, and fully performed all the other terms and conditions hereof. CONTINUA INTERIORS OF MINNESOTA, LLC shall be entitled, and BUYER hereby authorizes CONTINUA INTERIORS OF MINNESOTA, LLC, without further action of BUYER, to prepare and file one or more Financing Statements pursuant to the Uniform Commercial Code to evidence this lien in form satisfactory to CONTINUA INTERIORS OF MINNESOTA, LLC (and the Proposal, these Terms and Conditions and any purchase orders each may serve as a security agreement for that purpose). The goods covered hereby shall remain strictly personal property, irrespective of the mode of its attachment to realty, the consequences of its being disturbed or removed, or the use made of it. BUYER shall maintain the goods covered hereby in good condition and repair and not permit its value to be impaired. BUYER shall not sell, mortgage, pledge or otherwise deal in or encumber the goods or any part of it or permit it to be removed from the place where first installed, for so long as any amounts under these Terms and Conditions remains unpaid, without CONTINUA INTERIORS OF MINNESOTA, LLC'S prior written consent.
   f. If the BUYER defaults on payment, CONTINUA INTERIORS OF MINNESOTA, LLC after 180 days from the invoice date may repossess the merchandise.
6. **Credit Cards**
   a. For orders transacted via credit card, a processing fee of 3.5% of the total order amount will be applied. This fee covers the costs associated with credit card transactions. CONTINUA INTERIORS OF MINNESOTA, LLC accepts Visa, MasterCard, and American Express credit cards.
7. **Changes, Cancellations, and Returns**
   a. The order to which these General Terms apply may not be changed or canceled, nor products returned except in the event of non-conforming goods, in whole or in part, by the BUYER without CONTINUA INTERIORS OF MINNESOTA, LLC'S written consent.
   b. The BUYER agrees in all respects to the price and terms set forth in the order, and acknowledges that a modification may only be made by a written Change Order signed by both parties.
   c. A written Change Order may include revised product costs, restocking fees and any other associated costs.

CONTINUA

Proposal

Continua Interiors of Minnesota
9800 8th Avenue North
Plymouth, MN 55441
763-417-3300

quote / order no.	27949
date	06/30/2026
sales representative	MN-Kimberly Kirkeide
order name	City of Columbia Heights
terms	NET 15
page	3 of 6

8. **Shipments, Deliveries, Freight, and Claims**
   a. All product shipments are made to CONTINUA INTERIORS OF MINNESOTA, LLC or shipped directly from the manufacturer to the BUYER, as determined by CONTINUA INTERIORS OF MINNESOTA, LLC. CONTINUA INTERIORS OF MINNESOTA, LLC shall not be held responsible for damages or delays due to an act or circumstance that is outside of CONTINUA INTERIORS OF MINNESOTA, LLC'S control. Partial shipments may be necessary and are at the discretion of the manufacturer. Freight charges incurred by CONTINUA INTERIORS OF MINNESOTA, LLC will be invoiced to BUYER. Claims for transportation damage will be BUYER's responsibility if BUYER receives merchandise directly from the manufacturer.
   b. BUYER is responsible for insurance coverage for loss of product due to damage or theft of product beginning when product is received at the job site.
   c. A shipping or fuel surcharge may be applied to an order to cover the market fluctuations in fuel prices.
   d. Shipping and freight charges are subject to change.
9. **Documentation/Drawings/Field Measurements**
   a. The contract documents may consist of this agreement, a scope of work (SOW), shop drawings, elevations, pricing, formal line drawings and other project related documentation required to complete the project.
   b. Field measuring may be required prior to shop drawing submission and final plan signoff. BUYER plan review and signoff is required prior to placement of any modular wall, AV, millwork, electrical/low voltage installation or custom furniture application. All field verifications will be noted on shop drawings for BUYER signoff.
10. **Warehouse Receiving and Storage**
    a. If product is shipped to CONTINUA INTERIORS OF MINNESOTA, LLC'S warehouse, CONTINUA INTERIORS OF MINNESOTA, LLC will receive, inspect, and store for up to 30 days. After 30 days, storage charges may be assessed for product held in CONTINUA INTERIORS OF MINNESOTA, LLC'S warehouse.
    b. Storage fees, using current market rates based on storage location, may be quoted and applied if a BUYER's job site is not ready for a scheduled delivery, or the BUYER modifies the schedule after a delivery acknowledgment does not allow CONTINUA INTERIORS OF MINNESOTA, LLC to delay product delivery. There are no storage fees for conditions or circumstances related to CONTINUA INTERIORS OF MINNESOTA, LLC performance.
11. **Postponement Storage and Labor Costs**
    a. In the event BUYER requests postponement of agreed upon delivery of goods to BUYER's site, CONTINUA INTERIORS OF MINNESOTA, LLC may at its option receive and store product at additional cost to the BUYER, or in the instance of a direct shipment to BUYER, transfer the goods to storage for the BUYER's account and at the BUYER's risk and expense. Such a transfer to storage shall be deemed delivery to the BUYER for all purposes, including invoicing and payment for product only.
    b. CONTINUA INTERIORS OF MINNESOTA, LLC will bill the published rates listed in this agreement or prevailing industry rates for storage.
    c. BUYER's insurance company will be responsible for any loss of product due to theft or damage incurred while product is stored at a BUYER's on-site or off-site facility.
12. **Maintenance and Repair; Warrantees**
    a. All product is guaranteed according to manufacturers' published warranties only. BUYER acknowledges receipt of all manufacturers' warranty documentation, cleaning instructions with cleaning product recommendations, and maintenance information, for all products purchased. BUYER further acknowledges that it is responsible for all post-installation cleaning and maintenance of products, that use of unapproved cleaning products or improper cleaning or maintenance practices may void manufacturer's warrantees, and that any post-installation product damage resulting from use of unapproved cleaning products, improper cleaning or maintenance practices, or any other cause is not CONTINUA INTERIORS OF MINNESOTA, LLC'S responsibility. In no event will CONTINUA INTERIORS OF MINNESOTA, LLC be responsible for any post-installation damage to products, whether resulting from BUYER's use of unapproved cleaning products, improper maintenance practices, or other cause.
    b. BUYER'S SOLE REMEDY FOR ANY PRODUCT DEFECT OR DAMAGE WILL BE UNDER THE MANUFACTURER'S WARRANTY, IF ANY, AND CONTINUA INTERIORS OF MINNESOTA, LLC WILL HAVE NO OBLIGATION TO ASSIST BUYER IN CONNECTION WITH ANY MANUFACTURER'S WARRANTY CLAIMS. In the event BUYER requests CONTINUA INTERIORS OF MINNESOTA, LLC to perform any repairs or maintenance not covered by warranty, CONTINUA INTERIORS OF MINNESOTA, LLC will provide those services at its current hourly rate plus applicable trip charges.
    c. CONTINUA INTERIORS OF MINNESOTA, LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR THAT THE PRODUCTS OR ITS SERVICES WILL BE FIT FOR ANY PARTICULAR OR UNUSUAL USE. IN NO EVENT WILL CONTINUA INTERIORS OF MINNESOTA, LLC BE LIABLE TO THE BUYER FOR ANY INDIRECT, CONSEQUENTIAL OR PUNITIVE DAMAGES.
    d. CONTINUA INTERIORS OF MINNESOTA, LLC offers a 90-day workmanship warranty on all projects. Warranty does not cover environmental, BUYER network, defective products or BUYER driven changes that are considered outside of the original scope of work (SOW). Owner Furnished Equipment (OFE) warranty service is not included in this agreement.

DELIVERY AND INSTALLATION TERMS & CONDITIONS OF SALE

13. **Delivery & Installation**
    a. The BUYER agrees that the space will be complete and ready for product installation, and that CONTINUA INTERIORS OF MINNESOTA, LLC will have free and clear access to the space. The BUYER also acknowledges that they will have official occupancy of the space the product is being delivered.
    b. CONTINUA INTERIORS OF MINNESOTA, LLC will inform BUYER of an estimated date of delivery ("Estimated Delivery Date") when CONTINUA INTERIORS OF MINNESOTA, LLC receives an estimated shipping date from its supplier or manufacturer. The Estimated Delivery Date is not a guaranteed delivery date. BUYER recognizes and acknowledges that the Estimated Delivery Date is merely an estimate and is subject to change by CONTINUA INTERIORS OF MINNESOTA, LLC or the manufacturer without notice.
    c. Additional fees and/or trip charges may apply if the BUYER's site is not complete and ready for installation. CONTINUA INTERIORS OF MINNESOTA, LLC will document any additional fees in a change order.

CONTINUA

Proposal

Continua Interiors of Minnesota
9800 8th Avenue North
Plymouth, MN 55441
763-417-3300

quote / order no.	27949
date	06/30/2026
sales representative	MN-Kimberly Kirkeide
order name	City of Columbia Heights
terms	NET 15
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14. **Normal Business Hours**
    a. If included in the scope of services and specifically itemized in the proposal, delivery and installation work will be performed during normal business hours--7:00am-3:30pm--Monday through Friday unless other specific agreements are made in writing and included with CONTINUA INTERIORS OF MINNESOTA, LLC'S proposal.
    b. Installation done after normal business hours, on weekends, or on holidays will be subject to an additional overtime premium charge and subject to CONTINUA INTERIORS OF MINNESOTA, LLC'S acceptance, unless such agreement was specifically agreed to in the final proposal.
    c. CONTINUA INTERIORS OF MINNESOTA, LLC overtime rates are 1.5X the published hourly rates Monday-Friday and 2.0X the published hourly rate Saturday and Sunday. Any change orders or work order changes must be in writing and signed by both parties prior to performance of any modified services by CONTINUA INTERIORS OF MINNESOTA, LLC.
15. **Labor**
    a. If trade regulations enforced at the time and place of installation require the use of tradesmen at the site other than CONTINUA INTERIORS OF MINNESOTA, LLC'S own installation personnel or subcontractor, BUYER will pay any resulting additional costs.
16. **Electrical/Low Voltage/Network Systems Hookup**
    a. A licensed electrician may be required to install electrical products including outlets, tasklights and connections to base building power. If CONTINUA INTERIORS OF MINNESOTA, LLC determines that an electrician is required, BUYER will be responsible for contracting and paying all costs of the electrician and the electrical installation.
    b. Low voltage vendor and coordination will be managed by BUYER unless included in the CONTINUA INTERIORS OF MINNESOTA, LLC work order or scope of work.
    c. Access to power, lighting and low voltage will be documented and available.
    d. Adequate and functioning network access along with permissions will be granted to CONTINUA INTERIORS OF MINNESOTA, LLC to install and test electrical and Audio-Visual installed products.
    e. Software licenses provided by the BUYER, such as Microsoft Teams, Zoom, WebEx and others, which is required and called out in the scope of work (SOW) will need to be registered and ready to be activated prior to installation.
    f. BUYER will provide access and Vendor contacts for PBX, SIP UC and phone systems if required.
    g. CONTINUA INTERIORS OF MINNESOTA, LLC is not responsible for any underground trenching or installation for outside wiring.
    h. Any schedule change caused by BUYER's failure to complete defined IT configuration steps by the agreed date will necessitate BUYER executing a change order for payment of labor time lost or unable to be utilized before work will be rescheduled.
    i. Rescheduled installations due to BUYER's failure to complete IT configuration steps are subject to CONTINUA INTERIORS OF MINNESOTA, LLC'S labor availability. CONTUNIA INTERIORS is not responsible for the additional costs BUYER may incur due to these delays in installation.
    j. CONTINUA INTERIORS OF MINNESOTA, LLC is not responsible for client network readiness. All end points are required to be patched in prior to AV installation.
17. **Installation**
    a. CONTINUA INTERIORS OF MINNESOTA, LLC'S installers will be responsible for clearing all product packing materials at the site, cleaning the product they installed, and noting any warranty work or parts needed during a final walk-through inspection with the BUYER.
    b. BUYER is responsible for providing access to recycling and garbage removal created by the delivery and installation of this proposal. CONTINUA INTERIORS OF MINNESOTA, LLC will work with the site contact to determine where to dispose of said garbage and recycling.
    c. If CONTINUA INTERIORS OF MINNESOTA, LLC is required to remove them from the site, charges may incur for disposal and labor unless noted in proposal.
18. **Job Site Conditions & Services**
    a. All quotes are based upon BUYER's job site being "Site Ready" prior to product delivery. Site Ready is defined as: clean, clear of all obstructions, and free of debris, and all painting, carpet, data cabling and ceilings are fully complete. Charges will be assessed to BUYER for excessive handling, storage and transportation incurred because of site conditions, activity of other trades, or other reasons not specifically identified in the quotation, at standard hourly rates, or at actual charges, if labor is performed by a third party.
    b. The BUYER will insure at its expense that the job site is ready to accept furniture and/or audio visual equipment with construction complete (ceiling grid and tile in, wall covering/paint done, carpet and baseboard finished, electrical/data work done, etc.) and the space free of trades (punch list trades only), as well as clean and free of debris.
    c. BUYER will furnish electrical current, heating, lighting, trash disposal containers, hoisting and/or elevator services, and suitable unobstructed dock space, moving and staging areas at the job site without charge to CONTINUA INTERIORS OF MINNESOTA, LLC. If CONTINUA INTERIORS OF MINNESOTA, LLC is required to remove or handle existing furniture or audio-visual equipment, the additional cost of moving, handling and transporting shall be billed to BUYER on an hourly basis. Once the installation has begun, BUYER agrees to assume any expense incurred by CONTINUA INTERIORS OF MINNESOTA, LLC due to such changes made at BUYER's request or for any reason beyond CONTINUA INTERIORS OF MINNESOTA, LLC'S control.
19. **Loss or Damage**
    a. After the product is delivered to the BUYER's site, any loss or damage by weather, other trades such as painting or plastering, fire or other elements, shall be the responsibility of the BUYER, and the BUYER agrees to hold CONTINUA INTERIORS OF MINNESOTA, LLC harmless from loss for such reasons.
20. **Special Packaging**
    a. If special packaging or handling is required that is not contained in the specifications, it will be subject to an additional charge that will be set out on CONTINUA INTERIORS OF MINNESOTA, LLC'S invoice to the BUYER.
21. **Staging & Storage Space**
    a. If products arrive at BUYER's site earlier than the Estimated Delivery Date, the BUYER will provide safe and adequate storage space. If the space provided is inconveniently located or on another floor, the extra cost of such moving the products will be reimbursed to CONTINUA INTERIORS OF MINNESOTA, LLC by BUYER.

CONTINUA

Proposal

Continua Interiors of Minnesota
9800 8th Avenue North
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22. **Limitation of Liability**
    a. With respect to breaches of this contract, CONTINUA INTERIORS OF MINNESOTA, LLC'S liability shall in no event exceed the contract price. CONTINUA INTERIORS OF MINNESOTA, LLC SHALL NOT BE SUBJECT TO AND DISCLAIMS: (1) ANY OBLIGATIONS OR LIABILITIES ARISING OUT OF BREACH OF CONTRACT OR OF WARRANTY NOT EXPRESSLY SET FORTH HEREIN, (2) ANY OBLIGATIONS WHATSOEVER ARISING FROM TORT CLAIMS (INCLUDING NEGLIGENCE AND STRICT LIABILITY) OR ARISING UNDER OTHER THEORIES OF LAW WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY CONTINUA INTERIORS OF MINNESOTA, LLC, OR ANY UNDERTAKINGS, ACTS OR OMISSIONS RELATING THERETO, AND (3) ALL CONSEQUENTIAL, INCIDENTAL, CONTINGENT AND SPECIAL DAMAGES WHATSOEVER.
23. **Indemnification**
    a. BUYER shall indemnify CONTINUA INTERIORS OF MINNESOTA, LLC against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys fees and other costs of defending any action) which CONTINUA INTERIORS OF MINNESOTA, LLC may incur as a result of any claim by BUYER or others arising out of or in connection with the products and/or services sold hereunder and based on product or service defects not proven to have been caused solely by CONTINUA INTERIORS OF MINNESOTA, LLC'S negligence.
24. **Acts beyond reasonable control**
    a. CONTINUA INTERIORS OF MINNESOTA, LLC shall not be liable for any delay or failure to deliver any or all the product caused by labor disputes, strikes, act of God, or other delay beyond the reasonable control of CONTINUA INTERIORS OF MINNESOTA, LLC. In such instances, any deadlines for delivery shall be adjusted by a reasonable amount.
25. **Governing Law / Attorneys fees**
    a. The terms of this Agreement shall be governed by the laws of the State of Minnesota (without regard to conflict of laws provisions). The parties agree that any action or proceeding to enforce or arising out of this Agreement shall be commenced only in state or federal courts located in Minneapolis, MN. The parties consent to such jurisdiction, agree that venue will be proper in such courts and waive any objections based upon Forum Non Conveniens. BUYER shall reimburse CONTINUA INTERIORS OF MINNESOTA, LLC for all reasonable attorneys' fees and collection costs incurred by CONTINUA INTERIORS OF MINNESOTA, LLC to enforce its rights against BUYER under these Terms and Conditions.
26. **Entire Agreement**
    a. Unless otherwise agreed to in writing between BUYER and CONTINUA INTERIORS OF MINNESOTA, LLC, this document is intended by all parties as the final expression of their agreement and supersedes all other purchase orders or documents provided by BUYER.

CONTINUA

Proposal

Continua Interiors of Minnesota
9800 8th Avenue North
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In acknowledgment of Agreement the BUYER, _____
and CONTINUA INTERIORS OF MINNESOTA, LLC have had this Agreement signed by their duly authorized officers.

Signature is acceptance of Continua Interiors's terms and conditions and proposed amount of $1,982.54

BUYER

(Print) Name and Title

Signature Date

Continua Interiors of Minnesota, LLC

(Print) Name and Title

Signature Date

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	JULY 13 2026

ITEM:	**License Agenda**
Presenting Item: Aaron Chirpich, City Manager	
DEPARTMENT: Community Development	**BY/DATE:** Mitchell Forney July 8, 2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

_Community that Grows with Purpose and Equity
_High Quality Public Spaces
_Safe, Accessible and Built for Everyone
_Engaged, Effective and Forward-Thinking
X Resilient and Prosperous Economy
_Inclusive and Connected Community

BACKGROUND
Attached is the business license agenda for July 13, 2026, City Council meeting. This agenda consists of applications for: 2026 business licenses, and contractors' licenses.

At the top of the license agenda there is a phrase stating "*Signed Waiver Form accompanied application", noting that the data privacy form has been submitted as required. If not submitted, certain information cannot be released to the public.

STAFF RECOMMENDATION
Staff recommend that the items are approved as listed.

RECOMMENDED MOTION(S):

MOTION: Move to approve the items as listed on the business license agenda for July 13, 2026, as presented.

ATTACHMENT(S)
07/13/2026 License Table

TO CITY COUNCIL JULY 13, 2026

*Signed Waiver Form accompanied application

BUSINESS LICENSES 2026		
* Timberline Roofing & Contracting, Solicitors	4463 White Bear Prkwy White Bear Lake, MN 55110	$100
* Twin Pines Tree, Tree Services	31728 73rd ST Hillman, MN 56338	$80

CONTRACTOR LICENSES 2026		
* Matty Vs Heating and Cooling LLC	10040 Sycamore Street NW, Coon Rapids, MN 55433	$80
*Sensible Heating and Air Conditioning	3533 Roosevelt St NE St Anthony, MN 55418	$80
*O'Boys Plumbing, Heating & Air	1550 91st Ave NE Suite 301 Blaine, MN 55449	$80

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	JULY 13, 2026

ITEM:	**Rental Occupancy Licenses for Approval**
Presenting Item: *Aaron Chirpich, City Manager*	
DEPARTMENT: Fire	**BY/DATE:** Assistant Fire Chief Brad Roddy / July 13, 2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

X Community that Grows with Purpose and Equity	_Engaged, Effective and Forward-Thinking
X High Quality Public Spaces	_Resilient and Prosperous Economy
X Safe, Accessible and Built for Everyone	X Inclusive and Connected Community

BACKGROUND:
Consideration of approval of the attached list of rental housing license applications.

SUMMARY OF CURRENT STATUS:
All property owners have passed yearly rental license inspections and submitted required rental license applications and fees.

STAFF RECOMMENDATION:
Approve the items listed for rental housing license applications for July 13, 2026, in that they have met the requirements of the Property Maintenance Code.

RECOMMENDED MOTION:

MOTION: Move to approve the items listed for rental housing license applications for July 13, 2026, in that they have met the requirements of the Property Maintenance Code.

ATTACHMENT:
Rental Occupancy Licenses for Approval –7-13-26

COLUMBIA HEIGHTS
PROPERTY MAINTENANCE
825 41st Avenue NE • Columbia Heights, MN 55421 • Ph: (763) 706-8156 • Email: fireinspections@columbiaheightsmn.gov • heightsfire.com

Rental Occupancy Licenses for Approval July 13, 2026:

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Alkaied, Homam 1000 41st Avenue NE#309 Columbia Heights, MN 55421	4209 2nd St NE 4207 2nd St NE	26-0009852 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Amlie, Karl 3801 Van Buren LLC 13028 Jewell Circle NE Blaine, MN 55449	3801 Van Buren St NE	26-0009558 Rental License [Over 3 Units] Number of licensed units: 5 $360.00
**New License* Bariso, Milko 4531 Fillmore Street NE Columbia Heights, MN 55421	4524 Fillmore St NE 4526 Fillmore St NE	26-0009919 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Becerra, Juan CAMARDI, LLC 5215 Main Street E.#8 Maple Plain, MN 55359	3754 3rd St NE	26-0009821 Rental License [Over 3 Units] Number of licensed units: 7 $404.00
Bergmann, Timothy 4016 Cleveland Street NE Columbia Heights, MN 55421	4014 Cleveland St NE	26-0009841 Family Exempt Rental License Number of licensed units: 1 $75.00
Burks, Jeffrey Burks Properties LLC 315 West River Pkwy#103 Minneapolis, MN 55401	3955 Tyler St NE	26-0009697 Rental License [1 - 3 Units] Number of licensed units: 1 $450.00
Carter, Deja 704 68th Lane North Brooklyn Center, MN 55430	4557 Fillmore St NE 4555 Fillmore St NE	26-0009740 Rental License [1 - 3 Units] Number of licensed units: 2 $450.00
Casey, Jennifer 8245 Spring Lake Road Mounds View, MN 55112	5210 Washington St NE 5208 Washington St NE	26-0009763 Rental License [1 - 3 Units] Number of licensed units: 2 $450.00
Czichray, Michael 5038 Washington Street NE Columbia Heights, MN 55421	5032 Washington St NE	26-0009893 Family Exempt Rental License Number of licensed units: 1 $75.00
Daniels, Tyrone 1127 Cheery Lane NE Columbia Heights, MN 55421	1129 Cheery Ln NE 1127 Cheery Lane NE	26-0009792 Family Exempt Rental License Number of licensed units: 1 $75.00

**New License*

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Espinoza, Valeria 4030 Cleveland Street NE Columbia Heights, MN 55421	4030 Cleveland St NE 4028 Cleveland St NE	26-0010038 Rental License Transfer Fee Number of licensed units: 2 $50.00
Esso, Lawrence Esso Apartments, LLC 3328 East Lake Street Minneapolis, MN 55406	4330 3rd St NE	26-0009858 Rental License [Over 3 Units] Number of licensed units: 5 $360.00
Farrag, Mohamed 12060 Madison Street NE Blaine, MN 55434	4628 Johnson St NE 4630 Johnson St NE	26-0010035 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Fergus, Scott CAG Minnesota Fund II, LLC 5100 Edina Industrial Blvd.#215 Bloomington, MN 55439	1122 40th Ave NE	26-0009504 Rental License: Temporary Number of licensed units: 1 $300.00
Fergus, Scott CAG Minnesota Fund II, LLC 5100 Edina Industrial Blvd.#215 Edina, MN 55439	1234 44th Ave NE	26-0009801 Rental License: Temporary Number of licensed units: 1 $300.00
Fitzpatrick, Paul 7600 Winnetka Heights Drive Golden Valley, MN 55427	1235 37th Ave NE 1233 37th Ave. NE	26-0009802 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
**New License* Flores Siguencia, Claudio 4408 Third Street NE Columbia Heights, MN 55421	4358 Jefferson St NE	26-0009921 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Gramith, Charles Gramith Properties LLC 2405 39th Avenue NE#202 Saint Anthony, MN 55421	529 Mill St NE	26-0009903 Rental License [Over 3 Units] Number of licensed units: 7 $404.00
Hao, Peter 9156 Brentwood Trail Woodbury, MN 55125	4450 Stinson Blvd NE	26-0009866 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Harlan, Bradley 509 North Avenue Comanche, OK 73529	5142 Washington St NE 5140 Washington St NE	26-0009897 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Harlan, Bradley 509 North Avenue Comanche, OK 73529	5148 Washington St NE 5146 Washington St NE	26-0009898 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Harlan, Bradley 509 North Avenue Comanche, OK 73529	5200 Washington St NE 5202 Washington St NE	26-0009899 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Harlan, Bradley 509 North Avenue Comanche, OK 73529	5232 Washington St NE 5234 Washington St NE	26-0009901 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Harlan, Bradley 509 North Avenue Comanche, OK 73529	5254 Washington St NE 5252 Washington St NE	26-0009902 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Hassan, Diaa 1202 Hathaway Lane NE Fridley, MN 55432	4319 3rd St NE 4317 3rd St NE	26-0009586 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
**New License* Heryla, Peter JPX PROPERTIES LLC 2677 Innsbruck Drive#E New Brighton, MN 55112	4414 Washington St NE	26-0009918 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Hester, Fredreana 410 E. Hazzard Aveue Eustis, FL 32726	301 44th Ave NE	26-0009817 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Hoover, Martha 447 Transit Avenue Roseville, MN 55113	5024 Madison St NE	26-0009891 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Hunter, Oliver 1321 Circle Terrace Blvd NE Columbia Heights, MN 55421	1321 Circle Terrace Blvd NE 1319 Circle Terrace Blvd NE	26-0009673 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Luk, Kenny Central Heights Apartments LLC 2550 Mounds View Blvd. Mounds View, MN 55112	940 39th Ave NE	26-0009643 Rental License [Over 3 Units] Number of licensed units: 11 $492.00
Madson, Mitchell CFG Management LLC (Madson Enterprises, Inc.) 16849 Island Avenue Lakeville, MN 55044	4514 Fillmore St NE 4516 Fillmore St NE	26-0009867 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
McCoy, Carol 1701 37th Avenue NE Columbia Heights, MN 55421	1703 37th Ave NE	26-0009810 Family Exempt Rental License Number of licensed units: 1 $75.00
Mendieta, Marcelo 8754 Hillswick Trail Brooklyn Park, MN 55443	1153 Cheery Ln NE 1155 Cherry Ln NE	26-0009491 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Mikre, Samuel M & M Management 55 Heller Way Montclair, NJ 07043	3855 Jackson St NE	26-0009829 Rental License [Over 3 Units] Number of licensed units: 6 $382.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Mitchell, Tylan Jason C.H. Jackson St Assets LLC 3849 Jackson Street NE#1 Columbia Heights, MN 55421	3849 Jackson St NE Down	26-0009828 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Musatau, Filipp 13132 Tilden Avenue North Champlin, MN 55316	4201 6th St NE #1	26-0009851 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
**New License* Nimmo, Matthew 13432 Marigold Street NW Andover, MN 55304	348 Orendorff Way NE	26-0010036 Family Exempt Rental License Number of licensed units: 1 $75.00
Oliver, Susan 4255 7th Street NE Columbia Heights, MN 55421	3712 2 1/2 St NE	26-0009818 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Olson, Georgia 3916 Ulysses Street NE Columbia Heights, MN 55421	3918 Ulysses St NE	26-0009831 Family Exempt Rental License Number of licensed units: 1 $75.00
Omar, Abdullahi 4546 Tyler LLC 4546 Tyler Street NE Columbia Heights, MN 55421	4546 Tyler St NE	26-0009737 Rental License [Over 3 Units] Number of licensed units: 8 $300.00
Omo, Branden ERHL LLC 4300 Xenia Avenue North Crystal, MN 55422	609 38th Ave NE 607 38th Ave NE	26-0009906 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Orellana Orellana, Maria 8520 Davenport Street NE Blaine, MN 55449	1006 40th Ave NE	26-0009788 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Oyugi, Jehoshaphat 23374 Rachael Drive Rogers, MN 55374	4610 Washington St NE 4612 Washington St NE	26-0009871 Rental License [1 - 3 Units] Number of licensed units: 2 $450.00
Panora, Marco M & G Enterprises LLC 8216 29th Avenue North New Hope, MN 55427	648 40th Ave NE	26-0009909 Family Exempt Rental License Number of licensed units: 1 $75.00
Pena Guaman, Melida 1052 49th Avenue NE Columbia Heights, MN 55421	550 40th Ave NE #1	26-0009766 Rental License [1 - 3 Units] Number of licensed units: 1 $450.00
Pineda, Rosa 5007 Jackson Street NE Columbia Heights, MN 55421	5009 Jackson St NE	26-0009888 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Post, Brian 2810 Seminary Drive New Brighton, MN 55112	4624 7th St NE 4622 7th St NE	26-0009872 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Prokop, Mark 3rd Street NE Investment LLC 2197 Stanford Avenue Saint Paul, MN 55105	4242 3rd St NE	26-0009713 Rental License [Over 3 Units] Number of licensed units: 11 $492.00
Rifai, Samiha 608 37th Avenue NE Minneapolis, MN 55421	3801 Pierce St NE 3803 Pierce St NE	26-0009823 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Sarkinen, Aaron 4446 Arthur Street NE Columbia Heights, MN 55421	4430 Arthur St NE	26-0009864 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Sekizovic, Muamer 12849 Leyte Street NE Blaine, MN 55449	970 44th Ave NE	26-0009915 Rental License [Over 3 Units] Number of licensed units: 4 $338.00
Snyder, Sarah 4261 Reservior Blvd NE Columbia Heights, MN 55421	4261 Reservoir Blvd NE	26-0009714 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Tiede, Richard 1748 29th Avenue NW New Brighton, MN 55112	1905 40th Ave NE	26-0009814 Family Exempt Rental License Number of licensed units: 1 $75.00
Vang, Adora Homes 4 Real Cash LLC 3570 Lexington Avenue North#202 Shoreview, MN 55126	3841 2 1/2 St NE	26-0009827 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Vazquez Sanchez, Keyri 5738 Adair Avenue North Crystal, MN 55429	4624 Taylor St NE 4626 Taylor St NE	26-0009614 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Wangdue, Pasang 3940 Johnson Street NE Columbia Heights, MN 55421	3940 Johnson St NE #Up	26-0009835 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Wegener, Kimberly 5248 Washington Street NE Columbia Heights, MN 55421	5250 Washington St NE	26-0009383 Rental License [1 - 3 Units] Number of licensed units: 1 $300.00
Weitz, Nicholas 10700 99th Place North Maple Grove, MN 55369	666 47 1/2 Ave NE 668 47 1/2 Ave NE	26-0009911 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00
Zirkind, Adala Jazz Properties MN LLC 5131 Kimberly Road Minnetonka, MN 55345	4126 Madison St NE #1	26-0009702 Rental License [1 - 3 Units] Number of licensed units: 2 $300.00

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	JULY 13TH, 2026

ITEM:	**Review of Bills.**
Presenting Item: *Aaron Chirpich City Manager*	
DEPARTMENT: Finance Department	**BY/DATE:** July 13th, 2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

X Community that Grows with Purpose and Equity
X High Quality Public Spaces
X Safe, Accessible and Built for Everyone
X Engaged, Effective and Forward-Thinking
X Resilient and Prosperous Economy
X Inclusive and Connected Community

BACKGROUND
The Finance Department prepares a list of all payments made for approval of the Council.

SUMMARY OF CURRENT STATUS

STAFF RECOMMENDATION
Approve payments since previous City Council Meeting.

RECOMMENDED MOTION(S):

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of $2,162,057.69.

ATTACHMENT(S)
List of Claims.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
06/18/2026	MAIN	207308*#	4421885	ADAM'S PEST CONTROL, INC	PEST CONTROL-MURZYN HALL 0426	44020	5129	99.22
06/18/2026	MAIN	207309#	376505	ASPEN MILLS, INC.	BOOTS, GLOVES	42172	2100	212.94
			376582		NAME PLATES	42172	2100	33.70
			376582		NAME PLATES	42172	2100	33.70
			376710		JACKETS, SHIRTS,PANTS, CAP, GLOVES,	42172	2100	1,450.53
			376712		PANTS, SHIRTS, JACKETS, VEST, BOOTS	42172	2100	1,888.41
			376711		PANTS, SHIRTS, JACKETS, BOOTS, GLOV	42172	2100	1,623.90
			376993		BELT SLIDE	42172	2100	234.99
			376348		TAG	42172	2200	14.85
			376427		RANK STRIPE, PTCHS, MALT CROSS, COL	42172	2200	137.85
			376506		BOOTS	42172	2200	159.99
				CHECK MAIN 207309 TOTAL FOR F				5,790.86
06/18/2026	MAIN	207317*#	6403204114-3	CENTERPOINT ENERGY	060526 6403204114-3	43830	1940	72.52
			8268239-4		060526 8268239-4	43830	2100	141.84
			8268239-4		060526 8268239-4	43830	2200	141.84
			10802324-3		060526 10802324-3	43830	5200	27.13
			5467671-3		060526 5467671-3	43830	5200	23.00
			5452216-4		060526 5452216-4	43830	5200	23.00
				CHECK MAIN 207317 TOTAL FOR F				429.33
06/18/2026	MAIN	207318	CI0000016338	CENTURY COLLEGE	BLS PROVIDER CARDS	44390	2200	37.50
06/18/2026	MAIN	207319*#	4271881228	CINTAS INC	MOPS, MATS, LINENS JPM 060926	44020	5129	1,115.53
06/18/2026	MAIN	207320	4270425099	CINTAS INC	RUGS-CH 052726	44020	1940	64.00
			4271287574		RUGS-CH 060326	44020	1940	64.00
				CHECK MAIN 207320 TOTAL FOR F				128.00
06/18/2026	MAIN	207339#	41907859	IMPERIAL DADE	TWLS, TP, WIPES, SOAP, LNRS, HEPA F	42171	2100	209.38
			41907859		TWLS, TP, WIPES, SOAP, LNRS, HEPA F	42171	2200	209.38
				CHECK MAIN 207339 TOTAL FOR F				418.76
06/18/2026	MAIN	207341	144462	JDS & WMK INC	GARAGE DOOR OPENERS	42010	2200	208.28
06/18/2026	MAIN	207342	4277	K & S PLUMBING, LLC	INSTALL-SILL COCK AND STOP & WASTE	44020	5129	8
06/18/2026	MAIN	207343	11944023	LANGUAGELINE SOLUTIONS	LANGUAGE LINE 0526	43250	2100	108.15

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
06/18/2026	MAIN	207345	84033	LIONBRIDGE TECHNOLOGIES, LLC	TRANSLATION SCVS 0526	43250	2100	280.20
06/18/2026	MAIN	207346	W-102966-01	LYNDE GREENHOUSE & NURSERY	FLOWERS FOR PARKS 2026	44020	5129	1,917.00
			W-102966-01		FLOWERS FOR PARKS 2026	44020	5129	50.00
				CHECK MAIN 207346 TOTAL FOR F				1,967.00
06/18/2026	MAIN	207349	50935	MENARDS CASHWAY LUMBER-FRIDLE	BOTTLED WATER	42175	2100	65.78
06/18/2026	MAIN	207353	10424919284	OKERSTROM/CHRISTINE	PANTS	42172	2100	33.96
06/18/2026	MAIN	207354	0002079599	ON SITE SANITATION INC	SATELLITE RENT-MECKENNA	42990	5129	227.29
06/18/2026	MAIN	207355	9128732565917200	PENA/JENNIFER	CLASS A UNIFORM DRY CLEANING	42172	2200	28.17
06/18/2026	MAIN	207356	1760437020	PLIEGO-GENITZ/BRENDA	PANTS	42172	2100	200.25
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	1510	5,700.00
06/18/2026	MAIN	207361	060226	RODDY/BRAD	UNIFORM DRY CLEANING, MEAL 060226	42172	2200	44.18
			060226		UNIFORM DRY CLEANING, MEAL 060226	43310	2200	14.10
				CHECK MAIN 207361 TOTAL FOR F				58.28
06/18/2026	MAIN	207362#	0072225	ROHN INDUSTRIES INC	SHREDDING 051826	44000	2100	33.34
			0072225		SHREDDING 051826	44000	2200	21.11
				CHECK MAIN 207362 TOTAL FOR F				54.45
06/18/2026	MAIN	207363	26-196FF	RTL CONSTRUCTION, INC	REPLACE CEILING TILES-CH	44020	1940	2,076.80
06/18/2026	MAIN	207364*#	4607478784	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 0626 PSB	44020	2100	80.65
			4607478784		PREVENT MAINT 0626 PSB	44020	2200	80.65
			4607491809		PREVENT MAINT 0526-MURZYN HALL	44020	5129	86.72
				CHECK MAIN 207364 TOTAL FOR F				248.02
06/18/2026	MAIN	207366*#	6060446748	STAPLES ADVANTAGE	COPY PAPER, COMPOSTABLE FORKS & SPO	42000	1940	266.37
			6060446748		COPY PAPER, COMPOSTABLE FORKS & SPO	42171	1940	48.07
			6060446749		COMPOSTABLE KNIFE	42171	1940	17.19
				CHECK MAIN 207366 TOTAL FOR F				331.63
06/18/2026	MAIN	207367	I1829734	STREICHER'S GUN'S INC/DON	FLASHLIGHT, HOLDERS, EARPIECE, BELT	42172	2100	1,0[illegible]

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
			I1829735		GAS MASK, FLASHLIGHT, HOLDERS, HOLS	42172	2100	1,530.83
			I1829736		GAS MASK, HAT HOLDERS, FLASHLIGHT,	42172	2100	1,601.81
			I1829738		BELTS, HOLSTER, FLASHLIGHT, BOOTS,	42172	2100	1,322.80
			I1829739		BOOTS	42172	2100	154.99
			I1829943		DUTY HAT BUTTON	42172	2100	9.99
			I1831217		BOOTS	42172	2100	199.99
				CHECK MAIN 207367 TOTAL FOR F				5,889.23
06/18/2026	MAIN	207369*#	1102730	TRIO SUPPLY COMPANY INC	CAN LINERS, DISNINF, TP, TOWELS-CH	42171	1940	344.71
06/18/2026	MAIN	207372	050826	WIDMER/ROCHELLE	MILAGE- APWA SPRING CONF 050626-050	43105	3100	265.35
06/18/2026	MAIN	207373*#	51-4217828-3	XCEL ENERGY (N S P)	51-4217828-3 061126	43810	2200	16.22
			51-4217828-3		51-4217828-3 061126	43810	2200	16.39
			51-4217828-3		51-4217828-3 061126	43810	2200	18.09
			51-4217828-3		51-4217828-3 061126	43810	2200	24.47
			1285970138		51-4697130-6 060926	43810	5129	209.31
			1287245579		51-0010057576-7 061126	43810	5200	132.91
				CHECK MAIN 207373 TOTAL FOR F				417.39
06/18/2026	MAIN	3016(A)#	MN-1344111	FIRST CHOICE COFFEE SERVICE	COFFEE SUPPLIES 061026	42175	1940	308.20
			MN-1344112		COFFEE SUPPLIES 061026	42175	2100	121.84
			MN-1344112		COFFEE SUPPLIES 061026	42175	2200	121.85
				CHECK MAIN 3016(A) TOTAL FOR				551.89
06/20/2026	MAIN	3026(E)	1-883-748-368	MINNESOTA DEPARTMENT OF REVEN	MAY SALES/USE TAX	20810	0000	380.00
			1-883-748-368		MAY SALES/USE TAX	20815	0000	22.00
				CHECK MAIN 3026(E) TOTAL FOR				402.00
06/25/2026	MAIN	207375	C48152	AARP	DEFENSIVE DRIVER COURSE 061626	43050	5040	130.00
06/25/2026	MAIN	207376	4390592	ADAM'S PEST CONTROL, INC	PEST CONTROL-CH 0426	44020	1940	99.22
06/25/2026	MAIN	207377	377163	ASPEN MILLS, INC.	SHIRTS, EMB, PTCHS, POLOS, JACKET,	42172	2200	788.00
			376940		SHIRTS, EMBROIDERY, PATCHS, POLO	42172	2200	189.45
			376930		PANTS, SHIRTS, PTCHS, EMB, POLO, CA	42172	2200	672.00
			376464		NT, BADGE, PATCHES, BUGLES, BELT, J	42172	2200	228.20
			376871		NT, BADGE	42172	2200	1
			376873		BADGE, NT	42172	2200	1

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
			376872		NT, BADGE	42172	2200	119.35
			377392		NT	42172	2200	69.70
				CHECK MAIN 207377 TOTAL FOR F				2,305.40
06/25/2026	MAIN	207378*#	12405530	ASSET MANAGEMENT SYSTEMS INC	MONITORING 0726-0926 CIRCLE TERRAC	44020	2100	116.97
			12405567		MONITORING 0726-0926 PSB	44020	2100	58.49
			12405567		MONITORING 0726-0926 PSB	44020	2200	58.48
			12405558		MONITORING 0726-0926 JPM	44020	5129	116.97
				CHECK MAIN 207378 TOTAL FOR F				350.91
06/25/2026	MAIN	207379	C146023	ASSURED SECURITY INC	MEDCO 2A KEYS	42171	5200	220.00
06/25/2026	MAIN	207382	311943	BARNA GUZY & STEFFEN LTD	CIVIL CHARGES 0526	43041	1610	4,380.00
			311945		PROSECUTION 0526	43042	1610	9,690.72
			311946		IN CUSTODY 0526	43042	1610	596.00
			311944		PERSONNEL MATTERS 0526	43045	1610	255.00
			311942		LABOR CONTRACT 0526	43045	1610	525.00
				CHECK MAIN 207382 TOTAL FOR F				15,446.72
06/25/2026	MAIN	207383*#	1720512	BENEFIT EXTRAS, INC.	COBRA ADMIN 0526; RETIREE BILLING 0	43050	1320	186.25
06/25/2026	MAIN	207384	1016665	BONA COMPANIES INC.	GAS	43830	5200	125.53
			1011946		GAS	43830	5200	147.15
				CHECK MAIN 207384 TOTAL FOR F				272.68
06/25/2026	MAIN	207386	1032	BPOZ COLUMBIA HEIGHTS, LLC	PARKING 0626, ELECTRICITY 040926-05	43810	1940	1,510.23
			061526		ANNUAL CONDO ASSOCIATION ASSESSMENT	44020	1940	9,024.06
			1032		PARKING 0626, ELECTRICITY 040926-05	44100	1940	2,280.00
				CHECK MAIN 207386 TOTAL FOR F				12,814.29
06/25/2026	MAIN	207387*#	611259	CARLSON COMMUNITY SOLAR LLC	040826 SOLAR POWER	43810	9200	213.87
06/25/2026	MAIN	207388#	40826	CENTRAL ROOFING CO INC	REPAIR ROOF-PSB	44020	2100	378.75
			40826		REPAIR ROOF-PSB	44020	2200	378.75
				CHECK MAIN 207388 TOTAL FOR F				757.50
06/25/2026	MAIN	207389	CI0000021956	CENTURY COLLEGE	2026 AHA TRAINING SITE RENEWAL	44390	2200	

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Fund: 101 GENERAL								
06/25/2026	MAIN	207390#	333954365	CENTURYLINK	060426 333954365	43250	2100	176.89
			333954365		060426 333954365	43250	2200	176.89
				CHECK MAIN 207390 TOTAL FOR F				353.78
06/25/2026	MAIN	207393	4272018699	CINTAS INC	RUGS-CH 061026	44020	1940	64.00
06/25/2026	MAIN	207394	070126	CITY OF ROSEVILLE	COMMUNITY BAND MUSIC IN THE PARK 07	44376	1360	250.00
06/25/2026	MAIN	207395	IN65325	CITY OF ST PAUL	ASPHALT MIX-4A	42160	3121	4,211.51
06/25/2026	MAIN	207396	762152	CITY WIDE WINDOW SERVICE INC	WINDOW CLEANING 0526-CH	44020	1940	110.00
06/25/2026	MAIN	207397	060326	COMCAST	060326 8772105050213657	43250	2100	13.94
06/25/2026	MAIN	207400*#	611261	CORNILLIE 2 COMMUNITY SOLAR	040826 SOLAR POWER	43810	5129	1,377.37
06/25/2026	MAIN	207403	418	CURBSIDE PRODUCTIONS LLC	MUSIC IN THE PARK AUDIO FEE 070126	44376	1360	416.00
06/25/2026	MAIN	207416*#	8023515	HOME DEPOT #2802	PAINT, PAINT SUPPLIES	42171	5200	101.51
			8410838		STAIN, PAINT, BRUSH, GRINDING DISK	42171	5200	93.88
			8410837		RETURN PAINT, PAINT SUPPLIES	42171	5200	(93.88)
			8410836		REFUND TAX INV#8023515	42171	5200	(7.63)
				CHECK MAIN 207416 TOTAL FOR F				93.88
06/25/2026	MAIN	207419	IN340817	JEFFERSON FIRE & SAFETY INC	RAPPEL GLOVES	42173	2200	328.05
06/25/2026	MAIN	207420	14267	K & S ENGRAVING LLC	GEAR GRID NAME PLATES	42171	2200	82.00
06/25/2026	MAIN	207421	062826	KLASH DRUMS LLC	MUSIC IN THE PARK 062826			** VOIDED **
06/25/2026	MAIN	207423	061126	LEAGUE OF MINNESOTA CITIES	2026 CEAM MEMBERSHIP K.MONAHAN	44330	3100	125.00
06/25/2026	MAIN	207427	49390982	MARTIN MARIETTA MATERIALS, IN	ASPHALT	42160	3121	638.98
			49377810		ASPHALT	42160	3121	317.95
			49424646		MV4 WEAR ASPHALT	42160	3121	317.95
			49448496		ASPHALT	42160	3121	651.13
			49462575		ASPHALT	42160	3121	506.75
				CHECK MAIN 207427 TOTAL FOR F				2,432.76
06/25/2026	MAIN	207429*#	025299	MCCLELLAN SALES INC	COOLING HATS,HOES, APRONS, SUNSCREE	42171	5200	1
			025299		COOLING HATS,HOES, APRONS, SUNSCREE	42173	5200	3

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Fund: 101 GENERAL								
				CHECK MAIN 207429 TOTAL FOR F				495.15
06/25/2026	MAIN	207430*#	50586	MENARDS CASHWAY LUMBER-FRIDLE	COTTER PINS	42171	2100	1.88
			50525		PAINT KIT, PAINT TAPE	42171	2100	21.96
			51230		PLATES, DRY SHTS, WOOD STAIN, ELC T	42171	2200	292.99
			51362		AA & AAA BATTERIES	42171	2200	38.28
			51273		HEADLAMP, CONCRETE REPAIR	42160	5129	31.57
			50458		WATER COOLER, BUNGEES	42171	5200	33.75
			50474		BRUSHES, ROLLER COVERS, RAGS, PAINT	42171	5200	94.05
			50574		PAINT BRUSHES, BATTERIES	42171	5200	35.11
				CHECK MAIN 207430 TOTAL FOR F				549.59
06/25/2026	MAIN	207432	IN2513353	MES SERVICE COMPANY, LLC	LOWRIDERR350 FIRE HELMETS	42173	2200	2,708.85
			IN2506171		LEATHER FRONT W/ METAL BADGE	42173	2200	194.97
			IN2513534		LT LEATHER FRONT W/ METAL BADGE	42173	2200	194.95
				CHECK MAIN 207432 TOTAL FOR F				3,098.77
06/25/2026	MAIN	207433	2647	METRO AREA MANAGEMENT ASSOC	MAMA LUNCHEON 052826	43105	1320	35.00
06/25/2026	MAIN	207434	0387243-IN	METRO FLOORING SUPPLY	GOLD SEAL LIGHTSCENT	42171	5129	798.28
06/25/2026	MAIN	207439	0002079586	ON SITE SANITATION INC	SATELLITE RENT-MECKENNA	44100	5200	74.00
			0002079587		SATELLITE RENT-HUSET	44100	5200	146.00
			0002079588		SATELLITE RENT-KEYES	44100	5200	74.00
			0002079589		SATELLITE RENT-LABELLE	44100	5200	74.00
			0002079590		SATELLITE RENT-GAUVITTE	44100	5200	74.00
			0002079591		SATELLITE RENT-SULLIVAN	44100	5200	220.00
			0002079592		SATELLITE RENT-HUSET	44100	5200	74.00
			0002079593		SATELLITE RENT-PRESTEMON	44100	5200	74.00
			0002079594		SATELLITE RENT-SILVER LAKE	44100	5200	220.00
			0002079595		SATELLITE RENT-HUSET	44100	5200	220.00
			0002079596		SATELLITE RENT-RAMSDELL	44100	5200	74.00
			0002079597		SATELLITE RENT-RAMSDELL	44100	5200	146.00
			0002079598		SATELLITE RENT-LOMIANKI	44100	5200	74.00
			0002079600		SATELLITE RENT-OSTRANDER	44100	5200	74.00
				CHECK MAIN 207439 TOTAL FOR F				1,618.00
06/25/2026	MAIN	207441*#	IN200-2013141	PRECISE MRM LLC	DATA PLAN 0526	43250	3100	
			IN200-2013141		DATA PLAN 0526	43250	3121	3
			IN200-2013141		DATA PLAN 0526	43211	3170	20.00

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Fund: 101 GENERAL								
			IN200-2013141		DATA PLAN 0526	43250	5200	240.00
			IN200-2013141		DATA PLAN 0526	43211	6102	40.00
				CHECK MAIN 207441 TOTAL FOR F				660.00
06/25/2026	MAIN	207444	3417208-00	REINDERS INC	PESTICIDE	42161	5200	580.00
06/25/2026	MAIN	207448	4607491808	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 0526-590 40TH AVE	44020	9200	86.72
06/25/2026	MAIN	207449	32794150170626	SHERWIN WILLIAMS	PAINT, STRAINER	42171	5200	37.33
06/25/2026	MAIN	207451*#	1	SPANO GROUP ADVISORS	2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	1320	90.90
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	1320	97.98
			1		2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	1510	181.82
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	1510	195.96
			1		2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	2200	1,000.01
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	2200	1,077.78
			1		2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	3100	272.72
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	3100	293.94
			1		2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	3121	500.00
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	3121	538.89
			1		2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	5000	90.91
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	5000	97.98
			1		2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	5200	500.00
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	5200	538.89
				CHECK MAIN 207451 TOTAL FOR F				5,477.78
06/25/2026	MAIN	207454	56012	TEE JAY NORTH INC	MOVE 900 MHZ RECEIVER-CH PARKING GA	44020	1940	275.00
06/25/2026	MAIN	207455	004061	THE CENTRAL MIX	MEAL 060126	42175	1110	194.64
06/25/2026	MAIN	207456	168943	THE MCDOWELL AGENCY, INC.	BACKGROUND CHECKS 0526	43050	1320	135.30
06/25/2026	MAIN	207457*#	32392	TIMESAVER OFF SITE SECRETR IN	COUNCIL MINUTES 052626	43050	1410	235.75
			32477		COUNCIL MINUTES 060126	43050	1410	344.00
			32478		COUNCIL MINUTES 060826	43050	1410	199.00
				CHECK MAIN 207457 TOTAL FOR F				778.75
06/25/2026	MAIN	207461	208916149	ULINE INC	TRASH PICKERS, SAFETY GLASSES	42171	5200	490.62
			208916149		TRASH PICKERS, SAFETY GLASSES	42173	5200	63.36
				CHECK MAIN 207461 TOTAL FOR F				5
06/25/2026	MAIN	207465	66592	VORTEX USA INC.	ACTIVATOR KIT, BALL BEARINGS, RETAI	42010	5200	2,

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Fund: 101 GENERAL								
06/25/2026	MAIN	207469*#	1286061839	XCEL ENERGY (N S P)	060926 51-0014819919-2	43810	3160	97.77
			1286025289		060926 51-0011039127-7	43810	5200	69.31
			1287860135		061226 51-5950185-0	43810	5200	103.31
			1287860135		061226 51-5950185-0	43810	5200	29.03
				CHECK MAIN 207469 TOTAL FOR F				299.42
06/25/2026	MAIN	3031(A)	18599371	ALLIED UNIVERSAL SECURITY SER	SECURITY JPM 060626	43050	5129	192.00
06/25/2026	MAIN	3035(A)	INV547418	COORDINATED BUSINESS SYSTEMS,	MAINT 061626-071526	44000	1940	1,120.75
07/02/2026	MAIN	207471*#	4536762	ADAM'S PEST CONTROL, INC	PEST CONTROL-CH 061126	44020	1940	99.22
			4531500		PEST CONTROL-PSB 0626	44020	2100	56.81
			4531500		PEST CONTROL-PSB 0626	44020	2200	56.81
				CHECK MAIN 207471 TOTAL FOR F				212.84
07/02/2026	MAIN	207472	260602646	AFTERMATH SERVICES LLC	BIOHAZARD CLEANING SQUAD #8240	43050	2100	300.00
07/02/2026	MAIN	207473	062026	ALVAREZ/HILDEMAR	REFUND DAMAGE DEP LESS SECURITY	20810	0000	60.12
			062026		REFUND DAMAGE DEP LESS SECURITY	20810	0000	(0.71)
			062026		REFUND DAMAGE DEP LESS SECURITY	34781	0000	(8.79)
			062026		REFUND DAMAGE DEP LESS SECURITY	34781	0000	739.88
				CHECK MAIN 207473 TOTAL FOR F				790.50
07/02/2026	MAIN	207475	377004	ASPEN MILLS, INC.	SHIRT, PATCHES	42172	2100	66.95
			377168		PANTS, UNDER VEST SHIRT, PATCHES	42172	2100	165.80
			377006		KNIT CAPS, EMBROIDERY	42172	2100	376.00
			377001		UNDER VEST SHIRT, PATCHES	42172	2100	125.90
			377002		UNDER VEST SHIRT, PATCHES	42172	2100	66.95
			377335		BOOTS	42172	2100	159.99
			377551		POLOS, LOGO, EMBROIDERY	42172	2100	122.60
			377758		JACKET, PATCHES, MOCK SHIRT, EMBROI	42172	2100	271.54
			377759		PANTS, JACKET, PATCHES	42172	2100	418.89
				CHECK MAIN 207475 TOTAL FOR F				1,774.62
07/02/2026	MAIN	207477#	14891	BAA PRINTING SOLUTIONS INC	BUSINESS CARDS	42030	3121	37.00
			14890		NAME BADGE	42030	6102	35.42
				CHECK MAIN 207477 TOTAL FOR F				

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Fund: 101 GENERAL								
07/02/2026	MAIN	207479*#	8000014661-5	CENTERPOINT ENERGY	061626 8000014661-5	43830	5129	1,340.62
			8000014661-5		061626 8000014661-5	43830	5129	(177.00)
			8000014661-5		061626 8000014661-5	43830	5200	36.42
			8000014661-5		061626 8000014661-5	43830	5200	25.06
			8000014661-5		061626 8000014661-5	43830	5200	27.13
			8000014661-5		061626 8000014661-5	43830	5200	24.03
			8000014661-5		061626 8000014661-5	43830	5200	23.00
			8000014661-5		061626 8000014661-5	43830	9200	470.58
				CHECK MAIN 207479 TOTAL FOR F				1,769.84
07/02/2026	MAIN	207480#	4272200850	CINTAS INC	TOWELS, AIR FRESH PS 061126	44020	2100	43.46
			4272200850		TOWELS, AIR FRESH PS 061126	44020	2200	39.16
			4272621606		MOPS JPM 061626	44020	5129	46.72
			4273361582		MOPS JPM 062326	44020	5129	46.72
				CHECK MAIN 207480 TOTAL FOR F				176.06
07/02/2026	MAIN	207482	26-HALL-7	CLEAN BEVERAGE LINE	BEER LINE CLEANING 0626	44020	5129	69.00
07/02/2026	MAIN	207484*#	275284894	COMCAST	061526 934571297	43250	1110	23.49
			275284894		061526 934571297	43250	1320	23.49
			275284894		061526 934571297	43250	1360	9.40
			275284894		061526 934571297	43250	1510	51.67
			275284894		061526 934571297	43250	1940	4.70
			275284894		061526 934571297	43250	2100	126.84
			275284894		061526 934571297	43250	2200	117.44
			275284894		061526 934571297	43250	3100	56.37
			275284894		061526 934571297	43250	3121	18.79
			275284894		061526 934571297	43250	5000	9.40
			275284894		061526 934571297	43250	5129	32.88
			275284894		061526 934571297	43250	5200	9.40
				CHECK MAIN 207484 TOTAL FOR F				483.87
07/02/2026	MAIN	207488*#	0142978-IN	EARL F ANDERSEN INC	U-CHANNEL POSTS	42171	3170	146.35
			0142991-IN		FREE WOOD CHIPS SIGN	42171	6102	84.95
				CHECK MAIN 207488 TOTAL FOR F				231.30
07/02/2026	MAIN	207489	21875	FIRE EQUIPMENT SPECIALTIES	ELKHART MINI STREAM NOZZLES	42010	2200	5

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Fund: 101 GENERAL								
07/02/2026	MAIN	207493#	67603	HILLYARD INC	REWIRE FLOOR SCRUBBER POWER PLUG	44000	2100	227.50
			67603		REWIRE FLOOR SCRUBBER POWER PLUG	44000	2200	227.50
				CHECK MAIN 207493 TOTAL FOR F				455.00
07/02/2026	MAIN	207496	IN5141889	INNOVATIVE OFFICE SOLUTIONS L	POST IT NOTES, TEA, GLUE STICKS DIS	42000	1940	20.65
			IN5141889		POST IT NOTES, TEA, GLUE STICKS DIS	42171	1940	2.15
			IN5141889		POST IT NOTES, TEA, GLUE STICKS DIS	42175	1940	12.56
				CHECK MAIN 207496 TOTAL FOR F				35.36
07/02/2026	MAIN	207502*#	51221	MENARDS CASHWAY LUMBER-FRIDLE	LED BULBS	42171	2100	3.50
			51221		LED BULBS	42171	2200	3.49
			51176		PAINT BRUSHES, ROLLER COVERS, PAIL,	42171	5200	85.59
			51227		PLANT FOOD	42171	5200	29.95
			51452		MARKING WAND	42171	5200	35.98
			50832		BRUSHES, ROLLER COVERS, PAINT LINER	42171	5200	71.35
			51463		WATER, CANDY	42175	5200	39.98
			51190		HOSES, WATERING WAND, TROWELS, HOSE	42171	6102	123.30
			51290		HOSES, SPRINKLER	42171	6102	79.47
				CHECK MAIN 207502 TOTAL FOR F				472.61
07/02/2026	MAIN	207507	061726	MOHAMED/SUADA	HENNA - ART & INFO FAIR RAINOUT FEE	44376	1360	100.00
07/02/2026	MAIN	207514	2218750	READY WATT ELECTRIC	SIREN #4 CLEANING, NEW BATTERY	44000	2200	1,065.00
07/02/2026	MAIN	207516	34710	RIES FARMS LLC	YARD WASTE/COMPOST DISPOSAL	44300	3121	67.60
07/02/2026	MAIN	207517	6066665933	STAPLES ADVANTAGE	COMPOSTABLE CUPS, FORKS, SPOONS, CO	42000	1940	284.43
			6066665932		COIN ENVELOPES	42000	1940	11.30
			6066665934		KLEENEX	42171	1940	32.02
			6066665933		COMPOSTABLE CUPS, FORKS, SPOONS, CO	42171	1940	142.11
				CHECK MAIN 207517 TOTAL FOR F				469.86
07/02/2026	MAIN	207519#	34078	TOXALERT, INC.	2026 GAS DETECTION SRVC CONTRACT -	44020	2100	125.00
			34078		2026 GAS DETECTION SRVC CONTRACT -	44020	2200	125.00
				CHECK MAIN 207519 TOTAL FOR F				250.00
07/02/2026	MAIN	207520*#	1105785	TRIO SUPPLY COMPANY INC	TOWELS, BAGS, CLEANERS, PLASTIC SIL	42171	5129	801.17

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Fund: 101 GENERAL								
07/02/2026	MAIN	207522#	26-000752	UMBRA SOLAR FUND LLC	062326 SOLAR POWER	43810	2100	124.96
			26-000760		062326 SOLAR POWER	43810	2100	78.35
			26-000756		062326 SOLAR POWER	43810	2100	126.21
			26-000752		062326 SOLAR POWER	43810	2200	124.97
			26-000760		062326 SOLAR POWER	43810	2200	78.36
			26-000756		062326 SOLAR POWER	43810	2200	126.22
				CHECK MAIN 207522 TOTAL FOR F				659.07
07/02/2026	MAIN	207523	061926	VAN PILSUM/JOHN	Y CONNECT, HOSE SAVER	42170	5000	9.48
07/02/2026	MAIN	207526*#	1286617947	XCEL ENERGY (N S P)	061026 51-8335212-3	20810	0000	(127.99)
			1286617947		061026 51-8335212-3	20810	0000	(126.30)
			1285997787		060926 51-7867950-2	43810	3160	17.62
			1286007914		060926 51-7867659-8	43810	3160	153.10
			51-4159573-1		061826 51-4159573-1	43810	3160	87.77
			51-4159573-1		061826 51-4159573-1	43810	3160	42.78
			51-4159573-1		061826 51-4159573-1	43810	3160	13,963.01
			1286020306		060926 51-9597586-9	43810	5200	17.15
			1285994066		060926 51-8042065-3	43810	5200	66.45
			1289050246		061626 51-7654903-4	43810	5200	19.94
			1289050246		061626 51-7654903-4	43810	5200	121.51
			51-4159573-1		061826 51-4159573-1	43810	5200	127.18
			51-4159573-1		061826 51-4159573-1	43810	5200	56.92
			51-4159573-1		061826 51-4159573-1	43810	5200	26.10
			51-4159573-1		061826 51-4159573-1	43810	5200	38.43
			51-4159573-1		061826 51-4159573-1	43810	5200	126.28
			51-4159573-1		061826 51-4159573-1	43810	5200	58.93
			51-4159573-1		061826 51-4159573-1	43810	5200	60.63
			51-4159573-1		061826 51-4159573-1	43810	5200	125.96
			51-4159573-1		061826 51-4159573-1	43810	5200	176.98
			51-4159573-1		061826 51-4159573-1	43810	5200	55.86
			51-4159573-1		061826 51-4159573-1	43810	5200	109.63
			51-4159573-1		061826 51-4159573-1	43810	5200	105.14
			51-4159573-1		061826 51-4159573-1	43810	5200	15.48
			1286042661		060926 51-0012266105-3	43810	5200	79.89
				CHECK MAIN 207526 TOTAL FOR F				15,398.45
07/02/2026	MAIN	3045(A)*#	0111228500	BELLBOY BAR SUPPLY	060326 INV,BAGS,SIGNS	20815	0000	1.06
07/02/2026	MAIN	3051(A)#	SP-035-000392	HINTERLAND CSG, LLC	061626 SOLAR POWER	43810	2100	3

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Fund: 101 GENERAL								
			SP-035-000392		061626 SOLAR POWER	43810	2200	304.39
				CHECK MAIN 3051(A) TOTAL FOR				608.77
07/02/2026	MAIN	3054(A)#	SP-150-000316	MADISON ENERGY INVESTMENTS IV	061626 SOLAR POWER	43810	2100	259.37
			SP-151-000316		061626 SOLAR POWER	43810	2100	213.98
			SP-150-000316		061626 SOLAR POWER	43810	2200	259.38
			SP-151-000316		061626 SOLAR POWER	43810	2200	213.97
				CHECK MAIN 3054(A) TOTAL FOR				946.70
07/02/2026	MAIN	3055(A)	SP-001-000457	MADISON ENERGY INVESTMENTS LL	061626 SOLAR POWER	43810	9200	89.81
					Total for fund 101 GENERAL			118,251.51

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Fund: 201 PLANNING & INSPECTIONS								
06/18/2026	MAIN	207310	310332	BARNA GUZY & STEFFEN LTD	LEGAL SERVICES - NEW CITY HALL 0426	43050	2400	135.00
06/18/2026	MAIN	207338	026-012-2	HOISINGTON KOEGLER GROUP INC.	2050 COMPREHENSIVE PLAN 0426	43050	2400	7,290.75
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	2400	900.00
06/25/2026	MAIN	207431	COCH2601-002	MEND COLLABORATIVE , INC.	PARKS MASTER PLAN 0526	43050	2400	7,885.13
07/02/2026	MAIN	207484*#	275284894	COMCAST	061526 934571297	43250	2400	9.40
					Total for fund 201 PLANNING & INSPECTIONS			16,220.28

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 204 EDA ADMINISTRATION								
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	6314	1,500.00
06/25/2026	MAIN	207422*#	3761167	KUTAK ROCK LLP	GENERAL EDA LEGAL SERVICES 0526	43045	6314	450.00
06/25/2026	MAIN	207457*#	32475	TIMESAVER OFF SITE SECRETR IN	EDA MINUTES 060126	43050	6314	216.75
07/02/2026	MAIN	207484*#	275284894	COMCAST	061526 934571297	43250	6314	23.49
					Total for fund 204 EDA ADMINISTRATION			2,190.24

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 212 STATE AID MAINTENANCE								
06/18/2026	MAIN	207373*#	1286019172	XCEL ENERGY (N S P)	51-9893848-4 060926	43810	3190	32.45
06/25/2026	MAIN	207425	39652	MAIN STREET DESIGN	FLAGS-CITY, STATE & USA	42171	3190	1,387.81
06/25/2026	MAIN	207459	165310	TRAFFIC CONTROL CORPORATION	RED LED BULBS	42171	3190	270.00
07/02/2026	MAIN	207488*#	0142978-IN	EARL F ANDERSEN INC	U-CHANNEL POSTS	42171	3190	146.35
07/02/2026	MAIN	207526*#	1286026289	XCEL ENERGY (N S P)	060926 51-0011980129-4	43810	3190	97.87
			51-4159573-1		061826 51-4159573-1	43810	3190	56.45
			51-4159573-1		061826 51-4159573-1	43810	3190	82.01
			51-4159573-1		061826 51-4159573-1	43810	3190	51.85
			51-4159573-1		061826 51-4159573-1	43810	3190	40.42
			51-4159573-1		061826 51-4159573-1	43810	3190	65.72
			51-4159573-1		061826 51-4159573-1	43810	3190	155.71
			51-4159573-1		061826 51-4159573-1	43810	3190	53.70
			51-4159573-1		061826 51-4159573-1	43810	3190	70.03
				CHECK MAIN 207526 TOTAL FOR F				673.76
					Total for fund 212 STATE AID MAINTENANCE			2,510.37

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 225 CABLE TELEVISION								
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	9844	1,200.00
06/18/2026	MAIN	3020(A)	2026-083	NINENORTH	OPERATOR FEES 0526	43050	9844	750.00
07/02/2026	MAIN	207484*#	275284894	COMCAST	061526 934571297	43250	9844	9.40
					Total for fund 225 CABLE TELEVISION			1,959.40

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 228 DOWNTOWN PARKING								
06/18/2026	MAIN	207321*#	2532067.01	COLLINS ELECTRICAL CONSTRUCTI	CEMENT CONCRETE HOLES	44000	6317	391.40
06/25/2026	MAIN	207447	IN26060277	RTD POWER WASHING, INC	SWEEPING - VAN BUREN RAMP	44000	6317	1,155.00
07/02/2026	MAIN	207526*#	1286043934	XCEL ENERGY (N S P)	060926 51-0013059132-8	43810	6317	784.91
					Total for fund 228 DOWNTOWN PARKING			2,331.31

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 240 LIBRARY								
06/18/2026	MAIN	207308*#	4421967	ADAM'S PEST CONTROL, INC	PEST CONTROL LIB 0526	44020	5500	99.22
06/18/2026	MAIN	207317*#	10570341-7	CENTERPOINT ENERGY	060526 1057041-7	43830	5500	473.04
06/18/2026	MAIN	207321*#	2632019.01	COLLINS ELECTRICAL CONSTRUCTI	REPLACE DRINKING FOUNTAIN GFI-LIBRA	44020	5500	240.76
06/18/2026	MAIN	207326	2605039	EBSCO PUBLISHING	PRICE ADJUSTMENT INV#1780264	42181	5500	16.37
06/18/2026	MAIN	207340	96954027	INGRAM LIBRARY SERVICES	BOOK ORDER	42180	5500	243.84
			97000812		BOOK ORDER	42180	5500	258.34
			97025542		BOOK ORDER	42180	5500	208.01
			97070001		BOOK ORDER	42180	5500	302.02
			96682759		BOOK ORDER	42180	5500	222.41
			96812453		BOOK ORDER	42180	5500	392.25
			96718491		BOOK ORDER	42180	5500	756.50
			96843638		DAMAGE CREDIT INV#96718491	42180	5500	(6.74)
			96907635		DEFECT CREDIT INV#95399184	42180	5500	(16.80)
				CHECK MAIN 207340 TOTAL FOR F				2,359.83
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	5500	1,200.00
06/18/2026	MAIN	207369*#	1101724	TRIO SUPPLY COMPANY INC	HAND SOAP, TP, CLEANER	42171	5500	267.14
			1104485		MOPS, TP, TOWELS	42171	5500	204.52
				CHECK MAIN 207369 TOTAL FOR F				471.66
06/18/2026	MAIN	207373*#	1286024786	XCEL ENERGY (N S P)	51-0011136455-0 060926	43810	5500	238.48
06/18/2026	MAIN	3019(A)	508946697	MIDWEST TAPE	DVD ORDER	42189	5500	188.16
			508916998		DVD ORDER	42189	5500	317.86
				CHECK MAIN 3019(A) TOTAL FOR				506.02
07/02/2026	MAIN	207476	12405533	ASSET MANAGEMENT SYSTEMS INC	MONITORING 0726-926 LIBRARY	44020	5500	116.97
07/02/2026	MAIN	207481	761960	CITY WIDE WINDOW SERVICE INC	WINDOW CLEANING 0526-LIB	44020	5500	128.00
07/02/2026	MAIN	207484*#	275284894	COMCAST	061526 934571297	43250	5500	1

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 240 LIBRARY								
07/02/2026	MAIN	207495	97214325	INGRAM LIBRARY SERVICES	BOOK ORDER	42180	5500	273.32
			97214326		BOOK ORDER	42180	5500	162.80
			97379676		BOOK ORDER	42180	5500	282.09
			97214327		BOOK ORDER	42180	5500	457.98
			97378172		DEFECT CREDIT INV#97214325	42180	5500	(9.60)
				CHECK MAIN 207495 TOTAL FOR F				1,166.59
07/02/2026	MAIN	207511	466528070001	OFFICE DEPOT	TAPE,COPY PAPER	42000	5500	103.31
07/02/2026	MAIN	207520*#	1107425	TRIO SUPPLY COMPANY INC	SANITARY BAGS,TOWELS,STEEL CLEANER	42171	5500	148.93
07/02/2026	MAIN	3050(A)	999102818348	CENGAGE LEARNING INC	LARGEPRINT BOOK ORDER	42180	5500	86.25
			999102822021		LARGEPRINT BOOK ORDER	42180	5500	180.00
			999102677716		LARGEPRINT BOOK ORDER	42180	5500	320.25
				CHECK MAIN 3050(A) TOTAL FOR				586.50
07/02/2026	MAIN	3056(A)	508978809	MIDWEST TAPE	DVD/BLU-RAY ORDER	42189	5500	227.89
			508999909		DVD ORDER	42189	5500	76.46
				CHECK MAIN 3056(A) TOTAL FOR				304.35
					Total for fund 240 LIBRARY			8,352.63

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 272 PUBLIC SAFETY GRANTS - OTHER								
06/18/2026	MAIN	207331	INV-95681	FLOCK GROUP, INC.	FLOCK SAFETY FLEX BUNDLE 2026-2027	42010	2100	25,000.00
					Total for fund 272 PUBLIC SAFETY GRANTS - OTHEF			25,000.00

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 393 TIF BB6 ALATUS 4300 CENTRAL								
06/25/2026	MAIN	207422*#	3761168	KUTAK ROCK LLP	ALATUS TIF SPECIAL LEGISLATION 0526	43050	7000	387.50
					Total for fund 393 TIF BB6 ALATUS 4300 CENTRAL			387.50

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 402 STATE AID CONSTRUCTION								
06/25/2026	MAIN	207398	2	CONCRETE IDEA, INC.	2024 SAFE ROUTES TO SCHOOL CONSTRUC	45185	3191	24,899.79
06/25/2026	MAIN	207405	1099259	ECM PUBLISHERS INC	PHN CENTRAL AVE-37TH AVE TO 53AVE 0	43500	3191	78.00
					Total for fund 402 STATE AID CONSTRUCTION			24,977.79

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 408 EDA REDEVELOPMENT PROJECT FD								
06/18/2026	MAIN	207312	2888	BAUER SERVICES II INC	BOARD UP 4217 CENTRAL AVE	44000	6414	1,603.27
06/22/2026	MAIN	3028(E)	06042026	LAND TITLE INC.	PURCHASE OF 4217 CENTRAL AVE	45110	6414	226,504.55
					Total for fund 408 EDA REDEVELOPMENT PROJECT FI			228,107.82

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 411 CAPITAL IMP-GEN GOVT. BLDG								
06/25/2026	MAIN	207424	123669	LOCKRIDGE GRINDAL NAUEN P.L.L	LOBBYIST SERVICES 0626	43050	9999	3,333.33
07/02/2026	MAIN	207510	7730	NORTHLAND REFRIGERATION INCOR	BOILER REPLACEMENT-LIBRARY	44000	5500	32,500.00
					Total for fund 411 CAPITAL IMP-GEN GOVT. BLDG			35,833.33

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 412 CAPITAL IMPROVEMENT PARKS								
06/25/2026	MAIN	207417*#	131646	ISG	SULLIVAN PROJECT 25-33476 0426	43050	5200	7,000.00
			132874		SULLIVAN PROJECT 25-33476 0526	43050	5200	822.50
				CHECK MAIN 207417 TOTAL FOR F				7,822.50
					Total for fund 412 CAPITAL IMPROVEMENT PARKS			7,822.50

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 415 CAPITAL IMPRVMT - PIR PROJ								
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	6400	3,900.00
					Total for fund 415 CAPITAL IMPRVMT - PIR PROJ			3,900.00

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 431 CAP EQUIP REPLACE-GENERAL								
07/02/2026	MAIN	207518	INV268326	TENVOORDE FORD INC	2026 FORD EXPLORER VIN 1FM5K8AB3TGB	45150	2100	43,503.44
					Total for fund 431 CAP EQUIP REPLACE-GENERAL			43,503.44

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 601 WATER UTILITY								
06/18/2026	MAIN	207325	5683342	DISCOUNT STEEL INC	ALLOY ROLLED STEEL	42171	9600	12.27
06/18/2026	MAIN	207329	0565976	FERGUSON WATERWORKS INC	COUPLING SLEEVES, ORINGS	42160	9600	219.42
06/18/2026	MAIN	207332	7989	FOBBE CONTRACTING INC	HYDRANT REPAIR-40TH & STINSON	44000	9600	1,500.00
06/18/2026	MAIN	207334*	6050311	GOPHER STATE ONE CALL INC	CALL OUT TICKETS	43050	9600	94.05
06/18/2026	MAIN	207336	AC555A18	HARBOR FREIGHT TOOLS	GRINDER, TOOL STAND, WIRE WHEEL	42010	9600	267.97
06/18/2026	MAIN	207351	060426	MINNEAPOLIS FINANCE DEPT.	WATER PURCHASE 0526	42990	9400	162,889.14
			060426		WATER PURCHASE 0526	42990	9400	292.56
			060426		WATER PURCHASE 0526	42990	9400	(12,106.14)
				CHECK MAIN 207351 TOTAL FOR F				151,075.56
06/18/2026	MAIN	207357*	992919994	POPP.COM INC	060426 - 10013125	43210	9600	29.90
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	9690	2,700.00
06/20/2026	MAIN	3027(E)	1-462-207-504	MINNESOTA DEPARTMENT OF REVEN	MAY UB SALES TAX 2026	20810	0000	26,049.00
06/25/2026	MAIN	207380*	2873078570010603202	AT&T MOBILITY II, LLC	052526 287307857001	43211	9600	11.60
06/25/2026	MAIN	207381	14838	BAA PRINTING SOLUTIONS INC	LABELS	42170	9690	65.00
06/25/2026	MAIN	207399	V000044421	CORE & MAIN LP	WATER METER, ADAPTERS	42160	9600	622.50
06/25/2026	MAIN	207401	73742	CREATE CONSTRUCTION LLC	CONCRETE CURB, SIDEWALK, AND PAVEME	44000	9600	19,312.50
06/25/2026	MAIN	207408	0562257	FERGUSON WATERWORKS INC	REPAIR CLAMP	42160	9600	434.94
			0566255		BREAK FLGS, THRUST WSHRS, PIPE GASK	42160	9600	1,962.09
				CHECK MAIN 207408 TOTAL FOR F				2,397.03
06/25/2026	MAIN	207409	2503912605	FIRST ADVANTAGE LNS SCREEN IN	ANNUAL ENROLLMENT 0526	43050	9600	36.71
06/25/2026	MAIN	207416*#	8013614	HOME DEPOT #2802	LED SEARCH LIGHT, WATERING CAN	42171	9600	123.97
06/25/2026	MAIN	207429*#	025337	MCCLELLAN SALES INC	SLEDGE HAMMERS	42171	9600	59.21
06/25/2026	MAIN	207430*#	50405	MENARDS CASHWAY LUMBER-FRIDLE	SPRAY PAINT, PENETRARING OIL	42171	9600	
			50145		PAINT	42171	9600	47.97

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 601 WATER UTILITY								
			49978		BALL VALVE, BRASS NIPPLE	42171	9600	25.48
				CHECK MAIN 207430 TOTAL FOR F				150.67
06/25/2026	MAIN	207441*#	IN200-2013141	PRECISE MRM LLC	DATA PLAN 0526	43250	9600	80.00
06/25/2026	MAIN	207451*#	1	SPANO GROUP ADVISORS	2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	9690	545.46
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	9690	587.88
				CHECK MAIN 207451 TOTAL FOR F				1,133.34
06/25/2026	MAIN	207452*	K0318950R	SPOK INC	060126 0318950-3	43250	9600	25.74
06/25/2026	MAIN	207460	25214	TWIN CITY WATER CLINIC INC	COLIFORM TESTING 0526	43050	9600	275.00
07/02/2026	MAIN	207479*#	8000014661-5	CENTERPOINT ENERGY	061626 8000014661-5	43830	9600	49.82
			8000014661-5		061626 8000014661-5	43830	9600	59.10
				CHECK MAIN 207479 TOTAL FOR F				108.92
07/02/2026	MAIN	207484*#	275284894	COMCAST	061526 934571297	43250	9600	9.40
07/02/2026	MAIN	207508	45058	MORRELL ENTERPRISES LP	END DUMP-SAND/CLAY MIX 042326-04242	44300	9600	4,470.55
07/02/2026	MAIN	207526*#	51-4159573-1	XCEL ENERGY (N S P)	061826 51-4159573-1	43810	9600	1,318.22
			51-4159573-1		061826 51-4159573-1	43810	9600	14.70
			1292558457		062526 51-0012949181-3	43810	9600	1,135.62
				CHECK MAIN 207526 TOTAL FOR F				2,468.54
					Total for fund 601 WATER UTILITY			213,298.85

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 602 SEWER UTILITY								
06/18/2026	MAIN	207317*#	9644621-6	CENTERPOINT ENERGY	060526 9644621-6	43830	9600	23.00
			11299887-7		060526 11299887-7	43830	9600	37.45
				CHECK MAIN 207317 TOTAL FOR F				60.45
06/18/2026	MAIN	207334*	6050311	GOPHER STATE ONE CALL INC	CALL OUT TICKETS	43050	9600	94.05
06/18/2026	MAIN	207357*	992919994	POPP.COM INC	060426 - 10013125	43210	9600	29.90
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	9690	2,700.00
06/18/2026	MAIN	3018(A)	0001208334	METROPOLITAN COUNCIL WASTEWAT	JULY 2026 WASTEWATER	42900	9480	136,410.38
06/25/2026	MAIN	207380*	2873078570010603202	AT&T MOBILITY II, LLC	052526 287307857001	43211	9600	11.60
06/25/2026	MAIN	207387*#	611259	CARLSON COMMUNITY SOLAR LLC	040826 SOLAR POWER	43810	9600	128.63
06/25/2026	MAIN	207406	W00949	EJ EQUIPMENT INC	REPAIR TRUCK #0144	44000	9600	2,109.94
06/25/2026	MAIN	207429*#	025337	MCCLELLAN SALES INC	SLEDGE HAMMERS	42171	9600	59.21
06/25/2026	MAIN	207441*#	IN200-2013141	PRECISE MRM LLC	DATA PLAN 0526	43250	9600	80.00
06/25/2026	MAIN	207452*	K0318950R	SPOK INC	060126 0318950-3	43250	9600	25.74
06/25/2026	MAIN	207469*#	1286054482	XCEL ENERGY (N S P)	060926 51-0013099828-3	43810	9600	293.66
07/02/2026	MAIN	207484*#	275284894	COMCAST	061526 934571297	43250	9600	9.40
07/02/2026	MAIN	207526*#	51-4159573-1	XCEL ENERGY (N S P)	061826 51-4159573-1	43810	9600	264.07
			51-4159573-1		061826 51-4159573-1	43810	9600	(64.61)
			51-4159573-1		061826 51-4159573-1	43810	9600	(51.55)
			51-4159573-1		061826 51-4159573-1	43810	9600	265.47
			51-4159573-1		061826 51-4159573-1	43810	9600	345.05
				CHECK MAIN 207526 TOTAL FOR F				758.43
					Total for fund 602 SEWER UTILITY			142,100

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 603 REFUSE FUND								
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	9520	1,200.00
			150507394		2025 AUDIT ENGAGEMENT	43050	9530	1,200.00
				CHECK MAIN 207360 TOTAL FOR F				2,400.00
06/25/2026	MAIN	207407	0531	EMERGE ENTERPRISES	PLASTIC RECYCLING 0526	42920	9530	628.00
06/25/2026	MAIN	207441*#	IN200-2013141	PRECISE MRM LLC	DATA PLAN 0526	43250	9530	40.00
06/25/2026	MAIN	207450#	BP011-2026	SHOREVIEW HUNKS LLC	BULK PICKUP 051126-052226	42910	9510	3,900.00
			BP012-2026		BULK PICKUP 052526-060526	42910	9510	2,806.00
			BP011-2026		BULK PICKUP 051126-052226	42920	9510	3,689.00
			BP012-2026		BULK PICKUP 052526-060526	42920	9510	3,421.00
			YW007-2026		YARD WASTE PICKUP 051826-052226	42930	9510	10,404.68
			YW008-2026		YARD WAST PICKUP 052626-053026	42930	9510	10,407.92
			YW009-2026		YARD WASTE PICKUP 060126-060526	42930	9510	10,401.44
			BP011-2026		BULK PICKUP 051126-052226	43050	9540	75.00
			BP012-2026		BULK PICKUP 052526-060526	43050	9540	171.00
				CHECK MAIN 207450 TOTAL FOR F				45,276.04
06/25/2026	MAIN	207466	0000713-4651-4	WASTE MANAGEMENT OF WI-MN INC	YARD WASTE & ORGANICS 0526	42930	9510	10,050.31
			0000713-4651-4		YARD WASTE & ORGANICS 0526	42930	9510	379.14
				CHECK MAIN 207466 TOTAL FOR F				10,429.45
06/25/2026	MAIN	3041(A)	0009761692	WALTERS RECYCLING & REFUSE IN	REFUSE & RECYCLING 0526	42910	9510	125,925.94
			0009761692		REFUSE & RECYCLING 0526	42910	9510	74,113.33
			0009761692		REFUSE & RECYCLING 0526	42910	9510	3,595.21
			0009761692		REFUSE & RECYCLING 0526	42920	9510	1,448.81
			0009761692		REFUSE & RECYCLING 0526	42920	9510	52,419.64
			0009761692		REFUSE & RECYCLING 0526	42920	9510	(521.05)
			0009761692		REFUSE & RECYCLING 0526	42930	9510	321.97
				CHECK MAIN 3041(A) TOTAL FOR				257,303.85
06/25/2026	MAIN	3042(A)#	9730770	WALTERS RECYCLING & REFUSE IN	TRASH ROLL OFF 0526	42910	9510	1,759.10
			9730770		TRASH ROLL OFF 0526	42920	9530	555.00
				CHECK MAIN 3042(A) TOTAL FOR				2,314.10

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 603 REFUSE FUND								
07/02/2026	MAIN	207502*#	51300	MENARDS CASHWAY LUMBER-FRIDLE	ORGANIC BUCKETS	42171	9530	233.88
07/02/2026	MAIN	207515	INV-6608	RECYCLE TECHNOLOGIES, INC	55 GALLON DRUM	42171	9540	40.00
07/02/2026	MAIN	207526*#	51-4159573-1	XCEL ENERGY (N S P)	061826 51-4159573-1	43810	9530	87.74
					Total for fund 603 REFUSE FUND			318,753.06

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 604 STORM SEWER UTILITY								
06/18/2026	MAIN	207334*	6050311	GOPHER STATE ONE CALL INC	CALL OUT TICKETS	43050	9600	94.05
06/18/2026	MAIN	207357*	992919994	POPP.COM INC	060426 - 10013125	43210	9600	29.90
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	9690	900.00
06/25/2026	MAIN	207380*	2873078570010603202	AT&T MOBILITY II, LLC	052526 287307857001	43211	9600	11.60
06/25/2026	MAIN	207400*#	611261	CORNILLIE 2 COMMUNITY SOLAR	040826 SOLAR POWER	43810	9600	57.09
06/25/2026	MAIN	207413	163532793-001	GROVE NURSERY	WILD BERGAMOT, JOE-PYE WEED	42171	9600	487.10
06/25/2026	MAIN	207467	34646	WILSON'S NURSERY LLC	PLANTS	42171	9600	6,580.37
06/25/2026	MAIN	207468	R-035428-000-1	WSB & ASSOCIATES INC	SWAMP UPGRADES 0426	43050	9600	3,098.50
06/25/2026	MAIN	207469*#	1286004470	XCEL ENERGY (N S P)	060926 51-0010836533-8	43810	9600	105.54
07/02/2026	MAIN	207526*#	51-4159573-1	XCEL ENERGY (N S P)	061826 51-4159573-1	43810	9600	64.48
			51-4159573-1		061826 51-4159573-1	43810	9600	(23.11)
				CHECK MAIN 207526 TOTAL FOR F				41.37
					Total for fund 604 STORM SEWER UTILITY			11,405.52

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 651 WATER CONSTRUCTION FUND								
06/25/2026	MAIN	207417*#	131932	ISG	SULLIVAN PROJECT 25-33802 0426	43050	9699	4,472.50
			130681		SULLIVAN PROJECT 25-33802 0326	43050	9699	10,880.63
			129782		SULLIVAN PROJECT 25-33802 0226	43050	9699	9,912.06
				CHECK MAIN 207417 TOTAL FOR F				25,265.19
					Total for fund 651 WATER CONSTRUCTION FUND			25,265.19

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 652 SEWER CONSTRUCTION FUND								
06/25/2026	MAIN	207417*#	131932	ISG	SULLIVAN PROJECT 25-33802 0426	43050	9699	4,472.50
			130681		SULLIVAN PROJECT 25-33802 0326	43050	9699	10,880.63
			129782		SULLIVAN PROJECT 25-33802 0226	43050	9699	9,912.05
				CHECK MAIN 207417 TOTAL FOR F				25,265.18
					Total for fund 652 SEWER CONSTRUCTION FUND			25,265.18

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 701 CENTRAL GARAGE								
06/18/2026	MAIN	207315	65837	BORGEN RADIATOR CO	RADIATOR REPAIR	14120	0000	299.75
06/18/2026	MAIN	207319*#	4269532678	CINTAS INC	UNIFORM RENTAL 051826	42172	9950	51.10
06/18/2026	MAIN	207321*#	265051.01	COLLINS ELECTRICAL CONSTRUCTI	REPAIR LIGHT FIXTURE	44000	9950	618.30
			265051.01		REPAIR LIGHT FIXTURE	44000	9950	(46.46)
				CHECK MAIN 207321 TOTAL FOR F				571.84
06/18/2026	MAIN	207330	134997805	FLEETPRIDE INC	HUB CAPS	14120	0000	45.38
			134968683		HYDRAULIC FITTINGS	14120	0000	35.97
			134793948		FISH EYE MIRROR	14120	0000	93.99
				CHECK MAIN 207330 TOTAL FOR F				175.34
06/18/2026	MAIN	207350	944150	MIDWAY FORD	BRAKE PADS	14120	0000	79.98
			942537		HEAD LIGHT ASSY	14120	0000	1,057.13
			CM941661		CORE RETURN	14120	0000	(18.00)
				CHECK MAIN 207350 TOTAL FOR F				1,119.11
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	9950	1,500.00
06/18/2026	MAIN	207374	26651	ZIEBART OF MINNESOTA INC	GLASS TINTING	14120	0000	600.00
06/18/2026	MAIN	3015(A)	0001231202	CENTRAL MCGOWAN	WELDING TIPS	42171	9950	48.69
06/18/2026	MAIN	3023(A)	2320022442	POMP'S TIRE SERVICE INC	TIRES	14120	0000	1,175.06
			2320022443		TIRES	14120	0000	742.90
				CHECK MAIN 3023(A) TOTAL FOR				1,917.96
06/25/2026	MAIN	207378*#	12405534	ASSET MANAGEMENT SYSTEMS INC	MONITORING MSC 0726-0926	44020	9950	116.97
06/25/2026	MAIN	207387*#	611259	CARLSON COMMUNITY SOLAR LLC	040826 SOLAR POWER	43810	9950	1,207.28
06/25/2026	MAIN	207391	551270-01	CHAMBERLAIN OIL COMPANY INC	SHELL GADUS GREASE	42282	9950	86.74
06/25/2026	MAIN	207392	4270999026	CINTAS INC	UNIFORM RENTAL 060126	42172	9950	51.10
			4271786118		UNIFORM RENTAL 060826	42172	9950	
				CHECK MAIN 207392 TOTAL FOR F				

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 701 CENTRAL GARAGE								
06/25/2026	MAIN	207404	213812	CUSHMAN MOTOR CO INC	HYDRAULIC OIL TANK	14120	0000	219.45
06/25/2026	MAIN	207410	135180345	FLEETPRIDE INC	FILTERS	14120	0000	158.20
06/25/2026	MAIN	207411	052509	GENUINE PARTS/NAPA AUTO	RIVET NUT	14120	0000	6.99
			052966		FUEL PUMP	14120	0000	93.99
				CHECK MAIN 207411 TOTAL FOR F				100.98
06/25/2026	MAIN	207418	461402	JEFF BELZER'S ROSEVILLE AUTO	CV AXLES	14120	0000	948.25
			CM461402		CORE RETURNS	14120	0000	(100.00)
				CHECK MAIN 207418 TOTAL FOR F				848.25
06/25/2026	MAIN	207426	27908006	MANSFIELD OIL COMPANY	996 GAL DIESEL FUEL	14110	0000	4,528.06
			27907957		2971 GAL UNLEADED FUEL	14110	0000	10,642.29
				CHECK MAIN 207426 TOTAL FOR F				15,170.35
06/25/2026	MAIN	207435	940495	MIDWAY FORD	IPR SENSOR	14120	0000	144.10
			945455		SHOCKS	14120	0000	168.60
				CHECK MAIN 207435 TOTAL FOR F				312.70
06/25/2026	MAIN	207436	208222	MINNEAPOLIS SAW CO INC	DRIVE LINE, BEVEL GRARS AND TUBE	14120	0000	319.97
			208890		FUEL HOSE ASSY	14120	0000	43.18
			208573		CARBURETOR, TANK CAP, FILTERS, GASK	14120	0000	172.02
				CHECK MAIN 207436 TOTAL FOR F				535.17
06/25/2026	MAIN	207437	P86566	MINNESOTA EQUIPMENT INC	V-BELT, FILTERS, BELT SHIELDS	14120	0000	206.32
06/25/2026	MAIN	207438	1523131-00	MTI DISTRIBUTING	FILTER	14120	0000	78.36
			1523081-00		PEDAL SENSOR, FILTERS	14120	0000	495.48
				CHECK MAIN 207438 TOTAL FOR F				573.84
06/25/2026	MAIN	207441*#	IN200-2013141	PRECISE MRM LLC	DATA PLAN 0526	43250	9950	20.00
06/25/2026	MAIN	207445	223695	ROSEDALE CHEV	WIRES, SPARK PLUGS	14120	0000	249.48
06/25/2026	MAIN	207451*#	1	SPANO GROUP ADVISORS	2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	9950	
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	9950	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 701 CENTRAL GARAGE								
				CHECK MAIN 207451 TOTAL FOR F				566.66
06/25/2026	MAIN	207458	34077	TOXALERT, INC.	2026 GAS DETECTION SRVC CONTRACT-MS	44020	9950	475.00
06/25/2026	MAIN	207470	IN002442953	ZIEGLER INC	FILTERS	14120	0000	316.58
06/25/2026	MAIN	3036(A)	MN-1373626	FIRST CHOICE COFFEE SERVICE	COFFEE SUPPLIES 061026 -PW	42175	9950	339.70
07/02/2026	MAIN	207471*#	4537930	ADAM'S PEST CONTROL, INC	PEST CONTROL-MSC 0626	44020	9950	130.00
07/02/2026	MAIN	207474	2261064	AMERICAN TEST CENTER	ANNUAL LIFT INSPECTIONS	14120	0000	450.00
			2261064		ANNUAL LIFT INSPECTIONS	14120	0000	550.00
			2261064		ANNUAL LIFT INSPECTIONS	14120	0000	100.00
				CHECK MAIN 207474 TOTAL FOR F				1,100.00
07/02/2026	MAIN	207479*#	8000014661-5	CENTERPOINT ENERGY	061626 8000014661-5	43830	9950	378.80
07/02/2026	MAIN	207484*#	275284894	COMCAST	061526 934571297	43250	9950	9.40
07/02/2026	MAIN	207486	E4-260679493	CUMMINS INC	ENGINE GASKETS	14120	0000	553.94
07/02/2026	MAIN	207490	135262115	FLEETPRIDE INC	FILTERS	14120	0000	39.42
			135322863		STEER DE MOUNT TOOL	14120	0000	268.99
				CHECK MAIN 207490 TOTAL FOR F				308.41
07/02/2026	MAIN	207491	053536	GENUINE PARTS/NAPA AUTO	LOOM	14120	0000	99.50
07/02/2026	MAIN	207498	28018435	MANSFIELD OIL COMPANY	1987 GAL UNLEAD FUEL	14110	0000	4,315.49
			28018222		1003 GAL DYED DIESEL FUEL	14110	0000	2,739.92
				CHECK MAIN 207498 TOTAL FOR F				7,055.41
07/02/2026	MAIN	207502*#	51509	MENARDS CASHWAY LUMBER-FRIDLE	PHONE MOUNT, 2" LETTERS	42171	9950	15.95
			50847		MASONRY SCREWS	42171	9950	5.47
				CHECK MAIN 207502 TOTAL FOR F				21.42
07/02/2026	MAIN	207503	946134	MIDWAY FORD	BRAKE PADS	14120	0000	247.00
			946217		FILTERS	14120	0000	
			946576		BRAKE ROTORS	14120	0000	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 701 CENTRAL GARAGE								
			946811		ROTORS, BRAKE PADS	14120	0000	219.88
				CHECK MAIN 207503 TOTAL FOR F				1,020.12
07/02/2026	MAIN	207504	208116	MINNEAPOLIS SAW CO INC	CARBURETOR	14120	0000	49.43
07/02/2026	MAIN	207521	11211PE	TULL BEARINGS INC	BEARINGS	14120	0000	18.50
07/02/2026	MAIN	207526*#	51-4159573-1	XCEL ENERGY (N S P)	061826 51-4159573-1	43810	9950	409.09
			51-4159573-1		061826 51-4159573-1	43810	9950	(481.07)
			51-4159573-1		061826 51-4159573-1	43810	9950	93.90
				CHECK MAIN 207526 TOTAL FOR F				21.92
07/02/2026	MAIN	3053(A)	INV2764	MAC QUEEN EQUIPMENT LLC	BALL VALVE	14120	0000	212.82
					Total for fund 701 CENTRAL GARAGE			38,869.33

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 705 FACILITIES MAINTENANCE								
06/25/2026	MAIN	207441*#	IN200-2013141	PRECISE MRM LLC	DATA PLAN 0526	43211	9970	20.00
					Total for fund 705 FACILITIES MAINTENANCE			20.00

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 720 INFORMATION TECHNOLOGY								
06/18/2026	MAIN	207324	169523	CYBER ADVISORS INC	REPAIR CITY FIREWALLS	43050	9980	2,981.25
06/25/2026	MAIN	207451*#	1	SPANO GROUP ADVISORS	2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	9980	545.46
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	9980	587.88
				CHECK MAIN 207451 TOTAL FOR F				1,133.34
07/02/2026	MAIN	207484*#	275284894	COMCAST	061526 934571297	43250	9980	126.84
					Total for fund 720 INFORMATION TECHNOLOGY			4,241.43

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 881 CONTRIBUTED PROJECTS-REC								
06/18/2026	MAIN	207368	26T02586	TAHO SPORTSWEAR	BASEBALL JERSEYS	42170	5000	607.80
06/25/2026	MAIN	207453	26T03024	TAHO SPORTSWEAR	SHIRTS	42170	5000	53.50
			26T03022		SOFTBALL JERSEYS	42170	5000	377.00
				CHECK MAIN 207453 TOTAL FOR F				430.50
					Total for fund 881 CONTRIBUTED PROJECTS-REC			1,038.30

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 884 INSURANCE								
06/18/2026	MAIN	207344	060426	LEAGUE OF MN CITIES INS TRUST	2026 WORKERS COMP INSTALLMENT #3	41510	9940	68,111.00
06/25/2026	MAIN	207446	070126	ROSS NESBIT AGENCIES, INC	INSURANCE SERVICE 0726	15510	0000	1,000.00
07/02/2026	MAIN	207497	10524	LEAGUE OF MN CITIES INS TRUST	LMCIT CLAIM #CA506785 SQUAD #8250	44349	2100	1,000.00
					Total for fund 884 INSURANCE			70,111.00

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 887 FLEX BENEFIT FUND								
06/25/2026	MAIN	207383*#	1720512	BENEFIT EXTRAS, INC.	COBRA ADMIN 0526; RETIREE BILLING 0	43050	9250	63.05
					Total for fund 887 FLEX BENEFIT FUND			63.05
				TOTAL - ALL FUNDS				1,853,610.90

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

Check Register Report For City Of Columbia Heights
For Check Dates 06/13/2026 to 06/26/2026

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
06/26/2026	PR	101221	UNION 49	665.00	665.00	0.00	Open
06/26/2026	PR	101222	MN CHILD SUPPORT PAYMENT CENTE	286.57	286.57	0.00	Open
06/26/2026	PR	101223	SUN LIFE FINANCIAL - DENTAL INSURANCE	9,089.32	9,089.32	0.00	Open
06/26/2026	PR	101224	MEDICA HEALTH PLANS	2,548.00	2,548.00	0.00	Open
06/26/2026	PR	101225	MUTUAL OF OMAHA - LIFE INSURANCE	2,650.24	2,650.24	0.00	Open
06/26/2026	PR	101226	MUTUAL OF OMAHA - L/T DISABILITY	2,091.29	2,091.29	0.00	Open
06/26/2026	PR	101227	MUTUAL OF OMAHA - SHORT TERM DISABILITY	223.19	223.19	0.00	Open
06/26/2026	PR	101228	NCPERS GROUP LIFE INS C/O MBR BEN	528.00	528.00	0.00	Open
06/26/2026	PR	101229	FIDELITY SECURITY LIFE INSURANCE COMPAN	687.32	687.32	0.00	Open
06/26/2026	PR	EFT1914	MSRS MNDCP PLAN	970.84	970.84	0.00	Open
06/26/2026	PR	EFT1915	COL HTS LOCAL 1216	100.00	100.00	0.00	Open
06/26/2026	PR	EFT1916	AFSCME COUNCIL 5	1,019.87	1,019.87	0.00	Open
06/26/2026	PR	EFT1917	COLHTS FIREFIGHTER ASSN	150.00	150.00	0.00	Open
06/26/2026	PR	EFT1918	HSA BANK	10,121.97	10,121.97	0.00	Open
06/26/2026	PR	EFT1919	COL HGTS POLICE ASSN	158.00	158.00	0.00	Open
06/26/2026	PR	EFT1920	IRS	122,432.28	122,432.28	0.00	Open
06/26/2026	PR	EFT1921	MISSION SQUARE 401 (ROTH)	1,786.04	1,786.04	0.00	Open
06/26/2026	PR	EFT1922	MISSION SQUARE 457(B)	19,500.32	19,500.32	0.00	Open
06/26/2026	PR	EFT1923	MISSION SQUARE RHS	1,041.61	1,041.61	0.00	Open
06/26/2026	PR	EFT1924	PERA 397400	106,510.70	106,510.70	0.00	Open
06/26/2026	PR	EFT1925	STATE OF MN TAX	25,886.23	25,886.23	0.00	Open
Totals:			Number of Checks: 021	308,446.79	308,446.79	0.00	

Total Physical Checks: 9
Total Check Stubs: 12

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
06/18/2026	MAIN	207311	BT-08561	BARREL THEORY BEER COMPANY	052526 INV	14500	0000	288.00
06/18/2026	MAIN	207313	021621573	BAUHAUS BREW LABS LLC	060226 INV	14500	0000	290.00
06/18/2026	MAIN	207314	E-25481	BERGMAN LEDGE LLC	060126 INV	14500	0000	572.00
06/18/2026	MAIN	207316	2328	CEDAR CREEK ENERGY CORPORATIO	ROOFTOP SOLAR POWER ON LIQUOR STORE	45120	9794	14,640.00
06/18/2026	MAIN	207317*#	6402970054-5	CENTERPOINT ENERGY	060526 6402970054-5	43830	9793	28.99
06/18/2026	MAIN	207322	647606441	COLUMBIA HEIGHTS ATHLTC BOOST	FRANKS, BRATS, POLISH, BUNS, CONDIM	43420	9791	520.77
06/18/2026	MAIN	207323#	02-604284	CRYSTAL SPRINGS ICE LLC	052626 INV	14500	0000	307.50
			02-604345		060126 INV	14500	0000	375.12
			02-604284		052626 INV	42199	9791	4.00
			02-604345		060126 INV	42199	9791	4.00
				CHECK MAIN 207323 TOTAL FOR F				690.62
06/18/2026	MAIN	207327#	1102780	ECM PUBLISHERS INC	AD STREAMING AUDIO 060126	43420	9791	282.00
			1102779		AD SEM 060126	43420	9791	141.00
			1102777		AD MESSENGER CELEBRATE 060126	43420	9791	141.00
			1102778		AD DISPLAY/DEVICEID/PREROLL 060126	43420	9791	940.00
			1102780		AD STREAMING AUDIO 060126	43420	9792	222.00
			1102779		AD SEM 060126	43420	9792	111.00
			1102777		AD MESSENGER CELEBRATE 060126	43420	9792	111.00
			1102778		AD DISPLAY/DEVICEID/PREROLL 060126	43420	9792	740.00
			1102780		AD STREAMING AUDIO 060126	43420	9793	96.00
			1102779		AD SEM 060126	43420	9793	48.00
			1102777		AD MESSENGER CELEBRATE 060126	43420	9793	48.00
			1102778		AD DISPLAY/DEVICEID/PREROLL 060126	43420	9793	320.00
				CHECK MAIN 207327 TOTAL FOR F				3,200.00
06/18/2026	MAIN	207328	5781	EMERALD ELEMENTS	060226 INV	14500	0000	600.00
06/18/2026	MAIN	207333	ORD-26678	GLOBAL RESERVE LLC	060226 INV	14500	0000	228.00
			ORD-26661		060226 INV	14500	0000	590.00
				CHECK MAIN 207333 TOTAL FOR F				818.00
06/18/2026	MAIN	207335	52645301014	GREAT LAKES COCA-COLA DISTRBT	060226 INV	14500	0000	2,
			52621525017		060126 INV	14500	0000	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
				CHECK MAIN 207335 TOTAL FOR F				3,439.30
06/18/2026	MAIN	207337	933871	HOHENSTEINS INC	052926 INV	14500	0000	7,476.25
			935825		060426 INV	14500	0000	2,817.50
				CHECK MAIN 207337 TOTAL FOR F				10,293.75
06/18/2026	MAIN	207347	425103	M AMUNDSON CIGAR & CANDY CO L	060526 INV	14500	0000	2,395.30
			425102		060526 INV	14500	0000	5,024.08
			425101		060526 INV	14500	0000	3,449.14
				CHECK MAIN 207347 TOTAL FOR F				10,868.52
06/18/2026	MAIN	207348	862811	MCDONALD DISTRIBUTING CO	052926 INV	14500	0000	559.00
			863885		060526 INV	14500	0000	812.70
				CHECK MAIN 207348 TOTAL FOR F				1,371.70
06/18/2026	MAIN	207352	18-003	MOOSE LAKE BREWING CO.	052026 INV	14500	0000	72.00
06/18/2026	MAIN	207358	W-123658	PRYES BREWING COMPANY LLC	060326 INV	14500	0000	439.50
			W-123784		060426 INV	14500	0000	469.00
				CHECK MAIN 207358 TOTAL FOR F				908.50
06/18/2026	MAIN	207359	2034526683	RED BULL DISTRIBUTION CO INC	052926 INV	14500	0000	277.40
			2034598106		052826 INV	14500	0000	222.70
				CHECK MAIN 207359 TOTAL FOR F				500.10
06/18/2026	MAIN	207360*#	150507394	REDPATH AND COMPANY LLC	2025 AUDIT ENGAGEMENT	43050	9791	1,800.00
			150507394		2025 AUDIT ENGAGEMENT	43050	9792	1,800.00
			150507394		2025 AUDIT ENGAGEMENT	43050	9793	1,800.00
				CHECK MAIN 207360 TOTAL FOR F				5,400.00
06/18/2026	MAIN	207364*#	4607491810	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 0526-TV1	44020	9791	200.88
06/18/2026	MAIN	207365	E-8852	SOCIABLE CIDER WERKS LLC	060226 INV	14500	0000	297.00
06/18/2026	MAIN	207366*#	6063342571	STAPLES ADVANTAGE	TAX REFUND	42171	9791	
06/18/2026	MAIN	207370	12770	VENN BREWING COMPANY	060326 INV	14500	0000	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
06/18/2026	MAIN	207371#	0395959-IN	VINOCOPIA INC	060426 INV	14500	0000	666.00
			0395959-IN		060426 INV	42199	9791	16.00
				CHECK MAIN 207371 TOTAL FOR F				682.00
06/18/2026	MAIN	207373*#	1285962031	XCEL ENERGY (N S P)	060926 51-4436024-5	43810	9793	692.58
06/18/2026	MAIN	3009(A)	3859594	ARTISAN BEER COMPANY	052926 INV	14500	0000	252.00
			3860382		060226 INV	14500	0000	769.25
			3858557		052726 INV	14500	0000	829.00
			3861748		060526 INV	14500	0000	286.50
			3861745		060526 INV	14500	0000	1,322.90
			3861747		060526 INV	14500	0000	411.00
			3861746		060526 INV	14500	0000	128.50
			448478		040726 INV	14500	0000	(153.60)
			453117		060126 INV	14500	0000	(107.70)
				CHECK MAIN 3009(A) TOTAL FOR				3,737.85
06/18/2026	MAIN	3010(A)#	0111228300	BELLBOY BAR SUPPLY	060326 INV	14500	0000	211.69
			0111229900		060326 INV,BAGS	14500	0000	149.00
			0111229900		060326 INV,BAGS	42171	9791	199.24
				CHECK MAIN 3010(A) TOTAL FOR				559.93
06/18/2026	MAIN	3011(A)#	0301029500	BELLBOY CORPORATION	060326 INV	14500	0000	840.00
			0211548600		060326 INV	14500	0000	1,521.00
			0211548200		060326 INV	14500	0000	3,439.85
			0211548200		060326 INV	42199	9791	58.00
			0301029500		060326 INV	42199	9792	14.00
			0211548600		060326 INV	42199	9793	28.00
				CHECK MAIN 3011(A) TOTAL FOR				5,900.85
06/18/2026	MAIN	3012(A)	127207351	BREAKTHRU BEVERAGE MN BEER LL	052826 INV 700297717	14500	0000	272.55
			127207350		052826 INV 700297717	14500	0000	14,517.25
			127206902		052826 INV 700297736	14500	0000	456.20
			127228202		052926 INV 700297736	14500	0000	192.00
			127206901		052826 INV 700297736	14500	0000	11,
			127285258		060326 INV 700297717	14500	0000	1,

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Fund: 609 LIQUOR								
			127285257		060326 INV 700297717	14500	0000	64.65
			127286369		060326 INV 700297717	14500	0000	231.00
			127285256		060326 INV 700297717	14500	0000	12,905.90
			414845650		052926 INV 700297717	14500	0000	(30.80)
			414845649		052926 INV 700297717	14500	0000	(118.50)
			414849395		060126 INV 700297736	14500	0000	(5.30)
			414849596		060126 INV 700297736	14500	0000	(24.30)
			414870575		060526 INV 700297717	14500	0000	(3.83)
			414870576		060526 INV 700297717	14500	0000	(11.17)
			414870572		060526 INV 700297717	14500	0000	(13.85)
			414870574		060526 INV 700297717	14500	0000	(14.00)
			414870573		060526 INV 700297717	14500	0000	(79.20)
			414863078		060426 INV 700297717	14500	0000	(47.20)
			414780405		051126 INV 700297717	14500	0000	(52.80)
				CHECK MAIN 3012(A) TOTAL FOR				41,192.12
06/18/2026	MAIN	3013(A)#	127231751	BREAKTHRU BEVERAGE MN W&S LLC	052926 INV 700297717	14500	0000	883.01
			127231748		052926 INV 700297717	14500	0000	160.00
			127231750		052926 INV 700297717	14500	0000	104.00
			127231752		052926 INV 700297717	14500	0000	1,889.60
			127231749		052926 INV 700297717	14500	0000	1,312.00
			127231761		052926 INV 700297782	14500	0000	384.00
			127231762		052926 INV 700297782	14500	0000	144.00
			127231757		052926 INV 700297736	14500	0000	1,062.50
			127231758		052926 INV 700297736	14500	0000	104.00
			127231759		052926 INV 700297736	14500	0000	851.30
			127231755		052926 INV 700297736	14500	0000	280.00
			127231754		052926 INV 700297736	14500	0000	104.00
			127231756		052926 INV 700297736	14500	0000	3,048.25
			127286375		060326 INV 700297782	14500	0000	88.05
			127286376		060326 INV 700297783	14500	0000	311.50
			127286374		060326 INV 700297783	14500	0000	8,213.80
			127251708		052926 INV	14500	0000	653.54
			127124913		052226 INV	14500	0000	847.27
			367236673		060326 INV 700297782	14500	0000	(45.00)
			367235668		060326 INV 700297782	14500	0000	(38.40)
			367236670		060326 INV 700297782	14500	0000	(9.60)
			367286674		060326 INV 700297782	14500	0000	(11.28)
			367236676		060326 INV 700297782	14500	0000	
			367236679		060326 INV 700297782	14500	0000	
			367236681		060326 INV 700297782	14500	0000	(28.80)

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Fund: 609 LIQUOR								
			367236677		060326 INV 700297782	14500	0000	(18.40)
			414849396		060126 INV	14500	0000	(410.60)
			414846695		060126 INV	14500	0000	(181.67)
			127231751		052926 INV 700297717	42199	9791	2.49
			127231748		052926 INV 700297717	42199	9791	1.15
			127231750		052926 INV 700297717	42199	9791	1.15
			127231752		052926 INV 700297717	42199	9791	16.10
			127231749		052926 INV 700297717	42199	9791	16.10
			127251708		052926 INV	42199	9791	2.00
			127124913		052226 INV	42199	9791	2.96
			414849396		060126 INV	42199	9791	(1.14)
			414846695		060126 INV	42199	9791	(0.67)
			127231757		052926 INV 700297736	42199	9792	28.75
			127231758		052926 INV 700297736	42199	9792	3.45
			127231759		052926 INV 700297736	42199	9792	9.20
			127231755		052926 INV 700297736	42199	9792	3.45
			127231754		052926 INV 700297736	42199	9792	1.15
			127231756		052926 INV 700297736	42199	9792	28.75
			127231761		052926 INV 700297782	42199	9793	4.60
			127231762		052926 INV 700297782	42199	9793	3.45
				CHECK MAIN 3013(A) TOTAL FOR				19,804.44
06/18/2026	MAIN	3014(A)	3300700	CAPITOL BEVERAGE SALES LP	060326 INV	14500	0000	3,463.25
			3300699		060326 INV	14500	0000	(13.20)
				CHECK MAIN 3014(A) TOTAL FOR				3,450.05
06/18/2026	MAIN	3017(A)#	1063075	JOHNSON BROTHERS LIQUOR CO.	052926 INV	14500	0000	279.00
			1061279		052926 INV	14500	0000	128.00
			1061273		052826 INV	14500	0000	1,289.85
			1061280		052826 INV	14500	0000	1,776.00
			1061285		052826 INV	14500	0000	180.00
			1061283		052826 INV	14500	0000	218.25
			1061284		052826 INV	14500	0000	90.00
			1061282		052826 INV	14500	0000	475.00
			1063073		052926 INV	14500	0000	1,637.50
			1063074		052926 INV	14500	0000	457.50
			1063070		052926 INV	14500	0000	255.00
			1063069		052926 INV	14500	0000	640.00
			1063072		052926 INV	14500	0000	2,
			1063071		052926 INV	14500	0000	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			1061286		052826 INV	14500	0000	91.80
			1061271		052826 INV	14500	0000	810.00
			1061281		052826 INV	14500	0000	3,096.00
			1067103		060326 INV	14500	0000	1,362.17
			1068273		060426 INV	14500	0000	457.50
			1068275		060426 INV	14500	0000	480.00
			1068276		060426 INV	14500	0000	386.00
			1068274		060426 INV	14500	0000	109.02
			1067104		060326 INV	14500	0000	384.00
			1067106		060326 INV	14500	0000	344.00
			1067107		060326 INV	14500	0000	154.68
			1068282		060426 INV	14500	0000	215.91
			1068280		060426 INV	14500	0000	160.00
			1068277		060426 INV	14500	0000	1,728.00
			1067110		060326 INV	14500	0000	45.00
			1067113		060326 INV	14500	0000	474.00
			1067112		060326 INV	14500	0000	232.00
			1067111		060326 INV	14500	0000	800.00
			1063848		052926 INV	14500	0000	191.40
			1067103		060326 INV	42199	9791	16.17
			1068273		060426 INV	42199	9791	7.35
			1068275		060426 INV	42199	9791	22.05
			1068276		060426 INV	42199	9791	19.11
			1068272		060426 INV	42199	9791	0.74
			1068274		060426 INV	42199	9791	2.94
			1067104		060326 INV	42199	9791	7.35
			1067106		060326 INV	42199	9791	3.06
			1067107		060326 INV	42199	9791	1.47
			1068282		060426 INV	42199	9791	1.47
			1068280		060426 INV	42199	9791	2.94
			1068277		060426 INV	42199	9791	22.05
			1063848		052926 INV	42199	9791	2.95
			1063075		052926 INV	42199	9792	2.94
			1061279		052926 INV	42199	9792	1.47
			1061273		052826 INV	42199	9792	8.82
			1061280		052826 INV	42199	9792	19.11
			1061285		052826 INV	42199	9792	1.47
			1061283		052826 INV	42199	9792	1.47
			1061284		052826 INV	42199	9792	2.21
			1061282		052826 INV	42199	9792	
			1063073		052926 INV	42199	9792	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			1063074		052926 INV	42199	9792	8.82
			1063070		052926 INV	42199	9792	2.94
			1063069		052926 INV	42199	9792	13.23
			1063072		052926 INV	42199	9792	26.46
			1063071		052926 INV	42199	9792	11.76
			1061286		052826 INV	42199	9792	2.94
			1061271		052826 INV	42199	9792	13.23
			1061281		052826 INV	42199	9792	55.86
			1067110		060326 INV	42199	9793	1.47
			1067105		060326 INV	42199	9793	1.47
			1067113		060326 INV	42199	9793	8.82
			1067112		060326 INV	42199	9793	8.82
			1067111		060326 INV	42199	9793	14.70
				CHECK MAIN 3017(A) TOTAL FOR				22,144.52
06/18/2026	MAIN	3021(A)#	7566040	OXFORD STREET MECHANTS	052826 INV	14500	0000	1,506.40
			7566040		052826 INV	42199	9791	18.38
				CHECK MAIN 3021(A) TOTAL FOR				1,524.78
06/18/2026	MAIN	3022(A)#	5180926	PHILLIPS WINE & SPIRITS INC	052926 INV	14500	0000	171.00
			5180924		052926 INV	14500	0000	80.00
			5180921		052926 INV	14500	0000	327.20
			5180925		052926 INV	14500	0000	135.00
			5180923		052926 INV	14500	0000	792.00
			5180930		052926 INV	14500	0000	78.00
			5180927		052926 INV	14500	0000	63.33
			5180928		052926 INV	14500	0000	33.00
			5180919		052926 INV	42199	9791	2.94
			5180926		052926 INV	42199	9792	4.41
			5180924		052926 INV	42199	9792	2.94
			5180931		052926 INV	42199	9792	0.37
			5180921		052926 INV	42199	9792	2.94
			5180925		052926 INV	42199	9792	4.41
			5180923		052926 INV	42199	9792	33.81
			5180929		052926 INV	42199	9792	2.94
			5180930		052926 INV	42199	9792	1.47
			5180920		052926 INV	42199	9792	0.74
			5180927		052926 INV	42199	9792	0.49
			5180928		052926 INV	42199	9792	

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Fund: 609 LIQUOR								
				CHECK MAIN 3022(A) TOTAL FOR				1,738.46
06/18/2026	MAIN	3024(A)#	2760616	SOUTHERN GLAZER'S	052126 INV	14500	0000	602.90
			2760617		052126 INV	14500	0000	674.70
			2760624		052126 INV	14500	0000	612.00
			2760615		052126 INV	14500	0000	864.00
			2760614		052126 INV	14500	0000	285.03
			2760611		052126 INV	14500	0000	1,092.45
			2760610		052126 INV	14500	0000	2,021.50
			2760609		052126 INV	14500	0000	2,430.00
			2757940		051426 INV	14500	0000	312.00
			2765764		060426 INV	14500	0000	873.50
			2765763		060426 INV	14500	0000	710.62
			2765762		060426 INV	14500	0000	270.00
			2765761		060426 INV	14500	0000	90.00
			2765755		060426 INV	14500	0000	292.50
			2765759		060426 INV	14500	0000	467.82
			2765758		060426 INV	14500	0000	1,192.77
			2765756		060426 INV	14500	0000	494.55
			2763046		052826 INV	14500	0000	818.52
			2763047		052826 INV	14500	0000	895.10
			2763050		052826 INV	14500	0000	1,511.56
			2765764		060426 INV	42199	9791	17.92
			2765763		060426 INV	42199	9791	7.68
			2765762		060426 INV	42199	9791	7.68
			2765761		060426 INV	42199	9791	0.64
			2765755		060426 INV	42199	9791	1.28
			2765759		060426 INV	42199	9791	2.88
			2765758		060426 INV	42199	9791	14.08
			2765756		060426 INV	42199	9791	7.68
			2763046		052826 INV	42199	9791	8.96
			2763047		052826 INV	42199	9791	10.24
			2763050		052826 INV	42199	9791	7.68
			2760616		052126 INV	42199	9792	4.48
			2760617		052126 INV	42199	9792	4.48
			2763061		052826 INV	42199	9792	5.12
			2760624		052126 INV	42199	9792	7.68
			2760615		052126 INV	42199	9792	6.40
			2760614		052126 INV	42199	9792	3.84
			2760611		052126 INV	42199	9792	
			2760610		052126 INV	42199	9792	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			2760609		052126 INV	42199	9792	15.36
			2757940		051426 INV	42199	9792	3.84
				CHECK MAIN 3024(A) TOTAL FOR				16,672.48
06/20/2026	MAIN	3025(E)	2-072-492-048	MINNESOTA DEPARTMENT OF REVEN	MAY LIQUOR SALES TAX	20810	0000	89,423.00
06/25/2026	MAIN	207378*#	12405582	ASSET MANAGEMENT SYSTEMS INC	MONITORING 0726-0926 TV1	44020	9791	116.97
			12405583		MONITORING 0726-0926 TV2	44020	9792	116.97
			12405545		MONITORING 0726-0926 TV3	44020	9793	116.97
				CHECK MAIN 207378 TOTAL FOR F				350.91
06/25/2026	MAIN	207385#	227976	BOURGET IMPORTS LLC	060926 INV	14500	0000	987.00
			227976		060926 INV	42199	9791	22.50
				CHECK MAIN 207385 TOTAL FOR F				1,009.50
06/25/2026	MAIN	207402#	02-604424	CRYSTAL SPRINGS ICE LLC	060826 INV	14500	0000	472.62
			02-604425		060826 INV	14500	0000	152.72
			02-604501		061526 INV	14500	0000	367.36
			02-604500		061526 INV	14500	0000	112.47
			02-604424		060826 INV	42199	9791	4.00
			02-604501		061526 INV	42199	9791	4.00
			02-604425		060826 INV	42199	9793	4.00
			02-604500		061526 INV	42199	9793	4.00
				CHECK MAIN 207402 TOTAL FOR F				1,121.17
06/25/2026	MAIN	207412	52728059024	GREAT LAKES COCA-COLA DISTRBT	060926 INV	14500	0000	802.35
06/25/2026	MAIN	207414	936284	HOHENSTEINS INC	060526 INV	14500	0000	1,143.00
			938546		061226 INV	14500	0000	1,132.95
				CHECK MAIN 207414 TOTAL FOR F				2,275.95
06/25/2026	MAIN	207415	7057	HOLMLUND MASONRY INC	TUCKPOINTING & SEALER, REPAIR ROOF-	44020	9792	9,195.00
06/25/2026	MAIN	207428#	INV1743147	MAVERICK BEVERAGE COMPANY MIN	060926 INV	14500	0000	596.04
			INV1743147		060926 INV	42199	9791	3.00
				CHECK MAIN 207428 TOTAL FOR F				599.04
06/25/2026	MAIN	207440#	296376	PAUSTIS & SONS WINE COMPANY	060426 INV	14500	0000	1,[illegible]

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Fund: 609 LIQUOR								
			296379		060426 INV	14500	0000	2,164.00
			296376		060426 INV	42199	9791	30.00
			296379		060426 INV	42199	9792	39.00
				CHECK MAIN 207440 TOTAL FOR F				3,534.00
06/25/2026	MAIN	207442#	311534758	PREMIUM WATERS INC	061026 WATER	42171	9791	24.80
			311534752		061026 WATER	42171	9793	9.92
				CHECK MAIN 207442 TOTAL FOR F				34.72
06/25/2026	MAIN	207443	W-123777	PRYES BREWING COMPANY LLC	060426 INV	14500	0000	78.75
06/25/2026	MAIN	207451*#	1	SPANO GROUP ADVISORS	2026 TRUE COLORS WORKSHOP - DEPOSIT	43105	9791	90.90
			2		2026 TRUE COLORS WORKSHOP - FINAL	43105	9791	97.98
				CHECK MAIN 207451 TOTAL FOR F				188.88
06/25/2026	MAIN	207462	E-43373	URBAN GROWLER BREWING CO LLC	060926 INV	14500	0000	358.00
06/25/2026	MAIN	207463#	2501004530	VESTIS SERVICES. LLC	060826 MOPS,MATS,TOWELS	44020	9791	143.82
			2501004534		060826 MOPS,MATS,TOWELS	44020	9793	127.76
				CHECK MAIN 207463 TOTAL FOR F				271.58
06/25/2026	MAIN	207464#	0395851-IN	VINOCOPIA INC	060326 INV	14500	0000	317.00
			0395851-IN		060326 INV	42199	9792	7.50
				CHECK MAIN 207464 TOTAL FOR F				324.50
06/25/2026	MAIN	3032(A)#	0301052500	BELLBOY CORPORATION	061026 INV	14500	0000	980.00
			0211548100		060326 INV	14500	0000	1,494.00
			0211621900		061026 INV	14500	0000	3,065.00
			0301052500		061026 INV	42199	9791	18.00
			0211621900		061026 INV	42199	9791	33.00
			0211548100		060326 INV	42199	9792	24.00
				CHECK MAIN 3032(A) TOTAL FOR				5,614.00
06/25/2026	MAIN	3033(A)#	127340256	BREAKTHRU BEVERAGE MN W&S LLC	060526 INV 700297717	14500	0000	332.00
			127340257		060526 INV 700297717	14500	0000	168.00
			127340255		060526 INV 700297717	14500	0000	
			127340254		060526 INV 700297717	14500	0000	2,

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			127446951		061226 INV 700297782	14500	0000	560.00
			127340256		060526 INV 700297717	42199	9791	3.45
			127340257		060526 INV 700297717	42199	9791	1.15
			127340255		060526 INV 700297717	42199	9791	3.45
			127340254		060526 INV 700297717	42199	9791	28.75
			127446951		061226 INV 700297782	42199	9793	5.75
				CHECK MAIN 3033(A) TOTAL FOR				3,792.05
06/25/2026	MAIN	3034(A)	3302591	CAPITOL BEVERAGE SALES LP	060826 INV	14500	0000	5,021.25
			3301899		060526 INV	14500	0000	5,065.15
			3304402		061226 INV	14500	0000	1,398.90
			3305137		061526 INV	14500	0000	6,095.75
			3302589		060826 INV	14500	0000	(60.00)
			3302590		060826 INV	14500	0000	(23.80)
				CHECK MAIN 3034(A) TOTAL FOR				17,497.25
06/25/2026	MAIN	3037(A)#	1067117	JOHNSON BROTHERS LIQUOR CO.	060326 INV	14500	0000	104.00
			1068284		060426 INV	14500	0000	583.00
			1068285		060426 INV	14500	0000	396.27
			1068286		060426 INV	14500	0000	360.00
			1068288		060426 INV	14500	0000	456.00
			1068287		060426 INV	14500	0000	1,662.52
			1067115		060326 INV	14500	0000	1,017.40
			1067108		060326 INV	14500	0000	370.68
			1067116		060326 INV	14500	0000	172.00
			1068281		060426 INV	14500	0000	101.41
			1068291		060426 INV	14500	0000	431.82
			1068290		060426 INV	14500	0000	80.00
			1068289		060426 INV	14500	0000	1,008.00
			1073669		061126 INV	14500	0000	728.27
			1072500		061026 INV	14500	0000	2,928.84
			1073668		061126 INV	14500	0000	555.50
			1074761		061226 INV	14500	0000	370.00
			1074760		061226 INV	14500	0000	2,046.98
			1072502		061026 INV	14500	0000	232.30
			1072503		061026 INV	14500	0000	57.00
			1072501		061026 INV	14500	0000	128.32
			1073666		061126 INV	14500	0000	395.77
			1072495		061026 INV	14500	0000	2,
			1073665		061126 INV	14500	0000	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			1074754		061226 INV	14500	0000	404.50
			1074752		061226 INV	14500	0000	1,889.52
			1074755		061226 INV	14500	0000	120.00
			1074751		061226 INV	14500	0000	439.50
			1072496		061026 INV	14500	0000	128.32
			1072499		061026 INV	14500	0000	167.10
			1072497		061026 INV	14500	0000	112.80
			1072498		061026 INV	14500	0000	232.30
			1063851		052926 INV	14500	0000	277.17
			184984		052626 INV	14500	0000	(7.33)
			184982		052626 INV	14500	0000	(74.98)
			184983		052626 INV	14500	0000	(22.17)
			1073666		061126 INV	42199	9791	13.23
			1072495		061026 INV	42199	9791	27.93
			1073665		061126 INV	42199	9791	7.35
			1074754		061226 INV	42199	9791	17.64
			1074752		061226 INV	42199	9791	20.58
			1074755		061226 INV	42199	9791	1.84
			1074751		061226 INV	42199	9791	3.19
			1072496		061026 INV	42199	9791	1.47
			1072499		061026 INV	42199	9791	4.41
			1072497		061026 INV	42199	9791	2.94
			1072498		061026 INV	42199	9791	2.94
			1067117		060326 INV	42199	9792	2.94
			1068284		060426 INV	42199	9792	10.29
			1068285		060426 INV	42199	9792	10.29
			1068286		060426 INV	42199	9792	13.23
			1068288		060426 INV	42199	9792	22.05
			1068287		060426 INV	42199	9792	17.64
			1067115		060326 INV	42199	9792	14.70
			1067108		060326 INV	42199	9792	2.94
			1067116		060326 INV	42199	9792	1.72
			1067109		060326 INV	42199	9792	1.47
			1068281		060426 INV	42199	9792	1.47
			1068279		060426 INV	42199	9792	0.74
			1068291		060426 INV	42199	9792	2.94
			1068290		060426 INV	42199	9792	1.47
			1068289		060426 INV	42199	9792	13.23
			1073669		061126 INV	42199	9792	29.40
			1072500		061026 INV	42199	9792	
			1073668		061126 INV	42199	9792	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			1074761		061226 INV	42199	9792	16.17
			1074760		061226 INV	42199	9792	22.05
			1072502		061026 INV	42199	9792	2.94
			1072503		061026 INV	42199	9792	1.47
			1072501		061026 INV	42199	9792	1.47
			1063851		052926 INV	42199	9792	3.32
			1070014		060526 INV	42199	9793	1.17
				CHECK MAIN 3037(A) TOTAL FOR				20,864.44
06/25/2026	MAIN	3038(A)#	7567289	OXFORD STREET MECHANTS	060526 INV	14500	0000	240.00
			7567288		060526 INV	14500	0000	414.00
			7567290		060526 INV	14500	0000	726.00
			7567289		060526 INV	42199	9791	2.94
			7567288		060526 INV	42199	9791	2.94
			7567290		060526 INV	42199	9792	6.62
				CHECK MAIN 3038(A) TOTAL FOR				1,392.50
06/25/2026	MAIN	3039(A)#	5185224	PHILLIPS WINE & SPIRITS INC	060526 INV	14500	0000	1,423.25
			5185216		060526 INV	14500	0000	308.00
			5185217		060526 INV	14500	0000	326.25
			5185218		060526 INV	14500	0000	308.70
			5185219		060526 INV	14500	0000	59.75
			5185220		060526 INV	14500	0000	264.00
			5185221		060526 INV	14500	0000	407.51
			5185223		060526 INV	14500	0000	28.05
			5185222		060526 INV	14500	0000	153.00
			5815225		060526 INV	14500	0000	239.64
			5185226		060526 INV	14500	0000	157.45
			5185228		060526 INV	14500	0000	40.00
			5185230		060526 INV	14500	0000	49.50
			5185237		060526 INV	14500	0000	46.20
			5185236		060526 INV	14500	0000	127.88
			5185235		060526 INV	14500	0000	387.00
			5185234		060526 INV	14500	0000	384.00
			5185233		060526 INV	14500	0000	2,308.75
			5185239		060526 INV	14500	0000	524.75
			5185227		060526 INV	14500	0000	396.00
			5185229		060526 INV	14500	0000	326.25
			5185231		060526 INV	14500	0000	
			5185232		060526 INV	14500	0000	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			5188827		061226 INV	14500	0000	528.00
			5188835		061226 INV	14500	0000	176.00
			5188832		061226 INV	14500	0000	1,092.00
			5188831		061226 INV	14500	0000	2,477.00
			5188834		061226 INV	14500	0000	389.95
			5188828		061226 INV	14500	0000	160.00
			5188833		061226 INV	14500	0000	248.00
			5188829		061226 INV	14500	0000	102.90
			5188830		061226 INV	14500	0000	50.31
			5185224		060526 INV	42199	9791	44.10
			5185216		060526 INV	42199	9791	10.29
			5185217		060526 INV	42199	9791	8.82
			5185218		060526 INV	42199	9791	8.82
			5185219		060526 INV	42199	9791	2.94
			5185220		060526 INV	42199	9791	5.15
			5185221		060526 INV	42199	9791	5.88
			5185223		060526 INV	42199	9791	1.47
			5185222		060526 INV	42199	9791	2.94
			5188827		061226 INV	42199	9791	17.64
			5188835		061226 INV	42199	9791	2.94
			5188832		061226 INV	42199	9791	22.79
			5188831		061226 INV	42199	9791	42.63
			5188834		061226 INV	42199	9791	10.29
			5188828		061226 INV	42199	9791	5.88
			5188833		061226 INV	42199	9791	8.82
			5188829		061226 INV	42199	9791	2.94
			5188830		061226 INV	42199	9791	4.41
			5185228		060526 INV	42199	9792	1.47
			5185230		060526 INV	42199	9792	1.47
			5185237		060526 INV	42199	9792	1.47
			5185236		060526 INV	42199	9792	2.94
			5185235		060526 INV	42199	9792	8.82
			5185234		060526 INV	42199	9792	5.88
			5185233		060526 INV	42199	9792	42.63
			5185239		060526 INV	42199	9792	16.17
			5185227		060526 INV	42199	9792	13.23
			5185229		060526 INV	42199	9792	8.82
			5185231		060526 INV	42199	9792	7.35
			5185232		060526 INV	42199	9792	2.94
			5815225		060526 INV	42199	9793	
			5185226		060526 INV	42199	9793	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
				CHECK MAIN 3039(A) TOTAL FOR				14,138.36
06/25/2026	MAIN	3040(A)#	2765885	SOUTHERN GLAZER'S	060426 INV	14500	0000	428.05
			2765886		060426 INV	14500	0000	270.00
			2765887		060426 INV	14500	0000	712.50
			2765888		060426 INV	14500	0000	2,987.37
			2765889		060426 INV	14500	0000	119.68
			2768610		061126 INV	14500	0000	158.25
			2768611		061126 INV	14500	0000	485.64
			2768612		061126 INV	14500	0000	242.44
			2768459		061126 INV	14500	0000	486.00
			2768461		061126 INV	14500	0000	647.04
			2768462		061126 INV	14500	0000	927.62
			2768465		061126 INV	14500	0000	269.95
			2768469		061126 INV	14500	0000	352.00
			2768470		061126 INV	14500	0000	128.00
			2768472		061126 INV	14500	0000	1,920.00
			2768476		061126 INV	14500	0000	1,229.42
			2763045		052826 INV	14500	0000	1,543.50
			2765765		060426 INV	14500	0000	2,467.46
			2765769		060426 INV	14500	0000	427.50
			2765774		060426 INV	14500	0000	754.31
			2765768		060426 INV	14500	0000	745.99
			2765771		060426 INV	14500	0000	449.98
			2765772		060426 INV	14500	0000	233.91
			2765773		060426 INV	14500	0000	90.00
			2765775		060426 INV	14500	0000	77.00
			2765776		060426 INV	14500	0000	883.96
			2765777		060426 INV	14500	0000	295.70
			2765760		060426 INV	14500	0000	592.00
			2768464		061126 INV	42199	9791	2.77
			2768459		061126 INV	42199	9791	6.04
			2768461		061126 INV	42199	9791	7.68
			2768462		061126 INV	42199	9791	11.52
			2768465		061126 INV	42199	9791	2.56
			2768469		061126 INV	42199	9791	5.12
			2768470		061126 INV	42199	9791	5.12
			2768472		061126 INV	42199	9791	21.76
			2768476		061126 INV	42199	9791	24.32
			2760597		052126 INV	42199	9791	
			2760598		052126 INV	42199	9791	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			2763045		052826 INV	42199	9791	10.24
			2765765		060426 INV	42199	9791	15.36
			2765760		060426 INV	42199	9791	6.40
			2765767		060426 INV	42199	9792	1.28
			2765769		060426 INV	42199	9792	7.68
			2765774		060426 INV	42199	9792	7.68
			2765768		060426 INV	42199	9792	20.48
			2765771		060426 INV	42199	9792	2.56
			2765772		060426 INV	42199	9792	1.60
			2765773		060426 INV	42199	9792	0.64
			2765775		060426 INV	42199	9792	0.85
			2765776		060426 INV	42199	9792	15.36
			2765777		060426 INV	42199	9792	2.77
			2765885		060426 INV	42199	9793	2.56
			2765886		060426 INV	42199	9793	7.68
			2765887		060426 INV	42199	9793	20.48
			2765888		060426 INV	42199	9793	10.24
			2765889		060426 INV	42199	9793	2.56
			2768610		061126 INV	42199	9793	1.28
			2768611		061126 INV	42199	9793	6.40
			2768612		061126 INV	42199	9793	6.40
				CHECK MAIN 3040(A) TOTAL FOR				20,165.22
06/25/2026	MAIN	42(S)	127394567	BREAKTHRU BEVERAGE MN BEER LL	061026 INV 700297782	14500	0000	267.00
			127394568		061026 INV 700297782	14500	0000	128.00
			414579590		031326 INV 700297736	14500	0000	(146.25)
			414502787		022026 INV 700297736	14500	0000	(248.75)
				CHECK MAIN 42(S) TOTAL FOR FU				0.00
07/02/2026	MAIN	207478#	228225	BOURGET IMPORTS LLC	061726 INV	14500	0000	112.00
			227977		060926 INV	14500	0000	1,104.00
			228225		061726 INV	42199	9791	7.00
			227977		060926 INV	42199	9792	30.00
				CHECK MAIN 207478 TOTAL FOR F				1,253.00
07/02/2026	MAIN	207479*#	8000014661-5	CENTERPOINT ENERGY	061626 8000014661-5	43830	9791	266.95
			8000014661-5		061626 8000014661-5	43830	9792	383.61
			8000014661-5		061626 8000014661-5	43830	9793	34.52
				CHECK MAIN 207479 TOTAL FOR F				685.08

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
07/02/2026	MAIN	207483	647634549	COLUMBIA HEIGHTS ATHLTC BOOST	FRANKS, BRATS, POLISH SAUSAGE	43420	9791	186.79
			647647819		BUNS, CHIPS	43420	9791	80.51
				CHECK MAIN 207483 TOTAL FOR F				267.30
07/02/2026	MAIN	207484*#	275284894	COMCAST	061526 934571297	43250	9791	604.04
			275284894		061526 934571297	43250	9792	580.60
			275284894		061526 934571297	43250	9793	566.51
				CHECK MAIN 207484 TOTAL FOR F				1,751.15
07/02/2026	MAIN	207485#	02-604579	CRYSTAL SPRINGS ICE LLC	062226 INV	14500	0000	145.84
			02-604579		062226 INV	42199	9793	4.00
				CHECK MAIN 207485 TOTAL FOR F				149.84
07/02/2026	MAIN	207487	PLATO6173	DUAL CITIZEN BREWING COMPANY	061726 INV	14500	0000	300.00
07/02/2026	MAIN	207492	ORD-27105	GLOBAL RESERVE LLC	061526 INV	14500	0000	988.00
			ORD-26879		060826 INV	14500	0000	716.00
				CHECK MAIN 207492 TOTAL FOR F				1,704.00
07/02/2026	MAIN	207494	940504	HOHENSTEINS INC	061926 INV	14500	0000	391.70
			936243		060526 INV	14500	0000	30.00
			936242		060526 INV	14500	0000	2,142.45
			938099		061126 INV	14500	0000	2,094.85
			938182		061126 INV	14500	0000	225.00
			940215		061826 INV	14500	0000	2,919.80
				CHECK MAIN 207494 TOTAL FOR F				7,803.80
07/02/2026	MAIN	207499#	INV1743154	MAVERICK BEVERAGE COMPANY MIN	060926 INV	14500	0000	1,320.12
			INV1743154		060926 INV	42199	9792	7.50
				CHECK MAIN 207499 TOTAL FOR F				1,327.62
07/02/2026	MAIN	207500	866044	MCDONALD DISTRIBUTING CO	061926 INV	14500	0000	486.00
07/02/2026	MAIN	207501	IN-41787	MEGA BEER LLC	061126 INV	14500	0000	372.50
			IN-42328		061826 INV	14500	0000	
				CHECK MAIN 207501 TOTAL FOR F				1,

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
07/02/2026	MAIN	207502*#	51068	MENARDS CASHWAY LUMBER-FRIDLE	LED BULBS	42171	9791	45.04
07/02/2026	MAIN	207505#	57002627	MN MUNICIPAL BEVERAGE ASSOC	ANNUAL DUES 2026	44330	9791	2,850.00
			57002627		ANNUAL DUES 2026	44330	9792	1,995.00
			57002627		ANNUAL DUES 2026	44330	9793	855.00
				CHECK MAIN 207505 TOTAL FOR F				5,700.00
07/02/2026	MAIN	207506	E-67997	MODIST BREWING CO LLC	061226 INV	14500	0000	613.80
			E-67872		060526 INV	14500	0000	788.05
				CHECK MAIN 207506 TOTAL FOR F				1,401.85
07/02/2026	MAIN	207509#	275760	NEW FRANCE WINE COMPANY	061926 INV	14500	0000	248.00
			275760		061926 INV	42199	9791	5.00
				CHECK MAIN 207509 TOTAL FOR F				253.00
07/02/2026	MAIN	207512	51342	OLD WORLD BEER LLC	061726 INV	14500	0000	346.00
07/02/2026	MAIN	207513#	297527	PAUSTIS & SONS WINE COMPANY	061826 INV	14500	0000	1,533.36
			297527		061826 INV	42199	9791	16.50
				CHECK MAIN 207513 TOTAL FOR F				1,549.86
07/02/2026	MAIN	207524#	2500998778	VESTIS SERVICES. LLC	060126 MOPS,MATS,TOWELS	44020	9791	143.82
			2501010297		061526 MOPS,MATS, TOWELS	44020	9791	146.43
			2501008437		061126 MOPS,MATS,TOWELS	42171	9792	177.14
			2501014116		061826 MOPS,MATS,TOWELS	44020	9792	179.71
			2501002633		060426 MOPS,MATS,TOWELS	44020	9792	176.57
			2500998783		060126MOPS,MATS,TOWELS	44020	9793	127.76
			2501010302		061526 MOPS,MATS, TOWELS	44020	9793	130.05
				CHECK MAIN 207524 TOTAL FOR F				1,081.48
07/02/2026	MAIN	207525#	444287	WINE COMPANY/THE	061726 INV	14500	0000	986.50
			444287		061726 INV	42199	9791	21.05
				CHECK MAIN 207525 TOTAL FOR F				1,007.55
07/02/2026	MAIN	207526*#	1286617947	XCEL ENERGY (N S P)	061026 51-8335212-3	43810	9792	1,
			1286617947		061026 51-8335212-3	43810	9792	(1,403.52)

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			1286617947		061026 51-8335212-3	43810	9792	(1,268.76)
			1286617947		061026 51-8335212-3	43810	9792	701.76
			1286617947		061026 51-8335212-3	43810	9792	634.38
			1286617947		061026 51-8335212-3	43810	9792	(952.29)
			1286617947		061026 51-8335212-3	43810	9792	(788.38)
			1286617947		061026 51-8335212-3	43810	9792	1,963.34
			1286044969		060926 51-0014068181-7	43810	9793	109.42
				CHECK MAIN 207526 TOTAL FOR F				985.57
07/02/2026	MAIN	3043(A)#	17-001322	ARES NEE HOLDINGS, LLC	062326 SOLAR POWER	43810	9791	2,823.70
			17-001322		062326 SOLAR POWER	43810	9792	751.24
			17-001322		062326 SOLAR POWER	43810	9792	907.33
				CHECK MAIN 3043(A) TOTAL FOR				4,482.27
07/02/2026	MAIN	3044(A)	3865635	ARTISAN BEER COMPANY	061926 INV	14500	0000	336.00
			3865633		061926 INV	14500	0000	60.25
			3865634		061926 INV	14500	0000	74.80
			3865632		061926 INV	14500	0000	2,263.60
			3863673		061226 INV	14500	0000	132.50
			3863672		061226 INV	14500	0000	1,237.55
				CHECK MAIN 3044(A) TOTAL FOR				4,104.70
07/02/2026	MAIN	3045(A)*#	0111228500	BELLBOY BAR SUPPLY	060326 INV,BAGS,SIGNS	14500	0000	124.45
			0111257900		061026 INV,BAGS	14500	0000	47.55
			0111285800		061726 INV,BAGS	14500	0000	40.05
			0111257900		061026 INV,BAGS	42171	9791	143.85
			0111285800		061726 INV,BAGS	42171	9791	114.98
			0111228500		060326 INV,BAGS,SIGNS	42171	9792	80.40
				CHECK MAIN 3045(A) TOTAL FOR				551.28
07/02/2026	MAIN	3046(A)#	0211696100	BELLBOY CORPORATION	061726 INV	14500	0000	3,439.00
			0211622100		061026 INV	14500	0000	1,572.50
			0211696100		061726 INV	42199	9791	38.00
			0211622100		061026 INV	42199	9792	21.00
				CHECK MAIN 3046(A) TOTAL FOR				5,070.50
07/02/2026	MAIN	3047(A)	127319943	BREAKTHRU BEVERAGE MN BEER LL	060426 INV 0700297736	14500	0000	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			127319944		060426 INV 0700297736	14500	0000	354.00
			127422647		061126 INV 0700297736	14500	0000	283.95
			127394562		061026 INV 0700297717	14500	0000	694.75
			127394561		061026 INV 0700297717	14500	0000	485.35
			127394560		061026 INV 0700297717	14500	0000	15,046.02
			127499406		061726 INV 0700297782	14500	0000	28.80
			127499405		061726 INV 0700297782	14500	0000	267.00
			414502787		022026 INV 700297736	14500	0000	(2,636.85)
			414908616		061626 INV 0700297717	14500	0000	(127.65)
				CHECK MAIN 3047(A) TOTAL FOR				14,989.22
07/02/2026	MAIN	3048(A)#	127446943	BREAKTHRU BEVERAGE MN W&S LLC	061226 INV 700297717	14500	0000	224.00
			127446941		061226 INV 700297717	14500	0000	2,901.25
			127446945		061226 INV 700297717	14500	0000	445.80
			127446942		061226 INV 700297717	14500	0000	187.50
			127446944		061226 INV 700297717	14500	0000	504.00
			127128871		052226 INV 0700277717	14500	0000	701.43
			127553108		061926 INV 0700297717	14500	0000	3,000.00
			127553112		061926 INV 0700297717	14500	0000	207.00
			127553109		061926 INV 0700297717	14500	0000	560.00
			127553110		061926 INV 0700297717	14500	0000	990.00
			127553111		061926 INV 0700297717	14500	0000	2,475.00
			127553107		061926 INV 0700297717	14500	0000	905.00
			127553113		061926 INV 0700297717	14500	0000	1,354.25
			127340258		060526 INV 0700297736	14500	0000	2,400.00
			127340259		060526 INV 0700297736	14500	0000	289.50
			127340260		060526 INV 0700297736	14500	0000	932.90
			127340263		060526 INV 0700297736	14500	0000	512.00
			127340251		060526 INV 0700297717	14500	0000	1,186.85
			127340252		060526 INV 0700297717	14500	0000	614.03
			414899128		061726 INV 0700277717	14500	0000	(81.00)
			414920880		061926 INV 0700297717	14500	0000	(271.60)
			414920878		061926 INV 0700297717	14500	0000	(117.10)
			414920879		061926 INV 0700297717	14500	0000	(247.30)
			127446943		061226 INV 700297717	42199	9791	4.60
			127446941		061226 INV 700297717	42199	9791	28.75
			127446945		061226 INV 700297717	42199	9791	6.90
			127446942		061226 INV 700297717	42199	9791	5.75
			127446944		061226 INV 700297717	42199	9791	
			127128871		052226 INV 0700277717	42199	9791	
			127553108		061926 INV 0700297717	42199	9791	28.75

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			127553112		061926 INV 0700297717	42199	9791	2.30
			127553109		061926 INV 0700297717	42199	9791	5.75
			127553110		061926 INV 0700297717	42199	9791	4.60
			127553111		061926 INV 0700297717	42199	9791	28.75
			127553107		061926 INV 0700297717	42199	9791	9.20
			127553113		061926 INV 0700297717	42199	9791	28.75
			127340251		060526 INV 0700297717	42199	9791	13.99
			127340252		060526 INV 0700297717	42199	9791	13.80
			414920880		061926 INV 0700297717	42199	9791	(1.34)
			414920878		061926 INV 0700297717	42199	9791	(2.30)
			414920879		061926 INV 0700297717	42199	9791	(5.75)
			127340258		060526 INV 0700297736	42199	9792	28.75
			127340259		060526 INV 0700297736	42199	9792	3.45
			127340260		060526 INV 0700297736	42199	9792	9.20
			127340263		060526 INV 0700297736	42199	9792	5.75
				CHECK MAIN 3048(A) TOTAL FOR				19,904.66
07/02/2026	MAIN	3049(A)	3307552	CAPITOL BEVERAGE SALES LP	061926 INV	14500	0000	3,248.10
07/02/2026	MAIN	3052(A)#	1068278	JOHNSON BROTHERS LIQUOR CO.	060426 INV	14500	0000	322.50
			1080231		061926 INV	14500	0000	260.50
			5192757		061926 INV	14500	0000	88.00
			1080230		061926 INV	14500	0000	288.00
			1078813		061826 INV	14500	0000	208.00
			1078814		061826 INV	14500	0000	424.75
			1080232		061926 INV	14500	0000	1,172.46
			1080236		061926 INV	14500	0000	1,013.67
			1077418		061726 INV	14500	0000	2,410.50
			1080237		061926 INV	14500	0000	484.50
			1080234		061926 INV	14500	0000	264.00
			1080235		061926 INV	14500	0000	531.00
			1077419		061726 INV	14500	0000	516.46
			1078810		061826 INV	14500	0000	141.30
			1078811		061826 INV	14500	0000	1,169.50
			1074763		061226 INV	14500	0000	120.00
			1074762		061226 INV	14500	0000	202.25
			1077417		061726 INV	14500	0000	72.00
			1078812		061826 INV	14500	0000	703.00
			1076481		061626 INV	14500	0000	297.25
			1063849		052926 INV	14500	0000	1,
			1068278		060426 INV	42199	9791	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			1080231		061926 INV	42199	9791	5.88
			5192757		061926 INV	42199	9791	1.47
			1080230		061926 INV	42199	9791	5.88
			1078813		061826 INV	42199	9791	2.94
			1078814		061826 INV	42199	9791	13.23
			1080232		061926 INV	42199	9791	27.69
			1080236		061926 INV	42199	9791	32.34
			1077418		061726 INV	42199	9791	32.34
			1080237		061926 INV	42199	9791	10.29
			1080234		061926 INV	42199	9791	10.29
			1080235		061926 INV	42199	9791	16.17
			1077419		061726 INV	42199	9791	5.88
			1078810		061826 INV	42199	9791	4.41
			1078811		061826 INV	42199	9791	10.29
			1077417		061726 INV	42199	9791	1.47
			1078812		061826 INV	42199	9791	8.82
			1076481		061626 INV	42199	9791	1.47
			1063849		052926 INV	42199	9791	17.64
			1074763		061226 INV	42199	9792	1.84
			1074762		061226 INV	42199	9792	7.35
			1074753		061226 INV	42199	9792	1.47
				CHECK MAIN 3052(A) TOTAL FOR				12,821.24
07/02/2026	MAIN	3057(A)#	5192756	PHILLIPS WINE & SPIRITS INC	061926 INV	14500	0000	33.00
			5192754		061926 INV	14500	0000	297.00
			5188842		061226 INV	14500	0000	102.90
			5188840		061226 INV	14500	0000	160.00
			5192752		061926 INV	14500	0000	543.90
			5192751		061926 INV	14500	0000	223.75
			5192749		061926 INV	14500	0000	198.00
			5192748		061926 INV	14500	0000	128.00
			5192747		061926 INV	14500	0000	308.00
			5192755		061926 INV	14500	0000	64.00
			5192753		061926 INV	14500	0000	1,167.63
			5192750		061926 INV	14500	0000	466.80
			5188843		061226 INV	14500	0000	1,028.00
			5188839		061226 INV	14500	0000	836.00
			5190742		061726 INV	14500	0000	512.00
			5188846		061226 INV	14500	0000	[illegible]
			5188845		061226 INV	14500	0000	[illegible]
			5188844		061226 INV	14500	0000	229.45

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			5188847		061226 INV	14500	0000	242.00
			5192756		061926 INV	42199	9791	1.47
			5192754		061926 INV	42199	9791	4.41
			5192752		061926 INV	42199	9791	8.09
			5192751		061926 INV	42199	9791	8.82
			5192749		061926 INV	42199	9791	5.88
			5192748		061926 INV	42199	9791	2.94
			5192747		061926 INV	42199	9791	10.29
			5192755		061926 INV	42199	9791	2.94
			5192753		061926 INV	42199	9791	7.35
			5192750		061926 INV	42199	9791	11.76
			5190742		061726 INV	42199	9791	11.76
			5188842		061226 INV	42199	9792	2.94
			5188840		061226 INV	42199	9792	5.88
			5188843		061226 INV	42199	9792	21.32
			5188839		061226 INV	42199	9792	27.93
			5188846		061226 INV	42199	9792	5.88
			5188845		061226 INV	42199	9792	8.82
			5188844		061226 INV	42199	9792	7.35
			5188847		061226 INV	42199	9792	5.88
				CHECK MAIN 3057(A) TOTAL FOR				7,264.76
07/02/2026	MAIN	3058(A)#	2768460	SOUTHERN GLAZER'S	061126 INV	14500	0000	441.00
			2768471		061126 INV	14500	0000	2,110.22
			2768467		061126 INV	14500	0000	539.52
			2768468		061126 INV	14500	0000	1,091.40
			2768474		061126 INV	14500	0000	683.64
			2771158		061826 INV	14500	0000	239.20
			2771155		061826 INV	14500	0000	1,153.80
			2771157		061826 INV	14500	0000	293.88
			2771160		061826 INV	14500	0000	78.75
			2771161		061826 INV	14500	0000	78.75
			2771162		061826 INV	14500	0000	148.50
			2771167		061826 INV	14500	0000	467.80
			2771168		061826 INV	14500	0000	1,008.02
			2771170		061826 INV	14500	0000	340.00
			2768486		061126 INV	14500	0000	737.60
			2768485		061126 INV	14500	0000	340.00
			2768478		061126 INV	14500	0000	[illegible]
			2768479		061126 INV	14500	0000	[illegible]
			2768477		061126 INV	14500	0000	458.90

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			2768481		061126 INV	14500	0000	2,228.00
			2771164		061826 INV	14500	0000	107.80
			2771166		061826 INV	14500	0000	224.94
			2771163		061826 INV	14500	0000	54.00
			2771169		061826 INV	14500	0000	200.00
			2768484		061126 INV	14500	0000	528.00
			9691517		032726 INV	14500	0000	(59.84)
			9701032		060926 INV	14500	0000	(70.00)
			9690426		032026 INV	14500	0000	(120.00)
			9689480		031626 INV	14500	0000	(621.75)
			9689265		031326 INV	14500	0000	(27.57)
			9689479		031626 INV	14500	0000	(613.46)
			9690425		032026 INV	14500	0000	(80.00)
			9698259		051926 INV	14500	0000	(32.00)
			9701031		060926 INV	14500	0000	(40.00)
			9701683		061226 INV	14500	0000	(45.00)
			2768460		061126 INV	42199	9791	2.56
			2768471		061126 INV	42199	9791	11.52
			2768467		061126 INV	42199	9791	7.68
			2768468		061126 INV	42199	9791	12.80
			2768474		061126 INV	42199	9791	5.12
			2771156		061826 INV	42199	9791	5.97
			2771158		061826 INV	42199	9791	5.12
			2771155		061826 INV	42199	9791	12.80
			2771157		061826 INV	42199	9791	2.77
			2771160		061826 INV	42199	9791	0.85
			2771161		061826 INV	42199	9791	0.85
			2771162		061826 INV	42199	9791	0.85
			2771167		061826 INV	42199	9791	6.40
			2771168		061826 INV	42199	9791	19.20
			2771164		061826 INV	42199	9791	3.84
			2771166		061826 INV	42199	9791	2.56
			2771163		061826 INV	42199	9791	1.49
			2771169		061826 INV	42199	9791	1.60
			2771170		061826 INV	42199	9792	8.96
			2768486		061126 INV	42199	9792	14.08
			2768485		061126 INV	42199	9792	8.96
			2768478		061126 INV	42199	9792	2.56
			2768479		061126 INV	42199	9792	16.64
			2768477		061126 INV	42199	9792	
			2768481		061126 INV	42199	9792	

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			2768484		061126 INV	42199	9792	7.68
				CHECK MAIN 3058(A) TOTAL FOR				13,206.95
					Total for fund 609 LIQUOR			481,160.48

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

CITY COUNCIL MEETING

AGENDA SECTION	RESOLUTIONS AND ORDINANCES
MEETING DATE	JULY 13, 2026

ITEM:	**Consideration of Resolution 2026-042, a Conditional Use Permit for a Car Wash at 47th and Central Ave**
Presenting Item: *Ursula Brandt, City Planner*	
DEPARTMENT: Community Development	**BY/DATE:** Ursula Brandt, City Planner, 7/8/2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

X Community that Grows with Purpose and Equity
_High Quality Public Spaces
_Safe, Accessible and Built for Everyone
_Engaged, Effective and Forward-Thinking
_Resilient and Prosperous Economy
_Inclusive and Connected Community

PLANNING CASE NUMBER: 2026-PZ06

APPLICANT: Kimley-Horn & Associates on behalf of Crew Car Wash

DEVELOPMENT: Crew Car Wash

LOCATION: 47th and Central Ave. Anticipated address of 4707 Central Ave. (PID: 25-30-24-32-0182)

REQUEST: Conditional Use Permit for Car Wash

BACKGROUND
In 2003 the subject property along with parcels to the north and east were rezoned to Mixed Use District, with the purpose to promote development and redevelopment by allowing the mix of at least two different uses and providing flexibility on bulk requirements. The site was previously occupied by a Kmart shopping Center. Also in 2003, the first site plan was reviewed and approved for a residential portion of the district resulting in the development of Grand Central Commons which consists of Grand Central Flats, Lofts and Townhomes.
In 2008, the Planning Commission reviewed and approved a commercial development consisting of office and commercial space, along with a parking ramp. In 2018, a Hy-Vee

convenience store/gas station was proposed and approved for the site. However, none of the approved site plans for the commercial portion of the mixed-use district have been developed.

CURRENT STATUS

The applicant met with the City in May of 2026 to review the requirements to locate a Car Wash on the subject property at the corner of 47th Avenue and Central Ave. Staff relayed the requirements, including the Public Hearing and the Sound Study to the applicant who submitted their proposal for the Crew Car Wash in June of 2026.

ZONING ORDINANCE

The Zoning Ordinance requires the Planning Commission to hold a Public Hearing on the application for the Conditional Use Permit and submit its recommendation to the City Council. The subject property is zoned MXD (Mixed-Use District) in a planned development that consisted of Grand Central Flats, Lofts and Townhomes. The subject property and the property to the north are the last undeveloped parcels in the Mixed-Use District. The Zoning Ordinance 9.112 specifies that Mixed-Use developments shall contain at least two of the following three land use categories: Residential Uses, Commercial Uses or Institutional Uses. The district currently only has residential uses in the forms of townhomes, condominiums and apartments. Therefore, the last undeveloped parcels must be either commercial or institutional uses. A car wash is a permitted, with a conditional use permit, commercial use in the Zoning Ordinance and is subject to Specific Development Standards 9.107(10) for a car wash. The proposed site plan, as conditioned, shall meet the following specific development standards:

(a) Water from the Car Wash shall not drain across any sidewalk or into any public right-of-way;
(b) Vacuum facilities shall be located in an enclosed structure or located at least 50 feet from any residential property line to avoid noise impacts.
(c) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within 100 feet of the use shall be inspected regularly for the purpose of removing litter found thereon.
(d) A sound study is required to determine the overall impact upon the surrounding properties and ensure compliance with performance standards and MPCA sound requirements.
(e) All new car washes must me located on a minimum of one acre of land.

The proposed site plan shows 12 parking spaces and seven (7) stacking spaces in four (4) lanes for a total queue length of twenty-eight (28) total vehicles at the entrance. The proposed plans show all drainage will be handled on site, but it will be conditioned that there shall be no drainage across any sidewalk or into any public right-of-way. The vacuum facilities are located at a distance significantly above the required 50 ft away from residential property. As sound study was submitted and specifies multiple mitigation techniques that will be used to meet the MPCA sound requirements at all sound points (see Performance Standards). The lot is 1.2305 Acres which is above the required 1 acre.

COMPREHENSIVE PLAN

The City's 2040 Comprehensive Plan guides the subject site as "Commercial" as well as the area to the north and Residential (medium and high density respectively) to the east and south. The

City of Hilltop lies to the west. A Conditional Use Permit to allow for a Car Wash is consistent with the goals and intent of the Comprehensive Plan.

CONDITIONAL USE PERMIT REVIEW

Findings of Fact

a) The use is one of the conditional uses listed for the zoning district in which the property is located, or is a substantially similar use as determined by the Zoning Administrator.
This is correct. A Car Wash is a permitted, with a conditional use permit, commercial use in the Mixed Use District as code states 9.112 (D)(2) "All permitted, conditional, and permitted accessory commercial uses identified in 9.110, Commercial Districts, which are consistent with the comprehensive plan shall be treated as potentially allowable uses withing the Mixed Use District".

b) The use is in harmony with the general purpose and intent of the comprehensive plan.
The City's 2040 Comprehensive Plan guides the subject site as "Commercial" as well as the area to the north and Residential (medium and high density respectively) to the east and south. The City of Hilltop lies to the west. A Conditional Use Permit to allow for a Car Wash is consistent with the goals and intent of the Comprehensive Plan.

c) The use will not impose hazards or disturbing influences on neighboring properties.
As conditioned, the proposed use will not impose hazards or disturbing influences on neighboring properties as it has addressed sound, stormwater and traffic concerns.

d) The use will not substantially diminish the use of property in the immediate vicinity.
The site is located on a main throughfare with other commercial uses and multifamily residential. As conditioned, the proposed use is not expected to negatively impact properties in the immediate vicinity.

e) The use will be designed, constructed, operated and maintained in a manner that is compatible with the appearance of the existing or intended character of the surrounding area.
The proposed car wash is located within the Highway District as designated in the City's Design Guidelines. As conditioned, the proposed use and site plan will be designed, constructed, operated and maintained in compliance with the design guidelines and therefore the intended character of the surrounding area.

f) The use and property upon which the use is located are adequately served by essential public facilities and services.
The proposed property is surrounded by fully developed parcels allowing for adequate access to public utilities along with police and fire services. As conditioned the site will have adequate grading and stormwater management on-site.

g) Adequate measures have been or will be taken to minimize traffic congestion on the public streets and to provide for appropriate on-site circulation of traffic.

The proposed site design includes 4 lanes of 7 stacking spaces which holds 28 spaces for vehicles waiting to enter the car wash, while the requirement is only 4 stacking spaces. This is an abundance of off-street stacking spaces that will ease the congestion on the street for those entering the space. There is a two-lane drive aisle that leads to and from the vacuums allowing for adequate flow within the site.

h) The use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.
As conditioned, the proposed car wash use is not expected to have a negative impact on the immediate vicinity as sound, traffic and stormwater have considered and mitigated where applicable.

i) The use complies with all other applicable regulations for the district in which it is located.
In review of all the application materials and the proposed use being located within a Mixed Use District, which allows for flexibility, it has been determined the proposed use meets all applicable regulations for the district including the Zoning Ordinance and Design Guidelines.

PLANNING COMMISSION ACTION

On July 7, 2026 the Planning Commission held the required Public Hearing. No public comments were received before the public hearing, however three members of the public attended public hearing and expressed concern over the following:

1. Consistent landscape design throughout the residential and commercial development along Grand Ave.
2. Lighting impacts of the new proposed car wash as well as existing lighting in the commercial district.
3. Property Maintenance on the proposed site as well as in the existing commercial district.
4. Traffic impacts along Grand Ave and 47th St due to the extensive use of street parking along the road.

Planning Commission voted to recommend approval of Resolution 2026-042 in a 5-1 vote.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit for a Car Wash located at 4707 Central Ave NE.

1. The Conditional Use Permit shall be subject to and comply with all conditions contained within the currently approved site plan and any future site plan approvals or amendments approved by the City.
2. The applicant shall submit a building permit application for review and approval prior to construction.

3. Post-construction sound testing is required to demonstrate compliance with the recommendations made in the Sound Study and ensure that the wall meets the MPCA standards for noise.
4. All other applicable local, state, and federal requirements shall be met at all times.
5. Construction must start within one year or the Conditional Use Permit will be considered null.

RECOMMENDED MOTION(S):
MOTION: Move to waive the readings of Resolution No. 2026-042, there being ample copies available to the public. **MOTION:** Move to approve Resolution No. 2026-042, a Conditional Use Permit allowing a Car Wash at the anticipated address of 4707 Central Ave NE, Columbia Heights, MN 55421, subject to the conditions stated in the resolution.

ATTACHMENTS

1. Narrative
2. Resolution 2026-PZ02
3. Civic and Landscape Plans
4. Lighting Plan
5. Elevations
6. Sound Study
7. Public Notice with Mailing List
8. Affidavit of Public Notice in the Paper

RESOLUTION NO. 2026-042

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED AT 4707 CENTRAL AVE NE COLUMBIA HEIGHTS, MN 55421

BE IT RESOLVED BY the City Council (the "Council") of the City of Columbia Heights, Minnesota (the "City") as follows:

A proposal (Planning Case # 2026-PZ06) has been submitted by Kimley-Horn & Associates on behalf of Crew Car Wash to the Planning Commission requesting approval of a Conditional Use Permit at the following location:

ADDRESS: 4707 Central Ave NE (anticipated address) (PID: 25-30-24-32-0182)

EXISTING LEGAL DESCRIPTION:
LOT 2 BLOCK 1 GRAND CENTRAL LOFTS 3RD ADD

THE APPLICANT SEEKS THE FOLLOWING:

1. Conditional Use Permit to allow a Car Wash at 4707 Central Ave NE.

The Planning Commission held a public hearing as required by the City Zoning Code on July 7, 2026;

The Planning Commission has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed Conditional Use Permit upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concern related to traffic, property values, light, air, danger of fire, and risk to public safety, in the surrounding area;

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City of Columbia Heights City Council makes the following:

FINDINGS OF FACT

1. The use is one of the conditional uses listed for the zoning district in which the property is located, or is a substantially similar use as determined by the Zoning Administrator.
2. The use is in harmony with the general purpose and intent of the comprehensive plan.
3. The use will not impose hazards or disturbing influences on neighboring properties.
4. The use will not substantially diminish the use of property in the immediate vicinity.
5. The use will be designed, constructed, operated and maintained in a manner that is compatible with the appearance of the existing or intended character of the surrounding area.

6. The use and property upon which the use is located are adequately served by essential public facilities and services.
7. Adequate measures have been or will be taken to minimize traffic congestion on the public streets and to provide for appropriate on-site circulation of traffic.
8. The use will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of other uses in the immediate vicinity.
9. The use complies with all other applicable regulations for the district in which it is located.

CONDITIONS

1. The Conditional Use Permit shall be subject to and comply with all conditions contained within the currently approved site plan and any future site plan approvals or amendments approved by the City.
2. The applicant shall submit a building permit application for review and approval prior to construction.
3. Post-construction sound testing is required to demonstrate compliance with the recommendations made in the Sound Study and ensure that the wall meets the MPCA standards for noise.
4. All other applicable local, state, and federal requirements shall be met at all times.
5. Construction must start within one year or the Conditional Use Permit will be considered null.

Passed this _____ day of _____, 2026

Offered by:
Seconded by:
Roll Call:

_____
Amáda Márquez Simula, Mayor

Attest:

_____
Sara Ion, City Clerk / Council Secretary

SITE DEVELOPMENT PLANS
FOR
CREW CARWASH COLUMBIA HEIGHTS

4707 CENTRAL AVE NE
COLUMBIA HEIGHTS, ANOKA COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: MATT SCHWARTZ
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
CREW CARWASH

11700 EXIT 5 PARKWAY SUITE 100
FISHERS, INDIANA 46037
TELEPHONE: (317) 572-9250

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: RYAN A. HYLLESTED, PLA
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

SURVEYOR
ANDERSON ENGINEERING
13605 1ST AVE. N, SUITE 100
PLYMOUTH MN, 55441
(763) 412-4000

ARCHITECT
CRIPE
9339 PRIORITY WAY W DRIVE, SUITE 100
INDIANAPOLIS, IN 46240
TELEPHONE: (317) 844-6777



VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C101	SURVEY
C200	SITE DEMOLITION PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION AND SEDIMENT CONTROL DETAILS
C303	SWPPP
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C401	FIRE CIRCULATION PLAN
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C603	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

Know what's **below.** **Call** before you dig.

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MATT SCHWARTZ
DATE: 06/01/2026 | MN LIC. NO. 63415

KHA PROJECT 161033029
DATE 07/01/2026
SCALE AS SHOWN
DESIGNED BY MLS
DRAWN BY DWC
CHECKED BY DLE

COVER SHEET

CREW CARWASH COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
MN
COLUMBIA HEIGHTS

SHEET NUMBER
C000

K:\TWC_LDEV\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg July 01, 2026 - 5:12pm
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.

4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: ANDERSON ENGINEERING
   ADDRESS: 13605 1ST AVE N, SUITE 100 PLYMOUTH, MN 55441
   PHONE: 763-412-4000

2. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.

5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.

7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:

7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.

7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.

7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.

7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.

7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.

4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.

11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.

5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.

6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.

17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.

18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.

19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.

20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.

21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.

22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.

24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.

11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.

21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.

25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.

26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.

27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.

28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

Item 11.

No.	REVISIONS	DATE	BY

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MATT SCHWARTZ
DATE: 06/01/2026 MN LIC. NO. 63415

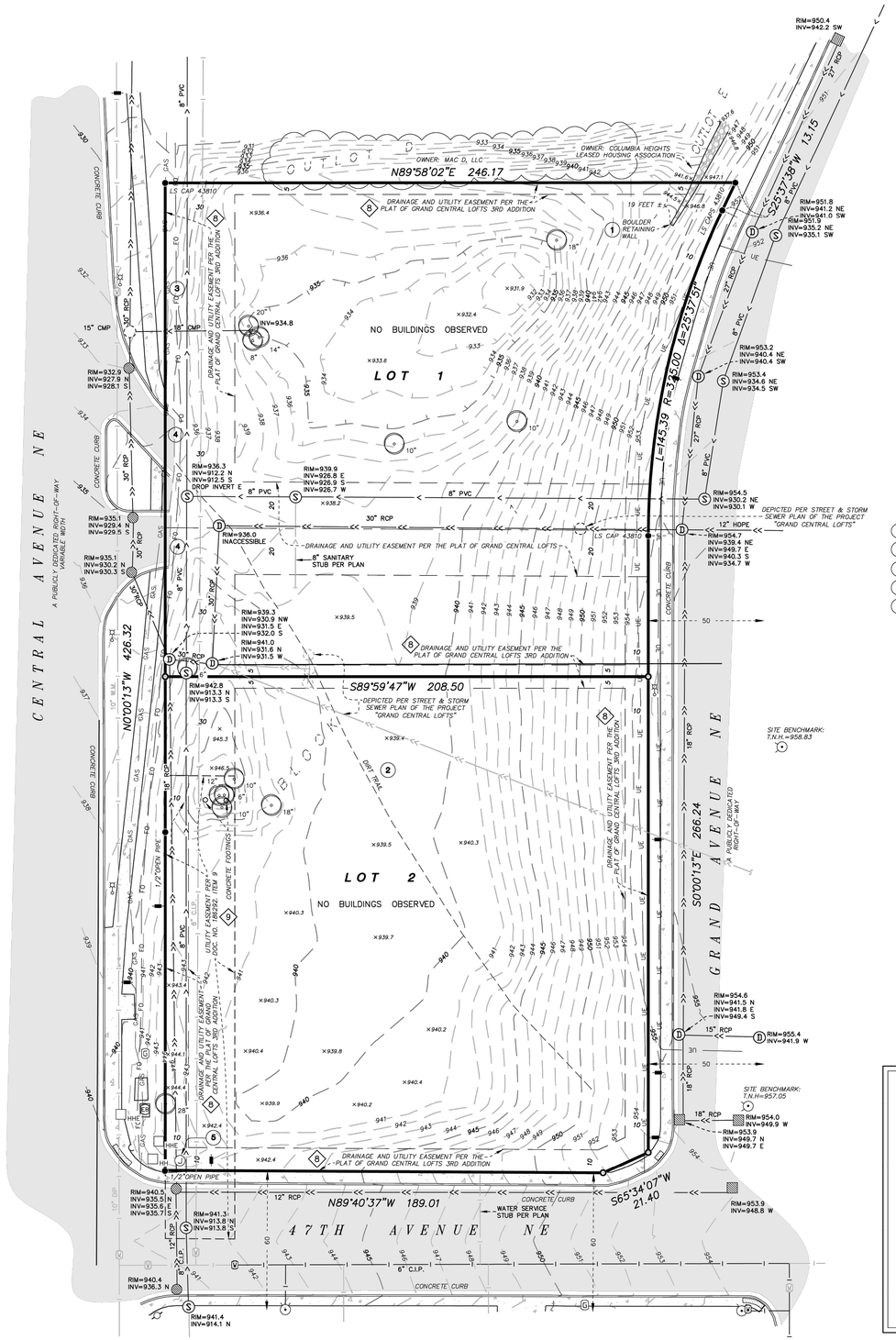
KHA PROJECT 161033029
DATE 07/01/2026
SCALE AS SHOWN
DESIGNED BY MLS
DRAWN BY DWC
CHECKED BY DLE

GENERAL NOTES

CREW CARWASH COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C100

K:\TWC_LDEV\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C1-GENERAL NOTES.dwg July 01, 2026 - 5:13pm
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POSSIBLE ENCROACHMENTS

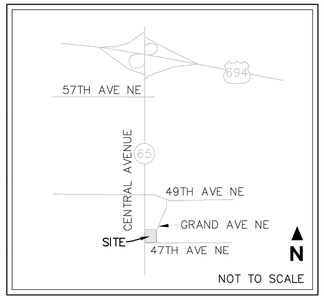
1. Boulevard trees, concrete walk and walls on property.
2. A dirt trail crosses Lot 2.
3. Gas and Fiber Optic lines enters property.
4. Roadways stub into the property.
5. Communications junction box on property.

NOTE:

This survey depicts easements from the previous plat of GRAND CENTRAL LOFTS, as shown over Lot 1, of the plat of GRAND CENTRAL LOFTS 3RD ADDITION. The Title Commitment did not include Lot 1 or any documentation thereto that would have described if this easement was vacated after the platting of GRAND CENTRAL LOFTS 3RD ADDITION, or not.

As-built information here-on are based on city utility as-builts, and plans from project "Grand Central Lofts."

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY
For: Kimley - Horn

LEGAL DESCRIPTION:

LAND DESCRIBED IN THE TITLE COMMITMENT:

Lot 2, Block 1, GRAND CENTRAL LOFTS 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

LAND NOT DESCRIBED IN THE TITLE COMMITMENT:

Lot 1, Block 1, GRAND CENTRAL LOFTS 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

CERTIFICATION:

To: Carlysle Partners, LLC, a Indiana limited liability company, Monty Realty LLC, a Minnesota limited liability company; Guaranty Commercial Title, Inc.; and Old Republic National Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c) 8, 9, 11(a), 13, 14, 16, 18 and 20 of Table A thereof. The field work was completed on April of 2026.

Date of Map or Plat: May 6, 2026

Anderson Engineering of Minnesota, LLC

by: *Nicholas Hillmer*

Nicholas Hillmer
Minnesota License No. 45774

SURVEY NOTES:

1. The horizontal datum and bearings are based on the Anoka County Coordinate System NAD83(2011).
2. The vertical datum is the NAVD88. The site benchmark is two top-nut-hydrants depicted hereon.
3. The area of the property described hereon is 90,904 square feet or 2.0869 and is divided as follows, Lot 1 is 46,333 square feet or 1.0636 acres, and Lot 2 is 44,480 square feet or 1.0211 acres.
4. The legal description and easement information were provided by Old Republic National Title Insurance Company Commitment for Title Insurance, File No. 70387, issued by its agent, Guaranty Commercial Title, Inc., and dated April 3, 2026..
5. According to Federal Emergency Management Agency (FEMA), the property described hereon lies in flood zone X (area of minimal flood hazard) per Flood Insurance Rate Map Number 27003C0411E, dated December 16, 2015.
6. The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket number 261042483. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The size and location of utilities shown should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
7. There were no gaps or overlaps between the subject property and any adjacent right-of-ways.
8. There were no regular parking spaces and no handicapped parking spaces observed at the time of the field work.
9. The nearest intersecting street to the subject property is the intersection of 47th Ave NE and Central Ave which are contiguous with the subject property.
10. There was no observable evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
11. According to the City of Columbia Heights, the subject property is zoned MXD (Mixed Use Development) and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

    Building setbacks shall be regulated by the final site plan and development agreement approved by the City Council.
    No building setback lines are depicted.

SURVEY RELATED ITEMS FROM SCHEDULE B, PART II:

8 ITEM 8: Drainage and utility easement(s) over said Lands as shown on the recorded plat of GRAND CENTRAL LOFTS 3RD ADDITION.

9 ITEM 9: Utility easement(s) over said Lands in favor of City of Columbia Heights, as created in Document No. 186292.

10 ITEM 10: Terms and conditions of Easements with Covenants and Restrictions Affecting Land, filed March 31, 2017, as Document No. 2166866.004.
This document describes shared easements of a project that may not have come to fruition, between companies "Venture" and "Hy-Vee". Said easements are referenced to features of this project that appear to not have been constructed. Nothing depicted.

LEGEND

- CATCH BASIN
- COMMUNICATION PEDESTAL
- ELECTRIC BOX
- GAS VALVE
- HANDHOLE
- HANDHOLE ELECTRIC
- HYDRANT
- LIGHT POLE
- MANHOLE NOT FIELD VERIFIED
- POWER POLE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- WATER VALVE
- FOUND IRON MONUMENT
- SET 1/2"x14" IRON PIPE MARKED L.S. NO. 45774
- DECIDUOUS TREE
- FIBER OPTICS
- GAS MAIN
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- TRUNCATED DOMES
- DEPRESSION CONTOUR
- TREE LINE
- SANITARY SEWER PER PLAN
- STORM SEWER PER PLAN
- WATER MAIN PER PLAN
- WATER VALVE PER PLAN

ALTA/NSPS LAND TITLE SURVEY

SITE LOCATION
4707 CENTRAL AVENUE
COLUMBIA HEIGHTS, MINNESOTA.

N W E S
0 30 60
SCALE IN FEET

CLIENT
Kimley»Horn

ANDERSON
ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE
Anderson Engineering of Minnesota, LLC
13605 1st Avenue North, Suite 100
Plymouth, MN 55441
763-412-4000 (o) 763-412-4090 (f)
www.ae-mn.com

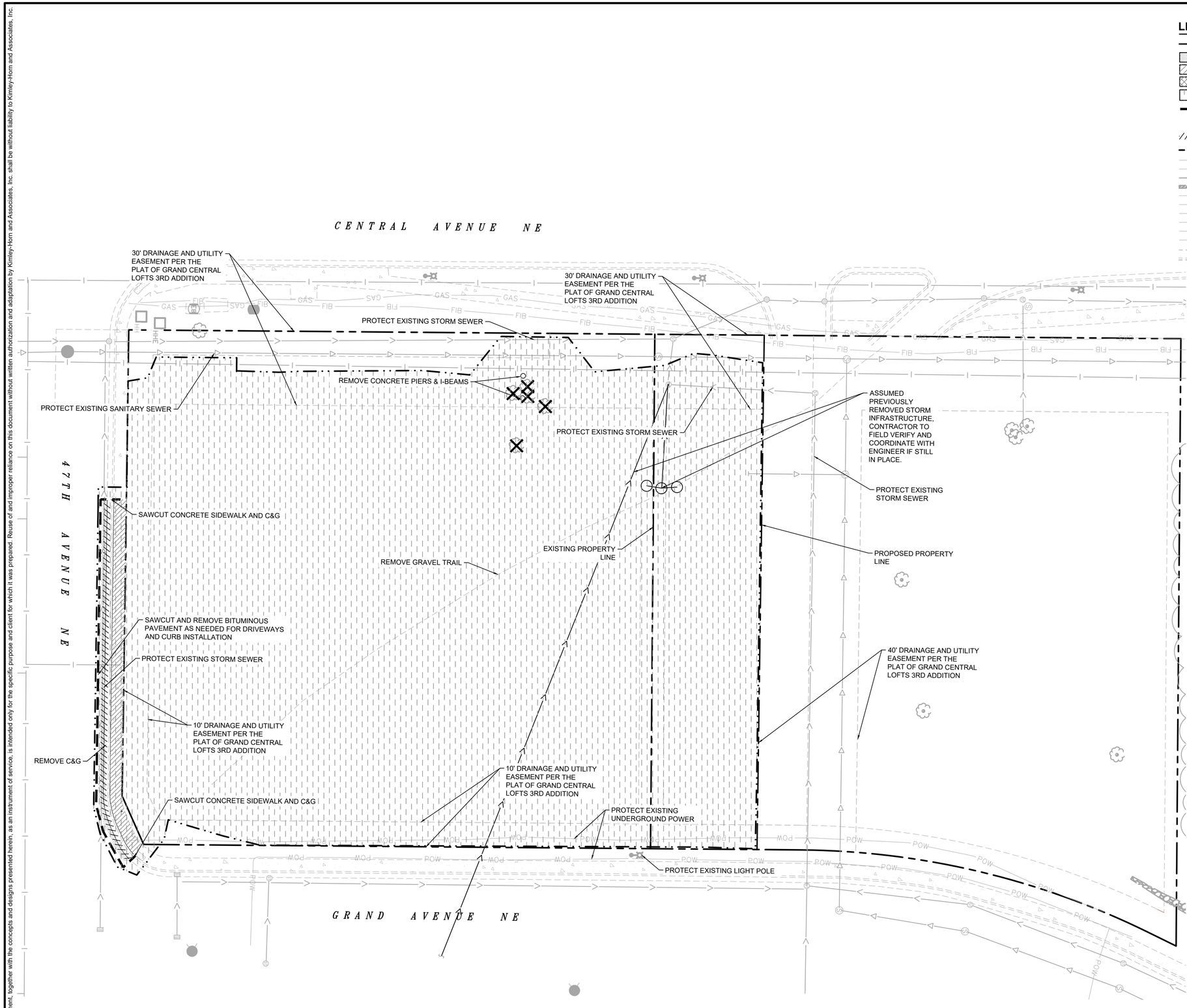
DATE: REVISIONS:

PROJECT NO. 19189

SHEET 1/1

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LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING J-BARRIER
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE; ACTIVE DRAINTILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MATT SCHWARTZ
DATE: 06/01/2026 LIC. NO. 63415 MN

KHA PROJECT	161033029
DATE	07/01/2026
SCALE	AS SHOWN
DESIGNED BY	MLS
DRAWN BY	DWC
CHECKED BY	DLE

SITE DEMOLITION PLAN

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C200

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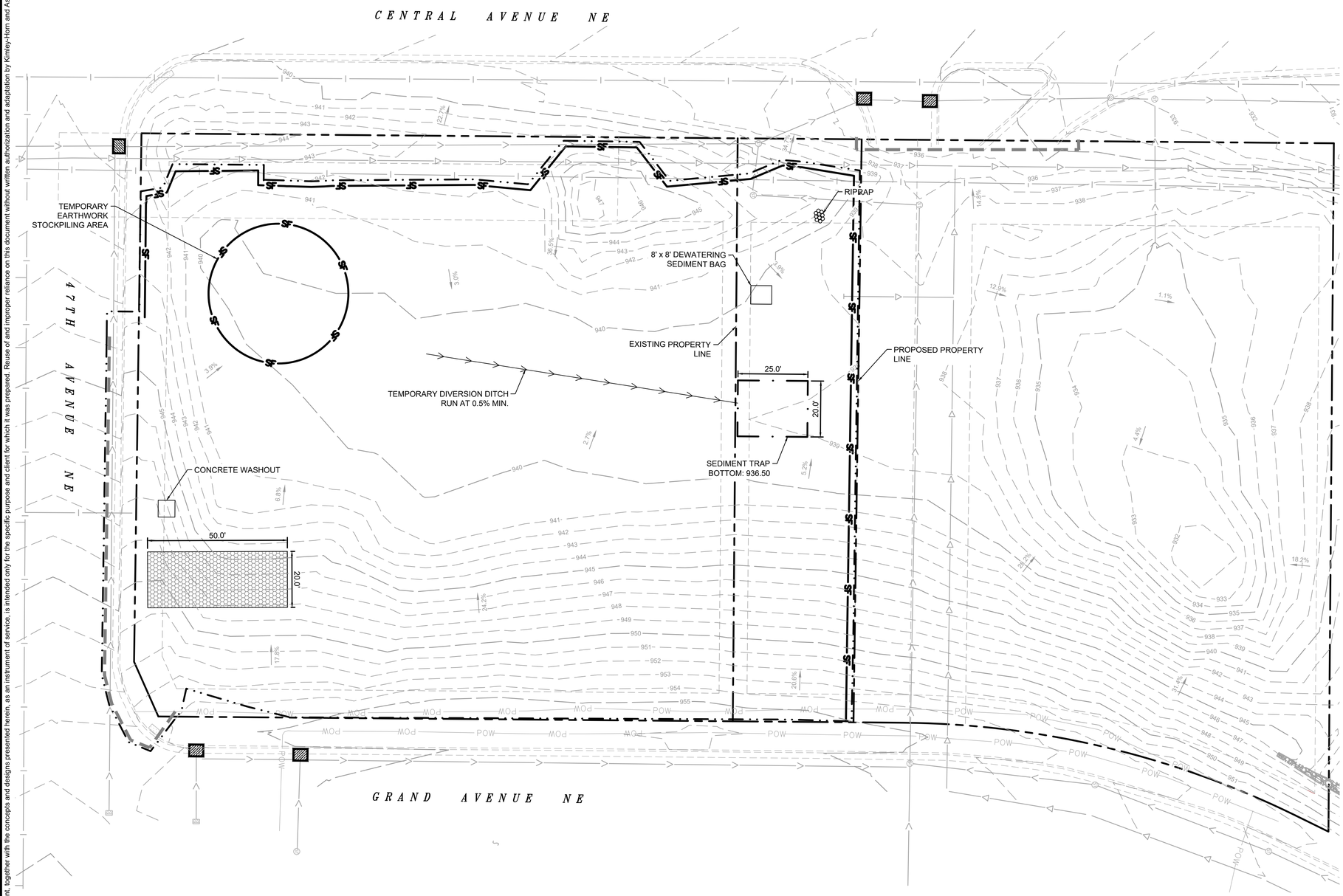
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SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE I BMP QUANTITIES	
SILT FENCE	±518 LF
INLET PROTECTION	9 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
BIO ROLL	237 LF

AREA SUMMARY	
TOTAL PROPERTY AREA	1.23 AC / 53,589 SF
EXISTING IMPERVIOUS AREA	0.00 AC / 0.0%
EXISTING PERVIOUS AREA	1.23 AC / 53,589 SF / 100%
PROPOSED IMPERVIOUS AREA	0.78 AC / 33,846 SF / 63%
PROPOSED PERVIOUS AREA	0.45 AC / 19,503 SF / 37%
TOTAL DISTURBED AREA	1.18 AC / 51,762 SF



LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
17. CONTRACTOR IS RESPONSIBLE FOR PROVIDING STREET SWEEPING ON ADJACENT STREETS TO REMOVE SEDIMENT TRACKED FROM THE SITE OR FROM CONSTRUCTION STORMWATER RUNOFF PER THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT.
18. EXCESS WATER FROM SEDIMENT TRAP IS TO BE PUMPED FROM THE SEDIMENT TRAP INTO THE DEWATERING BAG. THE DEWATERING BAG SHALL BE PLACED ON AN AGGREGATE PAD THAT IS LOCATED WITHIN A VEGETATED AREA (IF POSSIBLE). RIPRAP OR OTHER APPROVED ENERGY DISSIPATION METHODS IN THE MINNESOTA STORMWATER MANUAL SHALL BE USED IN THE FLOW PATH FROM THE DEWATERING BAG BEFORE IT DISCHARGES INTO THE STORM SEWER SYSTEM.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

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No.	REVISIONS	DATE

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MATT SCHWARTZ
DATE: 06/01/2026 LIC. NO. 63415 MN

KHA PROJECT	161033029
DATE	07/01/2026
SCALE	AS SHOWN
DESIGNED BY	MLS
DRAWN BY	DWC
CHECKED BY	DLE

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C300

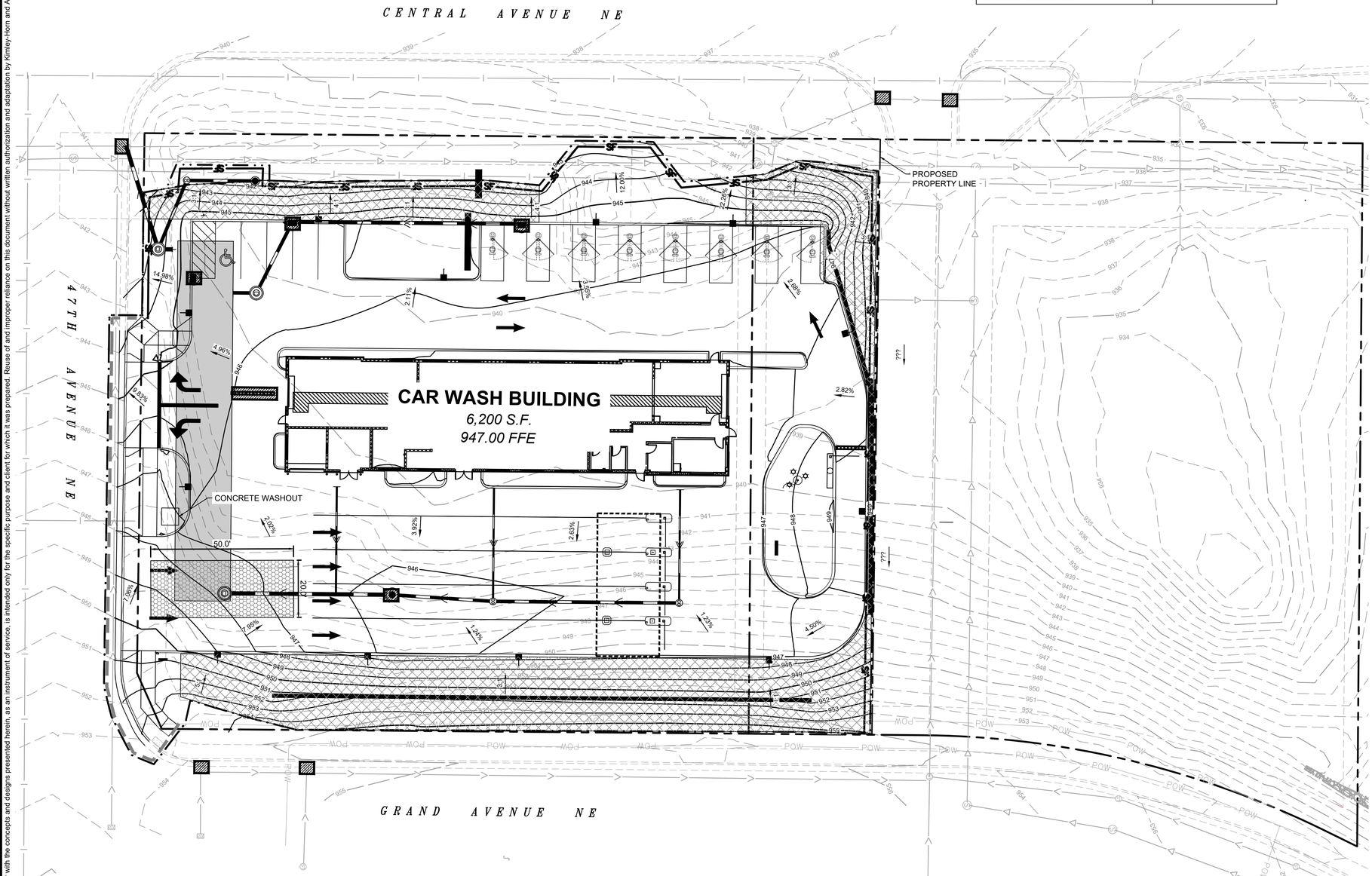
K:\TWC_LDEV\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C3-EROS PH2 PLAN.dwg July 01, 2026 - 5:14pm
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SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 2 BMP QUANTITIES	
SILT FENCE	±518 LF
INLET PROTECTION	9 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
BIO ROLL	186 LF
EROSION CONTROL BLANKET	±12,443 SF

AREA SUMMARY	
TOTAL PROPERTY AREA	1.23 AC / 53,589 SF
EXISTING IMPERVIOUS AREA	0.00 AC / 0.0%
EXISTING PERVIOUS AREA	1.23 AC / 53,589 SF / 100%
PROPOSED IMPERVIOUS AREA	0.78 AC / 33,846 SF / 63%
PROPOSED PERVIOUS AREA	0.45 AC / 19,503 SF / 37%
TOTAL DISTURBED AREA	1.18 AC / 51,762



LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- x — x — SAFETY FENCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
17. CONTRACTOR IS RESPONSIBLE FOR PROVIDING STREET SWEEPING ON ADJACENT STREETS TO REMOVE SEDIMENT TRACKED FROM THE SITE OR FROM CONSTRUCTION STORMWATER RUNOFF PER THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT.
18. EXCESS WATER FROM SEDIMENT TRAP IS TO BE PUMPED FROM THE SEDIMENT TRAP INTO THE DEWATERING BAG. THE DEWATERING BAG SHALL BE PLACED ON AN AGGREGATE PAD THAT IS LOCATED WITHIN A VEGETATED AREA (IF POSSIBLE). RIPRAP OR OTHER APPROVED ENERGY DISSIPATION METHODS IN THE MINNESOTA STORMWATER MANUAL SHALL BE USED IN THE FLOW PATH FROM THE DEWATERING BAG BEFORE IT DISCHARGES INTO THE STORM SEWER SYSTEM.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

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2026 KIMLEY-HORN AND ASSOCIATES, INC.
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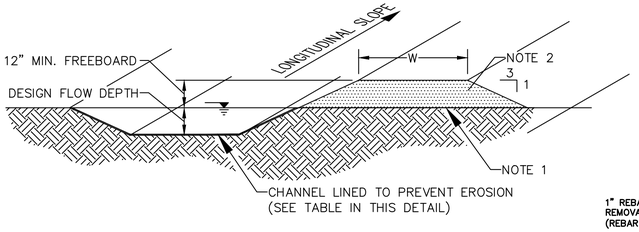
MATT SCHWARTZ
MN LIC. NO. 63415
DATE: 06/01/2026

KHA PROJECT	
161033029	
DATE	
07/01/2026	
SCALE	AS SHOWN
DESIGNED BY	MLS
DRAWN BY	DWC
CHECKED BY	DLE

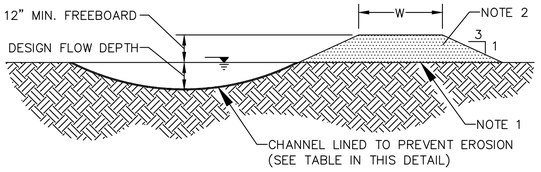
EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

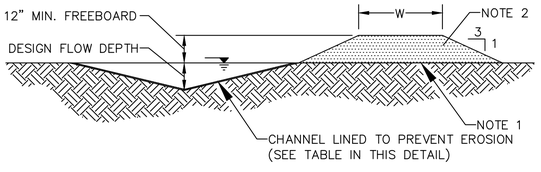
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C301



TYPICAL TRAPEZOIDAL DIVERSION



TYPICAL PARABOLIC DIVERSION



TYPICAL VEE–SHAPED DIVERSION

NOTES:

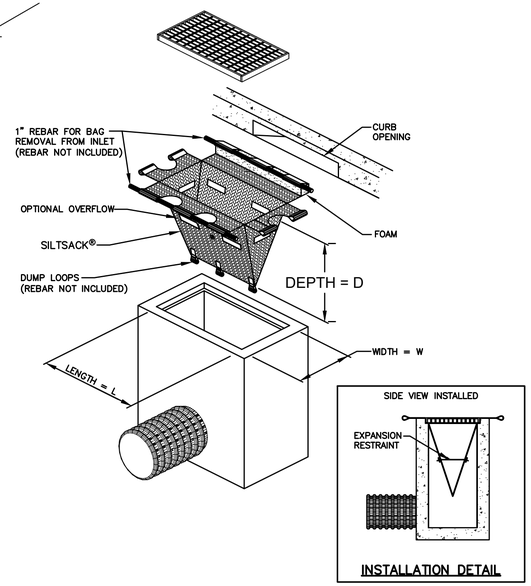
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND IMMEDIATELY STABILIZED.
3. DIVERSION DITCHES/BERMS MUST BE IMMEDIATELY STABILIZED TO PREVENT EROSION AND TRANSPORT OF SEDIMENT.

TEMPORARY DIVERSION

N.T.S.

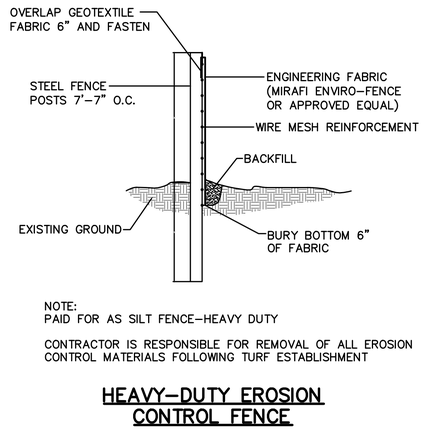
1 DIVERSION DITCH

SCALE: NTS



2 INLET PROTECTION

SCALE: NTS



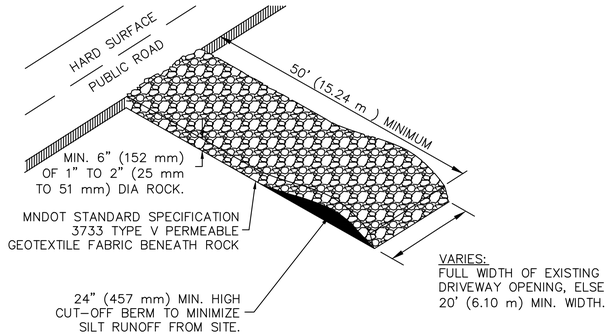
NOTE:
PAID FOR AS SILT FENCE–HEAVY DUTY

CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION CONTROL MATERIALS FOLLOWING TURF ESTABLISHMENT

HEAVY–DUTY EROSION CONTROL FENCE

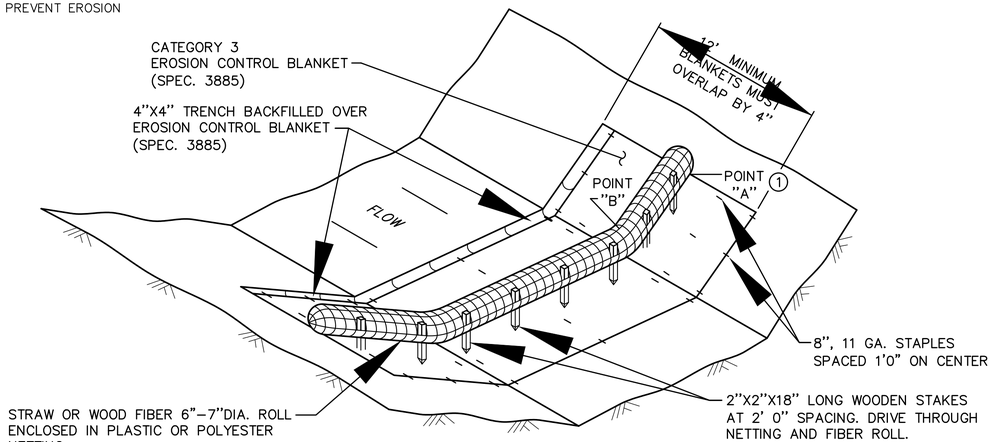
3 SILT FENCE

SCALE: NTS



4 CONSTRUCTION ENTRANCE

SCALE: NTS

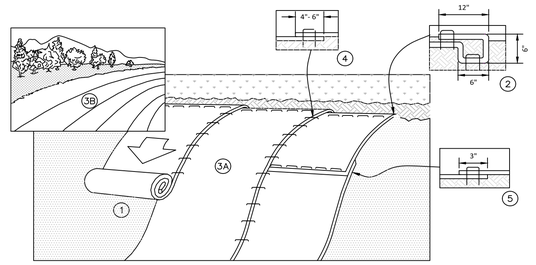


BIO–ROLL BLANKET SYSTEM

(TYPE 3 SPEC. 3889)

5 BIOROLL

SCALE: NTS



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"–6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:

1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

6 EROSION CONTROL BLANKET

NO SCALE

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE

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MATT SCHWARTZ
DATE: 06/01/2026
LIC. NO. 63415
MN

KHA PROJECT 161033029
DATE 07/01/2026
SCALE AS SHOWN
DESIGNED BY MLS
DRAWN BY DWC
CHECKED BY DLE

EROSION AND SEDIMENT CONTROL DETAILS

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C302

K:\TWC_LDEV\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C3-EROS DETAILS.dwg July 01, 2026 - 5:14pm
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PROJECT DESCRIPTION

1. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A CAR WASH FACILITY WITH A SECTION SET FOR CAR VACUUM CLEANERS.

GENERAL NOTES

A. PROJECT OFFICE WALL SWPPP POSTINGS:
THE FOLLOWING ITEMS MUST BE POSTED TOGETHER IN A SINGLE, ORGANIZED LOCATION ON A WALL INSIDE THE PROJECT OFFICE: 1) SWPPP SITE MAPS (ALL PHASES); 2) SWPPP DETAIL SHEETS; 3) MAP SHOWING LOCATION OF OFFSITE IMPORT OR EXPORT FACILITY; 4) REVISIONS TO DETAILS, SITE MAPS, OR SWPPP-RELATED RFIS; 5) SITE SWPPP BINDER; 6) SWCT PLACARD; 7) CURRENT OWNER STORMWATER COMPLIANCE TRAINING CERTIFICATES FOR SUPERINTENDENT(S) AND COMPLIANCE OFFICER(S); AND 8) CERTIFICATIONS AND/OR TRAINING CERTIFICATES REQUIRED TO PERFORM INSPECTIONS BY THE APPLICABLE CONSTRUCTION GENERAL PERMIT OR AUTHORITY HAVING JURISDICTION.

B. PERMITTED PROJECT AREA:
FOR PURPOSES OF THIS SWPPP AND ASSOCIATED STORMWATER PERMIT, 'PERMITTED PROJECT AREA' IS DEFINED AS ANY AND ALL AREAS WITHIN THE PROJECT LIMITS OF DISTURBANCE, AS SHOWN ON THE SWPPP SITE MAPS AND IDENTIFIED IN THE NOTICE OF INTENT TO THE AGENCY. ALL GROUND-DISTURBING AND CONSTRUCTION-RELATED ACTIVITIES (MATERIAL STORAGE, DUMPSTERS, PARKING AREAS, PROJECT OFFICE TRAILER, ETC.) MUST BE INCLUDED WITHIN THE PERMITTED PROJECT AREA LIMITS OF DISTURBANCE.

ALL AREAS OUTSIDE THE PERMITTED PROJECT AREA (I.E., LIMITS OF DISTURBANCE) ACQUIRED FOR USE BY THE GC OR A SUBCONTRACTOR OF THE GC (BORROW SOURCES, DISPOSAL AREAS, ETC.) MUST BE MANAGED IN ACCORDANCE WITH THE NPDES PERMIT. THE CONTRACTOR IS REQUIRED TO LOCATE OFFICE TRAILERS AND MATERIAL STORAGE AREAS FOR THE PROJECT WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR MAY REQUEST USE OF OFF-SITE LOCATIONS FOR OFFICE TRAILERS OR NON-ERODIBLE MATERIAL STORAGE; HOWEVER, APPROVAL MUST BE OBTAINED FROM THE CONSTRUCTION MANAGER, AND THE CEC PRIOR TO THEIR USE. REQUESTS WILL BE REVIEWED ON A CASE BY CASE BASIS AND IF APPROVED, LIMITATIONS ON USE WILL BE PROVIDED BY THE CEC.

C. SPECIAL PROJECT AREAS:
THERE ARE NO SPECIAL PROJECTS, LOCATED BEYOND THE OWNER PERMITTED PROJECT AREA, REQUIRING INSPECTION AND MAINTENANCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT.

D.1 NON-STORMWATER DISCHARGES:
THE GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBITS MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT, ARE INCLUDED IN THE SECTION PART IV.D. OF THE GENERAL PERMIT.

BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED FOR THE GENERAL PERMIT ALLOWABLE DISCHARGES FOR THE DURATION OF THE PERMIT. THE TECHNIQUES DESCRIBED IN THIS SWPPP FOCUS ON PROVIDING CONTROL OF POLLUTANT DISCHARGES WITH PRACTICAL APPROACHES THAT UTILIZE READILY AVAILABLE EXPERTISE, MATERIAL, AND EQUIPMENT.

NON-STORMWATER COMPONENTS OF SITE DISCHARGES MUST BE UNCONTAMINATED NON-TURBID WATER. ALL NON-STORMWATER DISCHARGES MUST BE ROUTED TO A STORMWATER CONTROL PRIOR TO DISCHARGE. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE; IT CAN BE RETAINED IN RETENTION PONDS UNTIL IT INFILTRATES OR EVAPORATES. WHEN NON-STORMWATER IS DISCHARGED FROM THE SITE, IT MUST BE DONE IN A MANNER SUCH THAT IT DOES NOT CAUSE EROSION OF THE SOIL DURING DISCHARGE.

D.2 POWER WASHING:
PROCESS WATER SUCH AS POWER WASHING WATER AND CONCRETE CUTTING EFFLUENT, AMONG OTHERS, MUST BE COLLECTED FOR TREATMENT AND DISPOSAL. IT MUST NOT BE FLUSHED INTO THE SITE STORM DRAIN SYSTEM OR DISCHARGED OFF-SITE.

D. DISCHARGE POINTS:
ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENTATION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE AND/OR IMPACTS TO RECEIVING WATERS. SEDIMENT ACCUMULATION DOWNGRADIENT OF DISCHARGE LOCATIONS SHALL BE REPORTED AS A SEDIMENT DISCHARGE AND THE POTENTIAL UPSTREAM CAUSE SHALL BE INVESTIGATED TO PREVENT FUTURE OCCURRENCE. CONTACT THE CM AND CEC TO DETERMINE APPROPRIATE ACTION FOR CLEANUP OF DISCHARGED SEDIMENT THAT MAY BE OUTSIDE OF THE LIMITS OF DISTURBANCE. SEE SAMPLING AND MONITORING OF EFFLUENT PLAN (IF APPLICABLE).

E. CONTRACTOR SHALL UTILIZE TYPICAL CONSTRUCTION METHODS TO PROMOTE GROWTH IN RESTORING WITH TOPSOIL.

F. LOCAL RAINFALL INTENSITIES WERE CONSIDERED WHEN DEVELOPING BMP'S.

G. FINAL VEGETATION OF THE SITE NEEDS TO BE AT 70% OF EXPECTED PERMANENT COVERAGE BEFORE THE NOTICE OF TERMINATION CAN BE SUBMITTED.

SWPPP DESIGNER:
NAME:
ADDRESS:

SWPPP CERTIFICATION:

SIGNATURE:

INSTALLER CERTIFICATION
NAME:
ADDRESS:

SWPPP CERTIFICATION:

SIGNATURE:

INSPECTOR CERTIFICATION
NAME:
ADDRESS:

SWPPP CERTIFICATION:

SIGNATURE:

EROSION AND SEDIMENT CONTROL NOTES

A. SUBCONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. SUBCONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.

F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.

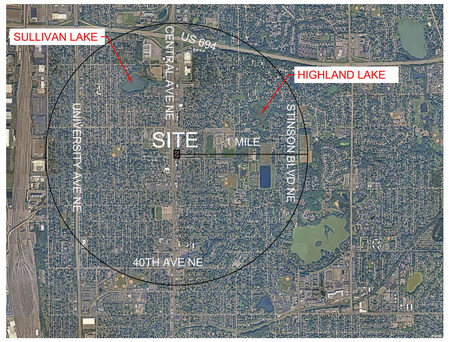
H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.

J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.

K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

L. SILT FENCE OR FABRIC PLACED UNDER THE GRATE IS NOT AN APPROVED FORM OF INLET PROTECTION.



IMPAIRED WATERS

A. SITE IS WITHIN THE BOUNDARY FOR HIGHLAND LAKE IMPAIRED.
B. SITE IS WITHIN THE BOUNDARY FOR SULLIVAN LAKE IMPAIRED.

HAZARDOUS MATERIAL MANAGEMENT & SPILL REPORTING

ANY HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIAL THAT IS BROUGHT ONTO THE CONSTRUCTION SITE SHALL BE HANDLED PROPERLY TO REDUCE THE POTENTIAL FOR STORMWATER POLLUTION. ALL MATERIALS USED ON THIS CONSTRUCTION SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO 29 CFR 1926.152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

MATERIAL SAFETY DATA SHEETS (MSDS) INFORMATION SHALL BE KEPT ON SITE FOR ANY AND ALL APPLICABLE MATERIALS. HOWEVER, MSDS MAY ALSO BE ACCESSED VIA TELEPHONE OR OTHER ELECTRONIC MEANS OR APPARATUS.

IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE SUBCONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER THE PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

ALL HAZARDOUS MATERIALS, INCLUDING CONTAMINATED SOIL AND LIQUID CONCRETE WASTE, SHALL BE DISPOSED OF BY THE SUBCONTRACTOR IN THE MANNER SPECIFIED BY FEDERAL, STATE AND LOCAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

THE SUBCONTRACTOR SHALL PREPARE A WRITTEN RECORD OF ANY SPILL AND ASSOCIATED CLEAN-UP ACTIVITIES OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF 1 GALLON OR REPORTABLE QUANTITIES, WHICHEVER IS LESS, ON THE DAY OF THE SPILL. THE SUBCONTRACTOR SHALL PROVIDE NOTICE TO OWNER, VIA THE ONLINE CRITICAL INCIDENT REPORT, IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL. SPILL REPORT FORMS ARE AVAILABLE IN THE ONLINE SWPPP REPORTING SYSTEM PROVIDED BY THE OWNER. COPIES OF SPILL CRITICAL INCIDENT REPORTS SHALL BE PRINTED AND MAINTAINED IN THE JOBSITE BINDER.

ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (1-800-943-0003)

THE STATE REQUIRES REPORTING WHEN:

- **THERE IS AN IMPACT TO HUMAN HEALTH**
- **THERE IS AN IMPACT TO THE ENVIRONMENT**
- **THERE IS A FIRE, EXPLOSION, OR SAFETY HAZARD**
- **A SPILL IS NOT IMMEDIATELY CLEANED UP**
- **THE SPILL WAS MORE THAN THE REPORTABLE QUANTITY OF 1 GALLON OF A PETROLEUM PRODUCT**

THE REPORT SHOULD BE FILED WITH THE STATE OF MINNESOTA. ALL REPORTS SHOULD BE FILED WITHIN 24 HOURS OF A SPILL OCCURRING.

THE REPORTABLE QUANTITY FOR HAZARDOUS MATERIALS CAN BE FOUND IN 40 CFR 302 AND THE US EPA WEBSITE:

HTTP://WWW.EPA.GOV/SUPERFUND/POLICY/RELEASE/RG

TO MINIMIZE THE POTENTIAL FOR A SPILL OF PETROLEUM PRODUCT OR HAZARDOUS MATERIALS TO COME IN CONTACT WITH STORMWATER, THE FOLLOWING STEPS SHALL BE IMPLEMENTED:

1) ALL MATERIALS WITH HAZARDOUS PROPERTIES, SUCH AS PESTICIDES, PETROLEUM PRODUCTS, FERTILIZERS, SOAPS, DETERGENTS, CONSTRUCTION CHEMICALS, ACIDS, BASES, PAINTS, PAINT SOLVENTS, ADDITIVES FOR SOIL STABILIZATION, CONCRETE, CURING COMPOUNDS AND ADDITIVES, ETC., SHALL BE STORED IN A SECURE LOCATION, UNDER COVER AND IN APPROPRIATE, TIGHTLY SEALED CONTAINERS WHEN NOT IN USE.

2) THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

3) A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT MATERIAL SUCH AS KITTY LITTER OR SAWDUST, ACID, BASE, NEUTRALIZING AGENT, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE AND SHOWN ON SITE MAPS.
   a. THE SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.
   b. CONTENTS SHALL BE INSPECTED DAILY DURING THE DAILY STORMWATER INSPECTION.

4) ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE.

5) ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL.

6) THE DISPOSAL OF EXCESS OR USED PRODUCTS SHALL BE IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND REGULATIONS.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
1. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS, AND WITHIN 24 HOURS AT THE END OF A RAINFALL EVENT AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING
   1.1. INLET PROTECTION AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION
   1.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED
   1.3. SILT FENCES AND BRIO-ROLL SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF HEIGHT OF THE FENCE.
   1.4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS OF WAY.
   1.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

PHASE I & II BMP QUANTITIES	
SILT FENCE	±518 LF
INLET PROTECTION	9 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
BIO ROLL	186 LF
EROSION CONTROL BLANKET	±12,443 SF

AREA SUMMARY	
TOTAL PROPERTY AREA	1.23 AC / 53,589 SF
EXISTING IMPERVIOUS AREA	0.00 AC / 0.0%
EXISTING PERVIOUS AREA	1.23 AC / 53,589 SF / 100%
PROPOSED IMPERVIOUS AREA	0.78 AC / 33,846 SF / 63%
PROPOSED PERVIOUS AREA	0.45 AC / 19,503 SF / 37%
TOTAL DISTURBED AREA	1.18 AC / 51,762 SF

No.	REVISIONS	DATE

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

MATT SCHWARTZ
DATE: 06/01/2026 LIC. NO. 63415 MN

KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
161033028	AS SHOWN	MLS	DWC	DLE
DATE 07/01/2026				

SWPPP

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C303

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

K:\TWC_LDEV\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C3A-SWPPP.dwg July 01, 2026 - 5:14pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROPERTY SUMMARY	
TOTAL PROPOSED PROPERTY AREA (INCLUDING LOT LINE ADJUSTMENT)	1.23 AC / 53,589 SF
DISTURBED AREA	1.18 AC / 51,762 SF
EXISTING IMPERVIOUS AREA	0.00 AC / 0.0%
EXISTING PERVIOUS AREA	1.23 AC / 53,589 SF / 100%
PROPOSED IMPERVIOUS AREA	0.78 AC / 33,846 SF / 65%
PROPOSED PERVIOUS AREA	0.45 AC / 19,503 SF / 35%
NET INCREASE IN IMPERVIOUS AREA	0.78 AC / 33,846 SF

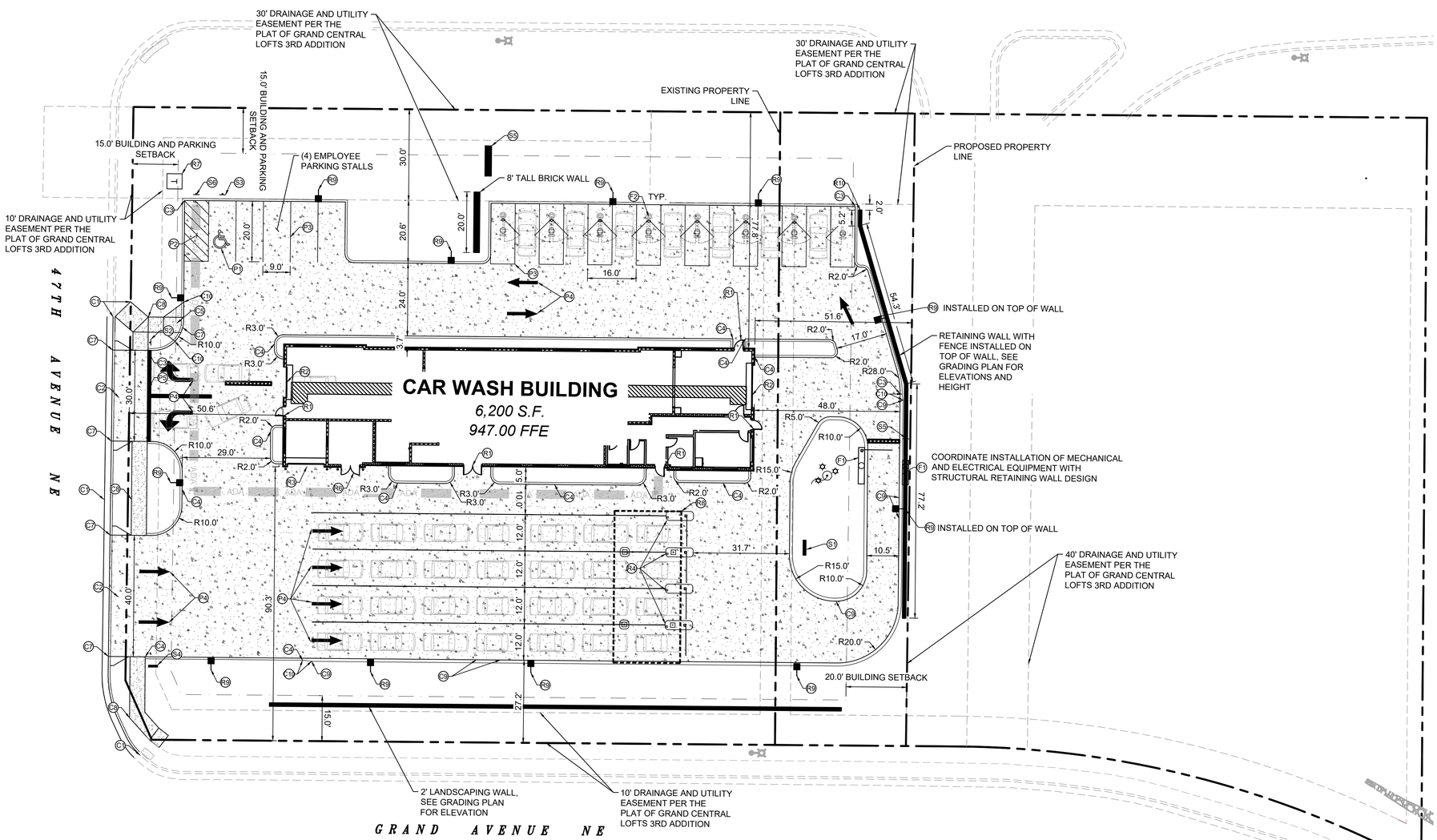
BUILDING DATA	
TOTAL BUILDING AREA	6,200 SF
PERCENT OF TOTAL PROPERTY AREA	6.8%
MAXIMUM BUILDING HEIGHT	35 FT

PARKING SUMMARY	
REQUIRED PARKING	2 SPACES PER BAY, PLUS 4 STACKING SPACES PER BAY
TOTAL PROPOSED PARKING	12 SPACES (5 PARKING, 7 VACUUM STALLS)
REQUIRED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE

SITE DATA	
EXISTING ZONING	MXD - MIXED-USE DISTRICT FUTURE - COMMERCIAL/BUSINESS
PROPOSED ZONING	MXD - MIXED-USE DISTRICT FUTURE - COMMERCIAL/BUSINESS
PROPOSED LAND USE	CAR WASH
PARKING SETBACKS	FRONT = 15' SIDE = 15' REAR = 5'
BUILDING SETBACKS	FRONT = 15' SIDE = 15' REAR = 20'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- LANDSCAPING WALL
- PROPOSED CURB AND GUTTER
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK — SEE DETAILS FOR SECTION



SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

KEYNOTE LEGEND

CURB, SIDEWALK & PAVEMENT

- C1 MATCH EXISTING EDGE OF PAVEMENT/CURB & GUTTER
- C2 COMMERCIAL DRIVEWAY APRON - SEE DETAIL
- C3 6" CONCRETE CURB & GUTTER - TIP-IN (TYP). - SEE DETAIL
- C4 6" CONCRETE CURB & GUTTER - TIP-OUT (TYP). - SEE DETAIL
- C5 ACCESSIBLE CURB RAMP - SEE DETAIL
- C6 BOLLARD (SEE DETAIL)
- C7 FLUSH CURB (SEE DETAIL)
- C8 CONCRETE SIDEWALK (SEE DETAIL)
- C9 CONCRETE ROLL CURB (SEE DETAIL)
- C10 TRANSITION CURB

SITE FIXTURES

- F1 BUG GATE (SEE LAYOUT DETAIL)
- F2 VACUUM ASSEMBLY (BY OWNER)

PAVEMENT MARKINGS

- P1 ACCESSIBLE PARKING SYMBOL & LOADING AREA - SEE DETAIL
- P2 STRIPED WHITE CROSS-HATCH AREA 4" SOLID LINES @ 45° 2' O.C.
- P3 4" WIDE WHITE PAINTED SOLID PARKING LOT LINE
- P4 PAINTED WHITE DIRECTIONAL ARROW - SEE DETAIL
- P5 24" WIDE STOP BAR

SIGNAGE

- S1 MENU BOARD SIGN - BY OWNER
- S2 STOP SIGN - SEE DETAIL
- S3 ADA PARKING SIGN (TYP) - SEE DETAIL
- S4 ENTER SIGN - BY OWNER
- S5 PYLON SIGN - BY OWNER
- S6 NO PARKING SIGN - SEE DETAIL

REFERENCE NOTES

- R1 AT-GRADE BUILDING ENTRY & STRUCTURAL STOOP (REFER TO ARCH & STRUCTURAL PLANS)
- R2 OVERHEAD VEHICLE DOOR (REFER TO ARCH PLANS)
- R3 INTERIOR TRASH ENCLOSURE (REFER TO ARCH PLANS)
- R4 CONCRETE ISLAND & GATE ARMS (BY OWNER)
- R5 OVERHEAD CANOPY (REFER TO ARCH PLANS)
- R6 INTERIOR STORAGE (REFER TO ARCH PLANS)
- R7 TRANSFORMER - REFER TO ELECTRICAL SITE PLAN
- R8 OVERHEAD CANOPY - REFER TO ARCH PLANS
- R9 LIGHT POLES - REFER TO ELECTRICAL SITE PLAN

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Know what's below. Call before you dig.

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No.	REVISIONS	DATE

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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

MATT SCHWARTZ
MN LIC. NO. 63415
DATE: 06/01/2026

KHA PROJECT	
161033029	
DATE	07/01/2026
SCALE	AS SHOWN
DESIGNED BY	MLS
DRAWN BY	DWC
CHECKED BY	DLE

SITE DIMENSION PLAN

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C400

K:\TWC_LDE\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg July 01, 2026 - 5:15pm
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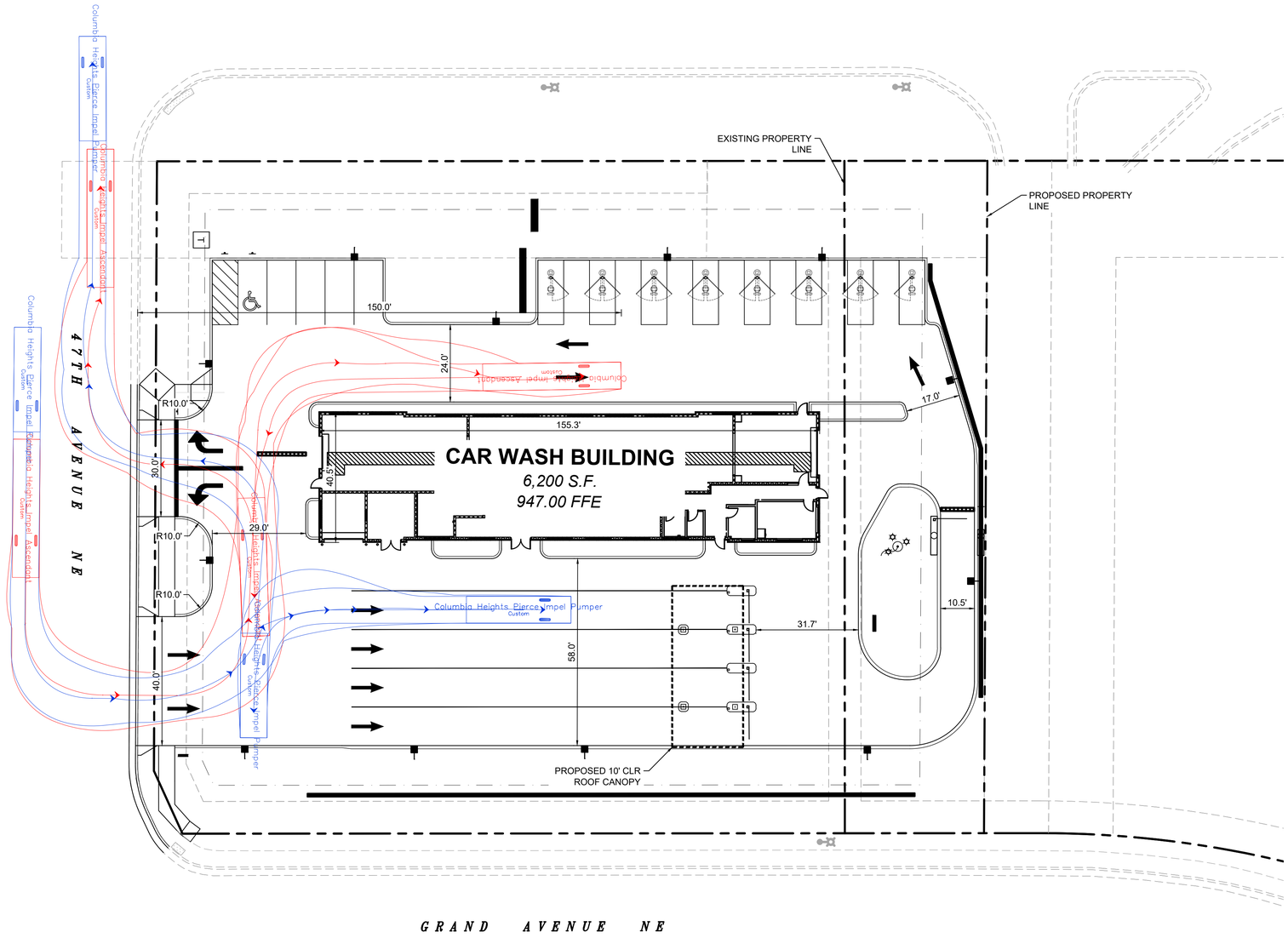
BUILDING DATA	
TOTAL BUILDING AREA	6,200 SF
PERCENT OF TOTAL PROPERTY AREA	6.8%
MAXIMUM BUILDING HEIGHT	35 FT

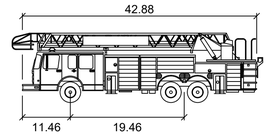
PARKING SUMMARY	
REQUIRED PARKING	2 SPACES PER BAY, PLUS 4 STACKING SPACES PER BAY
TOTAL PROPOSED PARKING	12 SPACES (5 PARKING, 7 VACUUM STALLS)
REQUIRED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE

SITE DATA	
EXISTING ZONING	MXD - MIXED-USE DISTRICT FUTURE - COMMERCIAL/BUSINESS
PROPOSED ZONING	MXD - MIXED-USE DISTRICT FUTURE - COMMERCIAL/BUSINESS
PROPOSED LAND USE	CAR WASH
PARKING SETBACKS	FRONT = 15' SIDE = 15' REAR = 5'
BUILDING SETBACKS	FRONT = 15' SIDE = 15' REAR = 20'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- LANDSCAPING WALL
- PROPOSED CURB AND GUTTER
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- STANDARD DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK — SEE DETAILS FOR SECTION

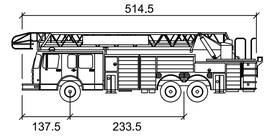




Columbia Heights Impel Ascendant

feet

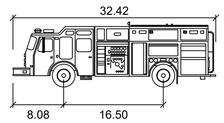
Width	: 8.33
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



Columbia Heights Impel Ascendant

inches

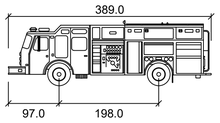
Width	: 100.0
Track	: 82.9
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



Columbia Heights Pierce Impel Pumper

feet

Width	: 8.33
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



Columbia Heights Pierce Impel Pumper

inches

Width	: 100.0
Track	: 82.9
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

811 Know what's **below.** **Call** before you dig.

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KHA PROJECT 161033029	DESIGNED BY	MLS	DLE
DATE 07/01/2026	DRAWN BY	KBP	
SCALE AS SHOWN	CHECKED BY	DLE	

FIRE CIRCULATION PLAN

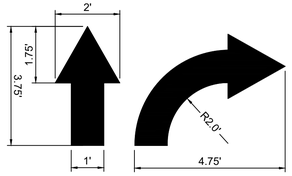
CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C401

K:\TWC_LDEV\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C4-FIRE CIRCULATION PLAN.dwg July 01, 2026 - 5:15pm
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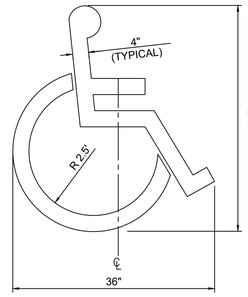
K:\TWC_LDEV\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C4-SITE DETAILS.dwg July 01, 2026 - 5:16pm



NOTE: ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

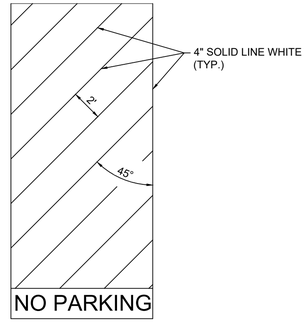
1 TRAFFIC ARROW

NO SCALE



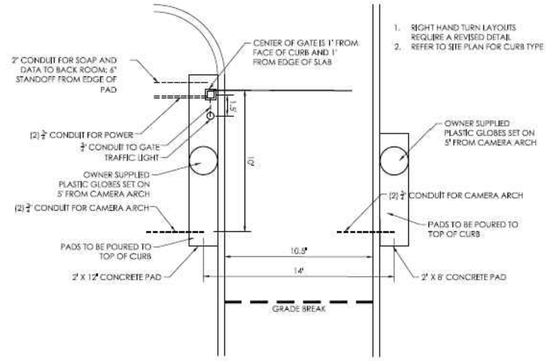
2 ACCESSIBLE PARKING SYMBOL

NO SCALE



3 TYPICAL CROSS HATCHING MARKINGS

NO SCALE

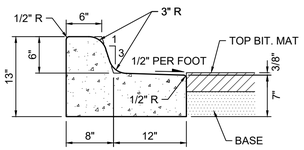


BUG GATE LAYOUT

NOT TO SCALE

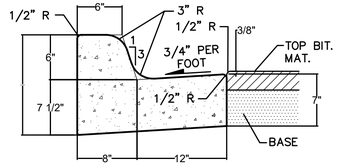
4 BUG GATE LAYOUT

NO SCALE



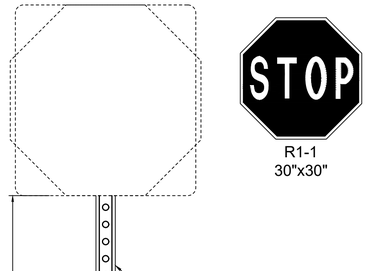
5 6" CURB & GUTTER (TIP-OUT)

NO SCALE



6 6" CURB & GUTTER (TIP-IN)

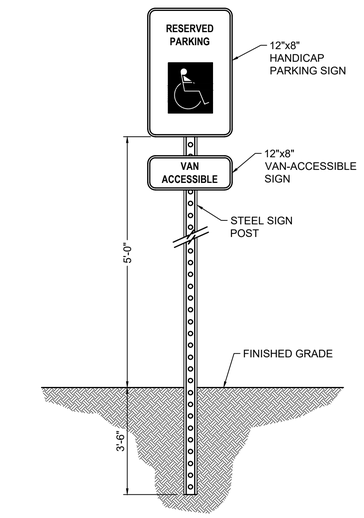
NO SCALE



NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL
2. POSTS SHALL BE GALVANIZED STEEL U-CHANNEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS
3. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

10 TRAFFIC SIGN POST

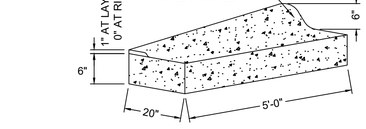
SCALE: NTS



NOTES:
1. SIGNS SHALL BE 18 GAUGE STEEL, WITH BAKED ENAMEL WHITE LETTERS AND BORDER ON BLUE BACKGROUND, WHERE APPLICABLE.
2. POST SHALL BE GALVANIZED STEEL U-CHANNEL, PERFORATED WITH 3/8" HOLES AT 1" CENTERS
3. SIGNS SHALL COMPLY WITH LOCAL MUTCD REQUIREMENTS

8 ACCESSIBLE PARKING SIGN

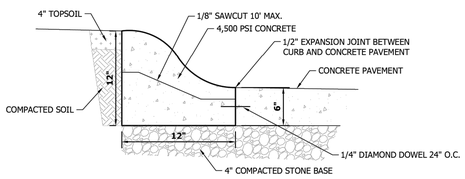
NO SCALE



NOTES:
1. REFER TO CONCRETE CURB & GUTTER DETAIL FOR SPECIFICATIONS AND AGGREGATE BASE COURSE DIMENSIONS

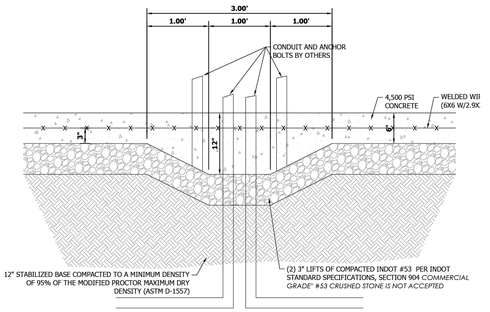
7 CONCRETE CURB TAPER

NO SCALE



9 ROLL CURB

NO SCALE



1. CONCRETE TO BE CLASS "A"
2. REFER TO APPLICABLE DETAIL FOR CONCRETE JOINT DETAILS
3. SEE NOTES THIS SHEET

THICKEN SLAB FOR VACUUM STATIONS

NOT TO SCALE

11 VACUUM STATION THICKENED SLAB

NO SCALE

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DRAWN BY	DWC
CHECKED BY	DLE

SITE DETAILS

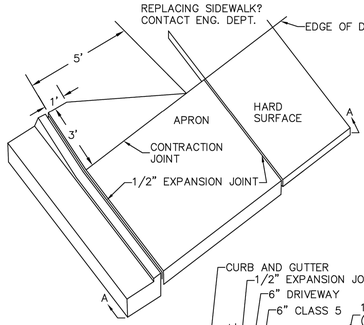
CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C402

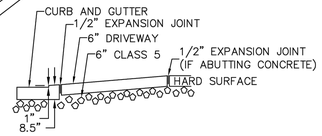
DRIIVEWAY APRON DETAIL PUBLIC SIDEWALK

DRIVEWAY APRON DETAIL – R-O-W PERMIT

CONTACT THE ENGINEERING DEPARTMENT AT 763/706-3700 TO SCHEDULE YOUR INSPECTION. THE INSPECTION IS DONE AFTER THE FORMS ARE IN, BUT BEFORE THE CONCRETE IS PLACED.



NOTE:
- THE CURB REMOVAL MUST EXTEND TO THE NEAREST JOINT.
- DRIVEWAY OPENING AT BACK OF APRON NOT TO EXCEED 22' UNLESS APROVED BY CITY ENGINEER.
- CONTACT ENGINEERING DEPARTMENT IF CITY SIDEWALK WILL BE REPLACED.



CHECKLIST:
1. EXPANSION JOINTS
2. CONTRACTION JOINTS
3. FORM DIMENSIONS
4. DEPTH
5. CURING REQUIRED

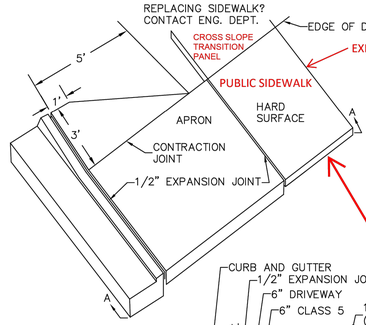
SECTION A – A

5/9/2022

COLUMBIA HEIGHTS

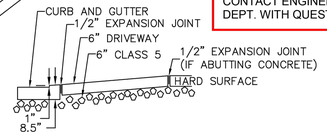
DRIVEWAY APRON DETAIL – R-O-W PERMIT

CONTACT THE ENGINEERING DEPARTMENT AT 763/706-3700 TO SCHEDULE YOUR INSPECTION. THE INSPECTION IS DONE AFTER THE FORMS ARE IN, BUT BEFORE THE CONCRETE IS PLACED.



NOTE:
- THE CURB REMOVAL MUST EXTEND TO THE NEAREST JOINT.
- DRIVEWAY OPENING AT BACK OF APRON NOT TO EXCEED 22' UNLESS APROVED BY CITY ENGINEER.
- CONTACT ENGINEERING DEPARTMENT IF CITY SIDEWALK WILL BE REPLACED.

CROSS SLOPE ON PUBLIC SIDEWALK SHALL BE 1.5%. CONTACT ENGINEERING DEPT. WITH QUESTIONS.



CHECKLIST:
1. EXPANSION JOINTS
2. CONTRACTION JOINTS
3. FORM DIMENSIONS
4. DEPTH
5. CURING REQUIRED

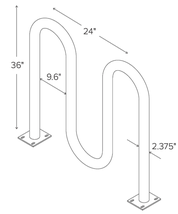
SECTION A – A

5/9/2022

COLUMBIA HEIGHTS

DERO | Rolling Rack

Submittal Sheet

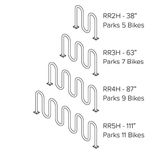


CAPACITY
RR2H: 5 Bikes
RR3H: 7 Bikes
RR4H: 9 Bikes
RR5H: 11 Bikes

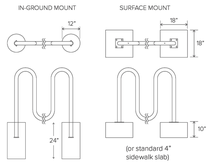
MATERIALS
2" schedule 40 pipe (2.375" OD)

FINISHES
- ☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
- ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS
- ☐ **Surface** Foot Mount has two 5" x 6" x .25" feet with four anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.
- ☐ **In-Ground** In-ground mount is embedded into concrete base. Specify in-ground mount for this option



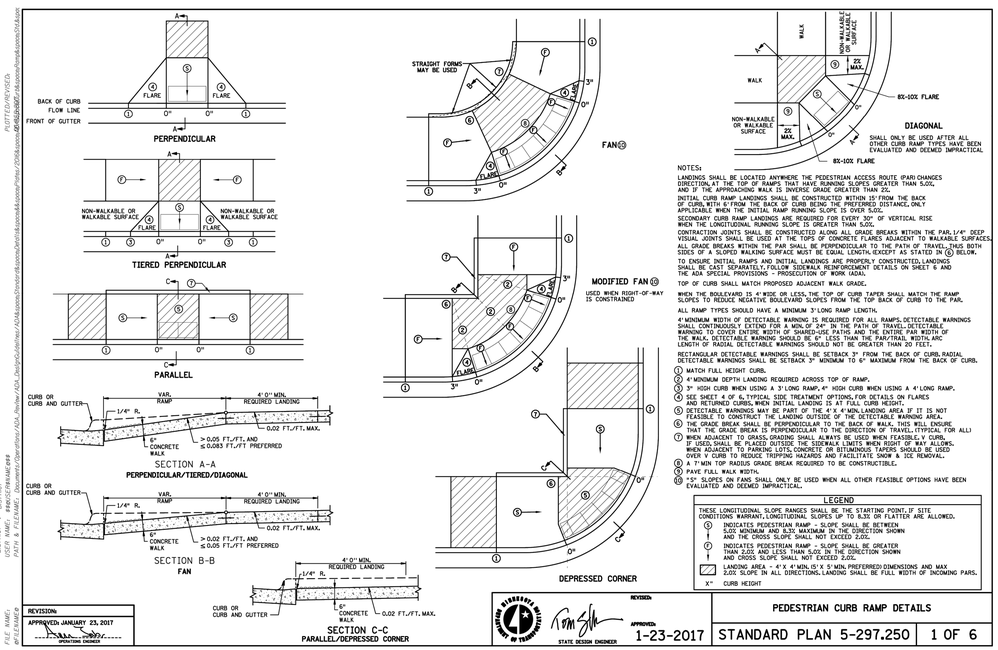
FOOTING DIAGRAMS



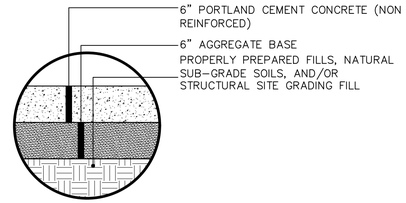
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12 BIKE RIBBON RACK

NO SCALE

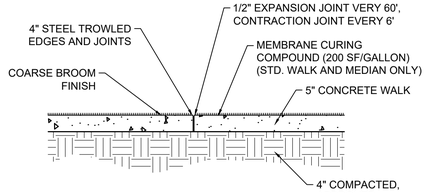


PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



14 STANDARD DUTY CONCRETE PAVMENT SECTION

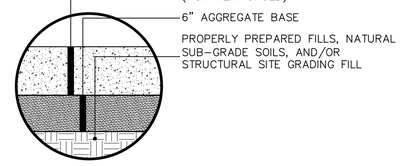
NO SCALE



NOTES:
1. ALL EXCAVATION, COMPACTION AND BACKFILL INCIDENTAL TO UNIT PRICE BID FOR 4" SIDEWALK

13 CONCRETE SIDEWALK

NO SCALE



15 HEAVY DUTY CONCRETE PAVMENT SECTION

NO SCALE

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DRAWN BY DWC
CHECKED BY DLE

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COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SITE DETAILS

SHEET NUMBER
C402

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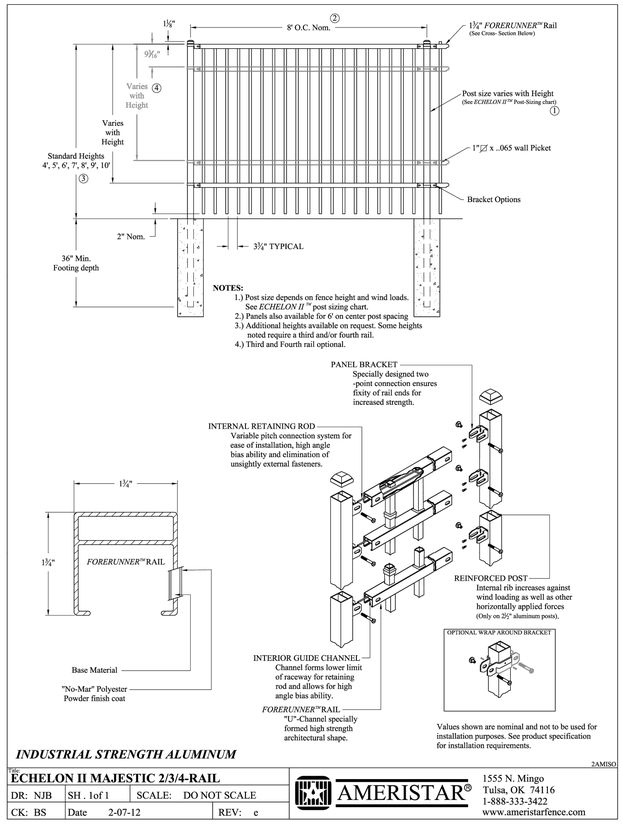
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Missing or invalid reference
File: C:\Users\Brandon.Narine\OneDrive - KH\Desktop\ultra_gravity_section.pdf
Sheet: 1

NOTES:
1. LANDSCAPING WALL IS PRELIMINARY AND SUBJECT TO CHANGE. OWNER OR CONTRACTOR RESPONSIBLE FOR PROCURING LANDSCAPE WALL FROM MANUFACTURER. FINAL DESIGN BY OTHERS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

1 LANDSCAPE WALL

NO SCALE



INDUSTRIAL STRENGTH ALUMINUM

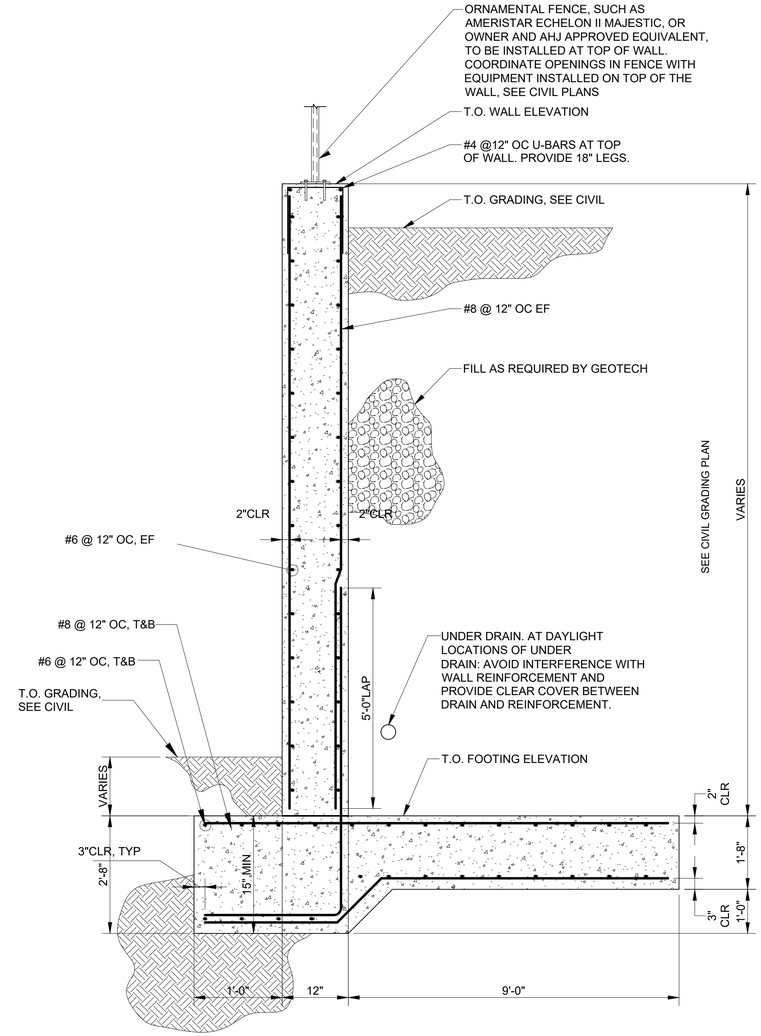
2AMISO

Title: ECHELON II MAJESTIC 2/3/4-RAIL			
DR: NJB	SH . 1of 1	SCALE: DO NOT SCALE	
CK: BS	Date 2-07-12	REV: e	

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NO SCALE



NOTES:
1. RETAINING WALL DESIGN IS PRELIMINARY. FINAL DESIGN WILL BE COMPLETED BY STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT REQUIRED SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

3 RETAINING WALL

NO SCALE

No.	REVISIONS	DATE

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

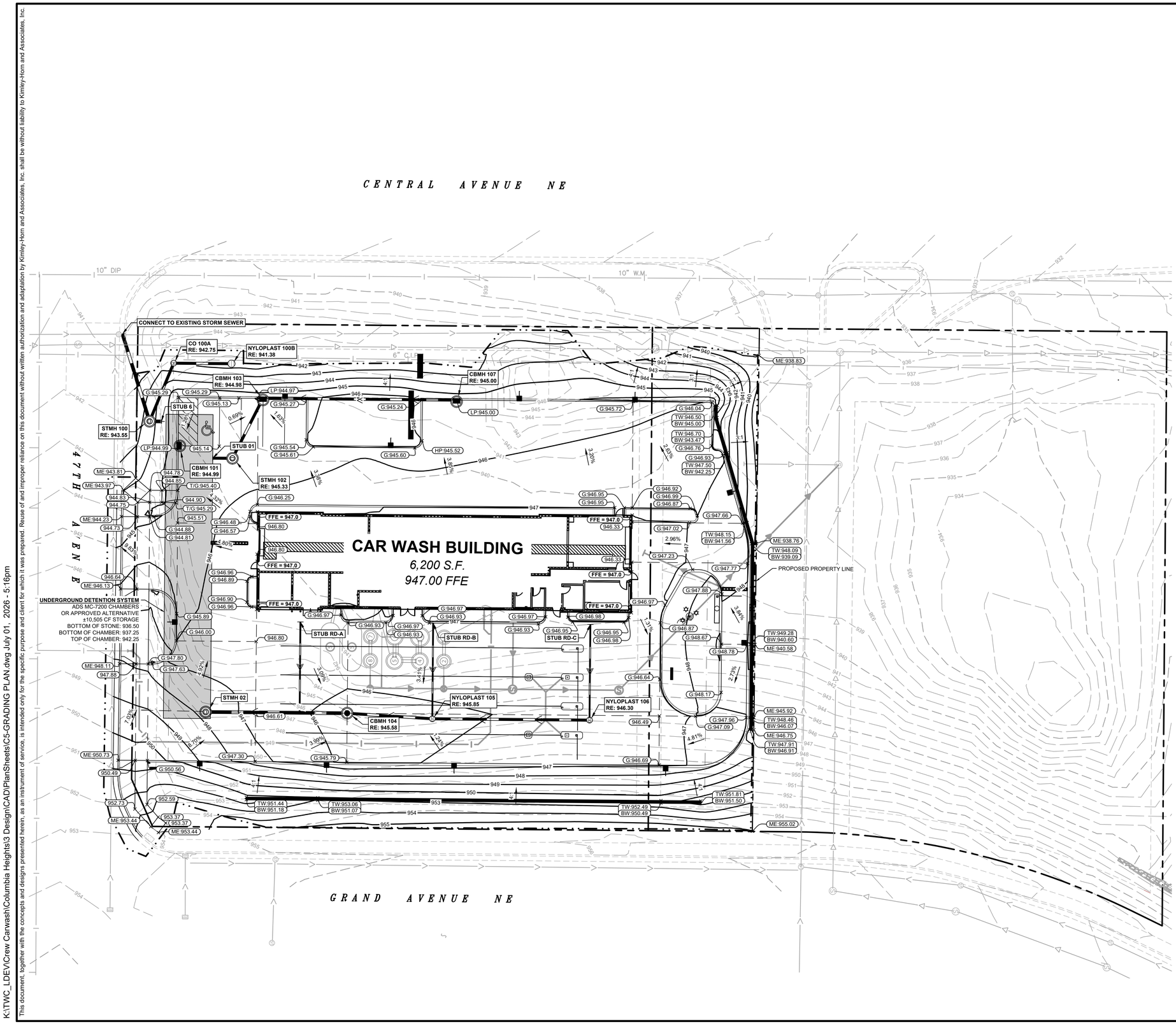
KHA PROJECT	161033029
DATE	07/01/2026
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

SITE DETAILS

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C404



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED GRADE AT TOP/BOTTOM OF WALL
- PROPOSED DRAINAGE DIRECTION
- PROPOSED GRADE BETWEEN POINTS

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

GRADING QUANTITIES	
RAW CUT (CY)	±808
RAW FILL (CY)	±8025
NET FILL (CY)	±7218

EARTHWORK QUANTITIES ARE PRELIMINARY, SUBJECT TO CHANGE, AND SHOULD NOT BE USED FOR CONTRACTOR QUANTITY TAKEOFF. CALCULATIONS ARE BASED ON EXISTING TOPOGRAPHIC DATA AND ARE SUBJECT TO GEOTECHNICAL GUIDANCE. CALCULATIONS ARE A COMPARISON OF EXISTING TO FINAL GRADE AND DO NOT ACCOUNT FOR PAVEMENT AND OTHER CONSTRUCTION HOLD DOWNS. SHRINK/SWELL FACTORS FROM THE FINAL GEOTECHNICAL REPORT HAVE NOT BEEN INCORPORATED.

Know what's **below.** **Call** before you dig.

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No.	REVISIONS	DATE

Kimley»Horn
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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
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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.

MATT SCHWARTZ
DATE: 06/01/2026 LIC. NO. 63415 MN

KHA PROJECT	
161033029	
DATE	
07/01/2026	
SCALE	AS SHOWN
DESIGNED BY	MLS
DRAWN BY	KBP
CHECKED BY	DLE

GRADING AND DRAINAGE PLAN

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C500

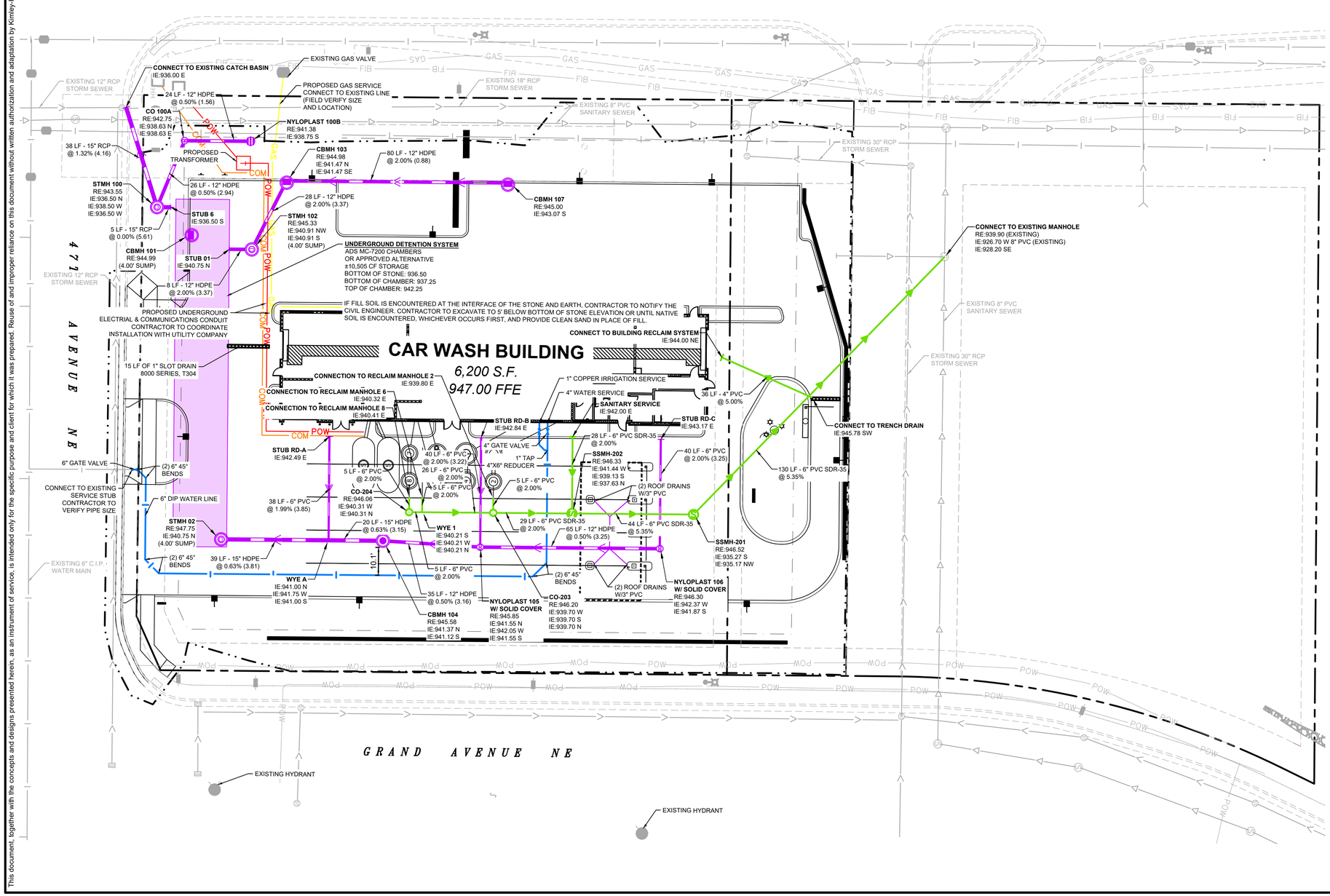
K:\TWC_LDEV\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C5-GRADING PLAN.dwg July 01, 2026 - 5:16pm
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K:\ITWC_LDE\Civil\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C6-UTILITY PLAN.dwg July 01, 2026 - 5:16pm

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
		UNDERGROUND ELECTRIC
		COMMUNICATIONS
		GAS MAIN



UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC SDR 26: ASTM D-3034
   PVC SDR 35: ASTM D-3034
   PVC SCH 40: ASTM D-2665

   SANITARY SEWER FITTINGS SHALL BE:
   PVC SDR 26: ASTM D-3212, F-477
   PVC SDR 35: ASTM D-3212, F-477
   PVC SCH 40: ASTM D1784, D-2665
5. WATER MAIN PIPE SHALL BE:
   PVC: AWWA C-900
   DUCTILE IRON: ASTM A536, AWWA C-150
   WATER MAIN FITTINGS SHALL BE:
   PVC: F-1970, AWWA C-907
   DUCTILE IRON: ASTM A674, AWWA C-153, C-105, C-110, C-111
5. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76, ASTM C-361
   HDPE: ASTM F-2306
   PVC SEWER & DRAIN PIPE: ASTM D-2729
   PVC SCH40: ASTM D-1784, D-2665
   DRAIN TILE SHALL BE:
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212, F-2306
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665
6. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
7. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
8. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
9. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
10. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
11. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
12. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
13. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
14. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
15. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
19. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
20. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
21. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
22. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
23. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
24. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
25. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

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Know what's **below.** **Call** before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

No.	REVISIONS	DATE

Kimley»Horn
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MATT SCHWARTZ
MN
LIC. NO. 63415
DATE: 06/01/2026

KHA PROJECT	161033029
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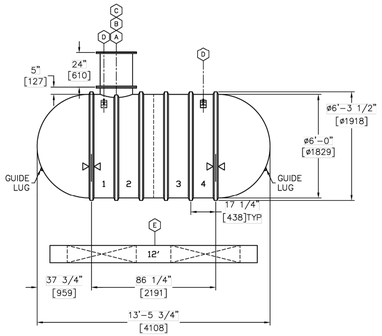
UTILITY PLAN

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C600

NOTES:

1. ALL DIMENSIONS SHOWN ARE IN FEET/INCHES. DIMENSIONS IN BRACKETS ARE IN mm.
2. DRAWING EXPIRATION: DRAWING VALID FOR SIX (6) MONTHS FROM DATE OF LAST REVISION. XERXES RESERVES THE RIGHT TO REVIEW AND UPDATE.
3. NOMINAL TANK WEIGHT: 1,300 lbs. [600 kg]



ITEM	QTY	DESCRIPTION	PART NO.
A	1	22"DIA MANWAY	C210001
B	1	22"DIA MANWAY BLANK COVER	C330043
C	1	22"DIA x 24"HIGH MANWAY EXTENSION	C530012
D	2	LIFTING LUG (10" x 4") 35" , 35"	C340008
E	2	12' PREFABRICATED CONCRETE DEADMEN KIT	–
▷◁	2	HOLD DOWN STRAP LOCATION	–

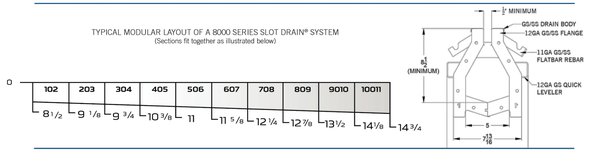
00	REVISION DESCRIPTION				
DES.	—	DATE	—	DATE	—
CHK'D	—	DATE	—	APPR'D	—

XERXES

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DRAWN	DJ	SIZE	TITLE
	02-22-24	D	6'DIA SW CAP. 2,000 GALLONS CREW CAR WASH
DESIGNED	LJB	DATE	
	02-22-24		
APPROVED		DWG.	
PLANT MANAGER		DR. NO.	REV
LOUIS CLENDANEL		B	XS-005750 00
		SCALE	SHEET
		N.T.S.	1 OF 1

DRAWING TYPE: M204 WATER COLLECTION AND CONSERVATION



SLOTDRAIN®

8000 SERIES SLOT DRAIN®
SPECIFICATION SHEET

SPECIFICATIONS

GENERAL:
The surface drainage system shall be 8000 Series Slot Drain complete with slotted linear trench opening as manufactured by Slot Drain Systems.

MATERIALS:
T304 Stainless Steel, T316 Stainless Steel, Galvanized Steel

SLOPE:
0.5% Standard

DESIGN OPTIONS:
Material ($): SS304(5), SS316(6), GS(0)
Slot Opening (#): ½" (0), 1" (1), 1 ¼" (5)
End (*): Open (0), End Cap (1), Flush Nipple (5)
Section Lengths: Full 9'8", Half 4'10"
Typical runs start with 405
(Custom Lengths available).

FLOW RATE:
½" 11 gpm (per foot of drain)
1 18 gpm (per foot of drain)
1 ¼" 27 gpm (per foot of drain)

LOAD CLASS:
DIN EN 1433 - Load Class E
ASME 112.6.3 - Special Duty

ACCESSORIES:
Cleaning paddle, Cleaning Brush, Flush Flo, CIP, Slot Hog, Tri-Clamp

INSTALLATION:
The drains and catch basins are installed with the gaskets supplied by Global Drain Technology.
The 8000 Series Slot Drain System shall be installed in accordance with the manufacturer's installation instructions and recommendations.

DRAIN CHANNELS

DESCRIPTION	PART NO.	INVERT SHALLOW INCHES	INVERT DEEP INCHES
8000 SERIES SS SLOT 102 HALF	SD8$*#-102B	8 13/16	9 1/8
8000 SERIES SS SLOT 102	SD8$*#-102	8 1/2	9 1/8
8000 SERIES SS SLOT 203	SD8$*#-203	9 1/8	9 3/4
8000 SERIES SS SLOT 304	SD8$*#-304	9 3/4	10 3/8
8000 SERIES SS SLOT 405	SD8$*#-405	10 3/8	11
8000 SERIES SS SLOT 506	SD8$*#-506	11	11 5/8
8000 SERIES SS SLOT 607	SD8$*#-607	11 5/8	12 1/4
8000 SERIES SS SLOT 708	SD8$*#-708	12 1/4	12 7/8
8000 SERIES SS SLOT 809	SD9$*#-809	12 7/8	13 1/2
8000 SERIES SS SLOT 9010	SD9$*#-9010	13 1/2	14 1/8
8000 SERIES SS SLOT 10011	SD9$*#-10011	14 1/8	14 3/4

NOTE:
Also available with 90° sections, 'T' sections, and Transition Pits for all of the depths specified above.

CATCH BASIN

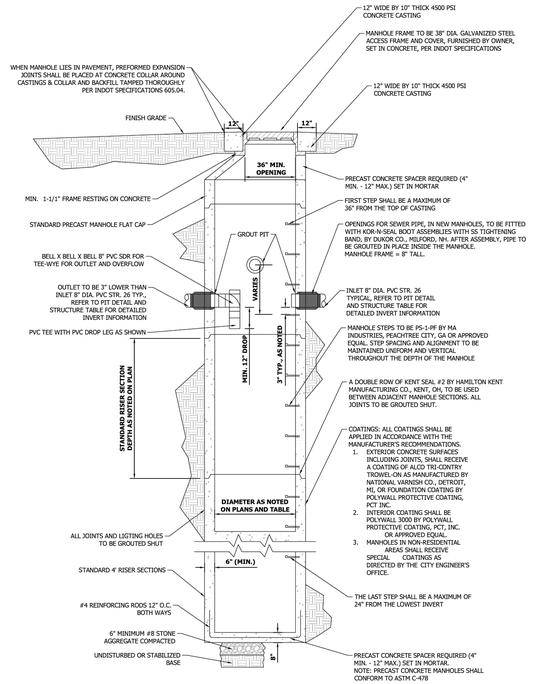
LID: STANDARD, TRI-CLAMP OPTIONS ARE AVAILABLE AND STRAINER IS PART OF THE CATCH BASIN

DESCRIPTION	TOP WIDTH INCHES	TOP LENGTH INCHES	BOTTOM WIDTH INCHES	BOTTOM LENGTH INCHES	HEIGHT INCHES	OUTLET SIZE INCHES
8000 SS SMALL	12 3/8	12 3/8	12 3/8	12 3/8	17 1/8	4
8000 SS LARGE	12 3/8	12 3/8	12 3/8	12 3/8	20 7/8	4

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES.
SLOT DRAIN SYSTEMS RESERVES THE RIGHT TO CHANGE THE PRODUCT AND SPECIFICATIONS WITHOUT NOTICE

2024

TF 855 . 497 . 7508 F 204 . 775 . 2324 E info@slotdrainsystems.com W slotdrainsystems.com



WATER RECLAIM SYSTEM GRIT PIT MANHOLE
NOT TO SCALE

MATADOR COMPOSITE COVER

Gain independence from heavy steel covers with this all-new composite cover. OPW engineered the Matador with next generation composite technology to make it the lightest cover in the industry, and priced it to compete with any cover on the market for use at petroleum retail operations, in addition to use for commercial and industrial driveway applications.

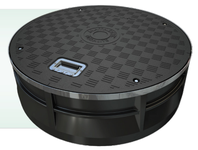
Available in 37" and 42" options, the Matador Composite Cover is lightweight, water resistant and extremely durable. Standout features include a steel frame, stainless steel recessed lift handle and a polyethylene skirt with a flair that prevents corrosion and rust. The lightweight design and slip-resistant tread pattern helps to prevent the risk of back, foot and hand injuries. The Matador makes sump accessibility safer and easier than ever before.



View the OPW Matador Animation

Materials

Cover: Fiberglass
Ring: Painted Steel
Skirt: Polyethelene
Recessed Handle: Stainless steel
Roto Locks: Ductile iron



Features & Benefits

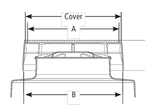
- Lightweight design helps to reduce risk of back, foot and hand injuries
- Slip-resistant tread pattern
- Water resistant
- Easy removal and replacement
- Stainless steel recessed handle
- Exceptional deflection performance
- Long-life performance – comparable to heavier competitor models in cycle tests
- Special structural fiberglass reinforcement matrix
- Two mounting options
- Roto-Lock Option – for providing a secure locking mechanism without the need to locate threaded bolt holes on the mounting ring. The Roto-Lock offers quick and easy access while maintaining a secure sump application.
- Painted steel frame
- Polyethylene skirt with flair
- H20 Rating – Exceeds Highway Specification – 20 (H20) Rating
- Flared skirt allows equivalent water percolation to 39" and 44" covers

Ordering Specifications

Product #	Description	Covers Only	Cover Only Weight lb.	kg
37MAT-PL12	37" Plain Matador Composite Cover, Includes Ring and Skirt	212529	63.00	28.58
37MAT-CM12	37" Cam-Lock Matador Composite Cover, Includes Ring and Skirt	212168	66.00	29.94
42MAT-PL12	42" Plain Matador Composite Cover, Includes Ring and Skirt	212518	83.00	37.65
42MAT-CM12	42" Cam-Lock Matador Composite Cover, Includes Ring and Skirt	212164	87.00	39.46
203666	Replacement Handle Kit (same as conquistador)	Equivalent to Conquistador replacement numbers		
205749	Replacement Handle Only (same as conquistador)			
203174	Replacement Handle Screw Only (same as conquistador)			
1CL-KIT	Replacement Cam Kit			

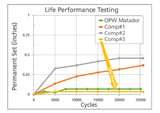
Dimensions



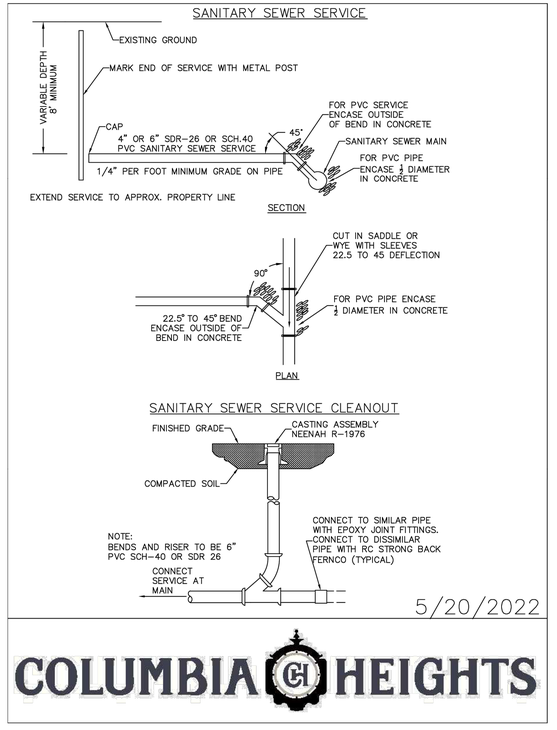


Cover	A (Ring I.D.)		B (Skirt I.D.)		Assembly Weight (Plain)		Assembly Weight (Cam-Lock)	
37.50	35.50 in	90.17 cm	38.62 in	98.09 cm	83.00 lbs	37.65 kg	86.00 lbs	39.00 kg
42.00	40.00 in	101.60 cm	43.50 in	110.49 cm	105.00 lbs	47.63 kg	109.00 lbs	49.44 kg

Performance Chart



OPW 9393 Princeton-Glendale Road → Hamilton, Ohio USA 45011 Phone: (800) 422-2525 → Fax: (800) 421-3297



5/20/2022

COLUMBIA HEIGHTS

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No.	REVISIONS	DATE

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
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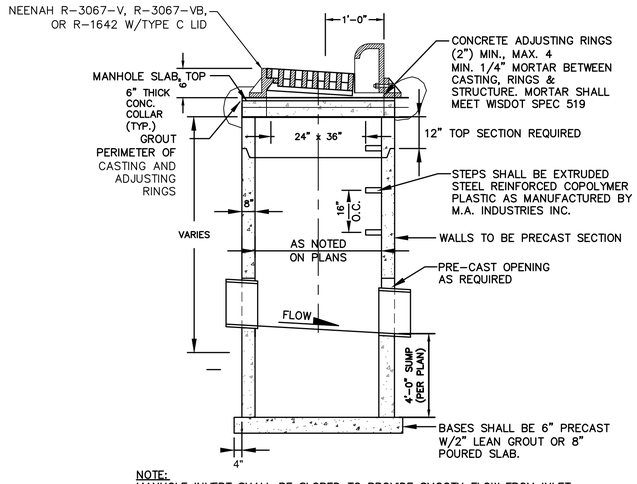
KHA PROJECT 161033029
DATE 07/01/2026
SCALE AS SHOWN
DESIGNED BY MLS
DRAWN BY KBP
CHECKED BY DLE

UTILITY DETAILS

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C601

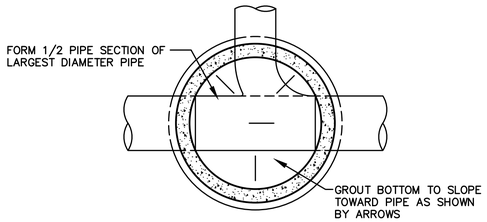
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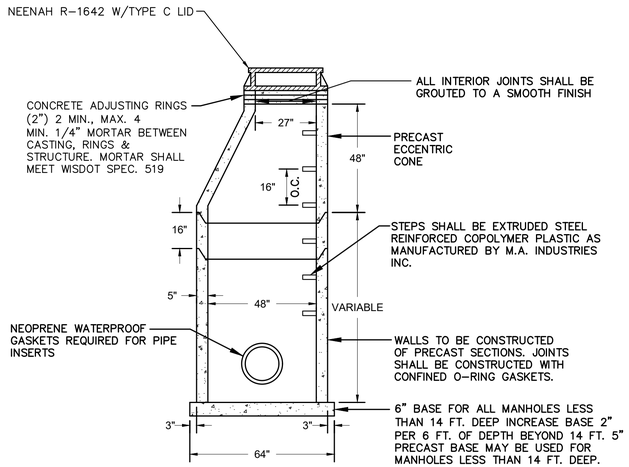
NOTE:
MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW FROM INLET TO OUTLET.

DIA. "D"	COVER "C"	THICKNESS "T"	B.C. TO C.L. "A"	DIA. "D"	COVER "C"	THICKNESS "T"	B.C. TO C.L. "A"
48"	58"	6"	15"	84"	100"	8"	35"
60"	72"	8"	21"	96"	114"	8"	39"
66"	79"	8"	24"	108"	126"	12"	45"
72"	86"	8"	27"	120"	144"	12"	48"

1 CATCHBASIN STORM MANHOLE
NO SCALE

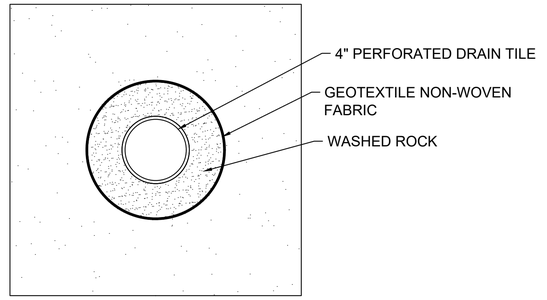


SECTION A-A



NOTE:
MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW FROM INLET TO OUTLET.

2 ECCENTRIC SANITARY MANHOLE
NO SCALE



3 DRAIN TILE
NO SCALE

No.	REVISIONS	DATE

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PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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.

MATT SCHWARTZ
DATE: 06/01/2026 LIC. NO. 63415 MN

KHA PROJECT	161033029
DATE	07/01/2026
SCALE	AS SHOWN
DESIGNED BY	MLS
DRAWN BY	KBP
CHECKED BY	DLE

UTILITY DETAILS

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C602

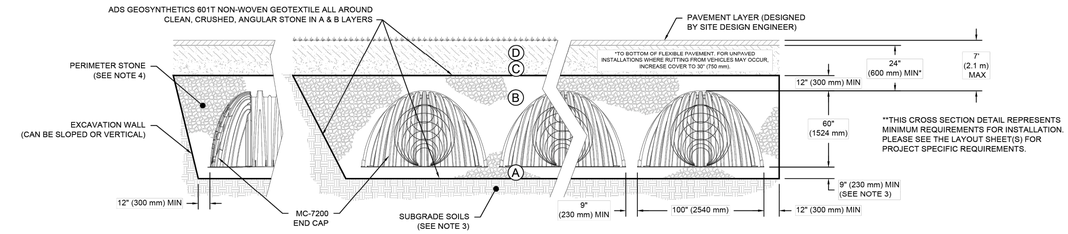
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K:\TWC_LDEV\Crew Carwash\Columbia Heights\3 Design\CAD\PlanSheets\C6-UTILITY DETAILS.dwg July 01, 2026 - 5:17pm
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ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

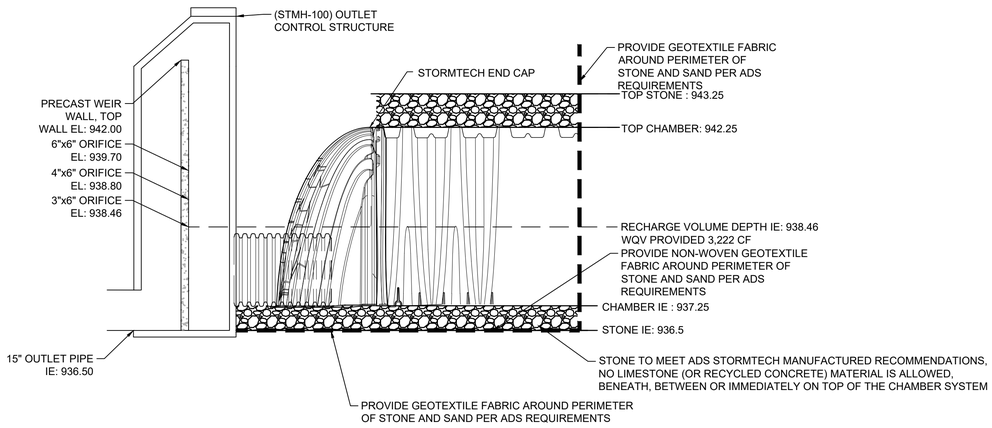
MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

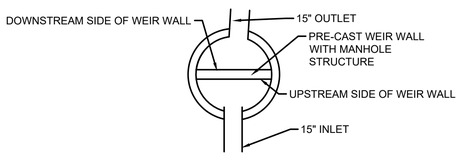


NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3" (75 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



BMP 1 - TYPICAL SECTION - ADS STORMTECH MC-7200 - FILTRATION



STMH-100 PLAN VIEW

STANDARD CROSS SECTION
MC-7200 CHAMBER

DATE: 08/04/25 DRAWN: SMW
DRAWING #: 724-720 CHECKED: JLM

No.	REVISIONS	DATE

DESCRIPTION
DRWN | CHKD
DATE

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD.TEXT OR OTHER PROJECT REPRESENTATIVE. THE DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE ENTIRE PRIOR APPROVAL, EXPRESS AND WRITTEN CONSENT OF ADS. ADS ASSUMES NO RESPONSIBILITY FOR ANY ALTERATIONS TO THIS DRAWING AND/OR CONSTRUCTION IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER OF RECORD TO ENSURE THAT THE PRODUCT SELECTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL REGULATIONS AND PROJECT REQUIREMENTS

StormTech® Chamber System

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET 1 OF 1

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KHA PROJECT 161033029
DATE 07/01/2026
SCALE AS SHOWN
DESIGNED BY MLS
DRAWN BY KBP
CHECKED BY DLE

UTILITY DETAILS

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

SHEET NUMBER
C603

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LANDSCAPE SUMMARY

REQUIRED FRONTAGE TREES - HIGHWAY 65:	6 TREES = 260 L.F. FRONTAGE / 50
PROVIDED FRONTAGE TREES - HIGHWAY 65:	6 TREES = 4 PROPOSED TREES (PLACED ELSEWHERE ON SITE DUE TO SITE CONSTRAINTS) + 2 EXISTING TREES
REQUIRED FRONTAGE TREES - GRAND AVENUE:	6 TREES = 278 L.F. FRONTAGE / 50
PROVIDED FRONTAGE TREES - GRAND AVENUE:	6 TREES
REQUIRED FRONTAGE TREES - 47TH AVENUE NE:	3 TREES = (209 L.F. FRONTAGE - 30 L.F. DRIVEWAY - 30 L.F. DRIVEWAY) / 50
PROVIDED FRONTAGE TREES - 47TH AVENUE NE:	3 TREES
REQUIRED PARKING LOT TREES:	1 TREE = 13 PARKING SPACES / 20
PROVIDED PARKING LOT TREES:	1 TREE
REQUIRED PARKING LOT SCREENING:	A 5'+ WIDE LANDSCAPED FRONTAGE STRIP ALONG PUBLIC STREET OR SIDEWALK.
PROVIDED PARKING LOT SCREENING:	A 5'+ WIDE LANDSCAPED FRONTAGE STRIP PLANTED WITH SHRUBS/ORNAMENTAL GRASSES ALONG PUBLIC STREET OR SIDEWALK.
TOTAL REQUIRED TREES:	**16 TREES**
TOTAL PROPOSED TREES:	**17 TREES**

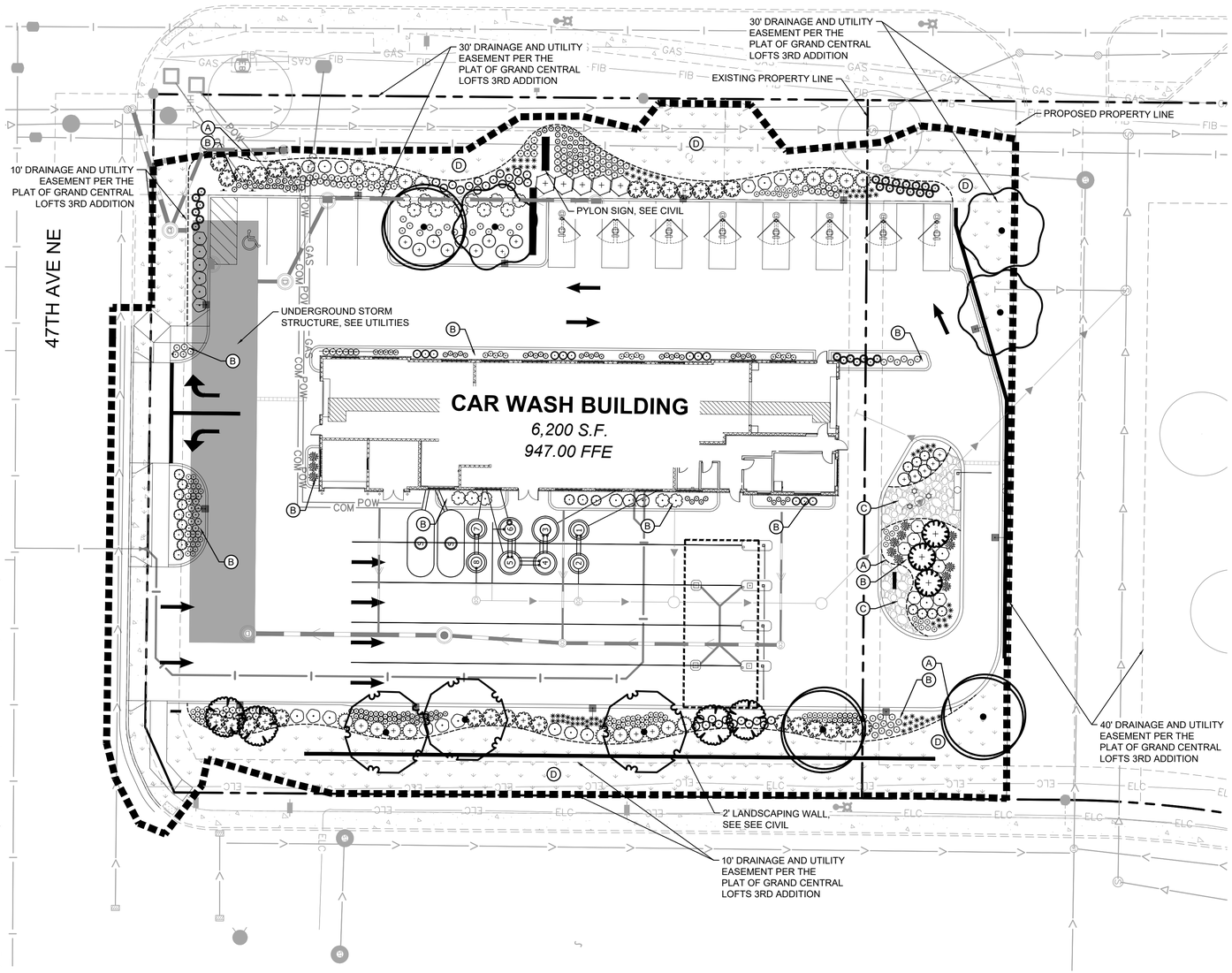
LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD/IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)

STATE TRUNK HWY 65
(CENTRAL AVENUE NE)



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HT
CONIFEROUS TREE						
	CSP	3	CHALET SWISS STONE PINE	PINUS CEMBRA 'CHALET'	B & B	6` HT.
OVERSTORY TREE						
	BRM	3	BRANDYWINE RED MAPLE	ACER RUBRUM 'BRANDYWINE'	B & B	2.5" CAL.
	GSG	4	GOLDSPIRE GINKGO TREE	GINKGO BILOBA 'BLAGON'	B & B	2.5" CAL.
	STL	3	SENTRY® LINDEN	TILIA AMERICANA 'MCKSENTRY'	B & B	2.5" CAL.
	VFE	3	VALLEY FORGE ELM	ULMUS AMERICANA 'VALLEY FORGE'	B & B	2.5" CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING
CONIFEROUS SHRUBS						
	ELU	14	EVERLOW YEW	TAXUS X MEDIA 'EVERLOW'	#5 CONT.	4` O.C.
	MJJ	29	MINT JULEP® JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	#5 CONT.	5` O.C.
	SGJ	21	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	#5 CONT.	5` O.C.
	TCA	5	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'	#5 CONT.	6` O.C.
DECIDUOUS SHRUBS						
	AMC	9	AUTUMN MAGIC BLACK CHOKEBERRY	ARONIA MELANOCARPA 'AUTUMN MAGIC'	#5 CONT.	4` O.C.
	DSC	19	DAKOTA SUNSPOT® BUSH CINQUEFOIL	DASIPHORA FRUTICOSA 'FARGO'	#5 CONT.	3` O.C.
	FDD	14	FIREDANCE™ DOGWOOD	CORNUS SERICEA 'BAILADELINE'	#5 CONT.	4` O.C.
	KOH	16	KODIAK® ORANGE HONEYSUCKLE	DIERVILLA X 'G2X88544'	#5 CONT.	4` O.C.
	KOR	13	CORAL KNOCK OUT® ROSE	ROSA X 'RADRAL'	#5 CONT.	3` O.C.
	MFS	9	MATCHA BALL® FALSE SPIRAEA	SORBARIA SORBIFOLIA 'LEVGREEN'	#5 CONT.	4` O.C.
ORNAMENTAL GRASSES						
	KFG	41	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	2.5` O.C.
	NSG	26	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	2.5` O.C.
	PDS	85	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	2` O.C.
PERENNIALS						
	AJS	76	AUTUMN JOY STONECROP	HYLOTELEPHIUM X 'HERBSTFREUDE'	#1 CONT.	18" O.C.
	BIB	45	BLUE ICE BLUESTAR	AMSONIA X 'BLUE ICE'	#1 CONT.	18" O.C.
	CRS	71	CRAZYBLUE RUSSIAN SAGE	SALVIA YANGII 'CRAZYBLUE'	#1 CONT.	24" O.C.
	MOO	81	MILLENIUM ORNAMENTAL ONION	ALLIUM X 'ALLMIG1'	#1 CONT.	18" O.C.
	MSY	69	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'	#1 CONT.	18" O.C.
	OCB	45	OBSIDIAN CORAL BELLS	HEUCHERA X 'OBSIDIAN'	#1 CONT.	18" O.C.

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES
QTY. = QUANTITY

Know what's **below.** **Call** before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

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No.	REVISIONS	DATE

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
CLARE F. KIBOKO, PLA
DATE: 06/01/2026 LIC. NO. 64528 MN

KHA PROJECT	161033029
DATE	07/01/2026
SCALE	AS SHOWN
DESIGNED BY	ATK
DRAWN BY	ATK
CHECKED BY	CFK

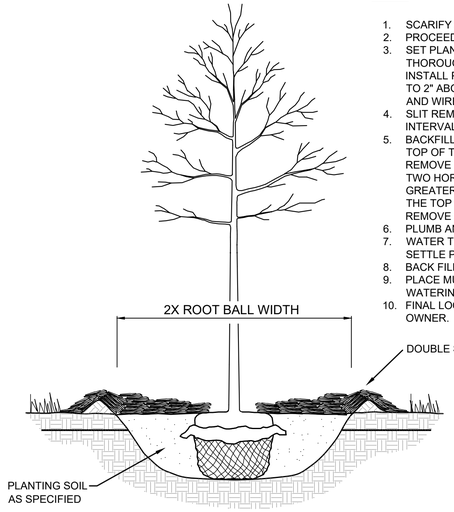
CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS MN

LANDSCAPE PLAN

SHEET NUMBER
L100

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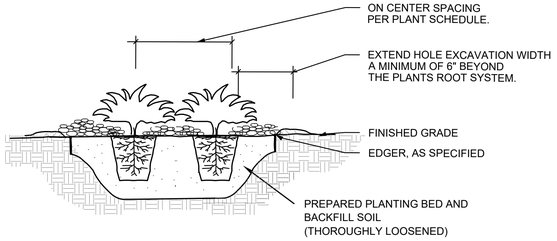


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

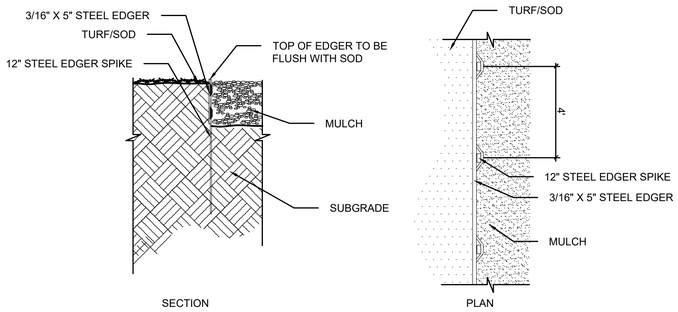


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101



3 STEEL EDGER DETAIL

SCALE: N.T.S. L101

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE GRAY TRAP ROCK AT 2-1/2" DIAMETER MINUS, AT MINIMUM 4" DEPTH. OR APPROVED EQUAL. APPLY PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

20. ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY. CONTROLLER TO BE COMMERCIAL GRADE, EPA WATERSENSE APPROVED, CAPABLE OF FLOW SENSING AND OPERATING A MASTER VALVE ON / OFF BY STATION. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND WIRED RAIN / FREEZE SENSOR. PROVIDE MASTER VALVE. THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ZONE PARAMETERS: HEAD-TO-HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE- LAWN ON NORTH SIDE OF BUILDING VS LAWN ON SOUTH SIDE OF BUILDING, LAWN ON SLOPE VS LAWN ON LEVEL GRADE. LAWN AREAS TO HAVE MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. SHRUB AND PERENNIAL BED AREAS TO HAVE DRIP. TREES IN LAWN AREA TO BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. TREES IN SHRUBS / PERENNIAL BED AREA TO BE WATERED WITH DRIP IRRIGATION. ALL IRRIGATION HEADS TO BE PRESSURE REGULATED.

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

Item 11.

No.	REVISIONS	DATE

Kimley»Horn
2026 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

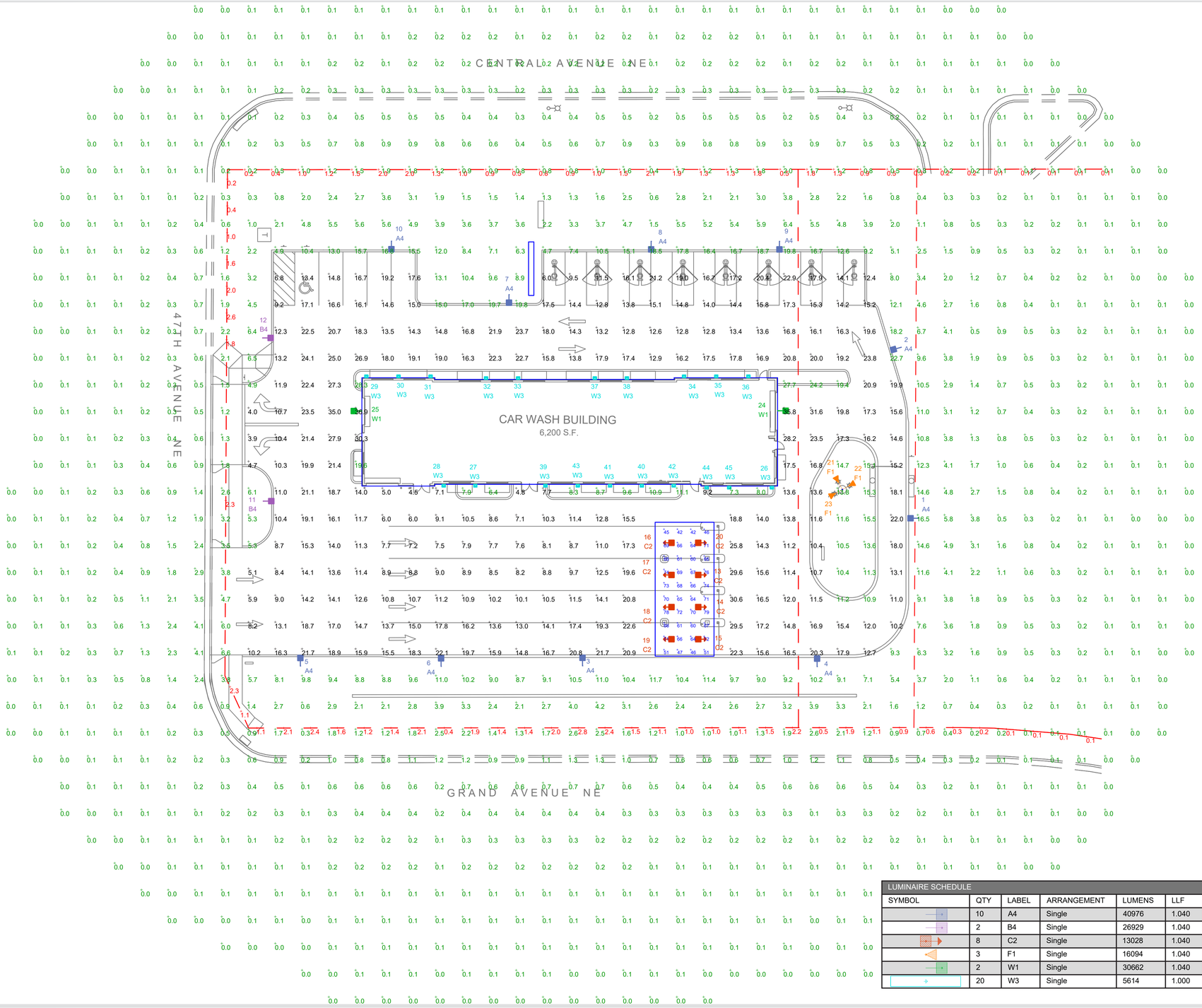
CLARE F. KIBOKO, PLA
DATE: 06/01/2026
MN
LIC. NO. 64528

KHA PROJECT	
161033029	
DATE	
07/01/2026	
SCALE	AS SHOWN
DESIGNED BY	ATK
DRAWN BY	ATK
CHECKED BY	CFK

LANDSCAPE DETAILS

CREW CARWASH
COLUMBIA HEIGHTS
PREPARED FOR
CREW CARWASH
COLUMBIA HEIGHTS
MN

SHEET NUMBER
L101



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A4	22
2	A4	22
3	A4	22
4	A4	22
5	A4	22
6	A4	22
7	A4	22
8	A4	22
9	A4	22
10	A4	22
11	B4	22
12	B4	22
13	C2	10
14	C2	10
15	C2	10
16	C2	10
17	C2	10
18	C2	10
19	C2	10
20	C2	10
21	F1	1
22	F1	1
23	F1	1
24	W1	15
25	W1	15
26	W3	6.47
27	W3	6.47
28	W3	6.47
29	W3	6.47
30	W3	6.47
31	W3	6.47
32	W3	6.47
33	W3	6.47
34	W3	6.47
35	W3	6.47
36	W3	6.47
37	W3	6.47
38	W3	6.47
39	W3	6.47
40	W3	6.47
41	W3	6.47
42	W3	6.47
43	W3	6.47
44	W3	6.47
45	W3	6.47

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

NOTE:
- AREA LIGHTS ON NEW 20 FT. POLES MOUNTED ON 2 FT. CONCRETE BASES
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	63.88	79	42	1.52	1.88
PAVED AREA	15.35	36.9	3.9	3.94	9.46
PROPERTY LINE	1.14	2.8	0.1	11.40	28.00
UNDEFINED	1.51	28.3	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	10	A4	Single	40976	1.040	B3-U0-G5	311.92	3119.2	Lithonia Lighting	RSX3 LED P4 50K R4 MVOLT XXX FAO
	2	B4	Single	26929	1.040	B2-U0-G4	311.92	623.84	Lithonia Lighting	RSX3 LED P4 50K R4 MVOLT HS XXX FAO
	8	C2	Single	13028	1.040	B3-U0-G2	78.56	628.48	Lithonia Lighting	PCNY LED ALO2 SWW2 (50K) FTL MVOLT (SW. POS. 5)
	3	F1	Single	16094	1.040	B5-U0-G1	133.14	399.42	Lithonia Lighting	RSXF1 LED P4 50K SP MVOLT IS DNAXD
	2	W1	Single	30662	1.040	B3-U0-G4	246.63	493.26	Lithonia Lighting	RSX2 LED P6 50K R4 MVOLT XXX FAO
	20	W3	Single	5614	1.000	B2-U3-G2	54.5	1090	Luminaire LED	SPC8 9OF46IN MIN10 50W 40K MVOLTOP SIL WL

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

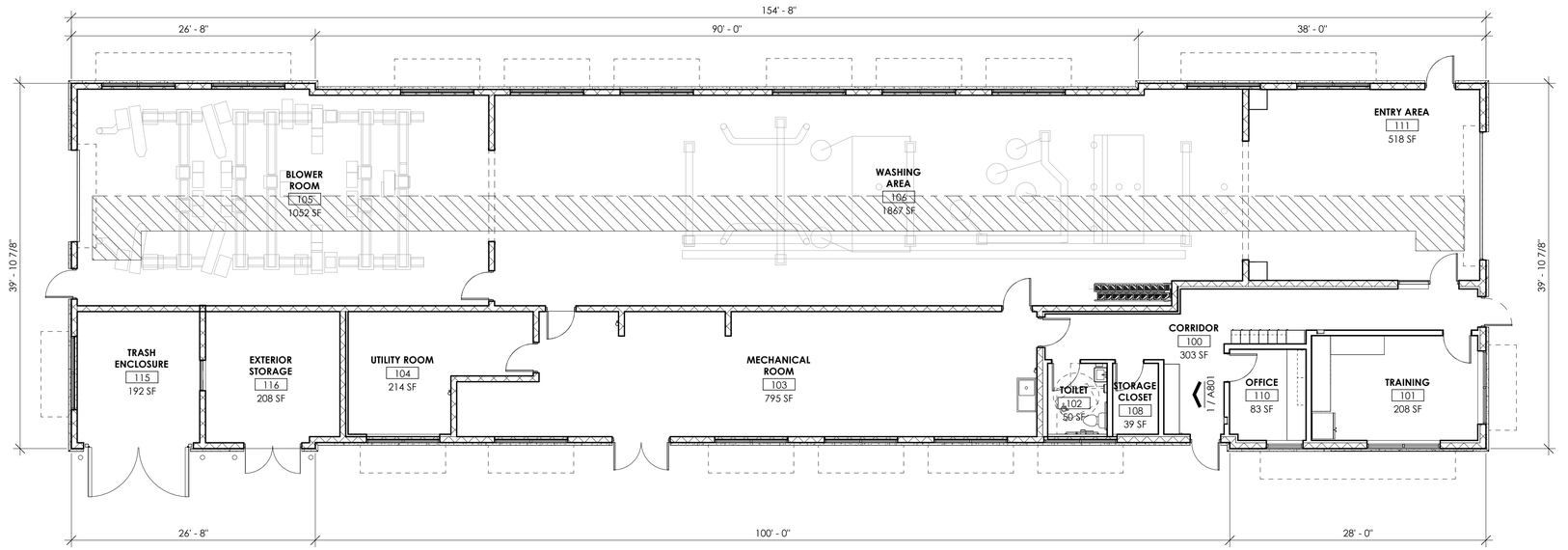
REV.	BY	DATE	DESCRIPTION
R1	JAN	6/30/26	REVISED PER UPDATED SITE PLAN

DISCLAIMER
ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

SCALE: 1" = 20'
LAYOUT BY: JAN
DWG SIZE: D
DATE: 5/1/26

PROJECT NAME:
CREW CARWASH
COLUMBIA HEIGHTS, MN
DRAWING NUMBER:
RL-11166-S1-R1

Crew CARWASH®



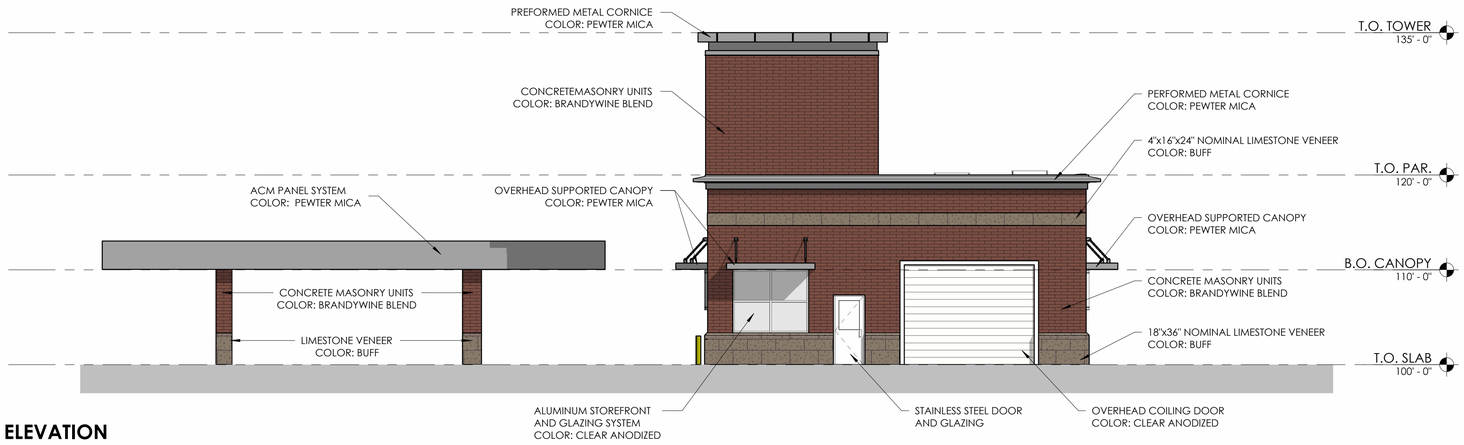
ARCHITECTURAL FLOOR PLAN

PRELIMINARY FLOOR PLAN

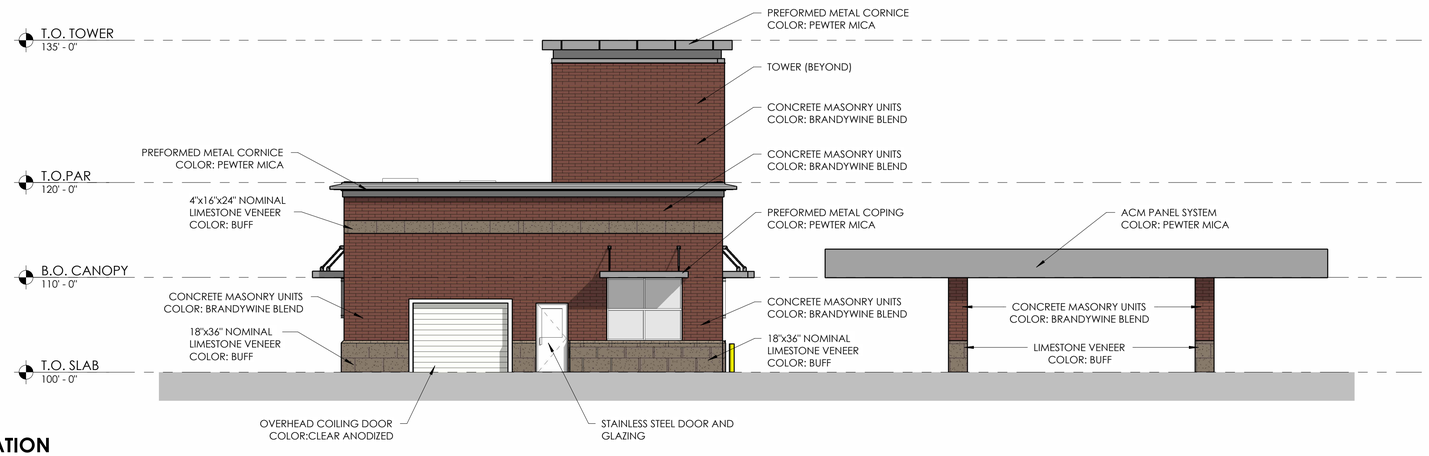
CREW CARWASH, INC
COLUMBIA HEIGHTS, MN

04/28/2026
PRO2026
1/8" = 1'-0"

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NORTH ELEVATION



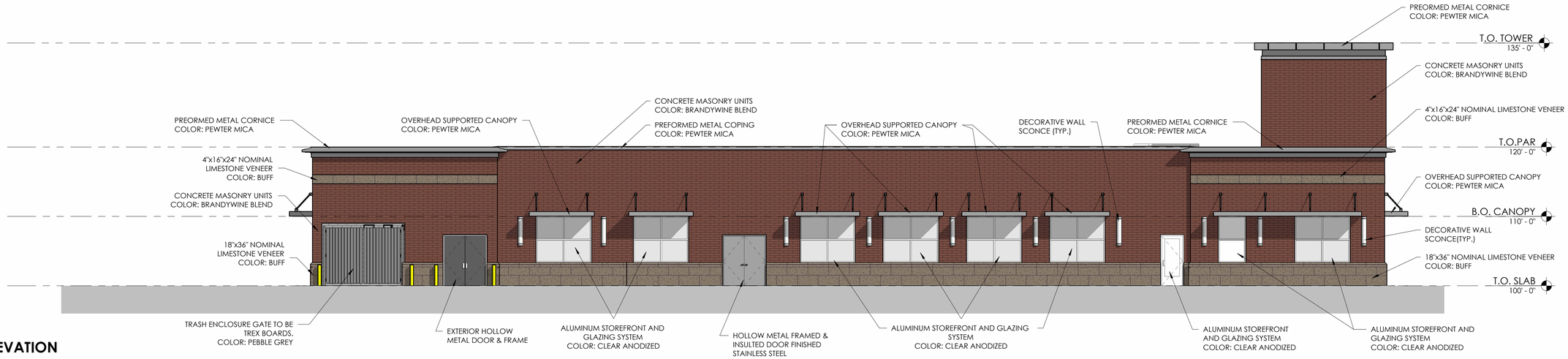
SOUTH ELEVATION

CREW CARWASH - BUILDING ELEVATIONS

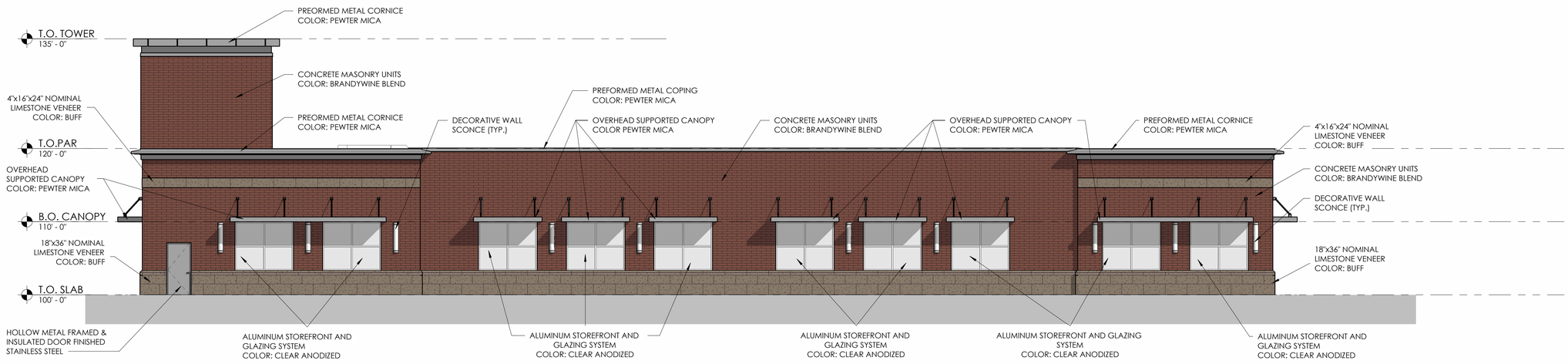
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WEST ELEVATION



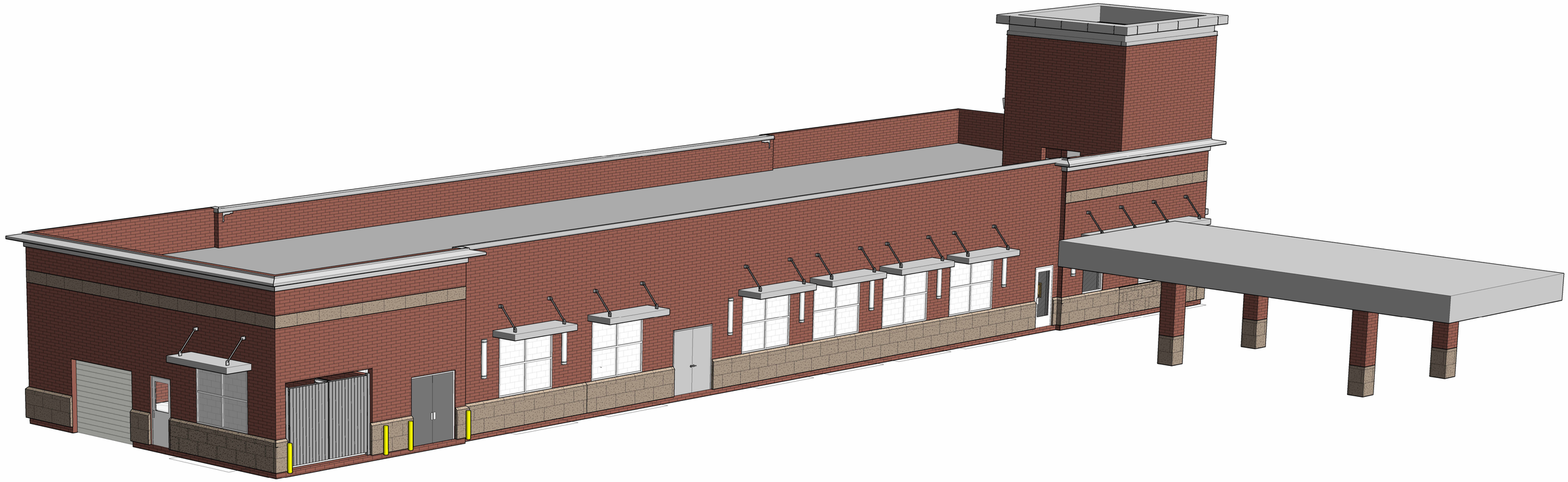
EAST ELEVATION

CREW CARWASH - BUILDING ELEVATIONS

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COLUMBIA HEIGHTS, MN

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1/8" = 1'-0"

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CREW CARWASH - 3D VIEWS

CREW CARWASH, INC
COLUMBIA HEIGHTS, MN

04/28/2026
PRO2026

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June 2026

Ursula Brandt
City Planner
City of Columbia Heights
3989 Central Avenue NE
Columbia Heights, MN 55421

Subject: ***Crew Carwash – Sound Study***
47th Avenue, Columbia Heights, MN 55421

Executive Summary

This sound study is for the proposed Crew Carwash facility to be constructed on approximately 1.23 acres in Columbia Heights, Minnesota (the project). The project will be located northeast of the Central Avenue and 47th Avenue Northeast intersection. The original project layout included 16 blower units within the carwash building and 10 outdoor vacuum generators which represent the primary noise sources evaluated. The existing noise environment is characterized by traffic, commercial activity, and other typical community noise sources. A total of 17 noise-sensitive receptors were identified as close as 40 feet from the project site, including residential buildings, a hotel, a playground, and restaurant patios. SoundPLAN was used to model normal project operations. Based on the modeling results, 13 of the 17 receptors would exceed the Minnesota Pollution Control Agency (MPCA) daytime L_{50} noise thresholds without noise mitigation. To comply with MPCA thresholds, Kimley-Horn recommends Crew Carwash reconfigure and reduce vacuum units, add a noise wall between the vacuum units and sensitive receptors to the south, and install a sound deadening room at the outlet of the carwash tunnel.

Project Description

The carwash project will be constructed on approximately 1.23 acres of undeveloped land in the city of Columbia Heights, Minnesota (the project site), see Figure 1. The project site is directly northeast of the Central Avenue intersection with 47th Avenue Northeast. Central Avenue borders the project to the west, 47th Avenue borders the project to the south, and Grand Avenue Northeast borders the project site to the east. The original site plan included 10 vacuum generators and 16 blowers, which would be the main sources of noise.

Figure 1: Project Site and Receptors



Existing Noise Environment

The project site is located in an urban area where ambient sound levels are influenced by a variety of ongoing human activities. Existing noise sources in the vicinity generally include vehicular traffic on adjacent and nearby roadways (including Central Avenue Northeast/Trunk Highway 65), local transit operations, commercial activities, and occasional emergency vehicle sirens. Additional intermittent noise sources typical of urban environments, such as nearby construction activity, mechanical equipment, and general community activity, also contribute to the existing noise environment. As a result, background noise levels in the project area are characteristic of an urban setting where periods of elevated sound levels occur regularly and fluctuate throughout the day and night depending on traffic volumes and surrounding land uses

Adjacent Noise Receptors

Kimley-Horn identified 17 sensitive noise receptors near the project site. Receptors to the west are as close as 200 feet from the project site and include 3 apartment buildings, 1 hotel, and 1 restaurant patio. Receptors to the south are as close as 65 feet from the project site and include 3 apartment buildings and one single-family residence. Receptors to the east are as close as 40 feet from the project site and include 1 apartment building, 1 playground, and 1 multi-family residence. There is 1 receptor 100 feet north of the project site which is a restaurant patio.

At receptor locations 12 – 15, there are 3 stories of apartment balconies facing the project at approximately 10, 20, and 30 feet above ground level.

Characteristics of Noise

Noise is generally defined as unwanted sound. It is emitted from many natural and man-made sources. Sound pressure levels are usually measured and expressed in decibels (dB). The decibel scale is logarithmic and expresses the ratio of the sound pressure unit being measured to a standard reference level. Most sounds occurring in the environment do not consist of a single frequency, but rather a broad band of differing frequencies. The intensities of each frequency add together to generate sound. Because the human ear does not respond to all frequencies equally, the method commonly used to quantify environmental noise consists of evaluating all of the frequencies of a sound according to a weighting system. It has been found that the A-weighted decibel (dBA) filter on a sound level meter, which includes circuits to differentially measure selected audible frequencies, best approximates the frequency response of the human ear. L_{10} is also a sound pressure metric that represents the sound pressure level, in dBA, exceeded ten percent of the time during a one-hour survey. Similarly, L_{50} represents the sound pressure level, in dBA, exceeded 50 percent of the time during a one-hour survey.

The degree of disturbance from exposure to unwanted sound – noise – depends upon three factors:

1. The amount, nature, and duration of the intruding noise
2. The relationship between the intruding noise and the existing sound environment; and
3. The situation in which the disturbing noise is heard

In considering the first of these factors, it is important to note that individuals have varying sensitivity to noise. Loud noises bother some people more than other people, and some individuals become increasingly upset if an unwanted noise persists. The time patterns and durations of noise(s) also affect perception as to whether or not it is offensive. For example, noises that occur during nighttime (sleeping) hours are typically considered to be more offensive than the same noises in the daytime.

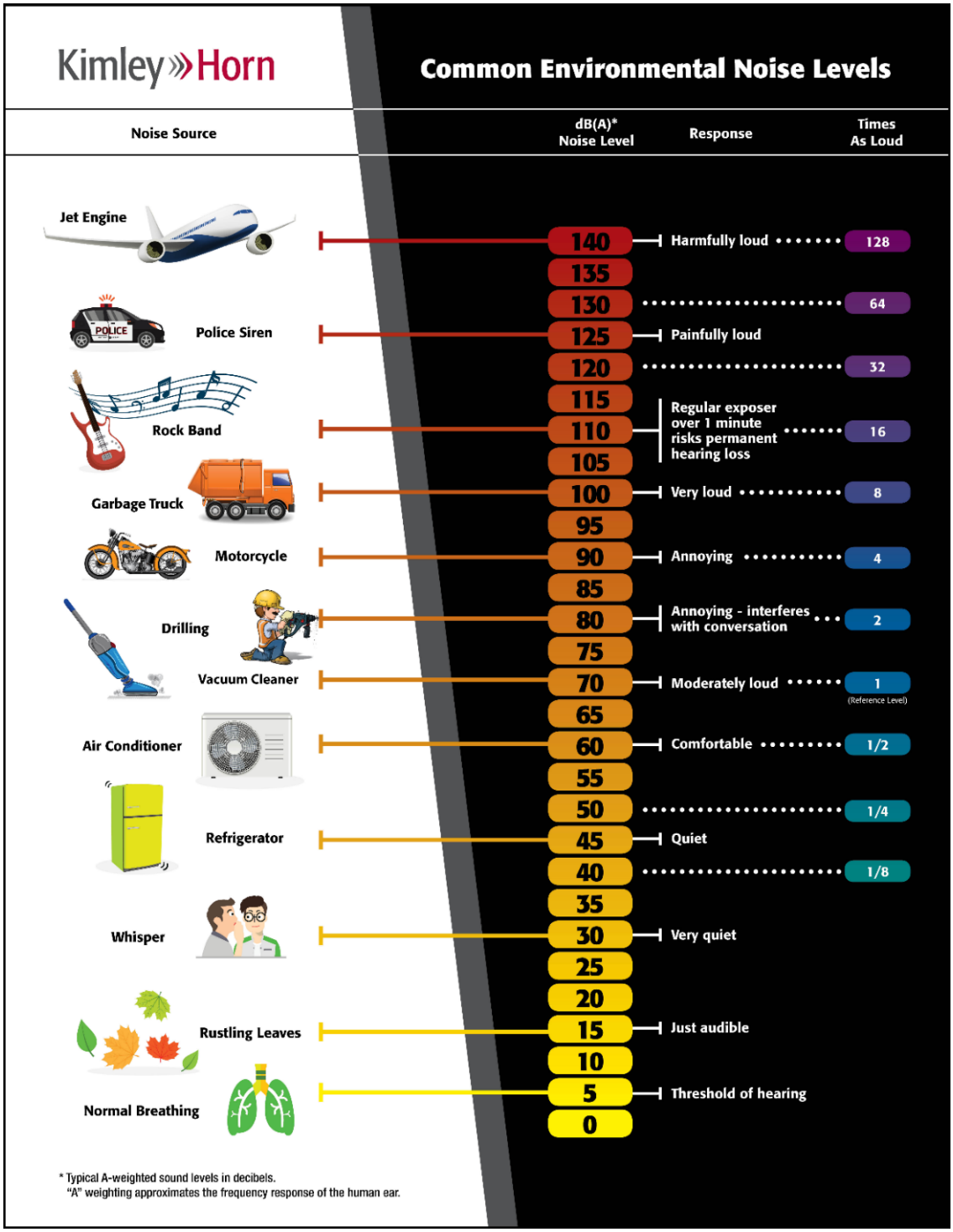
With regard to the second factor, individuals tend to judge the annoyance of an unwanted noise in terms of its relationship to noise from other sources (background noise). A car horn blowing at night when background noise levels are low would generally be more objectionable than one blowing in the afternoon when background noise levels are typically higher. The response to noise stimulus is analogous to the response to turning on an interior light. During the daytime an illuminated bulb simply adds to the ambient light, but when eyes are conditioned to the dark of night, a suddenly illuminated bulb can be temporarily blinding.

The third factor – situational noise – is related to the interference of noise with activities of individuals. In a 60 dBA environment such as is commonly found in a large business office, normal conversation would be possible, while sleep might be difficult. Loud noises may easily interrupt activities that require a quiet setting for greater mental concentration or rest; however, the same loud noises may not interrupt activities requiring less mental focus or tranquility.

As shown in Figure 2, most individuals are exposed to fairly high noise levels from many sources on a regular basis. To perceive sounds of greatly varying pressure levels, human hearing has a non-linear sensitivity to sound pressure exposure. Doubling the sound pressure results in a three decibel change in the noise level; however, variations of three dBA or less are commonly considered “barely perceptible” to normal human hearing. A five decibel dBA change is more readily noticeable. A ten-fold increase in the sound pressure level correlates to a ten decibel [dBA] noise level increase; however, it is judged by most people as only sounding “twice as loud”.

Over time, individuals tend to accept the noises that intrude into their lives on a regular basis. However, exposure to prolonged and/or extremely loud noise(s) can prevent use of exterior and interior spaces and has been theorized to pose health risks.

Figure 2: Common Noise Levels



Minnesota State Noise Standards

The State of Minnesota regulates noise in Minnesota Rules, part 7030.0040. This rule establishes the noise standards in Table 1 based on Noise Area Classification (NAC). A NAC is based on the land use of the location where a person may hear noise. Noise from the project will be regulated according to the NAC of surrounding receptors.

Table 1: Minnesota State Noise Standards

Noise Area Classification	Daytime		Nighttime	
	L_{10}	L_{50}	L_{10}	L_{50}
1: Residential housing, religious activities, camping and picnicking areas, health services, hotels, educational services	65	60	55	50
2: Retail, restaurants and bars, parks and playgrounds, business and government services, recreational activities, transit passenger terminals	70	65	70	65
3: Manufacturing, fairgrounds and amusement parks, agricultural and forestry activities	80	75	80	75
4: Undeveloped and unused land	N/A	N/A	N/A	N/A

Local Regulations

According to Section 4 (10)(d) of Ordinance 1711, for proposed car washes in the city of Columbia Heights, “A sound study is required to determine the overall impact upon the surrounding properties and ensure compliance with performance standards and [Minnesota Pollution Control Agency] MPCA sound requirements.” The MPCA requirements are consistent with the Minnesota State noise Standards listed above. This sound study is being prepared in accordance with this requirement.

According to Chapter 30, Article II, Section 30-21 (a) of the Anoka County Code of Ordinances, “…between the hours of 10:00 p.m. and 7:00 a.m…No person shall engage in or permit heavy machinery activity involving the use of any kind of electric, diesel or gas-powered machine or other power.” The project will not operate outside of 7:00 a.m. to 10:00 p.m..

Noise Measurements

Kimley-Horn used a Larson Davis SoundExpert Lxt Sound Level Meter (Serial No. 0005586) during a field visit to the West Saint Paul Crew Carwash on April 29, 2026. During this field visit, the noise analyst measured sound levels of typical equipment operations. The equipment at the West Saint Paul location is anticipated to have similar sound levels to equipment proposed for the project site. Three 1-minute measurements were conducted for a pair of operating vacuum generators in the parking lot at distances of 5, 10, and 20 feet from the nearest generator. Similarly, three 1-minute measurements were conducted for the blowers in the carwash building at distances of 5, 10, and 20

feet from the open garage door. These measurements were conducted while all blower units within the car wash building were operating. See Table 2 for the field measurement data.

Table 2. Measured Operational Noise Levels (dB)

Noise Source	Distance (ft)	31 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHZ	2 kHZ	4 kHz	8 kHz	Overall Noise Level (dBA)
Blowers	5	48.1	64.2	74.4	83.5	91.3	93.1	93.8	88.1	77.6	98.4
	10	46.0	63.9	71.6	80.5	89.2	91.3	91.8	85.8	75.0	96.4
	20	41.3	60.3	68.6	75.8	85.0	86.9	87.6	81.5	70.5	92.0
Vacuum Generators	5	25.4	42.2	56.1	67.1	74.6	71.7	73.7	70.5	67.6	79.6
	10	26.4	40.8	54.3	61.7	71.5	68.1	68.4	68.4	63.5	75.9
	20	24.4	45.1	53.3	61.0	67.5	65.1	64.8	64.1	59.8	72.3

Noise Analysis

Operational sound levels from the project were evaluated using SoundPLAN. This program computes predicted sound levels at noise-sensitive areas through a series of adjustments to reference sound levels. SoundPLAN also accounts for topography, groundcover type, and intervening structures. Sound levels generated from the on-site vacuum generators and the car wash blowers are anticipated to be the main sources of sound from the project.

It should be noted that noise from surrounding roadways was not modeled in this analysis, although Central Avenue and other nearby roadways are anticipated to contribute to the ambient noise environment throughout the entire day.

Vacuum Generators

Vacuum generator equipment can generate steady, unvarying sound during daytime operation that may create issues when located near noise-sensitive areas. According to the original site layout, 10 vacuum generators were going to be located along the western boundary of the project site.

Based on the field measurements discussed above, the modeled vacuum generators were calibrated to have an overall noise level one dBA louder than measurement data at 10 feet from the source. The modeled sound power of each vacuum generator is included in Table 3.

Table 3. Modeled Sound Power of Vacuum Generator (dB)

31 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHZ	2 kHZ	4 kHz	8 kHz	Overall Sound Power (dBA)
79.0	85.7	89.6	92.1	95.7	90.0	90.0	87.2	86.0	97.2

Blower

The blower system inside of the car wash can generate steady, unvarying sound during daytime operation that may create issues when located near noise-sensitive areas. In the current site layout, the tunnel exit near the blowers will be located on the southern façade of the building and the tunnel entrance, opposite the blowers, will be located on the northern façade. There are 16 blower units modeled in the standard configuration for Crew Carwash locations. Based on the field measurements discussed above, the modeled blowers were calibrated to have an overall noise level one dBA louder than measurement data at 20 feet from the tunnel exit. The modeled sound power of each blower is included in Table 4.

Table 4. Modeled Sound Power of Individual Blower Unit

31 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHZ	2 kHZ	4 kHz	8 kHz	Overall Sound Power (dBA)
92.0	98.3	98.5	100.6	102.9	102.3	101.5	95.8	87.0	107.2

Carwash Tunnel Layout

The original carwash tunnel layout was modeled as three rooms with polyvinyl chloride-lined walls and concrete floors and ceilings. The tunnel entrance was modeled as 14 feet wide and 10 feet tall, a partition wall with a 14-foot-wide and 10-foot-tall opening was modeled 26 feet into the tunnel, a second partition wall with a 10-foot-wide and 8-foot-tall opening was modeled approximately 108 feet into the tunnel, the tunnel exit was also modeled as 10 feet wide and 8 feet tall.

Results

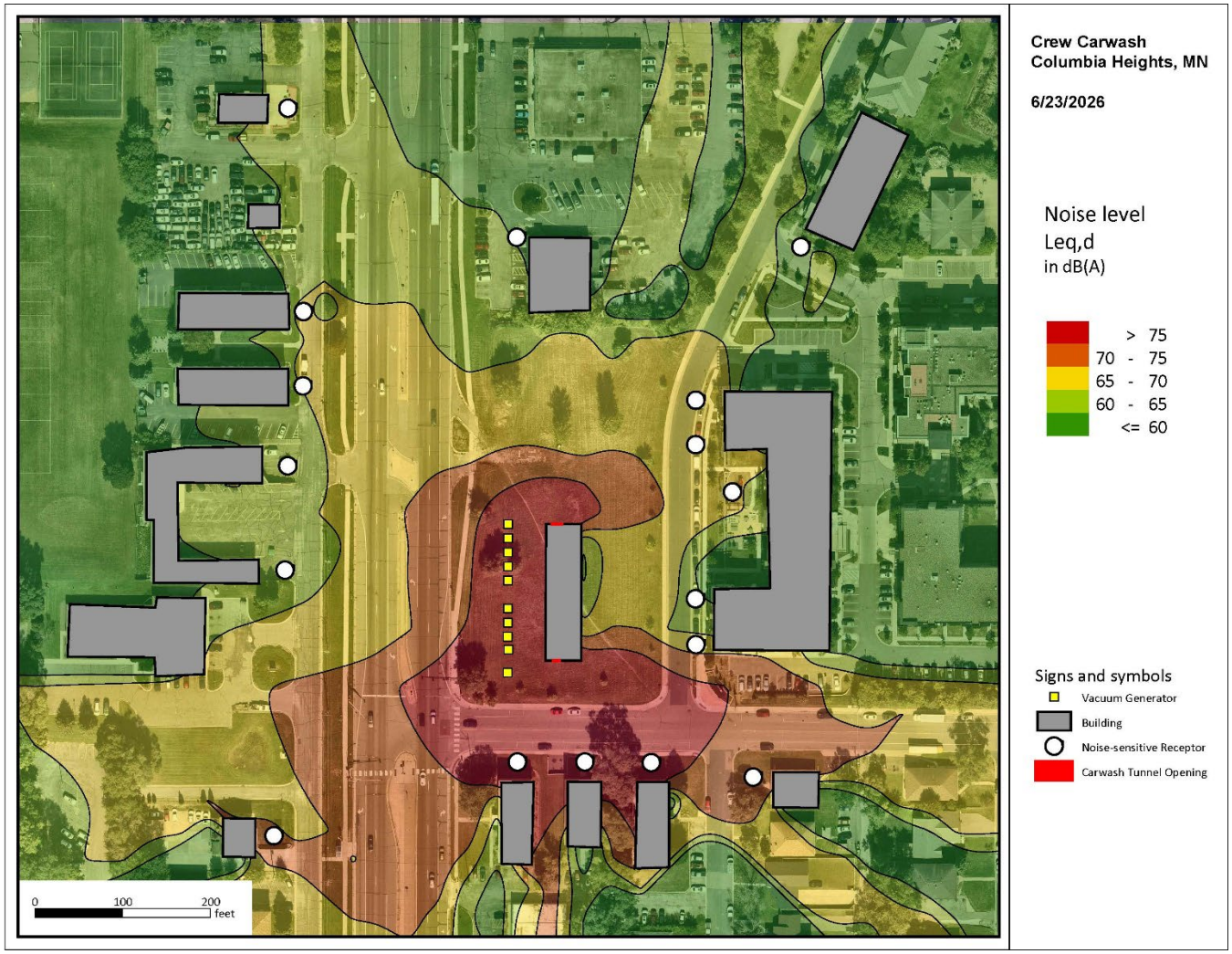
The project would only operate during daytime hours (7 a.mm to 10 p.m.) so results were compared to the MPCA daytime L_{50} thresholds. The model predicts that 13 of the 17 receptors would not comply with MPCA noise standards without mitigation. See Table 2 for anticipated unmitigated noise levels at noise sensitive receptors. See for a map of unmitigated noise levels surrounding the project site under normal operations.

Table 5. Modeled Receptor Noise Levels with no Mitigation

Receptor					Modeled Noise Level (dBA)	In compliance?
ID	Land Use	NAC	Height Above Ground (ft)	Daytime L_{50} Threshold (dBA)		
1	Restaurant	2	5	65	61.0	Yes
2	Restaurant	2	5	65	61.7	Yes
3	Multi-family residence	1	5	60	65.3	No

Receptor					Modeled Noise Level (dBA)	In compliance?
ID	Land Use	NAC	Height Above Ground (ft)	Daytime L_{50} Threshold (dBA)		
4	Multi-family residence	1	5	60	65.5	No
5	Hotel	1	5	60	64.5	No
6	Hotel	1	5	60	64.3	No
7	Multi-family residence	1	5	60	71.0	No
8	Multi-family residence	1	5	60	79.8	No
9	Multi-family residence	1	5	60	80.0	No
10	Multi-family residence	1	5	60	77.7	No
11	Single-family residence	1	5	60	71.5	No
12	Multi-family residence	1	10	60	67.8	No
12	Multi-family residence	1	20	60	68.0	No
12	Multi-family residence	1	30	60	68.0	No
13	Multi-family residence	1	10	60	60.4	No
13	Multi-family residence	1	20	60	61.8	No
13	Multi-family residence	1	30	60	61.8	No
14	Multi-family residence	1	10	60	67.9	No
14	Multi-family residence	1	20	60	67.7	No
14	Multi-family residence	1	30	60	67.7	No
15	Multi-family residence	1	10	60	67.4	No
15	Multi-family residence	1	20	60	67.2	No
15	Multi-family residence	1	30	60	67.2	No
16	Playground	2	5	65	64.9	Yes
17	Multi-family residence	1	5	60	58.3	Yes

Figure 3: Modeled Operational Noise Contours without Mitigation



Recommended Mitigation

To bring noise levels into compliance with MPCA noise standards, Kimley-Horn proposes the following noise mitigation measures:

Vacuums

To reduce noise levels, it is recommended that the vacuum units are reconfigured so that suction is generated at a single location within the carwash tunnel rather than outside, at the vacuum unit. Further, a vacuum nozzle with lower operational noise levels is recommended for this location. Based on coordination with Crew Carwash and the vacuum manufacturer, Kimley-Horn assumed a noise level of 68.1 dBA at 30 feet from the quieter vacuum unit. The modeled sound power at each vacuum unit was calibrated to reflect this quieter noise level but maintain the same spectral spread across frequencies as the field measurements, see Table 6.

Table 6. Modeled Sound Power of Quieter Vacuum Nozzle

31 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHZ	2 kHZ	4 kHz	8 kHz	Overall Sound Power (dBA)
77.6	84.2	88.1	90.6	94.2	88.1	88.5	85.7	84.5	95.7

Kimley-Horn also recommends that the number of vacuum units be reduced from 10 to 8 to further reduce noise levels at nearby receptors. Additionally, it is recommended the remaining 8 units are moved to the northern extent of the proposed parking lot and that a 20-foot-long, 8-foot-high brick noise wall be installed adjacent to the southernmost vacuum unit.

Carwash Tunnel Layout

It is recommended that the 16 blower units and other applicable carwash equipment are moved within the tunnel to allow for a 30-foot-long sound deadening room adjacent to the tunnel exit. Kimley-Horn recommends installing two (2) 8-foot tall, 10-foot-wide aluminum roller doors at each end of the carwash tunnel. For noise from the blower units to be adequately shielded, it is recommended that one of these aluminum roller doors always remain closed while the blower units are operational.

In addition to adding a sound-deadening room, Kimley-Horn recommends lining all walls of the carwash tunnel, including the ceiling, with AcoustiBlok 5-inch Quietfiber, see Appendix A for product absorption data. To ensure this sound absorbing treatment does not deteriorate and lose efficacy, Acoustiblok recommends installing their waterproofing treatment to the Quietfiber if it will be frequently exposed to wet conditions.

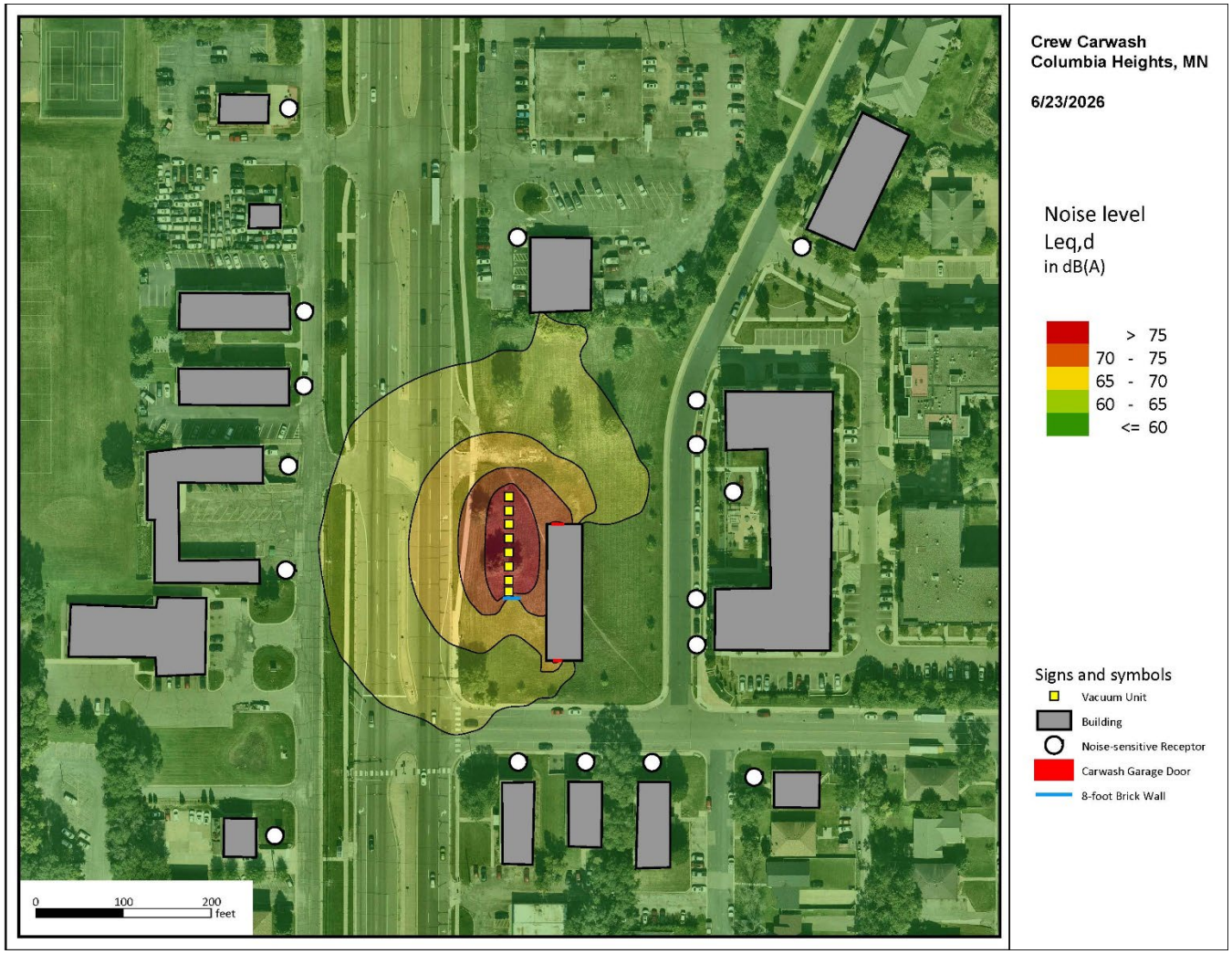
The original model was updated to reflect the recommended changes to the vacuum equipment, site layout, and interior of the carwash tunnel. The updated model predicts that all receptors would comply

with MPCA noise standards. See Table 7 for anticipated mitigated noise levels at noise sensitive receptors. See Figure 4 for a map of mitigated noise levels surrounding the project site under normal operations.

Table 7. Modeled Receptor Noise Levels with Mitigation

Receptor					Modeled Noise Level (dBA)	In compliance?
ID	Land Use	NAC	Height Above Ground (ft)	Daytime L_{50} Threshold (dBA)		
1	Restaurant	2	5	65	56.3	Yes
2	Restaurant	2	5	65	51.9	Yes
3	Multi-family residence	1	5	60	57.5	Yes
4	Multi-family residence	1	5	60	58.9	Yes
5	Hotel	1	5	60	59.3	Yes
6	Hotel	1	5	60	59.9	Yes
7	Multi-family residence	1	5	60	55.1	Yes
8	Multi-family residence	1	5	60	56.0	Yes
9	Multi-family residence	1	5	60	55.3	Yes
10	Multi-family residence	1	5	60	47.8	Yes
11	Single-family residence	1	5	60	42.9	Yes
12	Multi-family residence	1	10	60	43.9	Yes
12	Multi-family residence	1	20	60	47.4	Yes
12	Multi-family residence	1	30	60	48.3	Yes
13	Multi-family residence	1	10	60	44.7	Yes
13	Multi-family residence	1	20	60	48.1	Yes
13	Multi-family residence	1	30	60	49.2	Yes
14	Multi-family residence	1	10	60	57.7	Yes
14	Multi-family residence	1	20	60	57.7	Yes
14	Multi-family residence	1	30	60	57.7	Yes
15	Multi-family residence	1	10	60	57.8	Yes
15	Multi-family residence	1	20	60	57.8	Yes
15	Multi-family residence	1	30	60	57.8	Yes
16	Playground	2	5	65	56.0	Yes
17	Multi-family residence	1	5	60	51.6	Yes

Figure 4. Modeled Operational Noise Levels with Mitigation



Conclusions

The project site is located on undeveloped land adjacent to noise-sensitive land uses including residences, a hotel, restaurant patios, and a playground. The city of Columbia Heights enforces MPCA noise standards; therefore, project noise levels must comply with the daytime L_{50} noise thresholds. 13 of the 17 modeled noise-sensitive receptors adjacent to the project site would exceed the daytime L_{50} noise thresholds without noise abatement. Kimley-Horn has recommended alterations to vacuum equipment, installation of a noise wall, and addition of a sound deadening room to the carwash tunnel. Following coordination with Crew Carwash, Kimley-Horn has implemented these mitigation measures into the current site plans. These recommendations resulted in modeled noise levels that comply with MPCA noise standards. Kimley-Horn encourages Crew Carwash to continue consultation with noise control engineers to ensure the final project design remains compliant with MPCA noise standards.

Appendix A. Acoustiblok Quietfiber Datasheet

Acoustiblok Quietfiber 2”, 3” & 5” – NRC Data

2 Inch Thick Quietfiber
NRC 1.0

Frequency	Absorption Coefficient
40 Hz	0.00
50 Hz	0.00
63 Hz	0.00
80 Hz	0.09
100 Hz	0.29
125 Hz	0.51
160 Hz	0.60
200 Hz	0.82
250 Hz	0.85
315 Hz	0.96
500 Hz	1.02
1000 Hz	1.04
2000 Hz	1.00
4000 Hz	1.05
6300 Hz	1.18
8000 Hz	1.24
10000 Hz	1.37
12500 Hz	1.62

3 Inch Thick Quietfiber
NRC 1.10

Frequency	Absorption Coefficient
40 Hz	0.02
50 Hz	0.07
63 Hz	0.13
80 Hz	0.08
100 Hz	0.61
125 Hz	0.91
160 Hz	1.03
200 Hz	1.17
250 Hz	1.09
315 Hz	1.19
500 Hz	1.20
1000 Hz	1.09
2000 Hz	1.07
4000 Hz	1.05
6300 Hz	1.10
8000 Hz	1.14
10000 Hz	1.21
12500 Hz	1.42

5 Inch Thick Quietfiber
NRC 1.10

Frequency	Absorption Coefficient
40 Hz	0.00
50 Hz	0.04
63 Hz	0.25
80 Hz	0.60
100 Hz	0.97
125 Hz	1.23
160 Hz	1.14
200 Hz	1.24
250 Hz	1.09
315 Hz	1.12
500 Hz	1.15
1000 Hz	1.10
2000 Hz	1.09
4000 Hz	1.07
6300 Hz	1.11
8000 Hz	1.13
10000 Hz	1.25
12500 Hz	1.41

City of Columbia Heights | *Community Development Department*
3989 Central Avenue NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3670 ▪ Fax: 763-706-3671
www.columbiaheightsmn.gov

NOTICE OF PUBLIC HEARING

Date of Hearing: Tuesday, July 7, 2026

Subject: Public Hearing Notice – Conditional Use Permit

Subject Property: (anticipated address) 4707 Central Ave NE (PID: 25-30-24-32-0182)

Dear Resident/Affected Property Owner:

The City of Columbia Heights has received an application for a Conditional Use Permit to establish a Car Wash at 4707 Central Ave. Section 9.104 (H) of the Zoning Ordinance requires the Planning Commission to hold a public hearing and provide a recommendation that the City Council approve or deny the application.

You are receiving this notice because the property that you own (Affected Property), and/or reside in, is located within 350 feet of the Project Site (4707 Central Ave NE). **The Planning Commission of the City of Columbia Heights will hold a Public Hearing on this matter on Tuesday, July 7, 2026 at 6:00 p.m. at City Hall, 3989 Central Avenue NE.** A full copy of the application is on file at City Hall and is available for review upon request.

You are welcomed and encouraged to participate in the Public Hearing for this matter by attending the July 7, 2026 Planning Commission meeting. If you cannot attend the meeting, but would like to provide input, you can submit correspondence via email to ubrandt@columbiaheightsmn.gov or by mail at:

City of Columbia Heights
Attn: Community Development
3989 Central Avenue NE
Columbia Heights, MN 55421

You can also participate in the meeting online by logging into the TEAMS meeting with the information below:

Website: columbiaheightsmn.gov/joinameeting
ID: 252 220 349 450 48
Passcode: uH7gL3dY

If you have any questions about this proposal, please do not hesitate to contact the City of Columbia Heights Community Development Division at (763) 706-3670.

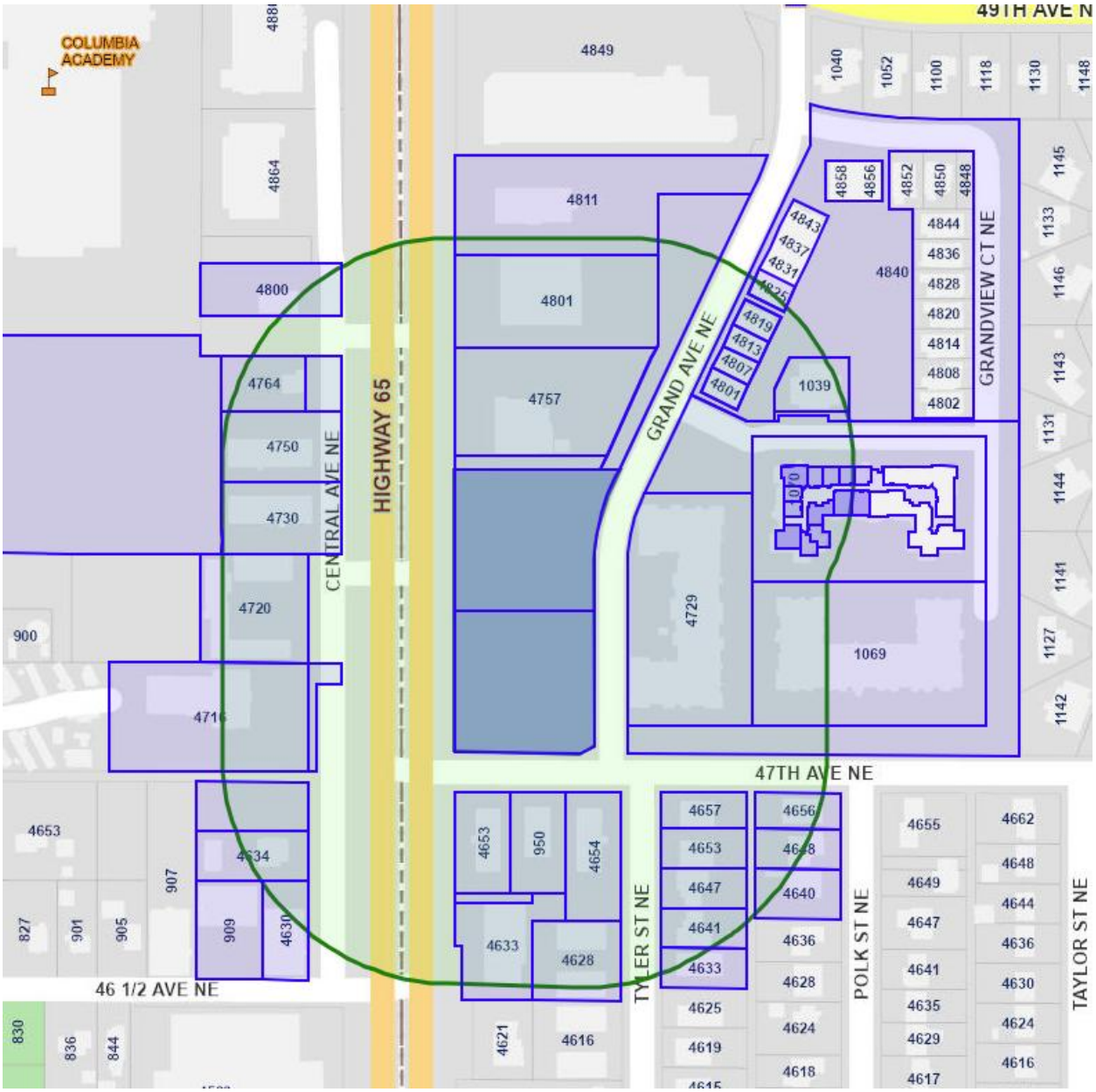
Sincerely,

Ursula Brandt
City Planner, City of Columbia Heights

**** Landowners (Commercial and Residential):** If you do not reside on the Affected Property, located 350 feet

from the Subject Property, it is your responsibility to share this notice with your tenants. This notice should be posted in a public place on your property or mailed directly to the tenants residing or leasing space on the Affected Property.

-SUBJECT PROPERTY LOCATIONS-



Name	Address 1	Address 2
4730-4750 CENTRAL AVE NE LLC	1415 19TH AVE NE	MINNEAPOLIS, MN 55418
4760 LLC	3611 ADAIR AVE N	CRYSTAL, MN 55422
950 TYLER LLC	11159 HOLLAND CIR	EDEN PRAIRIE, MN 55347
AGHA, HANA	1070 GRANDVIEW CT NE UNIT 108	COLUMBIA HEIGHTS, MN 55421
ANDERSON, LAYNE ELIZABETH	1070 GRANDVIEW CT NE UNIT 304	COLUMBIA HEIGHTS, MN 55421
ANOKA COUNTY COMMUNITY ACTION PROGRAM	1201 89TH AVE NE STE 3500	BLAINE, MN 55434
ARMOLD, LINDA M	4813 GRAND AVE NE	COLUMBIA HEIGHTS, MN 55421
BIERNAT, PAUL L	1070 GRANDVIEW CT NE UNIT 306	COLUMBIA HEIGHTS, MN 55421
CITIES INVESTMENT GROUP LLC	2136 FORD PKWY UNIT 8064	SAINT PAUL, MN 55116
COLUMBIA HEIGHTS LEASED HOUSING ASSO	2905 NORTHWEST BLVD STE 150	PLYMOUTH, MN 55441
COLUMBIA HGHTS LEASED HSG ASSOC III LLLP	2905 NW BLVD STE 150	MINNEAPOLIS, MN 55441
DEMETRIOU, MARTHA A	11159 HOLLAND CIR	EDEN PRAIRIE, MN 55347
DEV LLC	4720 CENTRAL AVE NE	HILLTOP, MN 55421
DIRIE, WALI	4636 POLK ST NE	COLUMBIA HEIGHTS, MN 55421
DORN, BARBARA J	2 MAIN ST	NICOLLET, MN 56074
FINCKINC LLC	17059 LIVORNO DR	PACIFIC PALISADES, CA 90272
FORSTER, CURTIS & VIRGINIA	2459 BIRCH ST	WHITE BEAR LK, MN 55110
FRANKLIN, ALYSIA	1070 GRANDVIEW CT NE UNIT 308	COLUMBIA HEIGHTS, MN 55421
GAMBLE SHANNON LA-NETTE	1070 GRANDVIEW CT NE UNIT 307	COLUMBIA HEIGHTS, MN 55421
GANI, SAGAL MOHAMMED	4648 POLK ST NE	COLUMBIA HEIGHTS, MN 55421
GLENDE JOLENE	4825 GRAND AVE NE	COLUMBIA HEIGHTS, MN 55421
GRAND CENTRAL LOFTS MASTER ASSOCIATION	7100 MADISON AVE W	GOLDEN VALLEY, MN 55427
GRAND CENTRAL LOFTS TOWNHOMES ASSOCIATION	7100 NORTHLAND CIR N STE 300	BROOKLYN PARK, MN 55428
HASMUKH LLC	195 CHANTICLEER LN	ALAMO, CA 94507
HASSAN, MUSTAFA	4641 TYLER ST NE	COLUMBIA HEIGHTS, MN 55421
HOLTON, ANDREA	4801 GRAND AVE NE	COLUMBIA HEIGHTS, MN 55421
HOOKS THOMAS A	1070 GRANDVIEW CT NE 204	COLUMBIA HEIGHTS, MN 55421
IBRAHIM, IFRAH A	4647 TYLER ST NE	COLUMBIA HEIGHTS, MN 55421
KANG REBECCA	1070 GRANDVIEW CT NE UNIT 403	COLUMBIA HEIGHTS, MN 55421
KIMBERLY A NYBO INSURANCE AGENCY INC	4634 CENTRAL AVE NE	HILLTOP, MN 55421
KMF GROUP LLC	2147 UNIVERSITY AVE W UNIT 203	SAINT PAUL, MN 55114
KUDUK, ELAINE	4807 GRAND AVE NE	COLUMBIA HEIGHTS, MN 55421
KURAK, THOMAS	15001 SUNFISH LAKE BLVD	RAMSEY, MN 55303
KURTH, JUDY A	1070 GRANDVIEW CRT UNIT 106	COLUMBIA HEIGHTS, MN 55421
LOX PROPERTIES LLC	1395 COMMERCE DR	MENDOTA HEIGHTS, MN 55120
MAC D LLC	1008 NEWHALL DR	FARIBAULT, MN 55021

MANTHEY, CAROL JEAN	1070 GRANDVIEW CT NE UNIT 103	COLUMBIA HEIGHTS, MN 55421
MARCATOMA, GENARO M	2312 CENTRAL AVE NE	MINNEAPOLIS, MN 55418
MN STATE OF IN TRUST	2100 3RD AVE	ANOKA, MN 55303
MONTY REALTY LLC	160 83RD AVE STE 104	FRIDLEY, MN 55432
MORGAN II LLC	195 CHANTICLEAR LN	ALAMO, CA 94507
NGO, SON THANH	4819 GRAND AVE NE	COLUMBIA HEIGHTS, MN 55421
OBRADOVEC, DINA	1070 GRAND VIEW CT APT 201	COLUMBIA HEIGHTS, MN 55421
PETERMAN, KATHY	1070 GRANDVIEW CT NE UNIT 107	COLUMBIA HEIGHTS, MN 55421
PLATH, BRIAN	1070 GRANDVIEW CT NE UNIT 202	COLUMBIA HEIGHTS, MN 55421
RUBIN, RENEE	1070 GRANDVIEW CT NE UNIT 105	COLUMBIA HEIGHTS, MN 55421
SAMIR & KAWTHAR PROPERTIES	461 W MARYLAND AVE STE 203	ST PAUL, MN 55117
SCHMIDT, SANDRA I	1070 GRANDVIEW CT NE UNIT 400	COLUMBIA HEIGHTS, MN 55421
SEKIZOVIC, MUAMER	12849 LEYTE ST NE	BLAINE, MN 55449
STAGG, THOMAS W	1070 GRANDVIEW CT NE UNIT 102	COLUMBIA HEIGHTS, MN 55421
TABOR, DANIEL THOMAS	1070 GRANDVIEW CT NE UNIT 314	COLUMBIA HEIGHTS, MN 55421
THOEMKE STEPHEN E	1070 GRANDVIEW CT NE UNIT 310	COLUMBIA HEIGHTS, MN 55421
THOENNES, MICHAEL J	10875 GREER CIR SW	HOWARD LAKE, MN 55349
TOTEM FOODS INC	PO BOX 23210	RICHFIELD, MN 55423
TW PROPERTY LLC	6949 EDINGTON CIR	SHAKOPEE, MN 55379
WIECHMAN, SARA ANN	1070 GRANDVIEW CT NE UNIT 312	COLUMBIA HEIGHTS, MN 55421
WILSON, DOUG	1070 GRANDVIEW CT NE 100	COLUMBIA HEIGHTS, MN 55421
YOUNT JR., ROBERT JULIUS	1070 GRANDVIEW CT NE UNIT 203	COLUMBIA HEIGHTS, MN 55421

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF ANOKA

I do solemly swear that the notice, as per the proof, was published in the edition of the

BSLP Col Hght Frid Life

with the known office of issue being located in the county of:

ANOKA

with additional circulation in the counties of:

RAMSEY

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 06/12/2026 and the last insertion being on 06/12/2026.

MORTGAGE FORECLOSURE NOTICES Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 06/12/2026

_____
Notary Public

Jacqueline Huerta
Notary Public
Minnesota
My Commission Expires January 31, 2029

Rate Information:
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Ad ID 1541629

CITY OF COLUMBIA HEIGHTS PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Columbia Heights will conduct a public hearing in the City Council Chambers of City Hall at 3989 Central Avenue NE on Tuesday, July 7, 2026, at 6:00 p.m. The order of business is as follows:

A request for a Conditional Use Permit was made to establish a Car Wash located on the northeast corner of 47th and Central with the expected address of 4707 Central Ave NE (PID: 25-30-24-32-0182). Section 9.104 (H) of the Zoning Ordinance requires the Planning Commission to hold a public hearing on the Conditional Use Permit and make findings before submitting a recommendation to City Council.

Notice is hereby given that all people who have an interest will be given an opportunity to be heard. For questions, or to see the full application, contact Ursula Brandt, City Planner, at (763) 706-3673. If you cannot attend the meeting, but would like to provide input, you can submit correspondence via email to ubrandt@columbiaheightsmn.gov or by mail at:

City of Columbia Heights
Attn: Community Development
3989 Central Avenue NE
Columbia Heights, MN 55421

Published in The Life
June 12, 2026
1541629

CITY COUNCIL MEETING

AGENDA SECTION	RESOLUTIONS AND ORDINANCES
MEETING DATE	JULY 13, 2026

ITEM:	**Consideration of Resolution 2026-043, for a Variance for Reduced Parking Lot Setback for 81 38th Ave NE.**
Presenting Item: *Ursula Brandt, City Planner*	
DEPARTMENT: Community Development	**BY/DATE: Ursula Brandt, City Planner, 6/10/26**

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

X Community that Grows with Purpose and Equity
_High Quality Public Spaces
_Safe, Accessible and Built for Everyone
_Engaged, Effective and Forward-Thinking
_Resilient and Prosperous Economy
_Inclusive and Connected Community

CASE NUMBER: 2026-PZ05

APPLICANT: Millie Kwatt LLC

LOCATION: 81 38th Ave NE, Columbia Heights, MN 55421

BACKGROUND:

The applicant owns the building at 81 38th Ave and have run a successful business in this location for decades. In 2012, the applicant first asked for a variance to the parking setback to accommodate the addition of a parking lot to the west of the building. The original request (granted through resolution 2012-050) was to allow for a 0.5ft setback from the side property line to accommodate 18ft by 9ft parking spaces and a 24ft drive aisle. The current request is for a 0 ft setback from the side property lines to accommodate an accessible sidewalk leading to the west entrance along with 18ft by 9ft parking spaces and a 24 ft drive aisle.

As noted in 2012, and is still relevant today, a vacation of the California Street right-of-way conducted in the 1990s. The result of the vacation gave an additional 30 ft of land to the subject property. Upon review of the area, it was discovered that there are some city utilities along the right-of-way, but they are buried deep enough to accommodate the construction of a parking lot.

The applicant is utilizing the building for office and warehousing. The City Code requires 1 parking space for each 300 sqft of office space and 1 parking space for each 3,000 sqft of warehousing. The building has 1,500 sqft of office and 4,500 sqft of warehouse, requiring 7 parking spaces. Currently, the property utilizes approximately 11 parking spaces along the south side of the building, all of which are legal non-conforming for setbacks, and none are handicap accessible. The applicant would like to accommodate more parking on the property by constructing a 5 parking space parking lot to the west of the building which includes one handicap accessible parking space located in front of the main entrance to the building. City Code 9.111(C) requires parking areas to be no closer than 20 ft from the front property line, and 5 ft from the side and rear property lines. City Code 9.106(L)(7) prescribes parking spaces to be a minimum of 9 ft wide and 18 ft deep when

abutting a curb, and the drive aisle width to access the parking spaces can be no less than 24 ft. To accommodate the new parking lot the applicant is seeking a variance for the following:

1. Variance to allow for a 0 ft parking lot setback on the west and north property lines and an increased amount of 0 ft setback on the east property line.

ZONING ORDINANCE
The subject property is zoned I-1 (Industrial), the land to the south and west are also zoned I-1 while the north is zoned PO (Parks and Open Space) and to the east is R3 (Limited Multi-family Residential). The current use of the property as a business complies with the Zoning Code and is otherwise code compliant.

COMPREHENSIVE PLAN
The City's 2040 Comprehensive Plan guides the subject site as "Industrial" as well as the area to the south and west. Consistent with the zoning discussed above the Comprehensive Plan guides the property to the north as Open Space and the east as Low Density Residential. A variance to allow for more parking to accommodate the existing use is consistent with the goals and intent of the Comprehensive Plan.

CURRENT STATUS
Staff has reviewed the variance materials submitted including applicant narrative, site plan and survey illustrating the proposed parking lot and its relation to adjacent properties and structures as well as the existing parking associated with this property.

FINDINGS OF FACT
Section 9.104 (G) of the Zoning Ordinance outlines required findings of fact that must be met for the City to grant approval for a Variance. The findings are as follows:

The City Council shall make each of the following findings before granting a variance:

(a) Because of the particular physical surroundings, or the shape, configuration, topography, or other conditions of the specific parcel of land involved, strict adherence to the provisions of this article would cause practical difficulties in conforming to the zoning ordinance. The applicant, however, is proposing to use the property in a reasonable manner not permitted by the zoning ordinance.

This is correct. Due to the current set up of the building on the property there is no direct access to the west and main entrance to the building that is handicap accessible. The applicant is proposing to use the property in a reasonable manner but is required to first receive a variance to do so.

(b) The conditions upon which the variance is based are unique to the specific parcel of land involved and are generally not applicable to other properties within the same zoning classification.

This is correct. The conditions upon which the variance is based are a function of the placement of the building on the property in relation to the property lines. While this might not be a specifically unique situation in the City, this is not an occurrence that happens often on industrially zoned parcels.

(c) The practical difficulties are caused by the provisions of this article and have not been created by any person currently having a legal interest in the property.

This is correct. The provisions of the Code require a certain dimensional criteria for parking spaces and drive aisle widths. In order to comply with these requirements, the parking lot had to be shifted towards the property lines. For this reason, the provisions of the Code caused the practical difficulties in this matter.

(d) The granting of the variance is in harmony with the general purpose and intent of the Comprehensive Plan.

This is correct. The Comprehensive Plan guides this area as industrial. A variance to allow for more parking to accommodate the existing use is consistent with the intent of the Comprehensive Plan.

(e) The granting of the variance will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements in the vicinity.

This is correct. The proposed placement of the parking lot is next to a City park and unused property. The use of the parking lot will not be materially detrimental; in fact the granting of this variance will result in newly accessible parking allowing better and more equitable access to the existing building.

PLANNING COMMISSION ACTION

The Planning Commission held the required Public Hearing on July 7, 2026. No public comments were received before or during the Public Hearing. Planning Commission unanimously voted to recommend the City Council approve resolution 2026-043.

STAFF RECOMMENDATION

Staff recommends approval of Resolution 2026-043 with the following conditions:

1. The variance applies to the zero ft setback for parking to the north and west and an increased utilization of the zero ft setback on the east, if changes are made to the proposed parking lot a reassessment will need to be made.
2. A Building Permit Application must be submitted prior to construction due to the additional parking lot being a proposed accessible route.
3. Must start construction within one year or the variance will be considered null.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of draft Resolution No. 2026-043, there being ample copies available to the public. **MOTION:** Move to approve Resolution No. 2026-043, a Variance allowing a 0 ft parking setback for 81 38th Ave NE.

ATTACHMENT(S):

1. Resolution 2026-043
2. Applicant Narrative
3. Site Location Map
4. Site Plan/Survey

5. Building Department Comments
6. Public Hearing Notice Affidavit

RESOLUTION NO. 2026-043

A RESOLUTION APPROVING A VARIANCE FOR THE PROPERTY 81 38TH AVE NE COLUMBIA HEIGHTS, MN 55421

BE IT RESOLVED BY the City Council (the "Council") of the City of Columbia Heights, Minnesota (the "City") as follows:

A proposal (Planning Case 2026-PZ05) has been submitted by Millie Kwatt LLC to the Planning Commission requesting approval of a Variance at the following location:

ADDRESS: 81 38th Avenue NE (34-30-24-44-0034)

LEGAL DESCRIPTION:

COLUMBIA HEIGHTS ANNEX LOTS 16 & 17 BLK 100 COL HGTS ANNEX TO MPLS ACCORDING TO THE RE-RECORDED PLAT THEREOF ON FILE & OF RECORD IN THE OFF OF THE REG OF DEEDS IN & FOR ANOKA CNTY, MN

THE APPLICANT SEEKS THE FOLLOWING:

1. Variance to allow a reduction of parking setback to 0 ft for the west side yard and rear yard. City Code Section 9.111 (C) requires parking setback of 5 ft on the side yard and rear yard.

The Planning Commission held a public hearing as required by the City Zoning Code on July 7, 2026;

The City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed variances upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concern related to traffic, property values, light, air, danger of fire, and risk to public safety, in the surrounding area;

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council makes the following:

FINDINGS OF FACT

1. Because of the particular physical surroundings, or the shape, configuration, topography, or other conditions of the specific parcel of land involved, strict adherence to the provisions of this article would cause practical difficulties in conforming to the zoning ordinance. The applicant, however, is proposing to use the property in a reasonable manner not permitted by the zoning ordinance.

2. The conditions upon which the variance is based are unique to the specific parcel of land involved and are generally not applicable to other properties within the same zoning classifications.
3. The practical difficulties are caused by the provisions of this article and have not been created by any person currently having a legal interest in the property.
4. The granting of the variance is in harmony with the general purpose and intent of the Comprehensive Plan.
5. The granting of the variance will not be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements in the vicinity.

CONDITIONS

1. The variance applies to the zero ft setback for parking to the north and west and an increased utilization of the zero ft setback on the east, if changes are made to the proposed parking lot a reassessment will need to be made.
2. A Building Permit Application must be submitted prior to construction due to the additional parking lot being a proposed accessible route.
3. Must start construction within one year or the variance will be considered null

ORDER OF COUNCIL

Passed this _____ day of _____, 2026

Offered by:
Seconded by:
Roll Call:

_____
Amáda Márquez Simula, Mayor

Attest:

_____
Sara Ion, City Clerk / Council Secretary

TO: Columbia Heights Planning and Zoning

Location of Variance: 81-38th Ave NE Columbia Heights, MN 55421

Reason for Request:

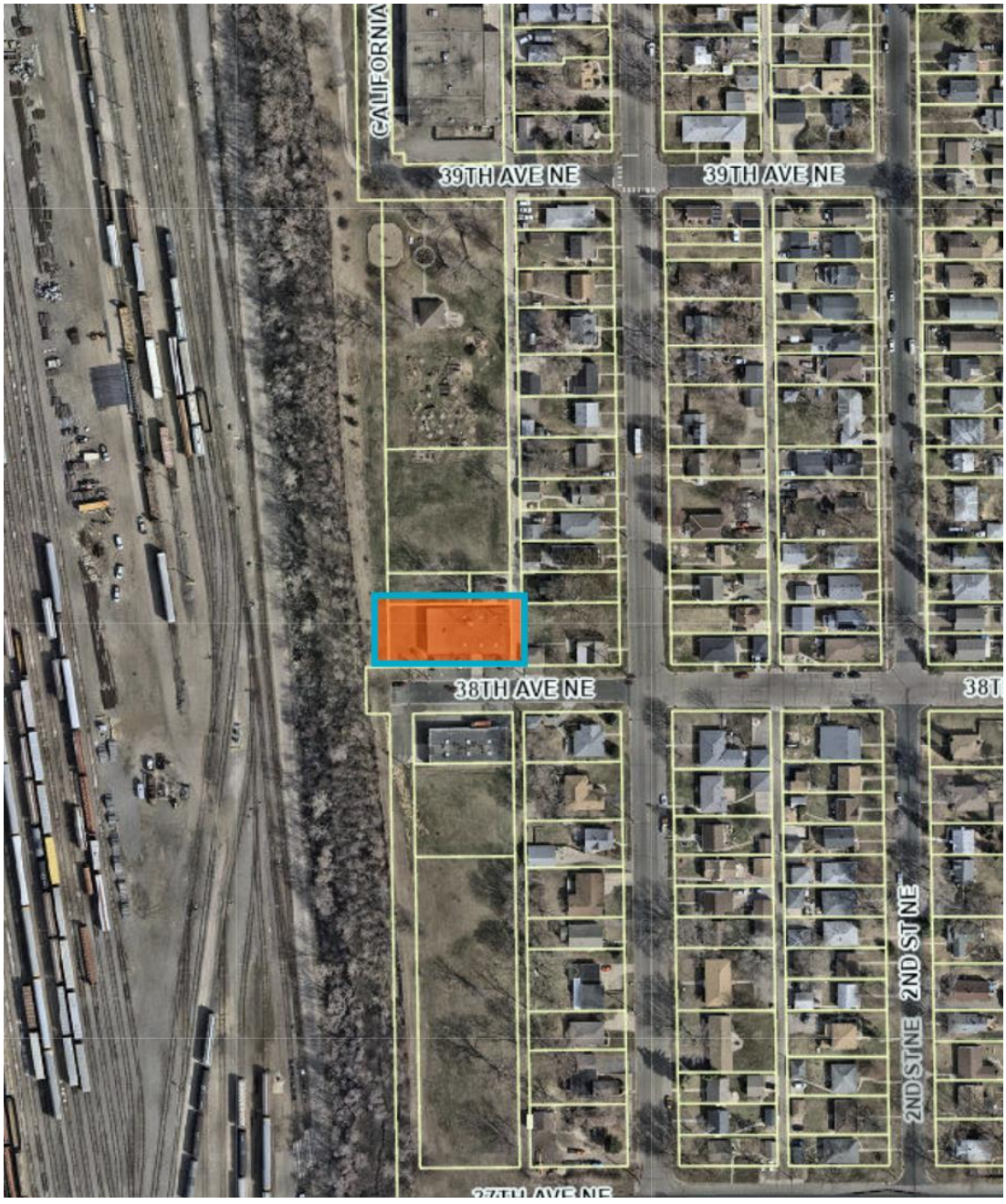
The hardship is for our Handi-Cap clients getting to the front door when the parking lot is on a difference side of the building than the front entrance

The location in question is rectangular in shape with a steep hill side and a fence separating my property from the railroad yard on one side and on the North side is a city park. I have very limited parking on the south side of the property. My entrance door faces the lawn area currently, and this does not provide me an area for “Handi-Cap” parking near the entrance door. The company that is using the building provides Tax Preparation Services to the community. Vern and Sandy’s started their MOM and POP company in 1955 and many of the clients have followed them from Johnson Street, Central Ave Lowry Avenue to our final destination here. I am the owner of the building and Vern and Sandy’s/Forsythe is still a family owed company and we would like to accommodate our elderly clients with mobility issues during the winter months.

The entrance door of our building used to face California Street until the railroad yard was extended. There is a manhole on this grassy area that add to the complications of upgrading this to a parking lot. There also are 3 wires extending from the telephone poles to the ground to secure the pole from tipping.

Larry and Millie Kewatt LLC

Site Location Map



CERTIFICATE OF SURVEY/SITE PLAN

~for~ Millie Kewatt
~of~ 81 38th Avenue N.E.

VICINITY MAP

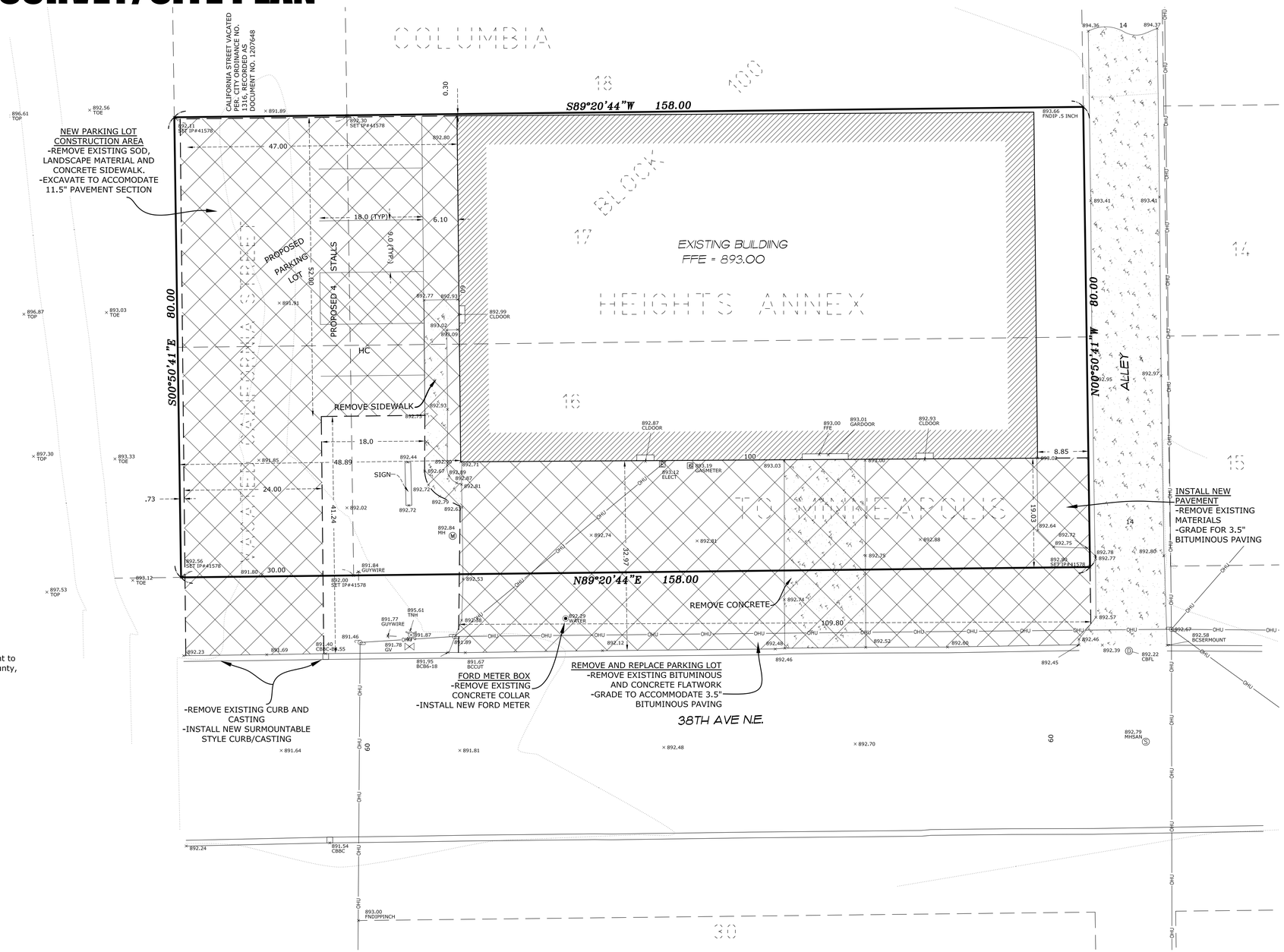
PART OF SEC. 34, TWP. 30, RNG. 24



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Lots 16 and 17, Block 100, COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, and that part of Vacated California Street adjacent to the West line of said Lots 16 and 17 accruing thereto, Anoka County, Minnesota.



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES POWER POLE
- 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES GAS METER
- DENOTES ELECTRICAL BOX
- DENOTES GUY WIRE
- DENOTES EXISTING CONTOURS
- OHU DENOTES OVERHEAD WIRE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES PROPOSED PARKING LOT

BENCHMARK

Benchmark: MNDOT 0205M, 90.00 feet south of 44th Ave. NE.
Elevation = 894.247 (NGVD29)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

PROPERTY INFORMATION

PIN # 34-30-24-44-0034
EXISTING ZONING = I-1 (LIGHT INDUSTRIAL)
TOTAL SITE ARE = 12,640 SQ.FT

BUILDING SETBACKS:
-20 FOOT FRONT
-12 FOOT SIDE
-24 FOOT REAR

PARKING SETBACKS:
-20 FOOT FRONT
-5 FOOT SIDE*
-5 FOOT REAR
* REQUESTING VARIANCE TO 0.5 FOOT SIDE PARKING SETBACK.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04/16/12.
- Bearings shown are on an Anoka County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

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

JASON E. RUD

Date: 06/24/26 License No. 41578

DRAWN BY: MMD	JOB NO: 12163BT	DATE: 04/20/12	
CHECK BY: JER	SCANNED ☐		
1	6/18/26	ADDED REVISED PARKING PLAN	RGW
2	6/24/26	REVISED DRIVE LANE PER CITY	RGW
3			
NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
10 0 5 10 20 40
1 INCH = 10 FEET

12163BT

COLUMBIA HEIGHTS

City of Columbia Heights | *Community Development*
3989 Central Avenue NE, Columbia Heights, MN 55421 • Ph: 763-706-3670 • Fax: 763-706-3671 • www.columbiaheightsmn.gov

81 38th Ave NE Variance request

To whom it may concern:

A building permit will be required for the extension of the parking lot at the subject address because it is part of an accessible route. The design of the accessible route may also require the signature of a licensed design professional to be approved.

MN Rules Chapter 1300.0120:

Subp. 4.

Work exempt from permit.

Exemptions from permit requirements of the code do not authorize work to be done in any manner in violation of the code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

(6)

sidewalks and driveways that are not part of an accessible route;

If you have questions regarding this matter or require assistance with the permitting or inspection process, please contact the Community Development Department at (763) 706-3670.

Sincerely,

Ryan Smith
Building Official

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss

I do solemly swear that the notice, as per the proof, was published in the edition of the

BSLP Col Hght Frid Life

with the known office of issue being located in the county of:

ANOKA

with additional circulation in the counties of:

RAMSEY

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 06/12/2026 and the last insertion being on 06/12/2026.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 06/12/2026

_____
Notary Public

Jacqueline Huerta
Notary Public
Minnesota
My Commission Expires January 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1541632

CITY OF COLUMBIA HEIGHTS PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Columbia Heights will conduct a public hearing in the City Council Chambers at 3989 Central Avenue NE on Tuesday, July 7, 2026, at 6:00 p.m. The order of business is as follows:

A request for a Variance was submitted by the owners of 81 38th Ave NE (PID: 34-30-24-44-0034), Millie Kewatt LLC, to the City requesting to allow a reduction in parking lot setbacks.

Per Code Section 9.104 (G) of the Zoning Ordinance the Planning Commission is required to hold a public hearing on the Variance application and submit findings to the City Council.

Notice is hereby given that all people who have an interest will be given an opportunity to be heard. For questions, or to see the full application, contact Ursula Brandt, City Planner, at (763) 706-3673. If you cannot attend the meeting, but would like to provide input, you can submit correspondence via email to ubrandt@columbiaheightsmn.gov or by mail at:

City of Columbia Heights
Attn: Community Development
3989 Central Avenue NE
Columbia Heights, MN 55421

Published in The Life
June 12, 2026
1541632

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

CITY COUNCIL MEETING

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	JULY 13, 2026

ITEM:	**Consideration of Resolution 2026-045, Granting a Rental Density Cap Exemption for 4332 Leander Ln NE.**
Presenting Item: Ursula Brandt, City Planner	
DEPARTMENT: Community Development	**BY/DATE: Ursula Brandt City Planner, 6/18/2026**

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

_ Community that Grows with Purpose and Equity
_ High Quality Public Spaces
_ Safe, Accessible and Built for Everyone
_ Engaged, Effective and Forward-Thinking
X Resilient and Prosperous Economy
_ Inclusive and Connected Community

BACKGROUND

At the beginning of June 2026 City Staff received a request from the homeowner of 4332 Leander Lane for an exemption from the single-family rental density cap. The property is located on Block 202 with 2 established single family rentals out of 16 total single-family units and an allotment of 2 single family rentals.

The applicant is appealing staff's decision that the application does not fall within the outlined exemption process in City Code. The applicant has provided a narrative that is attached. The applicant's narrative does not align with the recent changes to the staff-authorized exemption process. Therefore, staff is not recommending approval of the exemption request.

If Council decided to approve the exemption, Resolution 2026-045 would grant a temporary rental license exemption to the homeowner with a few additional requirements. The homeowner is required to complete the license application process within 6 months from the passage of the resolution. This puts a limit on how long they can take to bring the house into rental compliance if needed. After the one year term of the temporary license, the persons requesting a temporary license must make an annual application to the City. The resolution stipulates that the rental exemption will be for a one year initial term with the ability to renew for an additional year, for a total of 2 years.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2026-045, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2026-045, a resolution approving the single-family rental exemption request for the rental application at 4332 Leander Lane NE.

ATTACHMENTS

1. **Homeowner Narrative**
2. **Resolution 2026-045**
3. **Location Map of Property**

In 2021, I purchased a home in the neighborhood in Columbia Heights I grew up in. To afford the mortgage I decided to have roommates. The rooms are furnished and all areas of the house were shared with myself and others. After doing this for a couple years, I purchased and moved into a new property in Columbia Heights nearby. While currently living at the new property, I am still at the first property almost daily to maintain the house, garden, house plants and relationship with neighbors. I was not aware of the rental license requirements due to this unique situation.

Now that I am aware of the process in Columbia Heights, I am requesting a rental license for my first property because I am currently not living there. I operate a small, community-minded and ethically run business that creates local employment opportunities through cleaning and snow removal while providing mid-term accommodations. Over time, I have hosted a diverse range of roommates, including individuals who contribute to our community through professions such as nursing and musical entertainment. I have also hosted individuals relocating to Minnesota from other states because they felt Minnesota offered a more welcoming and inclusive environment. Additionally, my listing is priced to remain accessible to individuals experiencing housing instability, offering a safe and affordable place to stay while they transition to more permanent housing arrangements.

If granted, I will continue maintaining the interior and exterior of the property and follow all rental policies. I plan to sell my property in the next 1-2 years.

RESOLUTION NO. 2026-045

A RESOLUTION APPROVING SINGLE FAMILY RENTAL EXEMPTION REQUEST FOR THE RENTAL APPLICATION AT 4332 LEANDER LANE NE, COLUMBIA HEIGHTS, MN 55421

BE IT RESOLVED BY the City Council (the "Council") of the City of Columba Heights, Minnesota (the "City") as follows:

On August 14, 2023, the Council approved ordinance 1685 which established a rental density limit for detached single-family rental dwellings by splitting the city into blocks and caping the number of rentals per that block; and

Ordinance 1685 establishes that applicants that are not allowed to obtain a single-family rental license because of the density limits will be able to request an exemption which shall be reviewed by city staff; and,

If the applicant receives a negative ruling on its exemption request they may appeal to the City Council which the Council has sole discretion to grant the exemption request for a specified period of time; and,

The City has received a request from the owner of 4332 Leander Lane NE, Columbia Heights, MN 55421 to make an exception for the property and allow a new rental license to be issued.

NOW, THEREFORE, BE IT RESOLVED, the City does hereby approve the exemption request for 4332 Leander Lane NE, Columbia Heights, MN 55421, allowing the homeowner to apply for a temporary rental license, with the addition of the following requirements.

1. The owner of 4332 Leander Lane NE, Columbia Heights, MN 55421 must apply for and complete the licensing process, to receive the temporary license, within 6 months of the passage of this resolution.

2. The temporary rental license shall be valid for the period of one year after the date that the license has been approved.

3. After the one-year term of the temporary license, the property owner may re-apply for the temporary license again for an additional year resulting in a 2 year total rental density exemption.

ORDER OF COUNCIL

Passed this _____ day of _____, 2026

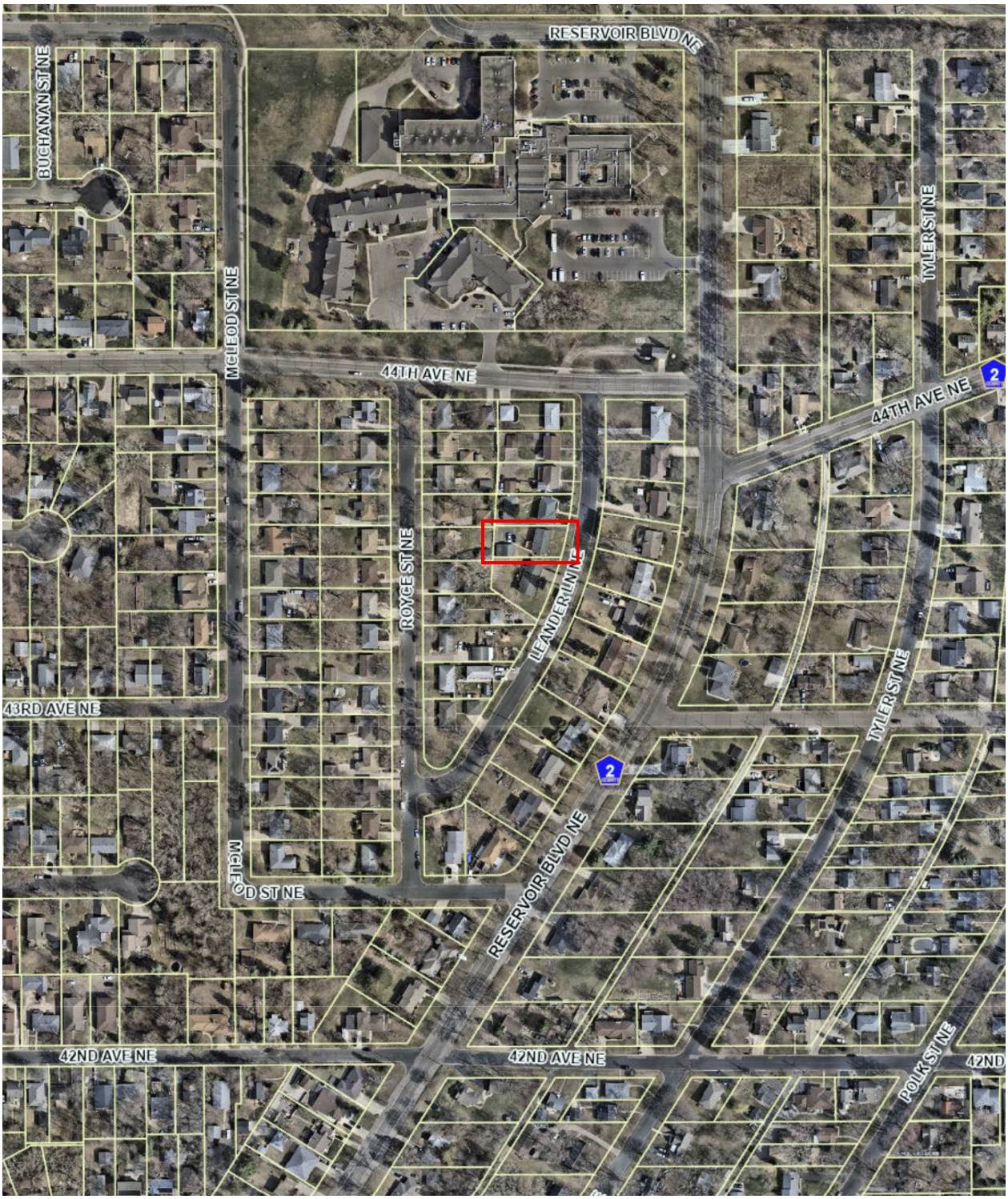
Offered by:
Seconded by:
Roll Call:

_____
Amáda Márquez Simula, Mayor

Attest:

_____
Sara Ion, City Clerk/Council Secretary

Property Location Map



THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

CITY COUNCIL MEETING

AGENDA SECTION	BID CONSIDERATION
MEETING DATE	JULY 13, 2026

ITEM:	**Consideration of Resolution 2026-48, Being A Resolution Accepting Bids and Awarding a Contract For 2026 Street Program – Municipal State Aid (MSA) Street Mill & Overlay, City Project 2602.**
Presenting Item: Rochelle Widmer, City Engineer	
DEPARTMENT: Engineering	**BY/DATE:** Rochelle Widmer / July 9, 2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

_Community that Grows with Purpose and Equity	_Engaged, Effective and Forward-Thinking
X High Quality Public Spaces	_Resilient and Prosperous Economy
_Safe, Accessible and Built for Everyone	_Inclusive and Connected Community

BACKGROUND

Final plans for the 2026 Municipal State Aid (MSA) Street Mill & Overlay have been completed and signed. The work includes a bituminous pavement mill and overlay, select concrete curb and gutter replacement, ADA improvements, replacement and repair of sanitary and storm structures, and pavement striping.

The streets to be included with this project are as follows:

- Johnson St NE – 37th Ave NE to 40th Ave NE
- Reservoir Blvd NE – 39th Ave NE to 40th Ave NE
- 40th Ave NE – Tyler St to Arthur St
- West Upland Crest – Fairway Drive to Pennine Pass
- Reservoir Blvd NE (CSAH 2) – Johnson St to 45th Ave
- Arthur St – 40th Ave NE to 44th Ave

On May 26, 2026, the City Council authorized staff to advertise the 2026 Street Program – MSA Street Mill & Overlay project for bids. In May and June, plans and specifications were advertised for bids in the LIFE newspaper and electronically on the City website and through Quest Construction Data Network.

SUMMARY OF CURRENT STATUS

Fifteen contractors / vendors (6 prime bidders) requested a copy of the bidding documents. Five bids were received and publicly read aloud at the June 17, 2026, bid opening. The bid opening minutes are attached.

The low bid was submitted by Asphalt Surface Technologies Corporation (ASTECH Corp.) of St. Cloud, Minnesota in the amount of $1,152,710.75. The bid is approximately 14% higher than the Engineer's Estimate. Funding will be provided by State Aid and Infrastructure funds.

STAFF RECOMMENDATION

Based upon the bids received, ASTECH Corp is the low, qualified, responsible bidder. Staff is recommending award of the bid to ASTECH Corp of St. Cloud, MN.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2026-48, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2026-48 being a resolution accepting bids and awarding the 2026 Street Program – MSA Street Mill & Overlay, City Project 2602 to ASTECH Corp. of St. Cloud, Minnesota, based upon their low, qualified, responsible bid in the amount of $1,152,710.75, to authorize the Mayor and City Manager to enter into a contract for the same, and to increase the original project budget commensurate with the actual bid.

ATTACHMENT(S)

Resolution 2026-48

Bid Opening Memorandum

RESOLUTION NO. 2026-048

A RESOLUTION AMENDING THE 2026 BUDGET FOR THE 2026 STREET PROGRAM AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE RELATED VENDOR AGREEMENT.

In December 2025, the City Council of the City of Columbia Heights adopted an original budget for City Project No. 2602, 2026 Streets Program, consisting of $375,000 from the City's State Aid Street Construction Fund 402 and $600,000 from the City's Public Improvement Revolving Fund 415, and

In June 2026, pursuant to an advertisement for bids for City Project No. 2602, 2026 Streets Program, bids were received, opened and tabulated according to law.

FINDINGS OF FACT

The following bids were received complying with the advertisement:

Bidder	Base Bid
Asphalt Surface Technologies Corp.	$1,152,710.75
Park Construction Company	$1,158,278.40
Bituminous Roadways Inc.	$1,238,310.60
GMH Asphalt Corporation	$1,279,646.10
North Valley, Inc.	$1,427,169.81

It appears that Asphalt Surface Technology Corp. of St. Could, Minnesota is the lowest responsible bidder.

Now therefore, be it resolved, by the City Council of the City of Columbia Heights, in accordance with the foregoing, and all ordinances and regulations of the City:

1. The Mayor and City Manager are hereby authorized and directed to enter into a contract with Asphalt Surface Technology Corp., in the name of the City of Columbia Heights, for City Project No. 2602, 2026 Streets Program – Municipal State Aid (MSA) Streets Mill & Overlay for a bid amount of $1,152,710.75 according to plans and specifications therefore approved by the Council.

2. The City Engineer is hereby authorized and directed to retain the deposit of the successful bidder and the next lowest bidder until the contract has been signed.

3. The $600,000 originally budgeted in Public Improvement Revolving Fund 415 for this project is hereby transferred to Infrastructure Fund 430 for this project.

4. The original project budget is hereby further amended to appropriate an additional $200,000 from the fund balance of Infrastructure Fund 430 to address the variance from the original 2025 estimate, increasing the portion of this project's budget within Infrastructure Fund 430 to $800,000.

Passed this 13th day of July 2026

Offered by:
Seconded by:
Roll Call:

_____

Amáda Márquez Simula, Mayor

_____

Sara Ion, City Clerk / Council Secretary

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

M E M O R A N D U M

Date: June 17, 2026
To: Rochelle Widmer, P.E. M.S., Director of Engineering and Facilities
From: Zach Lingl, P.E., Principal Engineer
Kevin Kielb, P.E., Principal Engineer
Subject: Bid Results and Recommendation
Columbia Heights 2026 MSAS Mill and Overlay
SAP 113-030-005

Five bids were received for the 2026 MSAS Mill and Overlay Project. The bids were publicly read aloud at 11:00 A.M. on June 17, 2026. The bids were then reviewed, tabulated and the results are summarized below:

CONTRACTOR	TOTAL BID	CONTRACTOR	TOTAL BID
Asphalt Surface Technologies Corp.	$1,152,710.75	GMH Asphalt Corporation	$1,279,646.10
Park Construction Company	$1,158,278.40	North Valley, Inc.	$1,427,169.81
Bituminous Roadways Inc.	$1,238,310.60		

The engineer’s estimate for the project was $1,007,886.00.

We reviewed Asphalt Surface Technologies Corp.'s unit prices and compared them to the Engineer's Estimate and the other bids received. While differences were noted in individual bid items, our opinion is that the bid is responsive and not materially unbalanced.

If the City of Columbia Heights decides to award the project to the low bidder, we recommend awarding the contract to Asphalt Surface Technologies Corp. in the amount of $1,152,710.75.

If you have any questions, please contact me at (612) 965-9740.