

January 22, 2026, City Council Regular Meeting Agenda



7:00 PM

Apple Valley Municipal Center
7100 147th Street West, Apple Valley

1. Call To Order And Pledge
2. Approve Agenda
3. Audience - 10 Minutes Total Time Limit - For Items Not On This Agenda
4. Consent Agenda

Consent Agenda Items are considered routine and will be enacted with a single motion, without discussion, unless there is a request to have any item separately considered. It will then be moved to the regular agenda for consideration.

- A. Approve Minutes of the regular meeting of January 8, 2026
- B. Approve election to not waive monetary limits on municipal tort liability
- C. Approve agreement between the City of Apple Valley and Dakota County South Metro SWAT for fiscal agent services
- D. Approve agreement with the City of Lakeville for membership in the First Responder Skills Training Center
- E. Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2025-104, Johnny Cake Ridge Road (147th to 140th Street) Improvements
- F. Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2025-105, 2025 Street Improvements
- G. Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2023-133, EVR-P11 Pond Enhancements
- H. Approve acceptance and final payment on agreement with Kunkel Electric for lighting installation for Project 2024-153, Pickleball Court Expansion at JCRPW (2023 Parks Bond Referendum)
- I. Approve acceptance and final payment on various agreements for Project 2021-172, Police Garage to various contractors

- J. Approve claims and bills
- K. Approve 2026-2027 Collective Bargaining Agreement with LELS Local No. 71
- L. Approve Personnel Report
- 5. Regular Agenda
 - A. Amendment to 2040 Comprehensive Plan Regarding Mixed-Business Campus (MBC) Land Use Guidance and Related Text
- 6. Staff And Council Communications
 - A. Presentations
- 7. Calendar Of Events
 - A. Approve Calendar of Upcoming Events
- 8. Adjourn

Regular meetings can be viewed live on Charter Communications Cable Channel 180 and on the City's website at www.applevalleymn.gov. Some members of the City Council may participate electronically, as allowed by Minnesota Statutes.



ITEM:
MEETING DATE:
SECTION:

4.A.
January 22, 2026
Consent Agenda

Description: Approve Minutes of the regular meeting of January 8, 2026	
Staff Contact: Christina Scipioni, City Clerk	Department / Division: Administration/City Clerk's Office

Action Requested:
Approve Minutes of the regular meeting of January 8, 2026

Summary:
The minutes from the last regular City Council meeting are attached for review and approval.

Background:
State statute requires the creation and preservation of meeting minutes which document the official actions and proceedings of public governing bodies.

Budget Impact:
N/A

Attachments:

1. Minutes

City of Apple Valley

January 8, 2026, City Council Regular Meeting Minutes

Minutes of the regular meeting of the City Council of Apple Valley, Dakota County, Minnesota, held January 8, 2026, at 7:00 p.m., at Apple Valley Municipal Center.

Present: Mayor Hooppaw; Councilmembers Bergman, Grendahl, Hiebert, and Melander

Absent: None

City staff members present were: City Administrator Lawell, City Clerk Scipioni, City Attorney Hills, City Engineer Anderson, Community Development Director Benetti, Parks and Recreation Director Carlson, City Planner Dill, Police Chief Francis, Assistant City Administrator Grawe, Human Resources Manager Haefner, Public Works Director Saam and Planner Stroeing.

1. Call to Order and Pledge

Mayor Hooppaw called the meeting to order at 7:00 p.m. Everyone took part in the Pledge of Allegiance to the flag.

2. Approve Agenda

Motion: of Grendahl seconded by Melander, approving the agenda for tonight's meeting as presented. Ayes - 5 - Nays - 0.

3. Audience

Mayor Hooppaw asked if anyone was present to address the Council, at this time, on any item not on this meeting's agenda.

Kristina Gasparian, 15710 France Way, spoke in opposition to the requested 2040 Comprehensive Plan amendment related to a data center. She also requested Council consider a moratorium on data center projects.

Jennifer Duoos, 452 Walnut Lane, spoke in opposition to the proposed data center project.

Nancy Speaker, 8577 Palomino Drive, spoke in opposition to the proposed data center project.

Margaret Minegar, 13125 Heritage Way, spoke in opposition to the proposed data center project and encouraged the Council to support a development like Centennial Lakes in Edina for the location of the proposed data center.

Patrice Siefert, 6735 158th Street West, spoke in opposition to the proposed data center project.

4. Consent Agenda

Mayor Hooppaw asked if the Council or anyone in the audience wished to pull any item from the consent agenda. There were no requests.

Motion: of Grendahl, seconded by Bergman, approving all items on the consent agenda with no exceptions. Ayes - 5 - Nays - 0.

Consent agenda items

- A. Approve the minutes of the regular meeting of December 23, 2025
- B. Adopt **Resolution No. 2026-1** accepting donation of fitness equipment from Anytime Fitness Apple Valley for use by Fire Department
- C. Adopt **Resolution No. 2026-2** designating the Official City Depository for 2026
- D. Adopt **Resolution No. 2026-3** designating additional depositories and financial security dealers for City funds in 2026
- E. Adopt **Resolution No 2026-4** designating U.S. Bank Institutional Trust as Safekeeping Custodian
- F. Adopt **Resolution No. 2026-5** authorizing electronic funds transfers
- G. Adopt **Resolution No. 2026-6** designating the Dakota County Tribune as the official newspaper for 2026
- H. Adopt **Resolution No. 2026-7** designating the City's website as the official website for disseminating solicitations of transportation project bids in 2026
- I. Appoint Statutory Members to the Apple Valley Firefighters Relief Association Board of Trustees for 2026
- J. Adopt **Resolution No. 2026-8** approving application for Fiscal Year 2026 Community Development Block Grant Funding
- K. Declare unclaimed property surplus
- L. Approve Change Orders No. 3 and 4 for Apple Valley Liquor Store #2 Interior Remodel
- M. Approve Change Order No. 1 to professional services agreement with Erik Christiansen Design Group, Ltd., for irrigation design services for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)
- N. Approve Change Order No. 16 to agreement with Terra General Contractors, LLC, d/b/a Terra Construction, for Project 2024-188, Youth Baseball/Softball Complex Construction (2023 Parks Bond Referendum)
- O. Approve acceptance and final payment on playground equipment/installation purchase orders for Project 2025-154, Neighborhood Parks Improvements (2023 Parks Bond Referendum)
 - 1. Final payment to Landscape Structures, Inc., for playground equipment and to Sawtooth Holdings, Inc., d/b/a Flagship Recreation, for installation for Cobblestone Lake Park (southeast)
 - 2. Final payment to St. Croix Recreation Fun Playgrounds, Inc., for playground equipment and to Michael Basich, Inc., for installation for Greenleaf North Park
 - 3. Final payment to Minnesota Playground, Inc., d/b/a MWP Recreation, for playground equipment and installation for Chaparral Park
- P. Approve acceptance and final payment on agreement with Jerry's Transmission Service, Inc., d/b/a North Central Emergency Vehicles for 2025 Fire Engine, Triple Combination Pumper
- Q. Approve claims and bills
- R. Approve 2026-2027 Collective Bargaining Agreement with LELS Local No. 243
- S. Approve the personnel report

5. Regular Agenda

A. Adopt Resolution approving an amendment to the 2040 Comprehensive Plan Land Use Map to designate Lot 1, Block 1, Fraser 1st Addition from "HD" (High Density Residential) to "C" (Commercial), and Lot 2, Block 1, Fraser 1st Addition from "SIHD" (Suburban Intensive High Density Residential) to "C" (Commercial), and authorizing submission of the same to the Metropolitan Council for official consideration

Ms. Stroeing provided a brief presentation on the item, highlighting the information included in the Council packet.

Motion: of Melander, seconded by Bergman, to adopt **Resolution No. 2026-9** approving an amendment to the 2040 Comprehensive Plan Land Use Map to designate Lot 1, Block 1, Fraser 1st Addition from "HD" (High Density Residential) to "C" (Commercial), and Lot 2, Block 1, Fraser 1st Addition from "SIHD" (Suburban Intensive High Density Residential) to "C" (Commercial), and authorizing submission of the same to the Metropolitan Council for official consideration. Ayes - 5 - Nays - 0.

B. Adopt Resolution appointing Acting Mayor for 2026

Motion: of Hiebert, seconded by Melander, to adopt **Resolution No. 2026-10** appointing Ruth Grendahl as Acting Mayor for 2026. Ayes - 5 - Nays - 0.

6. Communications

Mr. Lawell stated the 2026 Mid-Winter Fest would be held on Saturday, February 7 starting at 4 p.m. and ending with fireworks at 7 p.m. He encouraged community members to visit the City's website for more information.

Chief Francis spoke regarding recent Immigration and Customs Enforcement activity in the community. He stated that the Apple Valley Police Department does not conduct immigration enforcement, nor does it receive notification from federal agents when they are active in the City. Chief Francis encouraged Apple Valley residents to continue to call the Police Department when assistance is needed and noted that officers do not check immigration status when responding to a call for service and when investigating crimes.

Mayor Hooppaw thanked the City's snowplowing crews for their continued work this winter season.

7. Calendar of Upcoming Events

Motion: of Grendahl, seconded by Bergman, approving the calendar of upcoming events as included in the Deputy City Clerk's memo, and noting that each event listed is hereby deemed a Special Meeting of the City Council. Ayes - 5 - Nays - 0.

8. Adjourn

Motion: of Hiebert, seconded by Grendahl, to adjourn. Ayes - 5 - Nays - 0.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Christina M. Scipioni, City Clerk

Approved by the Apple Valley City Council on January 22, 2026.



ITEM:
MEETING DATE:
SECTION:

4.B.
January 22, 2026
Consent Agenda

Description: Approve election to not waive monetary limits on municipal tort liability	
Staff Contact: Candi Lemarr, Finance Director	Department / Division: Finance

Action Requested:

Approve election to not waive monetary limits on municipal tort liability.

Summary:

Each year during the property and liability insurance renewal, the City Council is required to make the election on not waiving, or waiving, the monetary limits on municipal tort liability. In past years, the election was made to not waive the tort limit with each renewal.

Background:

Cities obtaining liability coverage from the League of Minnesota Cities Insurance Trust (LMCIT) must make the election each year on the monetary tort limit. In past years, the election was made to not waive the monetary tort limit at the time of approving the renewal received from the LMCIT. Often times, this was completed after the beginning of the renewal term on March 1st of each year. The LMCIT now requires the form to be submitted prior to the beginning of the policy period.

Attached is the LMCIT liability coverage waiver form which describes the statutory claimant limits and the effect. Once approved, the completed form will be submitted to LMCIT.

Budget Impact:

There is no direct financial impact by not waiving the monetary tort limit, but by not waiving the tort limit it may mitigate the financial losses in the case of large claims subject to the tort limits when compared with waiving the monetary limits.

Attachments:

1. LMCIT Liability Waiver Form



LIABILITY COVERAGE WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. Email completed form to your city's underwriter, to pstech@lmc.org, or fax to 651.281.1298.

The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name: **City of Apple Valley**

Check one:

☒ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#).

☐ The member **WAIVES** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member's governing body meeting:

Signature: _____

Position: **Finance Director**



ITEM:
MEETING DATE:
SECTION:

4.C.
January 22, 2026
Consent Agenda

Description:

Approve agreement between the City of Apple Valley and Dakota County South Metro SWAT for fiscal agent services

Staff Contact:

Candi Lemarr, Finance Director

Department / Division:

Finance

Action Requested:

Approve agreement between the City of Apple Valley and Dakota County South Metro SWAT for fiscal agent services

Summary:

In 2024, a Joint Powers Agreement (JPA) was entered into by numerous local units of government in Dakota County and Rice County to establish South Metro SWAT, which provides joint critical response services within the boundaries of the member governmental units.

The JPA provides that the South Metro SWAT Board may elect one of its JPA parties to serve as the fiscal agent of South Metro SWAT for purposes of management of all funds of the organization. Apple Valley is currently serving as the fiscal agent and is willing to continue to provide financial management services to and act as the fiscal agent for South Metro SWAT. The agreement is effective through December 31, 2026.

Background:

Apple Valley has been serving as the Dakota County South Metro SWAT fiscal agent since 2024, providing basic financial services which includes the following assistance: budget, financial statements, audit support, financial reporting, accounts receivable, accounts payable, cash and treasury management.

Budget Impact:

City of Apple Valley will be compensated for their services with an anticipated revenue of approximately \$1,600.

Attachments:

1. SWAT Fiscal Agent agreement 01222026

**AGREEMENT BETWEEN
THE SOUTH METRO SWAT
AND THE CITY OF APPLE VALLEY
FOR FINANCIAL MANAGEMENT SERVICES**

THIS AGREEMENT is made and entered into by and between the Dakota County South Metro SWAT, a Joint Powers Organization under Minn. Stat. §471.59, (“South Metro SWAT”) and the City of Apple Valley (“Apple Valley”), effective as of the date of approval and execution of both parties.

WHEREAS, a 2024 Joint Powers Agreement (JPA) was entered into by numerous local units of government in Dakota County and Rice County to establish a “south metro SWAT team” to provide joint critical response services within the boundaries of the member governmental units.

WHEREAS, the JPA provides that the South Metro SWAT Board may elect one of its JPA parties to serve as the “fiscal agent” of the JPA organization for purposes of management of all funds of the JPA South Metro SWAT organization; and

WHEREAS, Apple Valley is willing to provide financial management services to and act as the “fiscal agent” for the South Metro SWAT during the term of this Agreement, subject to the terms and conditions provided herein.

NOW, THEREFORE, in consideration of the mutual promises and benefits that each party shall derive from this Agreement, and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

**ARTICLE I
SERVICES**

Section 1.1 Scope of Work. Apple Valley shall provide financial management services to South Metro SWAT as specified in the Scope of Work attached hereto as ***Exhibit A*** which is incorporated herein and made a part hereof

Section 1.2 Accounts. Funds entrusted to Apple Valley by South Metro SWAT pursuant to this Agreement will be held in a separate account or accounts, and all interest earned on those accounts will be the property of South Metro SWAT.

Section 1.3 Accountability for Funds. All funds shall be accounted for according to generally accepted accounting principles. South Metro SWAT may request a report pertaining to the services provided by Apple Valley pursuant to this Agreement. All pertinent books, records, documents, and accounting procedures and practices shall be maintained by Apple Valley and made available to South Metro SWAT, its members, and the State Auditor upon reasonable notice and shall be retained in accordance with state law.

Section 1.4 Indemnification. South Metro SWAT agrees to defend, indemnify and hold Apple Valley and its elected officials, employees and agents harmless from all claims, demands, and causes of action of any kind or character including the cost of defense thereof, resulting from the acts or

omissions, including negligent acts or omissions, of Apple Valley's elected officials, employees and agents in providing services under this Agreement. Nothing in this Section is intended by the parties as a waiver of any liability limits or immunities otherwise provided by law. The requirements and obligations of this Section shall survive the expiration or earlier termination of this Agreement.

ARTICLE II TERM OF AGREEMENT

Section 2.1 Term. Apple Valley shall provide services under this Agreement commencing on the date that both parties have signed this agreement, and continuing through December 31, 2026, unless this Agreement is terminated earlier as permitted by Section 2.2.

Section 2.2 Termination. This Agreement may be terminated upon sixty (60) days written notice of intent to terminate by either party, delivered to the South Metro SWAT Board Chair as identified in Article V below.

Section 2.3 Distribution of Property. Upon termination of this Agreement, Apple Valley shall distribute to South Metro SWAT any property or money belonging to South Metro SWAT.

ARTICLE III COMPENSATION

Section 3.1 Compensation Formula. In consideration of Apple Valley's services under this Agreement, South Metro SWAT shall pay Apple Valley \$112.00 per hour of work completed by Apple Valley.

Section 3.2 Records of Time and Invoicing. Apple Valley shall keep a record of the time spent (using increments of tenths of an hour) providing services under this agreement. Apple Valley shall provide to South Metro SWAT the records and an invoice on a quarterly basis by January 15th, April 15th, July 15th, and October 15th.

Section 3.3 Payment Schedule. The compensation shall be paid by South Metro SWAT to Apple Valley within 30 days of the receipt of the time records and invoice.

ARTICLE IV GOVERNMENT DATA PRACTICES

Section 4.1 Data Practices. All data collected, created, received, maintained, or disseminated for any purpose by the activities of South Metro SWAT because of this Agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as amended, the Minnesota Rules implementing such Act now in force or as adopted, as well as Federal regulations on data privacy. South Metro SWAT agrees to abide by these statutes, rules and regulations and as the same may be amended from time to time.

**ARTICLE V
CONTACTS**

The contact persons for purposes of day-to-day operations and notifications are as follows:

South Metro SWAT
Sgt. Matt Schuster, or his successor
1580 Hwy 55
Hastings, MN 55033
651-775-7137

City of Apple Valley
Finance Director Candi Lemarr, or her successor
7100 147th St. West
Apple Valley, MN 55124
952-953-2540

**ARTICLE VI
SURVIVAL OF TERMS**

The following clauses survive the expiration or termination of this Agreement: Section 1.3 as it relates to maintenance of records and availability for audit; Section 1.4; and Section 4.1.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

CITY OF APPLE VALLEY

BY: _____
Clint Hooppaw, Mayor
Dated: _____

BY: _____
Christina Scipioni, City Clerk
Dated: _____

SOUTH METRO SWAT BOARD

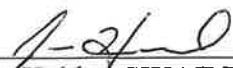
BY: 
Jason Haider, SWAT Board Chair
Board Officer Title: Lieutenant
Dated: 1-13-26

EXHIBIT A SCOPE OF WORK

BUDGET:

- Annual Review
- Forecast expenses and revenues
- Monitor expenses and revenues
- Suggest budget amendments

FINANCIAL STATEMENTS:

- Annually prepare financial statements in accordance with generally accepted accounting principles

AUDIT:

- Prepare all financial working papers for annual audit, including but not limited to:
 - Revenue and Expense
 - Accounts receivable (Annual dues)
 - Accounts payable
- Assist with internal audits and audits performed by the state and other agencies

FINANCIAL REPORTING:

- Prepare monthly financial reports

ACCOUNTS RECEIVABLE:

- Properly account for, record, manage, and collect receivables
- Process payments and deliver deposits to the bank.

ACCOUNTS PAYABLE:

- Receive and review vendor invoices, insure proper approval, coding, and payment on a timely basis
- Maintain all vendor files in accordance with records retention schedule

CASH AND TREASURY MANAGEMENT:

- Prepare bank reconciliation on a monthly basis to include:
 - General account

FINANCIAL LEDGER:

- Prepare monthly, quarterly and annual journal entries
- Review general ledger activity for accuracy

OTHER:

- Maintain all financial information in accordance with state approved records retention schedules and regulations of other governing bodies
- Comply with Data Practices Laws
- Submit all financial reports to state agencies, including but not limited to the State Auditor's Office



ITEM:
MEETING DATE:
SECTION:

4.D.
January 22, 2026
Consent Agenda

Description:

Approve agreement with the City of Lakeville for membership in the First Responder Skills Training Center

Staff Contact:

Nick Francis, Police Chief

Department / Division:

Police

Action Requested:

Approve agreement with the City of Lakeville for membership in the First Responder Skills Training Center.

Summary:

The Apple Valley Police Department wishes to enter into a capital membership agreement with the City of Lakeville's newly constructed First Responder Skills Training Center (FiRST). This membership allows Apple Valley Police Department members priority and all hours access to the training center.

Background:

The City of Lakeville is currently in the construction phase of the FiRST Center, a state-of-the-art regional training facility funded through a combination of City, State, and Federal resources. Prior to construction, Lakeville surveyed neighboring law enforcement agencies to gauge interest in capital membership. The Cities of Apple Valley, Farmington, and Northfield have all expressed interest and are pursuing similar membership agreements.

The proposed 10-year capital membership agreement provides priority scheduling, after-hours access, and unlimited use of the following amenities when not reserved by another agency:

- 12-lane, 50-yard firearms range
- 6-lane, 25-yard firearms range
- Two classrooms (capacity: 57 each)
- Defensive tactics/mat rooms
- Virtual reality training area
- Indoor reality-based training area
- Outdoor reality-based training area

Membership in the FiRST Center consolidates critical training resources in one location, allowing

departments to maximize efficiency and reduce travel between multiple facilities. Currently, our department conducts training at various sites across several cities and occasionally rents similar space at the City of Cottage Grove's HERO Center.

This capital membership will significantly enhance the Apple Valley Police Department's training program, ensuring our officers have access to modern, comprehensive facilities that better prepare them for the complex and demanding nature of their work.

Budget Impact:

The capital membership requires a one-time \$10,000 initiation fee and \$1,100 for each sworn officer that the department is authorized to employ. This funding request was included in the department's 2026 budget proposal.

Attachments:

1. Agreement

FiRST CENTER CAPITAL MEMBERSHIP AGREEMENT

THIS MEMBERSHIP AGREEMENT (“Agreement”) is made and entered into as of the 1st day of _____, 202_ by and between CITY OF LAKEVILLE, a Minnesota municipal corporation (“Lakeville”) and _____, a _____, on behalf of its [police department/law enforcement agency] (“Department”) (each sometimes hereinafter called “party,” and both sometimes collectively called “parties”).

Recitals

A. Lakeville owns and operates FiRST Center, a training facility designed for use by public safety first responders (“FiRST Center”). FiRST Center is located at 7777 – 214th Street, Lakeville, MN 55044.

B. The construction of FiRST Center was funded, in part, by a grant from the State of Minnesota Department of Public Safety and is subject to the terms and conditions of a General Funds Grant Agreement Construction Grant for the Lakeville Regional Public Safety Training Center (the “Grant”). The Grant was authorized by Minnesota Laws 2023, chapter 72, Art. 2, Sec. 6 for the purpose of providing training facilities for first responders serving the south portion of the Twin Cities metropolitan area and adjacent cities and counties.

B. FiRST Center includes a variety of separate training spaces, each of which Lakeville makes available for rental. FiRST Center is intended primarily for use by law enforcement agencies and sworn peace officers, but portions of the facility are available for use by non-law enforcement governmental agencies.

C. Lakeville offers two levels of memberships to governmental entities: Capital Membership and Preferred Membership. The purchase of a membership entitles the member government entity with preferred scheduling, pricing and other benefits.

D. Department desires to purchase a membership in FiRST Center at the Capital Membership level.

E. This Agreement is entered into for the purposes of carrying out the purpose for which the Grant was allocated, as set forth at Recital B above and pursuant to Minn. Stat. § 471.59.

Capital Membership Terms and Conditions

1. **Term of Agreement; Termination.** This Agreement is effective as of the date written above and has a term of ten (10) years. Department may terminate this Agreement early by providing written notice to Lakeville of its intent to terminate, not less than 12 months in advance of the effective date of termination; provided: (1) no termination may be effective within the first five (5) years of this Agreement; and (2) the annual membership fee for 12 months preceding the early termination date will be 100% of the amount required by section 4(b) of this Agreement. Lakeville may terminate this Agreement if: (a) there is a material default by

Member that remains uncured after 30 days' written notice from Lakeville to Member or (b) the specific purpose for which the Grant was allocated is terminated or changed.

2. **Definitions.** For purposes of this Agreement, the terms below have the meanings ascribed to them:

“Capital Member” means any government entity that has purchased a membership for its law enforcement agency at the Capital Membership level. All references to “Capital Member” in this Agreement include the Department.

“Department” means the police department or other law enforcement agency of the government entity identified above.

“Space” means any of the individual spaces described in section 5 of this Agreement, any two or more of which are collectively referred to as “Spaces.”

“General Schedule” means the schedule of normal operating hours for FiRST Center, during which non-member law enforcement agencies, non-member governmental entities, and members of the public may reserve FiRST Center Spaces.

“Preferred Member” means the law enforcement agency of any government entity that has purchased a membership at the Preferred Membership level.

“Authorized Agency Representatives” or “AARs” are those employees designated by Department to oversee Users’ use of the Center, as provided in section 3(b) of this Agreement.

“Users” means every sworn peace officer who is an employee of Department and those non-sworn employees of the Department as authorized by the Department’s chief law enforcement officer, each of whom is a “User.”

3. **Roster of Users; Authorized Agency Representatives; Responsibilities.**

- a. This Agreement allows Users to access the Center outside of normal business hours. The parties agree that, for the security of the Center and all persons using the Center, it is essential that Department provide Lakeville with a roster of all Users in its employ and maintain that roster as current by promptly notifying Lakeville of any changes in the roster. When possible, Department must notify Lakeville at least three business days in advance of the date that a User will separate from employment with Department; and in all other cases Department must notify Lakeville as soon as practicable of the User’s separation from employment.
- b. Department must designate one or more AARs who will coordinate the use of the Center by Department and its Users. At least one AAR must be present in each space(s) when Department or any of its Users accesses the Facility in the absence of FiRST Center Staff, whether during or after normal operating hours. Lakeville

will provide each AAR with mandatory orientation and instruction on the Center and its operations. Lakeville will provide each AAR with a key fob for access to the Center, to be used only by the AAR. AARs are prohibited from sharing the key fob with any other person. Only AARs may reserve Spaces for use by the Department or Users.

c. AARs have the following responsibilities:

- (1) Providing each User with a copy of the rules and regulations issued by Lakeville for the use of FiRST Center, prior to the User's use of the FiRST Center.
- (2) Obtaining each User's signature on a liability waiver form issued by Lakeville, prior to the User's first use of the FiRST Center. AARs must provide the original executed waiver form to the FiRST Center manager, and must maintain a copy for Member's use.
- (3) Each AAR shall be responsible for ensuring that all Spaces used by the Department or its Users are properly cleaned and reset after each use. This includes removal of trash/brass/debris, sanitization of surfaces, floors, and equipment, and restoration of the Space to its original condition. Lakeville will provide each AAR with training on the use of cleaning equipment and procedures. AARs must follow all cleaning protocols as instructed by the Lakeville FiRST Center Manager.

4. **Membership Fees.** Department agrees to pay the following membership fees:

- a. Initiation fee. Within thirty (30) days after the date of this Agreement, Department agrees to pay Lakeville a one-time, nonrefundable initiation fee of Ten Thousand and No/100ths Dollars (\$10,000.00).
- b. Annual membership fees. Department agrees to pay an annual membership fee to Lakeville equal to One Thousand One Hundred and No/100ths Dollars (\$1,100.00) for each sworn peace officer that the Department is authorized to employ at the time payment is made, regardless of whether all authorized positions are filled. There are no mid-year adjustments to annual membership fees, regardless of whether the Department's authorized roster increases or decreases.
 - (1) Every payment of annual membership fees must be accompanied by verification of the Department's authorized number of sworn officers and a current roster of all Users for the Department.
 - (2) The initial payment of membership fees is due within thirty (30) days of the date of this Agreement, and the fees shall be prorated for any partial calendar year. Payments for subsequent calendar years are due on or before January 5 of the

calendar year to which the payment will apply. The payment for the last calendar year of this Agreement shall be prorated to the termination date.

- (3) The per-User rate of \$1,100.00 will automatically increase by a percentage as provided in this clause, as of the anniversary date of this Agreement, and the annual payments must reflect the price adjustment for the applicable portion of each calendar year. For the second through fifth years of this Agreement, the annual increase will be three percent (3%); for the sixth through tenth years of this Agreement; the annual increase will be determined by Lakeville and will be not less than three percent (3%) and not more than five percent (5%). Lakeville will provide Member with notice of rate changes by August 1 of the year preceding the effective date of the rate change.

- c. In consideration of the initial fee and the annual membership fee, Department is entitled to priority scheduling of Spaces in accordance with section 6 of this Agreement, at no additional charge.

5. **Available Spaces and Use Segments.** The following Spaces within FiRST Center are available for use by Department as provided in this Agreement:

- a. 12-Lane, 50-yard gun range ("50-yard Range"). The 50-Yard Range is intended for use primarily by law enforcement agencies and their sworn peace officer employees. It is available for priority scheduling by the Lakeville Police Department, Capital Members and Preferred Members in accordance with section 6 below. During the priority scheduling period Capital Members shall be allotted 1.5 hours per authorized sworn officer per calendar year. The 50-Yard Range may be reserved for a minimum of four (4) hours during the designated weekday time blocks of 8:00 a.m. to 12:00 p.m. or 12:00 p.m. to 4:00 p.m. Reservations beginning after 4:00 p.m. do not require a minimum number of hours.
- b. 6-Lane, 25-yard gun range ("25-yard Range"). The 25-Yard Range is intended for use by law enforcement agencies and members of the general public. It is available for priority scheduling by the Lakeville Police Department, Capital Members and Preferred Members in accordance with section 6 below. During the priority scheduling period Capital Members shall be allotted 1.5 hours per authorized sworn officer per calendar year. The 25-Yard Range may be reserved for a minimum of four (4) hours during the designated weekday time blocks of 8:00 a.m. to 12:00 p.m. or 12:00 p.m. to 4:00 p.m. Reservations beginning after 4:00 p.m. do not require a minimum number of hours.
- c. Two rooms are available for classroom training, each of which can accommodate up to 57 persons, or when combined, up to 114 persons (collectively, the "Classrooms," and individually, a "Classroom"). The Classrooms are intended for use by law enforcement agencies, non-law-enforcement governmental entities, and members of the general public. They are available for priority scheduling by the Lakeville Police and Fire Departments, Capital Members, and Preferred Members in accordance with

Section 6 below. During the priority scheduling period, Capital Members shall be allotted 2.0 hours per authorized sworn officer per calendar year. A Classroom may be reserved for a minimum of four (4) hours during the designated weekday time blocks of 8:00 a.m. to 12:00 p.m. or 12:00 p.m. to 4:00 p.m. Reservations beginning after 4:00 p.m. do not require a minimum number of hours. When both Classrooms are reserved concurrently, each Classroom will count separately toward the total allotted hours (i.e., one hour per Classroom).

- d. Defensive Tactics/Mats room (“Mats Room”). The Mats Room is 1,503 square feet in size with wall pads and floor mats. The Mats Room is intended for use by law enforcement agencies and their sworn peace officer employees and by fire departments and their firefighters. It is available for priority scheduling by the Lakeville Police and Fire Departments, Capital Members and Preferred Members in accordance with section 6 below. During the priority scheduling period Capital Members shall be allotted 1.5 hours per authorized sworn officer per calendar year. The Mats Room may be reserved for a minimum of four (4) hours during the designated weekday time blocks of 8:00 a.m. to 12:00 p.m. or 12:00 p.m. to 4:00 p.m. Reservations beginning after 4:00 p.m. do not require a minimum number of hours.
- e. Virtual reality training area (“VR Area”). The VR Training Area is a purpose-built environment designed to immerse officers in realistic, scenario-based training through the use of cutting-edge virtual reality technology. The VR Area is intended for use by law enforcement agencies and their sworn peace officer employees and by fire departments and their firefighters. It is available for priority scheduling by the Lakeville Police and Fire Departments, Capital Members and Preferred Members in accordance with section 6 below. During the priority scheduling period Capital Members shall be allotted 1.0 hours per authorized sworn officer per calendar year. The VR Area may be reserved for a minimum of four (4) hours during the designated weekday time blocks of 8:00 a.m. to 12:00 p.m. or 12:00 p.m. to 4:00 p.m. Reservations beginning after 4:00 p.m. do not require a minimum number of hours.
- f. Indoor reality-based training area and outdoor training area (“IR Area”). The IR Area is a two-story reality-based training space featuring flexible wall systems that simulate a variety of commercial and residential environments, with customizable lighting and sound options. The IR Area is intended for use by law enforcement agencies and their sworn peace officer employees and by fire departments and their firefighters. It is available for priority scheduling by the Lakeville Police and Fire Departments, Capital Members and Preferred Members in accordance with section 6 below. During the priority scheduling period Capital Members shall be allotted 1.5 hours per authorized sworn officer per calendar year. The IR-Area may be reserved for a minimum of four (4) hours during the designated weekday time blocks of 8:00 a.m. to 12:00 p.m. or 12:00 p.m. to 4:00 p.m. Reservations beginning after 4:00 p.m. do not require a minimum number of hours.

6. **Priority Scheduling.** Lakeville will make FiRST Center Spaces available for priority reservation by the Lakeville Police and Fire Departments, Capital Members and Preferred

Members, as provided in this section. Lakeville will follow the process described below during the entire term of this Agreement but may modify the specified dates for the first calendar year of the Center's operation, which is expected to be a partial calendar year.

- a. No later than November 1 of each year, each Capital Member must notify Lakeville of its requested priority reservation times and dates for each Space.
- b. Lakeville staff shall review the schedules requested by all Capital Members and shall work in good faith with the law enforcement agencies of all Capital Members to resolve any scheduling conflicts. Each Capital Member agrees to work promptly and in good faith with Lakeville staff and any Capital Members to resolve scheduling conflicts.
- c. Lakeville, in its sole discretion, shall make a scheduling determination for any unresolved scheduling conflicts among Capital Members by December 1 of each year and shall notify Capital Members of the schedule.
- d. After the schedule for Capital Members is determined, Lakeville will follow a similar process for Preferred Member reservations. After the schedule for Preferred Members is determined and prior to the next calendar year, Lakeville will release the General Schedule for the FiRST Center for the upcoming calendar year.

7. **Use in Addition to Priority Scheduling.** In addition to the Department's priority reservations, the Department is allowed to use FiRST Center Spaces as follows:

- a. Subject to paragraph (c) of this section, any of Department's AARs may reserve any of the Spaces from the General Schedule or after normal operating hours for use by the Department, with no limitation on the number of hours, and at no additional cost to Department. All reservations made under this provision are subject to the provisions of section 8 of this Agreement.
- b. Based on availability, any of Department's AARs may make reservations from the General Schedule or after normal operating hours for use by an individual User of a lane at the 25-Yard Range or 50 Yard Range, with no limitation on the number of hours, and at no additional cost to Department. Reservations made from the General Schedule under this provision are subject to the provisions of section 8 of this Agreement, but after-hours reservations made under this provision are not subject to section 8.
- c. Reservations under this section may be made no more than fourteen (14) calendar days in advance of the reservation date and are subject to availability. The Center's facility manager may waive the fourteen-day limitation when the manager determines it is in the FiRST Center's interest.

8. **Unused Reservations.** Department may not assign or sublet its reservations to anyone. Department may return reserved Spaces and, subject to availability, reschedule by providing 30 days' advanced written notice to Lakeville prior to the scheduled reservation. Department agrees to pay a fee equal to one-half the normal rental rate for the rescheduled time. If Department fails to provide the required notice and fails to use a reserved Space, Department agrees to pay Lakeville for the unused reservation at the established rental rate for the unused Space(s). In its sole discretion, Lakeville may waive the provisions of this paragraph for reservations that are cancelled due to a public safety emergency.

9. **Storage.** Department will be provided with dedicated storage space at FiRST Center for Department's ammunition and related supplies.

10. **Rules and Regulations.** Lakeville may issue rules and regulations related to the use of FiRST Center. Member is responsible for ensuring that its officials, employees, volunteers, members, guests and invitees comply with FiRST Center's rules and regulations and applicable city ordinances and state and federal laws while using FiRST Center.

10. **Insurance.** Lakeville and Member each agree to maintain comprehensive liability insurance, or its equivalent, protecting it from claims for damages for bodily injury and property damage in the minimum amount of \$1,500,000 per occurrence; \$2,000,000 annual aggregate. Member agrees to maintain workers' compensation coverage as required by law for all employees using the FiRST Center.

11. **Indemnification.** Each party agrees that it will be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of the other party and the results thereof. The liability of Minnesota State shall be governed by the provisions of the Minnesota Tort Claims Act, Minnesota Statutes Section 3.732 and 3.736, et seq., and other applicable law.

- a. **Waiver and assumption of risk.** Member understands and acknowledges the risk and hazards associated with using FiRST Center and hereby assumes any and all risks and hazards associated therewith. Member agrees that each User hereby irrevocably waives any and all claims against Lakeville and its officials, employees or agents for any bodily injury, including death, loss or property damage incurred by User as a result of using the FiRST Center and hereby irrevocably releases and discharges Lakeville and any of its officials, employees or agents from any and all claims of liability. This section does not apply to claims for bodily injury, including death, or property damage that directly result from a hazardous condition of the property attributable to the negligent acts or omissions of Lakeville, its officials, employees or agents.

12. **General Provisions.**

- a. **Notices.** All notices or communications required or permitted pursuant to this Agreement shall be either hand delivered or mailed to the Lakeville and Member by, certified mail, return-receipt requested, at the following address:

Lakeville: Lakeville FiRST Center
Attn: FiRST Center Manager
7777 214th St W
Lakeville, MN 55044

User: _____
Attn: _____

Either party may change its address by written notice delivered to the other party pursuant to this section.

- b. **Non-Assignability.** This Agreement may not be assigned by either party.
- c. **Amendment.** Any alteration, amendment, variation, modification or waiver of the provisions of the Agreement shall be valid only after it has been reduced to writing and signed by the parties.
- d. **No Waiver.** The waiver of any of the rights and/or remedies arising under the terms of this Agreement on any one occasion by any party hereto shall not constitute a waiver or any rights and/or remedies in respect to any subsequent breach or default of the terms of this Agreement. The rights and remedies provided or referred to under the terms of this Agreement are cumulative and not mutually exclusive.
- e. **Governing Law and Venue.** This Agreement shall be interpreted and construed according to the laws of the State of Minnesota, without regarding to choice of law provisions. Any civil action shall be venued in Dakota County district court.
- f. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original document and together shall constitute one instrument.
- g. **Captions and Headings.** Captions and headings used in the Agreement are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of the intent of this Agreement.

[signature pages follow]

Signature Page - Lakeville

By: _____
(Name of person signing)
Its:

Signature Page – Member

By: _____

Its: _____

By: _____

Its: _____



ITEM:
MEETING DATE:
SECTION:

4.E.
January 22, 2026
Consent Agenda

Description:

Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2025-104, Johnny Cake Ridge Road (147th to 140th Street) Improvements

Staff Contact:

Brandon Anderson, City Engineer

Department / Division:

Public Works/Engineering

Action Requested:

Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2025-104, Johnny Cake Ridge Road (147th to 140th Street) Improvements

Summary:

Attached for consideration is Change Order No. 1 that addresses the following:

The change order addresses the additional work and material cost associated with additional scope of work required for modifications to existing storm water facility:

1. A clay liner was uncovered during initial excavation of the existing storm water pond in East Johnny Cake Park which didn't match the elevation indicated in the original geotechnical report and design documents. In order for the new storm sewer to work at the design elevation the liner and pond bottom will require additional excavation. The material testing results of the existing clay liner material also did not meet the current specification for maximum hydraulic conductivity (permeability) and therefore is required to be removed and replaced with new clay liner material (imported) due to pond location within the Wellhead Emergency Response Area (ERA) which doesn't allow infiltration. This additional scope of work is required to meet State Stormwater and Wellhead protection requirements. The construction of the pond is expected to be completed in the spring/summer of 2026.

The total is \$158,984.25. The cost associated with this change reflects fair market value for the work and materials. The change order has been reviewed and approved by MNDOT State Aid as this additional work is state aid funding eligible as part of project.

Background:

On May 22, 2025, City Council adopted Resolution 2025-84, awarding agreement for 2025-104, Johnny Cake Ridge Road (147th to 140th Street) Improvements, to McNamara Contracting Inc., in the amount of \$2,091,277.35.

On April 10, 2025, City Council adopted Resolution Number 2025-51, approving plans and specifications and directing receipt of sealed bids for Project 2025-104, Johnny Cake Ridge Road (147th to 140th Street) Improvements.

On October 24, 2024 City Council adopted Resolution Number 2024-133 directing the preparation of plans and specifications for Project 2025-104, Johnny Cake Ridge Road (147th to 140th Street) Improvements.

Budget Impact:

Estimated Project Costs:

	Estimated Costs	Awarded Costs
Construction Cost	\$3,055,585.00	\$2,091,277.35
Indirect Costs	582,141.00	582,141.00
Change Order No. 1		158,984.25
Traffic Control Cabinet	0.00	32,670.00
Bid Alternate 3	0.00	37,468.00
Total Estimated Cost	\$3,637,726.00	\$2,902,540.60

Estimated Project Funding:

Municipal State Aid (MSA)	\$3,637,726.00	\$3,000,000.00
Street Light Utility Fund	100,000.00	104,000.00
Total Estimated Funding	\$3,737,726.00	\$3,104,000.00

Attachments:

1. CO No. 1



Owner: City of Apple Valley, 7100 W. 147th St., Apple Valley, MN 55124	Date	12/12/2025
Contractor: McNamara Contracting, Inc., 16700 Chippendale Ave, Rosemount, MN 55068		
Bond Company: Atlantic Specialty Insurance Company	Bond No.	800198726

CHANGE ORDER NO. 1

Johnny Cake Ridge Road (147th to 140th Street) Improvements
CITY PROJECT NO. 2025-104

The following items are deemed to be necessary to complete the project according to the updated design. In accordance with the terms of this Contract, the Contractor is hereby authorized and instructed to perform the work as altered by the following provisions.

Description of Work

This change order will add additional scope and quantities to the project.

Additional area was disturbed due to the site conditions. Areas were stabilized and restored.

No.	Item	Unit	Unit Price	Contract Quantity	Total Amount
CHANGE ORDER NO. 1					
1	MOBILIZATION	LS	\$6,000.00	1	\$6,000.00
2	STABILIZED CONSTRUCTION EXIT	EA	\$1,500.00	1	\$1,500.00
3	SEDIMENT CONTROL LOG TYPE COMPOST	LF	\$5.50	300	\$1,650.00
4	DEWATERING	LS	\$7,000.00	1	\$7,000.00
5	MUCK EXCAVATION (EV)(P)-MANAGEMENT, LEVEL 2	CY	\$43.00	1899	\$81,657.00
6	CLAY LINER (CV) (P)	CY	\$62.00	723	\$44,826.00
7	SEEDING WITH MNDOT 35-241 SEED FERT 3 CAT 3 BLANKET	SY	\$7.25	665	\$4,821.25
8	SEEDING WITH MNDOT 35-151 SEED FERT 3 CAT 3 BLANKET	SY	\$7.25	280	\$2,030.00
9	TEMPORARY STABILIZATION	LS	\$4,000.00	1	\$4,000.00
10	WATER FOR TURF ESTABLISHMENT	LS	\$4,000.00	1	\$4,000.00
11	TRAFFIC CONTROL	LS	\$1,500.00	1	\$1,500.00
TOTAL BID PRICE					\$158,984.25

2025-104 CO No.1_Contractor Signed

Final Audit Report

2025-12-24

Created:	2025-12-23
By:	Shawna Nelson (Shawna.Nelson@applevalleymn.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAATaFFhsPEV0cANaUGWlu3mk0KFcwcXqw4

"2025-104 CO No.1_Contractor Signed" History

-  Document created by Shawna Nelson (Shawna.Nelson@applevalleymn.gov)
2025-12-23 - 3:42:09 PM GMT
-  Document emailed to Brandon Anderson (Brandon.Anderson@applevalleymn.gov) for signature
2025-12-23 - 3:42:13 PM GMT
-  Email viewed by Brandon Anderson (Brandon.Anderson@applevalleymn.gov)
2025-12-24 - 0:29:26 AM GMT
-  Document e-signed by Brandon Anderson (Brandon.Anderson@applevalleymn.gov)
Signature Date: 2025-12-24 - 0:29:47 AM GMT - Time Source: server
-  Agreement completed.
2025-12-24 - 0:29:47 AM GMT



ITEM:
MEETING DATE:
SECTION:

4.F.
January 22, 2026
Consent Agenda

Description:

Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2025-105, 2025 Street Improvements

Staff Contact:

Brandon Anderson, City Engineer

Department / Division:

Public Works/Engineering

Action Requested:

Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2025-105, 2025 Street Improvements

Summary:

Attached for consideration is Change Order No. 1 that addresses requested changes to the construction documents. A brief description of the change order is as follows:

The change order addresses the additional work and material cost associated with the following:

1. Based on water main break repairs exceeding contract quantities during the contract period.

The total is \$23,496.91. The cost associated with this change reflects fair market value for the work and materials.

Background:

On May 8, 2025, City Council adopted Resolution 2025-69, awarding agreement for 2025-105, 2025 Street Improvements, to McNamara Contracting Inc., in the amount of \$1,663,437.00.

On May 24, 2025, City Council adopted Resolution Number 2025-52, approving plans and specifications and directing receipt of sealed bids for Project 2025-105, 2025 Street Improvements.

On November 12, 2024, City Council adopted Resolution Number 2024-140 directing the preparation of plans and specifications for Project 2025-105, 2025 Street Improvements.

Budget Impact:**Estimated Project Costs:**

	Estimated Costs	Awarded Costs
Construction Cost	\$1,384,396.25	\$1,384,396.25
Construction Contingency	150,000.00	126,503.09
Change Order No. 1		23,496.91
Engineering, Contract Admin, Inspection, Testing, Survey	200,000.00	200,000.00
Alternate Bid 1	162,045.75	162,045.75
Alternate Bid 2	116,995.00	116,995.00
Total Estimated Cost	\$2,013,437.00	\$2,013,437.00

Estimated Project Funding

Water Utility Fund	\$160,000	\$160,000
Sanitary Sewer Fund	225,000	225,000
Road Improvement Fund	780,000	780,000
Road Improvement Fund- Savings from 2025 Bids	228,437	228,437
Municipal Maintenance Fund	200,000	200,000
Dakota County CDA	70,000	70,000
Future Capital Projects Fund (City Hall Parking)	350,000	350,000
Total Estimated Funding	\$2,013,437	\$2,013,437

Attachments:

1. CO No. 1



Owner: City of Apple Valley, 7100 W. 147th St., Apple Valley, MN 55124	Date	12/18/2025
Contractor: McNamara Contracting, Inc., 16700 Chippendale Ave, Rosemount, MN 55068		
Bond Company: Atlantic Specialty Insurance Company	Bond No.	800198726

CHANGE ORDER NO. 1
2025 STREET IMPROVEMENTS
CITY PROJECT NO. 2025-105

The following items are deemed to be necessary to complete the project according to the updated design. In accordance with the terms of this Contract, the Contractor is hereby authorized and instructed to perform the work as altered by the following provisions.

Description of Work

This change order will add additional scope and quantities to the project.

Additional work is based on water main break repairs exceeding contract quantities during the contract.

Bid Item#	No.	Item	Unit	Unit	Contract	Total
				Price	Quantity	Amount
		CHANGE ORDER NO. 1				
138	1	REMOVE BITUMINOUS PAVEMENT	SY	\$13.00	78	\$1,014.00
139	2	SAW BITUMINOUS PAVEMENT	LF	\$10.00	200	\$2,000.00
141	3	SUBGRADE PREPERATION	SY	\$50.00	305	\$15,250.00
142	4	AGGREGATE BASE CLASS 5	TN	\$0.42	9.3	\$3.91
143	5	BITUMINOUS MATERIAL FOR TACK COAT	GL	\$4.00	6	\$24.00
144	6	TYPE SPWEA330B WEAR FOR PATCHING	TN	\$180.00	11	\$1,980.00
145	7	CONCRETE PEDESTRIAN CURB RAMP	SF	\$25.00	129	\$3,225.00
TOTAL BID PRICE						\$23,496.91

Original Contract Amount	\$1,663,437.00
Previous Change Orders	\$0.00
This Change Order	\$23,496.91
Revised Contract Amount (including this change order)	\$1,686,933.91

CHANGE IN CONTRACT TIMES

Original Contract Times:

Substantial Completion (days or date):	10/31/2025
Ready for final Payment (days or date):	11/21/2025

Increase of this Change Order:

Substantial Completion (days or date):	0
Ready for final Payment (days or date):	0

Contract Time with all approved Change Orders:

Substantial Completion (days or date):	10/31/2025
Ready for final Payment (days or date):	11/21/2025

Approved by Contractor:

McNAMARA CONTRACTING

Digitally signed by
JORDAN HELLER
 Date: 2025.12.18
 15:16:08-06'00'

Date

Approved by Owner:

CITY OF APPLE VALLEY

Clint Hooppaw, Mayor

Date

Approved By Public Works

CITY OF APPLE VALLEY

Brandon Anderson

Brandon S. Anderson, City Engineer

19-Dec-2025

Date

Attest: Christina M. Scipioni, City Clerk

Date

cc: Contractor

Bonding Company

CO No. 1 2025-105_Contractor Signed

Final Audit Report

2025-12-19

Created:	2025-12-19
By:	Shawna Nelson (Shawna.Nelson@applevalleymn.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhKnyjTi1JbSwBtWxRFuLdy7doTvY9luN

"CO No. 1 2025-105_Contractor Signed" History

-  Document created by Shawna Nelson (Shawna.Nelson@applevalleymn.gov)
2025-12-19 - 9:06:25 PM GMT
-  Document emailed to Brandon Anderson (Brandon.Anderson@applevalleymn.gov) for signature
2025-12-19 - 9:06:28 PM GMT
-  Email viewed by Brandon Anderson (Brandon.Anderson@applevalleymn.gov)
2025-12-19 - 9:12:45 PM GMT
-  Document e-signed by Brandon Anderson (Brandon.Anderson@applevalleymn.gov)
Signature Date: 2025-12-19 - 9:14:39 PM GMT - Time Source: server
-  Agreement completed.
2025-12-19 - 9:14:39 PM GMT



ITEM:
MEETING DATE:
SECTION:

4.G.
January 22, 2026
Consent Agenda

Description:

Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2023-133, EVR-P11 Pond Enhancements

Staff Contact:

Brandon Anderson, City Engineer

Department / Division:

Public Works/Engineering

Action Requested:

Approve Change Order No. 1 to agreement with McNamara Contracting, Inc., for Project 2023-133, EVR-P11 Pond Enhancements

Summary:

Attached for consideration is Change Order No. 1 that addresses the following:

The change order addresses the additional work and material cost associated with the following:

1. Muck excavation exceeded plan quantities impacting restoration and associated items along with private fences at two properties.

The total is \$53,138.25. The cost associated with this change reflects fair market value for the work and materials.

Background:

On April 24, 2025, City Council adopted Resolution 2025-61, awarding agreement for 2023-133, EVR-P11 Pond Enhancements, to McNamara Contracting Inc., in the amount of \$357,594.25.

On March 13, 2025, City Council adopted Resolution 2025-38, approving plans and specifications and directing receipt of sealed bids for Project 2023-133, 2023 EVR-P11.

On December 28, 2023, City Council adopted Resolution Number 2023-193, for Project 2021-148, Long and Farquar Pond Feasibility Analysis and directing preparation of plans and specifications for Project 2023-133, EVR-P11 Pond Enhancements.

On December 26, 2024, City Council adopted Resolution Number 2024-159 Amending 2025 Budget for uncompleted 2024 Projects and Specific Items.

The Natural Resources Division was successful in receiving \$115,331 in grant dollars for the

Watershed Based Implementation Funds (WBIF) in the Vermillion River Watershed to complete a pond enhancement project at pond EVR-P11 in the Long and Farquar sub-watershed. Funding is provided through the Minnesota Board of Water and Soil Resources (BWSR) as part of the Clean Water Land and Legacy Amendment and requires a 10% match. The project was first identified in the 2017 Long and Farquar Lake TMDL (Total Maximum Daily Load) Implementation Plan and was further analyzed in 2023 as part of a \$20,000 WBIF funded feasibility study on Long and Farquar pond enhancements.

This project will include improvements to storm sewer connection and the addition of a filtration bench to help improve water quality loading to Long lake. Projects funded through this program must be complete by December 31, 2025.

The City finalized a Feasibility Analysis in October 2023 which outlined recommended improvements for Long and Farquar Ponds. Watershed and City staff determined the highest priority projects to address pollutant sources reaching Long and Farquar Lakes.

Budget Impact:

Project costs and funding included in the preliminary 2025-2026 operating budget are summarized as follows:

Estimated Project Costs:

	Estimated Costs	Awarded Costs
Construction Cost	\$500,000.00	\$357,594.25
Construction Contingency	50,000.00	50,000.00
Change Order No. 1		53,138.50
Engineering, Contract Admin, Inspection	100,331.00	100,331.00
Total Estimated Cost	\$650,331.00	\$561,063.75

Estimated Project Funding

Watershed Based Implementation Grant (BWSR)	\$115,331.00	\$115,331.00
Storm Sewer Utility	305,000.00	305,000.00
Storm Sewer Utility (Carryover from 2024)	130,000.00	130,000.00
Storm Sewer Utility (Sediment Removal)	100,000.00	10,732.75
Total Estimated Funding	\$650,331.00	\$561,063.75

Attachments:

1. Change Order No. 1



Owner: City of Apple Valley, 7100 W. 147th St., Apple Valley, MN 55124			Date	11/20/2025
Contractor: McNamara Contracting, Inc. 16700 Chippendale Ave, Rosemount, MN 55068				
Bond Company: Atlantic Specialty Insurance Company			Bond No.	800190649

CHANGE ORDER NO. 1
EVR-P11 POND ENHANCEMENTS IMPROVEMENTS
CITY PROJECT NO. 2023-133

The following items are deemed to be necessary to complete the project according to the intended design. In accordance with the terms of this Contract, the Contractor is hereby authorized and instructed to perform the work as altered by the following provisions.

Description of Work

Muck Excavation exceeded plan quantities impacting restoration and associated items along with private fences at two properties.

No.	Item	Unit	Contract	Unit	Total
			Quantity	Price	Amount
1	MUCK EXCAVATION (EV) (P)	CU YD	461	\$38.50	\$17,748.50
2	RESTORATION - TOPSOIL (LV) (IMPORT)	SY	267.4	\$50.00	\$13,370.00
3	PRIVATE FENCES	LS	1	\$9,988.00	\$9,988.00
4	SEEDING MNDOT 25-151 SEED MIXTURE	SY	2533	\$4.75	\$12,031.75
TOTAL					\$53,138.25
TOTAL CHANGE ORDER NO.1					\$53,138.25

Original Contract Amount	\$357,594.25
Previous Change Orders	\$0.00
This Change Order	<u>\$53,138.25</u>
Revised Contract Amount (including this change order)	\$410,732.50

CHANGE IN CONTRACT TIMES

Original Contract Times:

Substantial Completion (days or date):	10/1/2025
Ready for final Payment (days or date):	11/20/2025

Increase of this Change Order:

Substantial Completion (days or date):	6/30/2026
Ready for final Payment (days or date):	7/31/2026

Contract Time with all approved Change Orders:

Substantial Completion (days or date):	6/30/2026
Ready for final Payment (days or date):	7/31/2026

Approved by Contractor:

McNamara Contracting, LLC

Walter C. C. Controller

Name and Title

01/09/2025

Date

Approved by Owner:

CITY OF APPLE VALLEY

Clint Hooppaw, Mayor

Date

Approved By Public Works

CITY OF APPLE VALLEY

Brandon Anderson

Brandon S. Anderson, City Engineer

9-Jan-2026

Date

Attest: Christina M. Scipioni, City Clerk

Date

cc: Contractor

Bonding Company

2023-133 Change Order No 1 Partially Signed

Final Audit Report

2026-01-09

Created:	2026-01-09
By:	Shawna Nelson (Shawna.Nelson@applevalleymn.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAF7Dr_jA6idG-z5jyDTXZZjsUBKzvBsB

"2023-133 Change Order No 1 Partially Signed" History

-  Document created by Shawna Nelson (Shawna.Nelson@applevalleymn.gov)
2026-01-09 - 6:47:12 PM GMT
-  Document emailed to Brandon Anderson (Brandon.Anderson@applevalleymn.gov) for signature
2026-01-09 - 6:47:18 PM GMT
-  Email viewed by Brandon Anderson (Brandon.Anderson@applevalleymn.gov)
2026-01-09 - 9:41:55 PM GMT
-  Document e-signed by Brandon Anderson (Brandon.Anderson@applevalleymn.gov)
Signature Date: 2026-01-09 - 9:42:19 PM GMT - Time Source: server
-  Agreement completed.
2026-01-09 - 9:42:19 PM GMT



ITEM:
MEETING DATE:
SECTION:

4.H.
January 22, 2026
Consent Agenda

Description:

Approve acceptance and final payment on agreement with Kunkel Electric for lighting installation for Project 2024-153, Pickleball Court Expansion at JCRPW (2023 Parks Bond Referendum)

Staff Contact:

Nick Thompson, Recreation Supervisor
Eric Carlson, Parks and Recreation Director

Department / Division:

Parks and Recreation

Action Requested:

Approve acceptance and final payment on agreement with Kunkel Electric for lighting installation for Project 2024-153, Pickleball Court Expansion at JCRPW (2023 Parks Bond Referendum)

Summary:

The City hired Kunkel Electric, Inc., to install the lighting for the eight new pickleball courts at Johnny Cake Ridge Park West (now named the Goodwin Pickleball Complex). Kunkel Electric has completed all work at the Goodwin Pickleball Complex as outlined in the agreement for lighting installation for Project 2024-153, Pickleball Court Expansion at JCRPW. All final paperwork has been submitted to the City. Staff have found the work satisfactory and recommend authorization of final payment to Kunkel Electric in the amount of \$8,790.00 to complete this agreement.

Background:

For the last several years, the City of Apple Valley has worked with the community to determine the future needs and desires residents have for parks and recreation services. In November 2023, Apple Valley voters approved two separate questions in a special election, authorizing a total of \$73.25 million to invest in parks, trails, natural resources, Kelley Park, Redwood Park, Hayes Arena, the Apple Valley Family Aquatic Center, the Apple Valley Community Center and Senior Center, a youth baseball/softball complex at Hayes Park, and a community pool at Redwood Park.

It will take four to six years to implement the improvements approved by voters. As we develop projects, we will involve residents in the planning process. Information on plans and construction progress will be provided on our website so residents can see what work is planned for each location and how the referendum dollars are being spent.

Budget Impact:

Funding for this project comes from the successful 2023 Parks Bond Referendum.

Attachments:

1. Final Pay Documents

CITY OF APPLE VALLEY, MINNESOTA
APPLICATION FOR PAYMENT

DATE: 1/7/2026 FOR PERIOD: Final
PROJECT: Johnny Cake Ridge W Pickleball From _____ To _____
CONTRACTOR: Kunkel Electric, Inc REQUEST FOR PAYMENT NO. 2 of 2
ADDRESS: 58799 142nd St
Mapleton, MN 56065

SUMMARY:

1.	Original Contract Amount	\$ <u>87,900.00</u>
2.	Change Order - ADDITION	\$ <u>2,330.00</u>
3.	Change Order - DEDUCTION	\$ _____
4.	Revised Contract Amount	\$ <u>90,230.00</u>
5.	Total Completed and Stored to Date	\$ <u>90,230.00</u>
6.	Less Retainage _____%	\$ <u>0.00</u>
7.	Total Earned Less Retainage	\$ <u>90,230.00</u>
8.	Less Amount Paid Previously	\$ <u>81,440.00</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>8,790.00</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Kunkel Electric
By Jeff Kunkel, It's President

By: 

Recommended for Payment

By: _____

ATTACH ITEMIZED INVOICE

Title: _____

Date: _____

Kunkel Electric, Inc.

58799 142nd Street
Mapleton, Mn 56065

Invoice

Phone #: (507) 524-3170
Fax #: (507) 524-3093

Customer No.: AP45
Invoice No.: 15120

Bill To:

City of Apple Valley
Apple Valley, MN 55124

Ship To:

Date	P.O.Number		Terms	
01/07/2026			Net 10	
Quantity	Item Number	Description	Unit Price	Amount

0.100	*	Johnny Cake Ridge West Pickleball Court Lighting		
		Original Contract Amount 3/27/2025:	87900.00	8790.00
		Invoice subtotal		8790.00
		Invoice total		8790.00

Please Pay From This Invoice

AS PER MN DEPT OF REVENUE FACT SHEET 128
WE PAY THE SALES TAX ON MATERIALS AT THE TIME OF PURCHASE

Payment in full to be made upon completion, unless otherwise noted. A finance charge of 1.5% (18% per annum) will be charged to accounts past 30 days. In the event the buyer defaults under the terms of the agreement, buyer agrees to pay all costs of collection associated with collecting the amount owed, including attorney fees.

Thank You



ITEM:
MEETING DATE:
SECTION:

4.I.
January 22, 2026
Consent Agenda

Description:

Approve acceptance and final payment on various agreements for Project 2021-172, Police Garage to various contractors

Staff Contact:

Charles Grawe, Assistant City Administrator

Department / Division:

Administration

Action Requested:

Approve acceptance and final payment on various agreements for Project 2021-172, Police Garage to various contractors

Summary:

Project 2021-172, Police Garage used construction management services. As a result, the bid specification created 37 separate bid/ quote categories. The project involved the construction of the Police Operations Building.

Background:

Below are the contracts approved for final payment:

Bid Category 1B Final Cleaning to Nordic Shine LLC

The total cost of the original project was \$17,000.00. There was one change order in the total amount of \$(4,500.00). The final cost of the project is \$12,500.00. The final payment is \$625.00.

Bid Category 3D/4B Cast-in-Place Concrete and Masonry to Northland Concrete & Masonry Company, LLC

The total cost of the original project was \$449,800.00. There were six change orders in the total amount of \$7,554.00. The final cost of the project is \$457,354.00. The final payment is \$22,867.70.

Bid Category 5B Structural Steel & Misc. Metals Installation to Patriot Erectors, Inc.

The total cost of the original project was \$179,500.00. There were two change orders in the total amount of \$(14,085.00). The final cost of the project is \$165,415.00. The final payment is \$8,270.75.

Bid Category 6D Casework Materials to Southern Minnesota Woodcraft, Inc.

The total cost of the original project was \$239,700.00. There were two change orders in the total amount of \$(9,555.00). The final cost of the project is \$230,145.00. The final payment is \$11,507.25.

Bid Category 7D EPDM Roofing to Roof Tech, Inc.

The total cost of the original project was \$575,005.00. There were three change orders in the total amount of \$(42,173.08). The final cost of the project is \$532,831.92. The final payment is \$26,641.59.

Bid Category 7F Waterproofing and Weatherproofing to Henkemeyer Coatings Inc.

The total cost of the original project was \$59,813.00. There were two change orders in the total amount of \$10,025.00. The final cost of the project is \$69,838.00. The final payment is \$3,491.90.

Bid Category 8D Sectional Overhead Doors to Crawford Door Sales of Twin Cities

The total cost of the original project was \$136,334.00. There were two change orders in the total amount of \$(7,095.00). The final cost of the project is \$129,239.00. The final payment is \$1,711.95.

Bid Category 9D Painting to Steinbrecher Painting Company

The total cost of the original project was \$106,200.00. There was one change order in the total amount of \$(3,369.00). The final cost of the project is \$102,831.00. The final payment is \$5,141.55.

Bid Category 10B Signage to Spectrum Sign Systems

The total cost of the original project was \$12,535.00. There were two change orders in the total amount of \$(1,250.00). The final cost of the project is \$11,285.00. The final payment is \$569.00.

Bid Category 10D Specialties Materials to Bartley Sales Company, Inc.

The total cost of the original project was \$18,141.22. There was one change order in the total amount of \$(823.97). The final cost of the project is \$17,317.25. The final payment is \$865.86.

Bid Category 31B Earthwork to Rachel Contracting, LLC

The total cost of the original project was \$475,050.00. There were eight change orders in the total amount of \$128,824.76. The final cost of the project is \$603,874.76. The final payment is \$30,193.74.

Bid Category 32D Site Concrete to McNamara Contracting Inc.

The total cost of the original project was \$146,000.00. There were five change orders in the total amount of \$19,618.89. The final cost of the project is \$165,618.89. The final payment is \$8,280.94.

Bid Category 32H Retaining Walls to Blakeborough Hardscapes

The total cost of the original project was \$91,202.00. There was one change order in the total amount of \$(15,000.00). The final cost of the project is \$76,202.00. The final payment is \$3,810.10.

Bid Category 33A Utilities to PWS Inc.

The total cost of the original project was \$265,500.00. There were three change orders in the total amount of \$(6,787.30). The final cost of the project is \$258,712.70. The final payment is \$12,729.98.

Budget Impact:

N/A

Attachments:

1. Bartley Final Pay App and Invoice
2. Blakeborough Final Pay App and Invoice
3. Crawford Final Pay App and Invoice
4. Henkemeyer Final Pay App and Invoice
5. McNamara Final Pay App and Invoice
6. Nordic Shine Final Pay App and Invoice
7. Northland Final Pay App and Invoice
8. Patriot Erectors Final Pay App and Invoice
9. PWS Final Pay App and Two Invoices
10. Rachel Final Pay App and Invoice
11. Roof Tech Final Pay App and Invoice
12. Southern MN Woodcraft Final Pay App and Invoice
13. Spectrum Signs Final Pay App and Two Invoices
14. Steinbrecher Final Pay App and Invoice

CITY OF APPLE VALLEY
APPLICATION FOR PAYMENT

DATE: 11/3/2025 FOR PERIOD: Retention
PROJECT: City of Apple Valley Central Maintenance Facility FROM: 10/1/25 TO: 10/31/25
CONTRACTOR: Bartley Sales Co., Inc. REQUEST FOR PAYMENT NO. 6
ADDRESS: 6509 Cambridge Street
St Louis Park, MN 55426-4401

SUMMARY:

1.	Original Contract Amount	\$ <u>18,141.22</u>
2.	Change Order - ADDITION	\$ <u>-0-</u>
3.	Change Order - DEDUCTION	\$ <u>823.97</u>
4.	Revised Contract Amount	\$ <u>17,317.25</u>
5.	Total Completed and Stored to Date	\$ <u>17,317.25</u>
6.	Less Retainage <u>0</u> %	\$ <u>-0-</u>
7.	Total Earned Less Retainage	\$ <u>17,317.25</u>
8.	Less Amount Paid Previously	\$ <u>16,451.39</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>865.86</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Bartley Sales Co., Inc.

By: [Signature]

Recommended for Payment

By: _____

Title: _____

Date: _____

ATTACH ITEMIZED INVOICE

APPLICATION FOR PAYMENT

To: RJM Construction, LLC.
830 Boone Avenue North
Golden Valley, MN 55427

From: Bartley Sales Company, Inc.
6509 Cambridge St
Minneapolis, MN 55426

Contract For: 215200128-100105M - 10D - Specialties
Materials

Project: City of Apple Valley Central Maintenance
Facility

Application No.: 6
Period To: 12/31/25
Application Date: 12/16/25
Project No.: 21520-0128
Contract Date: 01/30/25
Commitment: 215200128-100105M

1. ORIGINAL CONTRACT AMOUNT	\$18,141.22
2. NET CHANGE BY CHANGE ORDERS	(\$823.97)
3. CONTRACT SUM TO DATE	\$17,317.25
4. TOTAL COMPLETED AND STORED TO DATE (Column G)	\$17,317.25
5. RETAINAGE	
- of Completed Work	-
(Columns D + E)	
- of Stored Materials	-
(Columns F)	
Total Retainage	\$0.00
(Line 5a + Line 5b OR Sum of Column I)	
6. TOTAL EARNED LESS RETAINAGE	\$17,317.25
(Line 4 less Line 5 Total)	
7. LESS PRIOR CERTIFICATES FOR PAYMENT	\$16,451.39
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$865.86
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$0.00
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$823.97
Total approved this month	\$0.00	\$0.00
TOTALS	\$0.00	\$823.97
NET CHANGES by Change Orders		(\$823.97)

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

CONTRACTOR:

By: Joe Clemens Date: 12/16/25

State Of: _____

County Of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My commission expires: _____

ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$865.86

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application for Payment and on the Continuation sheet that are changes to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO.: 6

APPLICATION DATE: 12/16/25

PERIOD TO: 12/31/25

Bartley Sales Company, Inc.

PROJECT NO.: 21520-0128

A	B	C	D	E	F	G		H	I
ITEM NUM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	Toilet Partitions	\$5,219.98	\$5,219.98	-	-	\$5,219.98	100.00%	-	-
2	Toilet Accessories	\$6,892.97	\$6,892.97	-	-	\$6,892.97	100.00%	-	-
3	Fire Protection	\$1,028.27	\$1,028.27	-	-	\$1,028.27	100.00%	-	-
4	Allowance	\$5,000.00	\$5,000.00	-	-	\$5,000.00	100.00%	-	-
1	10D - Specialties Materials (CO #1)	(\$823.97)	(\$823.97)	-	-	(\$823.97)	100.00%	-	-
PAYMENT TOTALS		\$17,317.25	\$17,317.25	-	-	\$17,317.25	100.00%	-	-

CITY OF APPLE VALLEY, MINNESOTA
APPLICATION FOR PAYMENT

DATE: 8/7/25 FOR PERIOD: Jul 2025
PROJECT: Central Maintenance Facility FROM: _____ TO: _____
CONTRACTOR: Blakeborough Hardscapes REQUEST FOR PAYMENT NO. 3
ADDRESS: 24375 Edenvale Trl
Elko, MN 55020

SUMMARY:

1.	Original Contract Amount	\$ <u>91202</u>
2.	Change Order - ADDITION	\$ <u>0</u>
3.	Change Order - DEDUCTION	\$ <u>15000</u>
4.	Revised Contract Amount	\$ <u>76202</u>
5.	Total Completed and Stored to Date	\$ <u>76202</u>
6.	Less Retainage <u>5</u> %	\$ <u>3810.10</u>
7.	Total Earned Less Retainage	\$ <u>72391.9</u>
8.	Less Amount Paid Previously	\$ <u>72391.9</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>3810.10</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Blakeborough Hardscapes
By: Jake Blakeborough

Recommended for Payment

By: _____
Title: _____
Date: _____

ATTACH ITEMIZED INVOICE

APPLICATION FOR PAYMENT

To:	RJM Construction, LLC. 830 Boone Avenue North Golden Valley, MN 55427	Project:	City of Apple Valley Central Maintenance Facility	Application No.:	3
From:	Blakeborough Hardscapes 24375 Edenvale Trl Elko, MN 55020			Period To:	11/30/25
				Application Date:	11/30/25
				Project No.:	21520-0128
				Contract Date:	06/25/24
				Commitment:	215200128-323205
Contract For: 215200128-323205 - 32H - Retaining Walls					

1. ORIGINAL CONTRACT AMOUNT	\$91,202.00
2. NET CHANGE BY CHANGE ORDERS	(\$15,000.00)
3. CONTRACT SUM TO DATE	\$76,202.00
4. TOTAL COMPLETED AND STORED TO DATE	\$76,202.00
(Column G)	
5. RETAINAGE	
- of Completed Work	-
(Columns D + E)	
- of Stored Materials	-
(Columns F)	
Total Retainage	\$0.00
(Line 5a + Line 5b OR Sum of Column I)	
6. TOTAL EARNED LESS RETAINAGE	\$76,202.00
(Line 4 less Line 5 Total)	
7. LESS PRIOR CERTIFICATES FOR PAYMENT	\$72,391.90
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$3,810.10
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$0.00
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this month	\$0.00	\$15,000.00
TOTALS	\$0.00	\$15,000.00
NET CHANGES by Change Orders		(\$15,000.00)

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

CONTRACTOR:

By: _____ Date: _____

State Of: _____

County Of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My commission expires: _____

ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$3,810.10

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application for Payment and on the Continuation sheet that are changes to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO.: 3

APPLICATION DATE: 11/30/25

PERIOD TO: 11/30/25

Blakeborough Hardscapes

PROJECT NO.: 21520-0128

A	B	C	D	E	F	G		H	I
ITEM NUM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	Retaining Wall Block	\$48,000.00	\$48,000.00	-	-	\$48,000.00	100.00%	-	-
2	Aggregate	\$5,300.00	\$5,300.00	-	-	\$5,300.00	100.00%	-	-
3	Labor & Equipment	\$22,902.00	\$22,902.00	-	-	\$22,902.00	100.00%	-	-
4	Allowance	\$15,000.00	-	-	-	-	-	\$15,000.00	-
1	32H - Retaining Walls (CO #1)	(\$15,000.00)	-	-	-	-	-	(\$15,000.00)	-
PAYMENT TOTALS		\$76,202.00	\$76,202.00	-	-	\$76,202.00	100.00%	-	-

CITY OF APPLE VALLEY
APPLICATION FOR PAYMENT

DATE: 10-28-25 FOR PERIOD: Oct 2025
PROJECT: Apple Valley P.D. FROM: 10-1 TO: 10-31
CONTRACTOR: Crawford Door REQUEST FOR PAYMENT NO. 4
ADDRESS: 1641 Oakdale Ave
West St Paul, MN 55118

SUMMARY:

1. Original Contract Amount	\$ <u>136,334</u>
2. Change Order - ADDITION	\$ <u>-</u>
3. Change Order - DEDUCTION	\$ <u>7,095</u>
4. Revised Contract Amount	\$ <u>129,239</u>
5. Total Completed and Stored to Date	\$ <u>129,239</u>
6. Less Retainage _____ %	\$ <u>-</u>
7. Total Earned Less Retainage	\$ <u>129,239</u>
8. Less Amount Paid Previously	\$ <u>127,527.⁰⁵</u>
9. AMOUNT DUE THIS CURRENT REQUEST	\$ <u>1,711.⁹⁵</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Crawford Door Sales Co.
By: [Signature]

Recommended for Payment

By: MIKE CARL
Title: V.P.
Date: 10-28-25

ATTACH ITEMIZED INVOICE

APPLICATION FOR PAYMENT

To:	RJM Construction, LLC. 830 Boone Avenue North Golden Valley, MN 55427	Project:	City of Apple Valley Central Maintenance Facility	Application No.:	4
From:	Crawford Door Sales Co PO BOX 18143 1641 OAKDALE AVE WEST ST PAUL, MN 55118			Period To:	12/31/25
				Application Date:	12/11/25
				Project No.:	21520-0128
				Contract Date:	06/25/24
Contract For:	215200128-083310 - 8D - Sectional Overhead Door			Commitment:	215200128-083310

1. ORIGINAL CONTRACT AMOUNT	\$136,334.00
2. NET CHANGE BY CHANGE ORDERS	(\$7,095.00)
3. CONTRACT SUM TO DATE	\$129,239.00
4. TOTAL COMPLETED AND STORED TO DATE	\$129,239.00
(Column G)	
5. RETAINAGE	
- of Completed Work	-
(Columns D + E)	
- of Stored Materials	-
(Columns F)	
Total Retainage	\$0.00
(Line 5a + Line 5b OR Sum of Column I)	
6. TOTAL EARNED LESS RETAINAGE	\$129,239.00
(Line 4 less Line 5 Total)	
7. LESS PRIOR CERTIFICATES FOR PAYMENT	\$127,527.05
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$1,711.95
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$0.00
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$2,095.00
Total approved this month	\$0.00	\$5,000.00
TOTALS	\$0.00	\$7,095.00
NET CHANGES by Change Orders		(\$7,095.00)

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

CONTRACTOR:

By: Daniel Weiland Date: 12/11/25

State Of:

County Of:

Subscribed and sworn to before me this day of

Notary Public:

My commission expires:

ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$1,711.95

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application for Payment and on the Continuation sheet that are changes to conform to the amount certified.)

ARCHITECT:

By: Date:

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

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO.: 4

APPLICATION DATE: 12/11/25

PERIOD TO: 12/31/25

Crawford Door Sales Co

PROJECT NO.: 21520-0128

A	B	C	D	E	F	G		H	I
ITEM NUM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	HIGH PERFORMANCE HIGH SPEED DOORS MATERIAL	\$95,183.00	\$95,183.00	-	-	\$95,183.00	100.00%	-	-
2	HIGH PERFORMANCE HIGH SPEED DOORS LABOR	\$9,800.00	\$9,800.00	-	-	\$9,800.00	100.00%	-	-
3	SECTIONAL DOORS MATERIAL	\$22,151.00	\$22,151.00	-	-	\$22,151.00	100.00%	-	-
4	SECTIONAL DOORS LABOR	\$4,200.00	\$4,200.00	-	-	\$4,200.00	100.00%	-	-
5	ALLOWANCE	\$5,000.00	\$5,000.00	-	-	\$5,000.00	100.00%	-	-
1	8D - Sectional Overhead Door (CO #1)	(\$2,095.00)	(\$2,095.00)	-	-	(\$2,095.00)	100.00%	-	-
1	8D - Sectional Overhead Door (CO #2)	(\$5,000.00)	-	(\$5,000.00)	-	(\$5,000.00)	100.00%	-	-
PAYMENT TOTALS		\$129,239.00	\$134,239.00	(\$5,000.00)	-	\$129,239.00	100.00%	-	-

CITY OF APPLE VALLEY
APPLICATION FOR PAYMENT

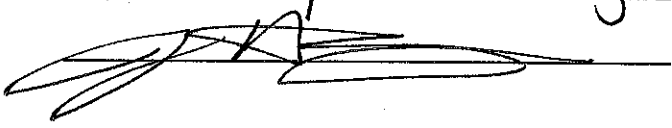
DATE: 8/15/25 FOR PERIOD: Aug. 2025
PROJECT: Apple Valley P.D. FROM: 8/1/25 TO: 8/31/25
CONTRACTOR: HenKemeyer Coatings REQUEST FOR PAYMENT NO. Final
ADDRESS: PO Box 459
Clearwater, MN 55320

SUMMARY:

1. Original Contract Amount	\$ <u>59,813.00</u>
2. Change Order - ADDITION	\$ <u>10,025</u>
3. Change Order - DEDUCTION	\$ _____
4. Revised Contract Amount	\$ <u>69,838.00</u>
5. Total Completed and Stored to Date	\$ <u>69,838.00</u>
6. Less Retainage <u>5</u> %	\$ <u>3,491.90</u>
7. Total Earned Less Retainage	\$ <u>66,346.10</u>
8. Less Amount Paid Previously	\$ <u>66,346.10</u>
9. AMOUNT DUE THIS CURRENT REQUEST	\$ <u>3,491.90</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: HenKemeyer Coatings

By: 

Recommended for Payment

By: Jim HenKemeyer

Title: president

Date: 8/15/25

ATTACH ITEMIZED INVOICE

APPLICATION FOR PAYMENT

To:	RJM Construction, LLC. 830 Boone Avenue North Golden Valley, MN 55427	Project: City of Apple Valley Central Maintenance Facility	Application No.: 5
From:	Henkemeyer Coatings, Inc PO Box 459 Clearwater, MN 55320		Period To: 12/31/25
Contract For:	215200128-071005 - 7F - Waterproofing and Weatherproofing		Application Date: 12/11/25
			Project No.: 21520-0128
			Contract Date: 06/25/24
			Commitment: 215200128-071005

1. ORIGINAL CONTRACT AMOUNT	\$59,813.00
2. NET CHANGE BY CHANGE ORDERS	\$10,025.00
3. CONTRACT SUM TO DATE	\$69,838.00
4. TOTAL COMPLETED AND STORED TO DATE	\$69,838.00
(Column G)	
5. RETAINAGE	
- of Completed Work	-
(Columns D + E)	
- of Stored Materials	-
(Columns F)	
Total Retainage	\$0.00
(Line 5a + Line 5b OR Sum of Column I)	
6. TOTAL EARNED LESS RETAINAGE	\$69,838.00
(Line 4 less Line 5 Total)	
7. LESS PRIOR CERTIFICATES FOR PAYMENT	\$66,346.10
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$3,491.90
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$0.00
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$10,025.00	\$0.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$10,025.00	\$0.00
NET CHANGES by Change Orders	\$10,025.00	

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

CONTRACTOR:

By: _____ Date: _____

State Of: _____

County Of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My commission expires: _____

ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$3,491.90

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application for Payment and on the Continuation sheet that are changes to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO.: 5

APPLICATION DATE: 12/11/25

PERIOD TO: 12/31/25

Henkemeyer Coatings, Inc

PROJECT NO.: 21520-0128

A	B	C	D	E	F	G		H	I
ITEM NUM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	Airbarrier	\$33,243.00	\$33,243.00	-	-	\$33,243.00	100.00%	-	-
2	Waterproofing	\$21,570.00	\$21,570.00	-	-	\$21,570.00	100.00%	-	-
3	Allowance	\$5,000.00	\$5,000.00	-	-	\$5,000.00	100.00%	-	-
1	7F - Waterproofing and Weatherproofing (CO #2)	\$694.00	\$694.00	-	-	\$694.00	100.00%	-	-
1	7F - Waterproofing and Weatherproofing (CO #1)	\$5,695.00	\$5,695.00	-	-	\$5,695.00	100.00%	-	-
1	7F - Waterproofing and Weatherproofing (CO #3)	\$3,636.00	\$3,636.00	-	-	\$3,636.00	100.00%	-	-
PAYMENT TOTALS		\$69,838.00	\$69,838.00	-	-	\$69,838.00	100.00%	-	-

CITY OF APPLE VALLEY
APPLICATION FOR PAYMENT

DATE: 10/27/2025 FOR PERIOD: 9/30/25
PROJECT: Central Maintenance Facility FROM: _____ TO: 9/30/25
CONTRACTOR: McNamar Contracting, Inc. REQUEST FOR PAYMENT NO. 4
ADDRESS: 16700 Chippendale Ave.
Rosemount, MN 55044

SUMMARY:

1.	Original Contract Amount	\$ <u>144,000.00</u>
2.	Change Order - ADDITION	\$ <u>30,501.82</u>
3.	Change Order - DEDUCTION	\$ <u>(10,882.93)</u>
4.	Revised Contract Amount	\$ <u>165,618.89</u>
5.	Total Completed and Stored to Date	\$ <u>165,618.89</u>
6.	Less Retainage <u>0</u> %	\$ <u>0</u>
7.	Total Earned Less Retainage	\$ <u>165,618.89</u>
8.	Less Amount Paid Previously	\$ <u>157,337.95</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>8,280.94</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: McNamar Contracting, Inc.
By: Wjg Egan 10/27/2025

Recommended for Payment

By: _____
Title: _____
Date: _____

ATTACH ITEMIZED INVOICE

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: PROJECT: City of Apple Valley Central Maintenance Facility

AIA DOCUMENT G702

APPLICATION NO: 4

FROM CONTRACTOR: VIA CONSTRUCTION MANAGER: McNamara Contracting, Inc RJM Construction 16700 Chippendale Avenue Rosemount, MN 55068

CONTRACT FOR: Work Scope 32D - Site Concrete - Police Station

CONTRACTOR'S APPLICATION FOR PAYMENT

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

- 1. ORIGINAL CONTRACT SUM \$ 146,000.00
- 2. Net change by Change Orders \$ 19,618.89
- 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 165,618.89
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 165,618.89
- 5. RETAINAGE: a. 0 % of Completed Work (Column D + E on G703) \$ \$0.00 b. % of Stored Material (Column F on G703) Included in above Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00
- 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 165,618.89
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 157,338
- 8. CURRENT PAYMENT DUE \$ 8,280.94
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$30,501.82	(\$10,882.93)
Total approved this Month	\$30,501.82	(\$10,882.93)
TOTALS		
NET CHANGES by Change Order	\$19,618.89	

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992

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

Distribution to: OWNER ARCHITECT CONTRACTOR

PERIOD TO: 9/30/2025

PROJECT NOS:

CONTRACT DATE:

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

CONTRACTOR:

By:

Date:

State of: Minnesota County of: Dakota

Subscribed and sworn to before me this day of Sept 2025

Notary Public: Barbara J Balfe My Commission expires: 01-31-30



BARBARA J BALFE Notary Public State of Minnesota My Commission Expires January 31, 2030

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

ARCHITECT:

By: Date:

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

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 4

Contractor's signed certification is attached.

APPLICATION DATE: 9/30/2025

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 9/30/2025

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G ÷ C)	I BALANCE TO FINISH (C - G)	J RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Concrete Curb & Gutter - Labor	\$9,100.00	\$9,100.00			\$9,100.00	100.00%	\$0.00	
2	Concrete Curb & Gutter - Material	\$18,853.00	\$18,853.00			\$18,853.00	100.00%	\$0.00	
3	Concrete Flatwork - Labor	\$51,900.00	\$51,900.00			\$51,900.00	100.00%	\$0.00	
4	Concrete Flatwork - Material	\$51,147.00	\$51,147.00			\$51,147.00	100.00%	\$0.00	
5	Allowance	\$4,117.07	\$4,117.07			\$4,117.07	100.00%	\$0.00	
CO #1	32D - Site Concrete	\$14,957.82	\$14,957.82			\$14,957.82	100.00%	\$0.00	
CO #2	32D - Site Concrete	(\$855.00)	(\$855.00)			(\$855.00)	100.00%	\$0.00	
CO #3	32D - Site Concrete	\$13,500.00	\$13,500.00			\$13,500.00	100.00%	\$0.00	
CO #4	32D - Site Concrete	\$2,899.00	\$2,899.00			\$2,899.00	100.00%	\$0.00	
GRAND TOTALS		\$165,618.89	\$165,618.89	\$0.00	\$0.00	\$165,618.89	100%	\$0.00	\$0.00

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

CITY OF APPLE VALLEY
APPLICATION FOR PAYMENT

DATE: 10-27-2025 FOR PERIOD: 10-25-2025
PROJECT: CITY OF Apple Valley Central Maintenance Facility FROM: 10-1-25 TO: 10-25-25
CONTRACTOR: NORDIC SHINE REQUEST FOR PAYMENT NO. Final
ADDRESS: 113 Oak Ave SW
St Michael mn 55376

SUMMARY:

1.	Original Contract Amount	\$ <u>17,000-</u>
2.	Change Order - ADDITION	\$ <u> </u>
3.	Change Order - DEDUCTION	\$ <u>4500-</u>
4.	Revised Contract Amount	\$ <u>12,500-</u>
5.	Total Completed and Stored to Date	\$ <u>12,500-</u>
6.	Less Retainage <u>0</u> %	\$ <u>0-</u>
7.	Total Earned Less Retainage	\$ <u>12,500-</u>
8.	Less Amount Paid Previously	\$ <u>11,875-</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>625-</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Eltanby NORDIC SHINE
By: Owner

Recommended for Payment

By: Eltanby
Title: Owner
Date: 10.27.25

ATTACH ITEMIZED INVOICE

APPLICATION FOR PAYMENT

To: RJM Construction, LLC.
830 Boone Avenue North
Golden Valley, MN 55427

Project: City of Apple Valley Central Maintenance
Facility

Application No.: 3

Period To: 10/31/25

From: Nordic Shine, LLC.
625 Commercial Street
Unit 2
Hudson , WI 54016

Application Date: 10/20/25

Project No.: 21520-0128

Contract Date: 06/25/24

Commitment: 215200128-017415

Contract For: 215200128-017415 - 1B - Final Cleaning

1. ORIGINAL CONTRACT AMOUNT	\$17,000.00
2. NET CHANGE BY CHANGE ORDERS	(\$4,500.00)
3. CONTRACT SUM TO DATE	\$12,500.00
4. TOTAL COMPLETED AND STORED TO DATE	\$12,500.00
(Column G)	
5. RETAINAGE	
- of Completed Work	-
(Columns D + E)	
- of Stored Materials	-
(Columns F)	
Total Retainage	\$0.00
(Line 5a + Line 5b OR Sum of Column I)	
6. TOTAL EARNED LESS RETAINAGE	\$12,500.00
(Line 4 less Line 5 Total)	
7. LESS PRIOR CERTIFICATES FOR PAYMENT	\$11,875.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$625.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$0.00
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$4,500.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$0.00	\$4,500.00
NET CHANGES by Change Orders		(\$4,500.00)

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

CONTRACTOR:

By: _____ Date: _____

State Of: _____

County Of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My commission expires: _____

ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$625.00

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application for Payment and on the Continuation sheet that are changes to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO.: 3

APPLICATION DATE: 10/20/25

PERIOD TO: 10/31/25

PROJECT NO.: 21520-0128

Nordic Shine, LLC.

A	B	C	D	E	F	G		H	I
ITEM NUM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	Final Clean	\$12,500.00	\$12,500.00	-	-	\$12,500.00	100.00%	-	-
2	Allowance	\$4,500.00	\$4,500.00	-	-	\$4,500.00	100.00%	-	-
1	1B - Final Cleaning (CO #1)	(\$4,500.00)	(\$4,500.00)	-	-	(\$4,500.00)	100.00%	-	-
PAYMENT TOTALS		\$12,500.00	\$12,500.00	-	-	\$12,500.00	100.00%	-	-

CITY OF APPLE VALLEY, MINNESOTA
APPLICATION FOR PAYMENT

DATE: 7/31/2025 FOR PERIOD: July
PROJECT: City of AV Central Maintenance Facility FROM: 7/1/2025 TO: 7/31/2025
CONTRACTOR: Northland Concrete & Masonry Company, LLC REQUEST FOR PAYMENT NO. _____
ADDRESS: 1125 Stagecoach Rd
Shakopee, MN 55379

SUMMARY:

1.	Original Contract Amount		\$ <u>449,800.00</u>
2.	Change Order - ADDITION	\$ <u>12,234</u>	
3.	Change Order - DEDUCTION	\$ <u>4,680</u>	
4.	Revised Contract Amount		\$ <u>457,354</u>
5.	Total Completed and Stored to Date		\$ <u>457,354</u>
6.	Less Retainage _____ %		\$ <u>0</u>
7.	Total Earned Less Retainage		\$ <u>457,354</u>
8.	Less Amount Paid Previously		\$ <u>434,106.30</u>
9.	AMOUNT DUE THIS CURRENT REQUEST		\$ <u>23,247.70</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Northland Concrete & Masonry Company, LLC

By: Kristin Berg

Recommended for Payment

By: _____

ATTACH ITEMIZED INVOICE

Title: _____

Date: _____

APPLICATION FOR PAYMENT

To:

RJM Construction, LLC.
830 Boone Avenue North
Golden Valley, MN 55427

From:

Northland Concrete & Masonry Company,
LLC
1125 Stagecoach Road
Shakopee, MN 55379

Contract For:

215200128-030105 - 3D/4B - Cast-In-Place
Concrete and Masonry

Project:

City of Apple Valley Central Maintenance
Facility

Application No.:

10

Period To:

11/30/25

Application Date:

11/18/25

Project No.:

21520-0128

Contract Date:

06/25/24

Commitment:

215200128-030105

1. ORIGINAL CONTRACT AMOUNT

\$449,800.00

2. NET CHANGE BY CHANGE ORDERS

\$7,554.00

3. CONTRACT SUM TO DATE

\$457,354.00

4. TOTAL COMPLETED AND STORED TO DATE

\$457,354.00

(Column G)

5. RETAINAGE

- of Completed Work

-

(Columns D + E)

- of Stored Materials

-

(Columns F)

Total Retainage

\$0.00

(Line 5a + Line 5b OR Sum of Column I)

6. TOTAL EARNED LESS RETAINAGE

\$457,354.00

(Line 4 less Line 5 Total)

7. LESS PRIOR CERTIFICATES FOR PAYMENT

\$434,486.30

(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE

\$22,867.70

9. BALANCE TO FINISH, INCLUDING RETAINAGE

\$0.00

(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$12,234.00	\$4,680.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$12,234.00	\$4,680.00
NET CHANGES by Change Orders		\$7,554.00

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

CONTRACTOR:

By: Mary Feldt

Date: 11/18/25

State Of:

County Of:

Subscribed and sworn to before me this day of

Notary Public:

My commission expires:

ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$22,867.70

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application for Payment and on the Continuation sheet that are changes to conform to the amount certified.)

ARCHITECT:

By:

Date:

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

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO.: 10

APPLICATION DATE: 11/18/25

PERIOD TO: 11/30/25

Northland Concrete & Masonry Company, LLC

PROJECT NO.: 21520-0128

A	B	C	D	E	F	G		H	I
ITEM NUM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	Bond Costs	\$5,400.00	\$5,400.00	-	-	\$5,400.00	100.00%	-	-
2	Rebar Material	\$30,000.00	\$30,000.00	-	-	\$30,000.00	100.00%	-	-
3	Concrete Foundations	\$103,000.00	\$103,000.00	-	-	\$103,000.00	100.00%	-	-
4	Concrete Flatwork	\$211,400.00	\$211,400.00	-	-	\$211,400.00	100.00%	-	-
5	Partition Block	\$70,000.00	\$70,000.00	-	-	\$70,000.00	100.00%	-	-
6		-	-	-	-	-	-	-	-
7	Concrete Allowance	\$15,000.00	\$15,000.00	-	-	\$15,000.00	100.00%	-	-
8	Masonry Allowance	\$15,000.00	\$15,000.00	-	-	\$15,000.00	100.00%	-	-
1	3D & 4B - Cast-In-Place Concrete & Masonry (CO #1)	\$2,312.00	\$2,312.00	-	-	\$2,312.00	100.00%	-	-
1	3D & 4B - Cast-In-Place Concrete & Masonry (CO #2)	\$1,992.00	\$1,992.00	-	-	\$1,992.00	100.00%	-	-
1	3D & 4B - Cast-In-Place Concrete & Masonry (CO #2)	\$2,261.00	\$2,261.00	-	-	\$2,261.00	100.00%	-	-
1	3D & 4B - Cast-In-Place Concrete & Masonry (CO #3)	(\$2,224.00)	(\$2,224.00)	-	-	(\$2,224.00)	100.00%	-	-
1	3D & 4B - Cast-In-Place Concrete & Masonry (CO #4)	\$1,640.00	\$1,640.00	-	-	\$1,640.00	100.00%	-	-
1	3D & 4B - Cast-In-Place Concrete & Masonry (CO #5)	(\$2,456.00)	(\$2,456.00)	-	-	(\$2,456.00)	100.00%	-	-
1	3D & 4B - Cast-In-Place Concrete & Masonry (CO #6)	\$3,629.00	\$3,629.00	-	-	\$3,629.00	100.00%	-	-
1	3D & 4B - Cast-In-Place Concrete & Masonry (CO #7)	\$400.00	\$400.00	-	-	\$400.00	100.00%	-	-
PAYMENT TOTALS		\$457,354.00	\$457,354.00	-	-	\$457,354.00	100.00%	-	-

CITY OF APPLE VALLEY, MINNESOTA
APPLICATION FOR PAYMENT

DATE: OCTOBER 13, 2025 FOR PERIOD: OCTOBER 31, 2025
PROJECT: CITY OF APPLE VALLEY FROM: _____ TO: _____
CENTRAL MAINTENANCE FACILITY
CONTRACTOR: RJM CONSTRUCTION REQUEST FOR PAYMENT NO. 5 [FINAL]
ADDRESS: 830 BOONE AVE NORTH
GOLDEN VALLEY, MN 55427

SUMMARY:

1.	Original Contract Amount	\$ <u>179,500.00</u>
2.	Change Order - ADDITION	\$ <u>0.00</u>
3.	Change Order - DEDUCTION	\$ <u>14,085.00</u>
4.	Revised Contract Amount	\$ <u>165,415.00</u>
5.	Total Completed and Stored to Date	\$ <u>165,415.00</u>
6.	Less Retainage <u>5</u> %	\$ <u>8270.75</u>
7.	Total Earned Less Retainage	\$ <u>157,144.25</u>
8.	Less Amount Paid Previously	\$ <u>157,144.25</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>8270.75</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: PATRIOT ERECTORS

By: _____

Recommended for Payment

By: BRAD JACOBS

ATTACH ITEMIZED INVOICE

Title: PRESIDENT

Date: OCTOBER 13, 2025



DATE: 10/13/2025

RJM Construction
830 Boone Ave. N.
Golden Valley, MN 55427

DATE	RETAINAGE HELD	AMOUNT	BALANCE
10/25/2024	Retainage Due from Job	6,889.00	6,889.00
11/22/2024	Retainage Due from Job	225.00	7,114.00
01/24/2025	Retainage Due from Job	950.00	8,064.00
04/23/2025	Retainage Due from Job	206.75	8,270.75

TOTAL DUE

\$8,270.75

CITY OF APPLE VALLEY
APPLICATION FOR PAYMENT

DATE: 12/12/2025 FOR PERIOD: 1
PROJECT: Apple Valley Police Building FROM: 07/2024 TO: 09/2024
CONTRACTOR: PWS, Inc REQUEST FOR PAYMENT NO. 1
ADDRESS: 8601 73rd Ave N, Ste 22, Brooklyn Park, MN 55428

SUMMARY:

1.	Original Contract Amount	\$ <u>265,500</u>
2.	Change Order - ADDITION	\$ <u>18,880.43</u>
3.	Change Order - DEDUCTION	\$ <u>25,667.73</u>
4.	Revised Contract Amount	\$ <u>258,712.70</u>
5.	Total Completed and Stored to Date	\$ <u>258,712.70</u>
6.	Less Retainage <u>5</u> %	\$ <u>12,935.64</u>
7.	Total Earned Less Retainage	\$ <u>245,777.06</u>
8.	Less Amount Paid Previously	\$ <u>245,982.72</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>12,729.98</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: PWS, Inc

By: Owen Clagherty

Recommended for Payment

By: Owen Clagherty

Title: Project Manager / Estimator

Date: 12/12/2025

ATTACH ITEMIZED INVOICE

APPLICATION FOR PAYMENT

To:	RJM Construction, LLC. 830 Boone Avenue North Golden Valley, MN 55427	Project:	City of Apple Valley Central Maintenance Facility	Application No.:	5
From:	PWS Inc. 8601 73rd Ave N Suite 22 Brooklyn Park, MN 55428			Period To:	12/31/25
				Application Date:	12/11/25
				Project No.:	21520-0128
				Contract Date:	06/25/24
Contract For:	215200128-330105 - 33A - Utilities			Commitment:	215200128-330105

1. ORIGINAL CONTRACT AMOUNT	\$265,500.00
2. NET CHANGE BY CHANGE ORDERS	(\$6,787.30)
3. CONTRACT SUM TO DATE	\$258,712.70
4. TOTAL COMPLETED AND STORED TO DATE	\$258,712.70
(Column G)	
5. RETAINAGE	
- of Completed Work	-
(Columns D + E)	
- of Stored Materials	-
(Columns F)	
Total Retainage	\$0.00
(Line 5a + Line 5b OR Sum of Column I)	
6. TOTAL EARNED LESS RETAINAGE	\$258,712.70
(Line 4 less Line 5 Total)	
7. LESS PRIOR CERTIFICATES FOR PAYMENT	\$245,777.06
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$12,935.64
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$0.00
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$18,880.43	\$25,667.73
Total approved this month	\$0.00	\$0.00
TOTALS	\$18,880.43	\$25,667.73
NET CHANGES by Change Orders		(\$6,787.30)

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

CONTRACTOR:

By: _____ Date: _____

State Of: _____

County Of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My commission expires: _____

ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$12,935.64

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application for Payment and on the Continuation sheet that are changes to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO.: 5

APPLICATION DATE: 12/11/25

PERIOD TO: 12/31/25

PWS Inc.

PROJECT NO.: 21520-0128

A	B	C	D	E	F	G		H	I
ITEM NUM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	Mobilization	\$7,570.00	\$7,570.00	-	-	\$7,570.00	100.00%	-	-
2	6" PVC Sanitary	\$5,600.00	\$5,600.00	-	-	\$5,600.00	100.00%	-	-
3	48" Sanitary Manhole	\$18,075.00	\$18,075.00	-	-	\$18,075.00	100.00%	-	-
4	4" Watermain	\$8,585.00	\$8,585.00	-	-	\$8,585.00	100.00%	-	-
5	6" Watermain	\$45,750.00	\$45,750.00	-	-	\$45,750.00	100.00%	-	-
6	Watermain Fittings	\$7,900.00	\$7,900.00	-	-	\$7,900.00	100.00%	-	-
7	4" Gate Valve	\$4,300.00	\$4,300.00	-	-	\$4,300.00	100.00%	-	-
8	6" Gate Valve	\$2,500.00	\$2,500.00	-	-	\$2,500.00	100.00%	-	-
9	Hydrant	\$15,900.00	\$15,900.00	-	-	\$15,900.00	100.00%	-	-
10	12" Roof Drain Connection	\$1,890.00	\$1,890.00	-	-	\$1,890.00	100.00%	-	-
11	15" RCP	\$25,265.00	\$25,265.00	-	-	\$25,265.00	100.00%	-	-
12	18" RCP	\$11,345.00	\$11,345.00	-	-	\$11,345.00	100.00%	-	-
13	18" FES	\$4,075.00	\$4,075.00	-	-	\$4,075.00	100.00%	-	-
14	2' x 3' Catch Basin	\$6,205.00	\$6,205.00	-	-	\$6,205.00	100.00%	-	-
15	48" Manhole	\$30,185.00	\$30,185.00	-	-	\$30,185.00	100.00%	-	-
16	48" OCS Manhole	\$8,500.00	\$8,500.00	-	-	\$8,500.00	100.00%	-	-
17	48" Manhole w/ Sump & SAFL	\$13,310.00	\$13,310.00	-	-	\$13,310.00	100.00%	-	-
18	60" Manhole	\$9,145.00	\$9,145.00	-	-	\$9,145.00	100.00%	-	-
19	Connect to Existing Watermain w/ Wet Tap	\$9,400.00	\$9,400.00	-	-	\$9,400.00	100.00%	-	-
20	RJM Allowance - Labor & Materials	\$30,000.00	\$30,000.00	-	-	\$30,000.00	100.00%	-	-
1	33A - Utilities (CO #2)	\$9,418.75	\$9,418.75	-	-	\$9,418.75	100.00%	-	-
1	33A - Utilities (CO #2)	\$4,323.00	\$4,323.00	-	-	\$4,323.00	100.00%	-	-
1	33A - Utilities (CO #2)	(\$216.48)	(\$216.48)	-	-	(\$216.48)	100.00%	-	-
1	33A - Utilities (CO #1)	\$5,138.68	\$5,138.68	-	-	\$5,138.68	100.00%	-	-
1	33A - Utilities (CO #3)	(\$25,451.25)	(\$25,451.25)	-	-	(\$25,451.25)	100.00%	-	-
PAYMENT TOTALS		\$258,712.70	\$258,712.70	-	-	\$258,712.70	100.00%	-	-

APPLICATION FOR PAYMENT

To: RJM Construction, LLC.
830 Boone Avenue North
Golden Valley, MN 55427

From: PWS Inc.
8601 73rd Ave N Suite 22
Brooklyn Park, MN 55428

Contract For: 215200128-330105 - 33A - Utilities

Project: City of Apple Valley Central Maintenance
Facility

Application No.: 4

Period To: 12/31/25

Application Date: 12/31/25

Project No.: 21520-0128

Contract Date: 06/25/24

Commitment: 215200128-330105

1. ORIGINAL CONTRACT AMOUNT	\$265,500.00
2. NET CHANGE BY CHANGE ORDERS	(\$6,787.30)
3. CONTRACT SUM TO DATE	\$258,712.70
4. TOTAL COMPLETED AND STORED TO DATE	\$258,712.70
(Column G)	
5. RETAINAGE	
5.00% of Completed Work	\$12,935.64
(Columns D + E)	
5.00% of Stored Materials	-
(Columns F)	
Total Retainage	\$12,935.64
(Line 5a + Line 5b OR Sum of Column I)	
6. TOTAL EARNED LESS RETAINAGE	\$245,777.06
(Line 4 less Line 5 Total)	
7. LESS PRIOR CERTIFICATES FOR PAYMENT	\$245,982.72
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	(\$205.66)
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$12,935.64
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$18,880.43	\$216.48
Total approved this month	\$0.00	\$25,451.25
TOTALS	\$18,880.43	\$25,667.73
NET CHANGES by Change Orders		(\$6,787.30)

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

CONTRACTOR:

By: _____ Date: _____

State Of: _____

County Of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My commission expires: _____

ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED (\$205.66)

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application for Payment and on the Continuation sheet that are changes to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO.: 4

APPLICATION DATE: 12/31/25

PERIOD TO: 12/31/25

PWS Inc.

PROJECT NO.: 21520-0128

A	B	C	D	E	F	G		H	I
ITEM NUM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	Mobilization	\$7,570.00	\$7,570.00	-	-	\$7,570.00	100.00%	-	\$378.50
2	6" PVC Sanitary	\$5,600.00	\$5,600.00	-	-	\$5,600.00	100.00%	-	\$280.00
3	48" Sanitary Manhole	\$18,075.00	\$18,075.00	-	-	\$18,075.00	100.00%	-	\$903.75
4	4" Watermain	\$8,585.00	\$8,585.00	-	-	\$8,585.00	100.00%	-	\$429.25
5	6" Watermain	\$45,750.00	\$45,750.00	-	-	\$45,750.00	100.00%	-	\$2,287.50
6	Watermain Fittings	\$7,900.00	\$7,900.00	-	-	\$7,900.00	100.00%	-	\$395.00
7	4" Gate Valve	\$4,300.00	\$4,300.00	-	-	\$4,300.00	100.00%	-	\$215.00
8	6" Gate Valve	\$2,500.00	\$2,500.00	-	-	\$2,500.00	100.00%	-	\$125.00
9	Hydrant	\$15,900.00	\$15,900.00	-	-	\$15,900.00	100.00%	-	\$795.00
10	12" Roof Drain Connection	\$1,890.00	\$1,890.00	-	-	\$1,890.00	100.00%	-	\$94.50
11	15" RCP	\$25,265.00	\$25,265.00	-	-	\$25,265.00	100.00%	-	\$1,263.25
12	18" RCP	\$11,345.00	\$11,345.00	-	-	\$11,345.00	100.00%	-	\$567.25
13	18" FES	\$4,075.00	\$4,075.00	-	-	\$4,075.00	100.00%	-	\$203.75
14	2' x 3' Catch Basin	\$6,205.00	\$6,205.00	-	-	\$6,205.00	100.00%	-	\$310.25
15	48" Manhole	\$30,185.00	\$30,185.00	-	-	\$30,185.00	100.00%	-	\$1,509.25
16	48" OCS Manhole	\$8,500.00	\$8,500.00	-	-	\$8,500.00	100.00%	-	\$425.00
17	48" Manhole w/ Sump & SAFL	\$13,310.00	\$13,310.00	-	-	\$13,310.00	100.00%	-	\$665.50
18	60" Manhole	\$9,145.00	\$9,145.00	-	-	\$9,145.00	100.00%	-	\$457.25
19	Connect to Existing Watermain w/ Wet Tap	\$9,400.00	\$9,400.00	-	-	\$9,400.00	100.00%	-	\$470.00
20	RJM Allowance - Labor & Materials	\$30,000.00	\$4,548.75	\$25,451.25	-	\$30,000.00	100.00%	-	\$1,500.00
1	33A - Utilities (CO #2)	\$9,418.75	\$9,418.75	-	-	\$9,418.75	100.00%	-	\$470.94
1	33A - Utilities (CO #2)	\$4,323.00	\$4,323.00	-	-	\$4,323.00	100.00%	-	\$216.15
1	33A - Utilities (CO #2)	(\$216.48)	-	(\$216.48)	-	(\$216.48)	100.00%	-	(\$10.82)
1	33A - Utilities (CO #1)	\$5,138.68	\$5,138.68	-	-	\$5,138.68	100.00%	-	\$256.93
1	33A - Utilities (CO #3)	(\$25,451.25)	-	(\$25,451.25)	-	(\$25,451.25)	100.00%	-	(\$1,272.56)
PAYMENT TOTALS		\$258,712.70	\$258,929.18	(\$216.48)	-	\$258,712.70	100.00%	-	\$12,935.64

CITY OF APPLE VALLEY, MINNESOTA
APPLICATION FOR PAYMENT

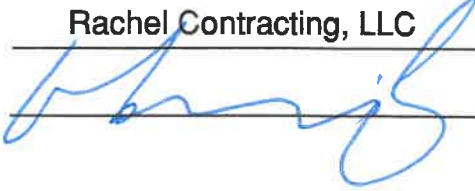
DATE: August 2025 FOR PERIOD: August 2025
PROJECT: Apple Valley Police Bldg FROM: _____ TO: _____
CONTRACTOR: Rachel Contracting, LLC REQUEST FOR PAYMENT NO. 11
ADDRESS: 4180 Napier Court NE, St. Michael MN 55376

SUMMARY:

1.	Original Contract Amount	\$ <u>475,050.00</u>
2.	Change Order - ADDITION	\$ <u>145,575.20</u>
3.	Change Order - DEDUCTION	\$ <u>16,750.44</u>
4.	Revised Contract Amount	\$ <u>603,874.76</u>
5.	Total Completed and Stored to Date	\$ <u>603,874.76</u>
6.	Less Retainage <u>5</u> %	\$ <u>0.00</u>
7.	Total Earned Less Retainage	\$ <u>603,874.76</u>
8.	Less Amount Paid Previously	\$ <u>573,681.02</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>30,193.74</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Rachel Contracting, LLC

By: 

Recommended for Payment

By: _____

ATTACH ITEMIZED INVOICE

Title: _____

Date: _____

APPLICATION AND CERTIFICATE FOR PAYMENT
AIA DOCUMENT G702/CMA

CONSTRUCTION MANAGER-ADVISED EDITION

PAGE ONE OF PAGES

TO RJM Construction
OWNER: Attn: Aaron Hooyer
830 Boone Avenue N
Golden Valley, MN 55427
FROM Rachel Contracting, LLC
CONTRACTOR: 4180 Napier Court NE
St Michael, MN 55376

APPLICATION NO.: 24033.12
RETENTION 8/31/2025
PERIOD TO:
CONTRACT DATE: 4/25/2024

Distribution to:
OWNER
CONSTRUCTION MANAGER
ARCHITECT
CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 475,050.00
2. Net change by Change Orders \$ 128,824.76
3. CONTRACT SUM TO DATE (Line 1+2) \$ 603,874.76
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$603,874.76
5. RETAINAGE:
a. 5% of Completed Work \$ -
b. % of Stored Material \$ -
Total Retainage (line 5a + 5b or Total in Column I of G703) \$ -
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) \$ 603,874.76
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 573,681.02
8. CURRENT PAYMENT DUE \$ 30,193.74
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ -

Table with 3 columns: CHANGE ORDER SUMMARY, ADDITIONS, DEDUCTIONS. Rows include TOTAL CHANGES APPROVED IN PREVIOUS MONTHS BY OWNER, TOTAL APPROVED THIS MONTH, TOTALES, and NET CHANGES BY CHANGE ORDER.

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

CONTRACTOR: Rachel Contracting, LLC

By: [Signature]

Date: 08/22/2025

State of: MN
County of: Wright
Described and sworn to before me this 22nd day of August, 2025



Notary Public: [Signature]
My Commission Expires: 1/31/2029

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

CONSTRUCTION MANAGER:

By:

Date:

ARCHITECT:

By:

Date:

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

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 24033.12

PERIOD BILLING: 08/31/25

APPLICATION DATE: 08/22/25

DIVISION	A	B	C	D	E	F	G		H	I
	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C) Complete	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	1	General Conditions	\$50,000.00	\$50,000.00			\$50,000.00	100.00%	\$0.00	\$2,500.00
	2	Erosion Control	\$30,000.00	\$30,000.00			\$30,000.00	100.00%	\$0.00	\$1,500.00
	3	Removals	\$45,000.00	\$45,000.00			\$45,000.00	100.00%	\$0.00	\$2,250.00
	4	Earthwork	\$120,800.00	\$120,800.00			\$120,800.00	100.00%	\$0.00	\$6,040.00
	5	Commercial Building Work	\$48,450.00	\$48,450.00			\$48,450.00	100.00%	\$0.00	\$2,422.50
	6	Site Finishings	\$65,000.00	\$65,000.00			\$65,000.00	100.00%	\$0.00	\$3,250.00
	7	Demolition	\$85,800.00	\$85,800.00			\$85,800.00	100.00%	\$0.00	\$4,290.00
	8	Allowance	\$30,000.00	\$30,000.00			\$30,000.00	100.00%	\$0.00	\$1,500.00
	9	CO #1	\$7,224.00	\$7,224.00			\$7,224.00	100.00%	\$0.00	\$361.20
	10	CO #2	\$71,639.40	\$71,639.40			\$71,639.40	100.00%	\$0.00	\$3,581.97
	11	CO #3	(\$10,960.00)	(\$10,960.00)			(\$10,960.00)	100.00%	\$0.00	(\$548.00)
	12	CO #4	\$33,710.00	\$33,710.00			\$33,710.00	100.00%	\$0.00	\$1,685.50
	13	CO #5	\$28,721.80	\$28,721.80			\$28,721.80	100.00%	\$0.00	\$1,436.09
	14	CO #6	\$1,700.00	\$1,700.00			\$1,700.00	100.00%	\$0.00	\$85.00
	15	CO #7	\$2,580.00	\$2,580.00			\$2,580.00	100.00%	\$0.00	\$129.00
	16	CO #8	(\$5,790.44)	(\$5,790.44)			(\$5,790.44)	100.00%	\$0.00	(\$289.52)
		GRAND TOTALS	\$603,874.76	\$603,874.76		\$0.00	\$603,874.76	100.00%	\$0.00	\$30,193.74

CITY OF APPLE VALLEY, MINNESOTA
APPLICATION FOR PAYMENT

DATE: 10/28/25 FOR PERIOD: October
PROJECT: Apple Valley PD FROM: 10/1/25 TO: 10/31/25
CONTRACTOR: Roof Tech, Inc. REQUEST FOR PAYMENT NO. 8
ADDRESS: 1775 Industrial Blvd S, Stillwater, MN 55082

SUMMARY:

1.	Original Contract Amount	\$ <u>575,005.00</u>
2.	Change Order - ADDITION	\$ <u>943.26</u>
3.	Change Order - DEDUCTION	\$ <u>43,116.34</u>
4.	Revised Contract Amount	\$ <u>532,831.92</u>
5.	Total Completed and Stored to Date	\$ <u>532,831.92</u>
6.	Less Retainage <u>0</u> %	\$ <u> </u>
7.	Total Earned Less Retainage	\$ <u>532,831.92</u>
8.	Less Amount Paid Previously	\$ <u>506,190.33</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>26,641.59</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: *Alexandra Bertz*
By: Alexandra Bertz, Treasurer

Recommended for Payment

By: _____
Title: _____
Date: _____

ATTACH ITEMIZED INVOICE

AIA Type Document
Application and Certification for Payment

Page 1 of 2

TO (OWNER): City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124

PROJECT: City of AV Central Maintenance

APPLICATION NO: 24241-8
PERIOD TO: 8/31/2025

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Roof Tech, Inc.
1775 Industrial Blvd S
PO Box 708
Stillwater, MN 55082

VIA (ARCHITECT): Oertel Architects
17954 St. Clair Avenue
St. Paul, MN 55610-5

ARCHITECT'S
PROJECT NO: 7D: EPDM Roofing

CONTRACT FOR: 7D - EPDM Roofing

CONTRACT DATE: 5/1/2024

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 575,005.00
2. Net Change by Change Orders \$ -42,173.08
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 532,831.92
4. TOTAL COMPLETED AND STORED TO DATE \$ 532,831.92

5. RETAINAGE:

a. 0.00 % of Completed Work \$ 0.00
b. 0.00 % of Stored Material \$ 0.00
Total retainage (Line 5a + 5b) \$ 0.00

6. TOTAL EARNED LESS RETAINAGE \$ 532,831.92
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate) \$ 506,190.33

8. CURRENT PAYMENT DUE \$ 26,641.59

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	943.26	-40,118.00
Total approved this Month	0.00	-2,998.34
TOTALS	943.26	-43,116.34
NET CHANGES by Change Order		-42,173.08

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

CONTRACTOR: Roof Tech, Inc.
1775 Industrial Blvd S PO Box 708
Stillwater, MN 55082

By: 
Robert P. Poutre / President

Date: 8/25/25

State of: MN

County of: Washington

Subscribed and Sworn to before me this _____ Day of _____ 20 _____

Notary Public:

My Commission Expires : _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ _____

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

ARCHITECT:

By: _____ Date: _____

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

AIA Type Document
Application and Certification for Payment

Page 2 of 2

TO (OWNER): City of Apple Valley
7100 147th Street West
Apple Valley, MN 55124

PROJECT: City of AV Central Maintenance

APPLICATION NO: 24241-8

PERIOD TO: 8/31/2025

DISTRIBUTION
TO:
_ **OWNER**
_ **ARCHITECT**
_ **CONTRACTOR**

FROM (CONTRACTOR): Roof Tech, Inc.
1775 Industrial Blvd S
PO Box 708
Stillwater, MN 55082

VIA (ARCHITECT): Oertel Architects
17954 St. Clair Avenue
St. Paul, MN 55610-5

ARCHITECT'S
PROJECT NO: 7D: EPDM Roofing

CONTRACT FOR: 7D - EPDM Roofing

CONTRACT DATE: 5/1/2024

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
07 53 23: EPDM Roofing									
1	Materials	313,570.00	313,570.00	0.00	0.00	313,570.00	100.00	0.00	0.00
2	Labor	166,480.00	166,480.00	0.00	0.00	166,480.00	100.00	0.00	0.00
07 62 00: Sheet Metal and Flashing									
3	Materials	45,075.00	45,075.00	0.00	0.00	45,075.00	100.00	0.00	0.00
4	Labor	18,120.00	18,120.00	0.00	0.00	18,120.00	100.00	0.00	0.00
08 62 50: Tubular Daylighting Devices									
5	Materials	11,025.00	11,025.00	0.00	0.00	11,025.00	100.00	0.00	0.00
6	Labor	5,735.00	5,735.00	0.00	0.00	5,735.00	100.00	0.00	0.00
Allowances									
7	Allowance	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00	0.00	0.00
Change Orders									
8	Change Order OCO 06	-40,118.00	-40,118.00	0.00	0.00	-40,118.00	100.00	0.00	0.00
9	Change Order 002	943.26	943.26	0.00	0.00	943.26	100.00	0.00	0.00
10	Change Order 003	-2,998.34	-2,998.34	0.00	0.00	-2,998.34	100.00	0.00	0.00
REPORT TOTALS		\$532,831.92	\$532,831.92	\$0.00	\$0.00	\$532,831.92	100.00	\$0.00	\$0.00

CITY OF APPLE VALLEY
APPLICATION FOR PAYMENT

DATE: 10/7/2025 FOR PERIOD: October 2025
PROJECT: Apple Valley Police FROM: 10/1/25 TO: 10/31/25
CONTRACTOR: Southern Minnesota Woodcraft Inc REQUEST FOR PAYMENT NO. BET
ADDRESS: 2700 Airport Dr
Faribault MN 55021

SUMMARY:

1.	Original Contract Amount	\$ <u>239700.00</u>
2.	Change Order - ADDITION	\$ <u>15445.00</u>
3.	Change Order - DEDUCTION	\$ <u>25000.00</u>
4.	Revised Contract Amount	\$ <u>230145.00</u>
5.	Total Completed and Stored to Date	\$ <u>230145.00</u>
6.	Less Retainage _____ %	\$ _____
7.	Total Earned Less Retainage	\$ _____
8.	Less Amount Paid Previously	\$ <u>218637.75</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>11507.25</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Southern Minnesota Woodcraft
By: [Signature]

Recommended for Payment

By: _____
Title: _____
Date: _____

ATTACH ITEMIZED INVOICE



Date
10/7/2025

RJM CONSTRUCTION
830 BOONE AVE N
GOLDEN VALLEY, MN 55427

					Amount Due	Amount Enc.
					\$11,507.25	
Date	Transaction				Amount	Balance
03/31/2025	Balance forward					178,427.50
04/22/2025	INV #9725-2.				51,717.50	230,145.00
	--- MATERIAL \$7,600.00					
	--- LABOR \$8,817.50					
	--- INSTALL \$5,600.00					
	--- INSTALL \$2,700.00					
	--- INSTALL \$3,200.00					
	--- INSTALL \$2,500.00					
	--- INSTALL \$3,500.00					
	--- INSTALL \$2,500.00					
	--- LABOR \$8,500.00					
	--- INSTALL \$4,200.00					
	--- DELIVERY \$1,000.00					
	--- INSTALL \$1,600.00					
	--- Tax: INSTALLED USE TAX @ 0.0% = 0.00					
05/12/2025	PMT #325612.				-169,506.12	60,638.88
06/26/2025	PMT #34948.				-49,131.63	11,507.25
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		0.00	0.00	0.00	11,507.25	\$11,507.25

CITY OF APPLE VALLEY
APPLICATION FOR PAYMENT

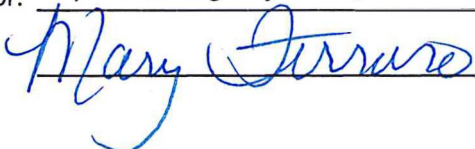
DATE: 12/9/2025 FOR PERIOD: 9/30/2025
PROJECT: City of Apple Valley Central Maintenance Facility FROM: 7/1/2025 TO: 9/30/2025
CONTRACTOR: Spectrum Sign Systems, Inc REQUEST FOR PAYMENT NO. 3
ADDRESS: 8786 W 35W Service Dr NE
Blaine, MN 55449

SUMMARY:

1.	Original Contract Amount	\$ <u>12,535.00</u>
2.	Change Order - ADDITION	\$ <u>920.00</u>
3.	Change Order - DEDUCTION	\$ <u>2,170.00</u>
4.	Revised Contract Amount	\$ <u>11,285.00</u>
5.	Total Completed and Stored to Date	\$ <u>11,285.00</u>
6.	Less Retainage <u>5</u> %	\$ <u>564.00</u>
7.	Total Earned Less Retainage	\$ <u>10,721.00</u>
8.	Less Amount Paid Previously	\$ <u>10,716.00</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>569.00</u>

The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Spectrum Sign Systems, Inc.

By: 

Recommended for Payment

By: _____

ATTACH ITEMIZED INVOICE

Title: _____

Date: _____

APPLICATION FOR PAYMENT

To:	RJM Construction, LLC. 830 Boone Avenue North Golden Valley, MN 55427	Project:	City of Apple Valley Central Maintenance Facility	Application No.:	4
From:	Spectrum Sign Systems, Inc 8786 West 35W Service Drive NE Blaine, MN 55449			Period To:	12/31/25
				Application Date:	12/31/25
				Project No.:	21520-0128
				Contract Date:	05/01/24
Contract For:	215200128-101405 - 10B - Signage			Commitment:	215200128-101405

1. ORIGINAL CONTRACT AMOUNT	\$12,535.00
2. NET CHANGE BY CHANGE ORDERS	(\$1,250.00)
3. CONTRACT SUM TO DATE	\$11,285.00
4. TOTAL COMPLETED AND STORED TO DATE	\$11,285.00
(Column G)	
5. RETAINAGE	
- of Completed Work	-
(Columns D + E)	
- of Stored Materials	-
(Columns F)	
Total Retainage	\$0.00
(Line 5a + Line 5b OR Sum of Column I)	
6. TOTAL EARNED LESS RETAINAGE	\$11,285.00
(Line 4 less Line 5 Total)	
7. LESS PRIOR CERTIFICATES FOR PAYMENT	\$10,720.75
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$564.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$0.00
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$920.00	\$2,170.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$920.00	\$2,170.00
NET CHANGES by Change Orders		(\$1,250.00)

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

CONTRACTOR:

By: Mary Ferraro Date: 12/31/25

State Of: _____

County Of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My commission expires: _____

ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$564.25

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application for Payment and on the Continuation sheet that are changes to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO.: 4

APPLICATION DATE: 12/31/25

PERIOD TO: 12/31/25

Spectrum Sign Systems, Inc

PROJECT NO.: 21520-0128

A	B	C	D	E	F	G		H	I
ITEM NUM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	ADDRESS NUMBERS: Furnish and install (1) set of 1/4" thick anodized aluminum 14" high x 14 3/4" wide.	\$1,550.00	\$1,550.00	-	-	\$1,550.00	100.00%	-	-
2	DEDICATION PLAQUE: Furnish and install (1) 32" x 24" cast aluminum dedication plaque.	\$3,380.00	\$3,380.00	-	-	\$3,380.00	100.00%	-	-
3	PARKING SIGNS: Furnish and install (3) parking signs and (2) round gal. poles.	\$2,340.00	\$2,340.00	-	-	\$2,340.00	100.00%	-	-
4	ADA and CODE SIGNS: Furnish and install the following (29) ADA signs.	\$2,760.00	\$2,760.00	-	-	\$2,760.00	100.00%	-	-
5	ALLOWANCE: City of Apple Valley logo.	\$2,505.00	\$335.00	-	-	\$335.00	13.37%	\$2,170.00	-
1	10B - Signage (CO #1)	\$920.00	\$920.00	-	-	\$920.00	100.00%	-	-
1	10B - Signage (CO #2)	(\$2,170.00)	-	-	-	-	-	(\$2,170.00)	-
PAYMENT TOTALS		\$11,285.00	\$11,285.00	-	-	\$11,285.00	100.00%	-	-

APPLICATION FOR PAYMENT

To: RJM Construction, LLC.
830 Boone Avenue North
Golden Valley, MN 55427

From: Spectrum Sign Systems, Inc
8786 West 35W Service Drive NE
Blaine, MN 55449

Contract For: 215200128-101405 - 10B - Signage

Project: City of Apple Valley Central Maintenance
Facility

Application No.: 3
Period To: 12/31/25
Application Date: 12/30/25
Project No.: 21520-0128
Contract Date: 05/01/24
Commitment: 215200128-101405

1. ORIGINAL CONTRACT AMOUNT	\$12,535.00
2. NET CHANGE BY CHANGE ORDERS	(\$1,250.00)
3. CONTRACT SUM TO DATE	\$11,285.00
4. TOTAL COMPLETED AND STORED TO DATE	\$11,285.00
(Column G)	
5. RETAINAGE	
5.00% of Completed Work	\$564.25
(Columns D + E)	
5.00% of Stored Materials	-
(Columns F)	
Total Retainage	\$564.25
(Line 5a + Line 5b OR Sum of Column I)	
6. TOTAL EARNED LESS RETAINAGE	\$10,720.75
(Line 4 less Line 5 Total)	
7. LESS PRIOR CERTIFICATES FOR PAYMENT	\$10,716.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$4.75
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$564.25
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$920.00	\$0.00
Total approved this month	\$0.00	\$2,170.00
TOTALS	\$920.00	\$2,170.00
NET CHANGES by Change Orders		(\$1,250.00)

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

CONTRACTOR:

By: Mary Ferraro Date: 12/30/25

State Of: _____

County Of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My commission expires: _____

ARCHITECTS CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$4.75

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on the Application for Payment and on the Continuation sheet that are changes to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

APPLICATION NO.: 3

APPLICATION DATE: 12/30/25

PERIOD TO: 12/31/25

Spectrum Sign Systems, Inc

PROJECT NO.: 21520-0128

A	B	C	D	E	F	G		H	I
ITEM NUM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
1	ADDRESS NUMBERS: Furnish and install (1) set of 1/4" thick anodized aluminum 14" high ?14325?.	\$1,550.00	\$1,550.00	-	-	\$1,550.00	100.00%	-	\$77.50
2	DEDICATION PLAQUE: Furnish and install (1) 32" x 24" cast aluminum dedication plaque.	\$3,380.00	\$3,380.00	-	-	\$3,380.00	100.00%	-	\$169.00
3	PARKING SIGNS: Furnish and install (3) parking signs and (2) round gal. poles.	\$2,340.00	\$2,340.00	-	-	\$2,340.00	100.00%	-	\$117.00
4	ADA and CODE SIGNS: Furnish and install the following (29) ADA signs.	\$2,760.00	\$2,760.00	-	-	\$2,760.00	100.00%	-	\$138.00
5	ALLOWANCE: City of Apple Valley logo.	\$2,505.00	\$330.00	\$5.00	-	\$335.00	13.37%	\$2,170.00	\$16.75
1	10B - Signage (CO #1)	\$920.00	\$920.00	-	-	\$920.00	100.00%	-	\$46.00
1	10B - Signage (CO #2)	(\$2,170.00)	-	-	-	-	-	(\$2,170.00)	-
PAYMENT TOTALS		\$11,285.00	\$11,280.00	\$5.00	-	\$11,285.00	100.00%	-	\$564.25

CITY OF APPLE VALLEY
APPLICATION FOR PAYMENT

DATE: 9-15-2025 FOR PERIOD: Sept. 30, 2025
PROJECT: Apple Valley Police Depart. FROM: Sept. 1 TO: Sept. 30
CONTRACTOR: Steinbrecher Painting Co REQUEST FOR PAYMENT NO. 5
ADDRESS: 1408 7th St. N PO Box 159
Princeton, MN 55311

SUMMARY:

1.	Original Contract Amount	\$ <u>106,200.00</u>
2.	Change Order - ADDITION	\$ _____
3.	Change Order - DEDUCTION	\$ <u>3369.00</u>
4.	Revised Contract Amount	\$ <u>102,831.00</u>
5.	Total Completed and Stored to Date	\$ <u>102,831.00</u>
6.	Less Retainage <u>0</u> %	\$ <u>0</u>
7.	Total Earned Less Retainage	\$ <u>102,831.00</u>
8.	Less Amount Paid Previously	\$ <u>97,689.45</u>
9.	AMOUNT DUE THIS CURRENT REQUEST	\$ <u>5,141.55</u>

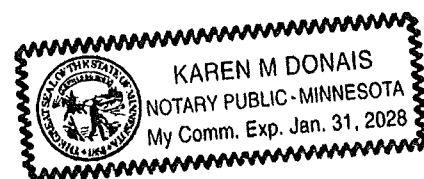
The undersigned Contractor certifies that to the best of his knowledge, information and belief, the work covered by this application for payment has been completed in accordance with the contract documents, that all amounts have been paid by him for work for which previous payments were received from the City and that current payment shown herein is now due.

Contractor: Steinbrecher Painting Co.
By: [Signature] - President

Recommended for Payment

By: Karen M Donais
Title: Business Manager
Date: 9-15-25

ATTACH ITEMIZED INVOICE



TO OWNER:

PROJECT:

Apple Valley Police Department
6442 140th Street W
Apple Valley MN 55124

FROM CONTRACTOR: Steinbrecher Painting Company
1408 7th Street North
PO Box 159
Princeton MN 55371

CONTRACT FOR:

VIA CONSTRUCTION MANAGER:
VIA ARCHITECT:

APPLICATION NO: Distribution to:
PERIOD TO: 09/30/2025 ☐ OWNER
PROJECT NOS: ☐ CONSTRUCTION
MANAGER
CONTRACT DATE: 05/01/2024 ☐ ARCHITECT
☐ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 106,200.00
2. Net Change By Change Orders \$ -3,369.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 102,831.00
4. TOTAL COMPLETED & STORED TO DATE \$ 102,831.00
(Column G on G702)
5. RETAINAGE: 0.00 % of Completed Work \$ 0.00
a. (Columns D + E on G703) 0.00 %
b. (Column F on G703) % of Stored Material \$ 0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 0.00
6. TOTAL EARNED LESS RETAINAGE \$ 102,831.00
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 97,689.45
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE \$ 5,141.55
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 0.00
(Line 3 less Line 6)

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

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

CONTRACTOR: Steinbrecher Painting Company

By: ASA Date: 9-10-25

State of: MN
County of: Millie Lacs
Subscribed and sworn to before me this 10 day of Sept. 2025
Notary Public Karen M Donais
My Commission expires: 1-31-28



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

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

CONSTRUCTION MANAGER:

By: _____ Date: _____
ARCHITECT:

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



CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 5
APPLICATION DATE: 09/10/2025
PERIOD TO: 09/30/2025
ARCHITECT'S PROJECT NO.:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1- Labor		72,960.00	72,960.00			72,960.00	100.00		
2- Material		18,240.00	18,240.00			18,240.00	100.00		
3- Allowance		15,000.00	11,631.00	3,369.00		15,000.00	100.00		
Change Order # #1		-3,369.00		-3,369.00		-3,369.00	100.00		
Totals:		102,831.00	102,831.00			102,831.00	100.00		



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G703-1992

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ITEM:
MEETING DATE:
SECTION:

4.J.
January 22, 2026
Consent Agenda

Description: Approve claims and bills	
Staff Contact: Candi Lemarr, Finance Director	Department / Division: Finance

Action Requested:
Approve claims and bills

Summary:
Attached for City Council review and approval are check registers for recent claims and bills.

Background:
N/A

Budget Impact:
Check registers dated December 31, 2025, and January 7, 2026, in the amounts of \$1,975,333.59, and \$1,476,125.74, respectively.

Attachments:

1. Check Register & Summary December 31, 2025
2. Check Register & Summary January 7, 2026

12/26/2025-- 1/2/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
36465	1/2/2026		150442 ADVANCED ENGINEERING & ENVIRO							
		762.00	WATER MODELING		505489	107480	4502.6235	2025148G	CONSULTANT SERVICES	IMPROVEMENTS-ASSESSED
		762.00								
36466	1/2/2026		100389 ALPHAGRAPHS							
		1,265.80	YOUTH OPEN GYM SCAN CARDS		505547	138140	1700.6229		GENERAL SUPPLIES	PARK & RECREATION MANAGEMENT
		1,265.80								
36467	1/2/2026		153995 AMAZON CAPITAL SERVICES							
		14.99	BATTERIES 3.6V, FOR RESQPUMP		505317	13LX6RMW1TY4	1330.6215		EQUIPMENT-PARTS	FIRE OPERATIONS
		47.44	BALL & STING FOR EXTIGSHR PINS		505569	16GCRX4HF1JC	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		29.66	REPLACEMENT AED PADS		505300	17VR1RKQMDKF	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		29.66	REPLACEMENT AED PADS		505300	17VR1RKQMDKF	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		29.68	REPLACEMENT AED PADS		505300	17VR1RKQMDKF	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		127.31	POSTER FRAMES FOR AD		505319	19FC9XJTL CXM	5065.6229		GENERAL SUPPLIES	LIQUOR #2 OPERATIONS
		4.99	PLOW REMOTE MOUNTING BRACKET		505490	1T4CYJY9C779	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		5.00	PLOW REMOTE MOUNTING BRACKET		505490	1T4CYJY9C779	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		9.40	KEY HOLDER		505318	1YMG76GTHMK1	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		50.00	SHOVEL		505548	1YQFFRWQ61VG	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
		89.09	OIL		505548	1YQFFRWQ61VG	2240.6212		MOTOR FUELS/OILS	GOLF EQUIPMENT MAINTENANCE
		129.64	DECORATIONS		505320	1YWCXFQKCQC6	5065.6229		GENERAL SUPPLIES	LIQUOR #2 OPERATIONS
		11.99	2026 PLANNER		505557	RCK61DJM996	1920.6210		OFFICE SUPPLIES	SENIOR CENTER
		578.85								
36468	1/2/2026		147438 ARBITRAGE GROUP INC, THE							
		1,500.00	ARBITRAGE CALC 2015B PARK BOND		505492	88759	3397.6235		CONSULTANT SERVICES	GO PARK BOND 2015B \$5,860,000
		1,500.00								
36469	1/2/2026		155342 BARREL THEORY BEER CO							
		307.00	BEER#3	00052690	505358	7534	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		376.00	BEER#3	00052690	505357	7583	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		683.00								
36470	1/2/2026		142897 BOLTON & MENK, INC.							
		798.50	KELLEY SURVEYS THRU 11-21-25		505624	381963	2349.6235	PR230064	CONSULTANT SERVICES	KELLEY PARK
		993.50	FINDLAY SURVEYS THRU 11-21-25		505624	381963	2338.6235	PR230064	CONSULTANT SERVICES	FINDLAY PARK
		4,378.50	HAYES SURVEYS THRU 11-21-25		505624	381963	2309.6235	PR230064	CONSULTANT SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		6,170.50								
36471	1/2/2026		100296 BREAKTHRU BEVERAGE MIN - BEER							
		9,459.45	BEER#2	00000105	505384	122151569	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES

Council Check Register by GL

Council Check Register by Invoice & Summary

12/26/2025 -- 1/2/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
36471	1/2/2026		100296 BREAKTHRU BEVERAGE MIN - BEER						Continued...	
		10,499.05	BEER#1	00000105	505359	124555762	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		390.60	TAX#1	00000105	505360	124555763	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		813.68	LIQ#1	00000105	505361	124555764	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		6,025.55	BEER#2	00000105	505388	124639362	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		307.50	TAX#2	00000105	505389	124639363	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		9,706.25	BEER#3	00000105	505404	124666697	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		28.20-	CMBEER#3	00000105	505405	124666697	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		229.55	TAX#3	00000105	505406	124666698	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		11,143.40	BEER#1	00000105	505365	124666699	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		282.80	TAX#1	00000105	505366	124666700	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		5,060.85	BEER#2	00000105	505398	124752022	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		188.10	TAX#2	00000105	505399	124752023	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		450.00	LIQ#2	00000105	505400	124752024	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		335.20	TAX#3	00000105	505413	124782651	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		7,471.75	BEER#3	00000105	505414	124782652	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		12,533.47	BEER#1	00000105	505372	124782653	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		650.60	TAX#1	00000105	505373	124782654	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		720.03	LIQ#1	00000105	505374	124782655	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		284.00	BEER#1	00000105	505375	124782906	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		2,638.35	BEER#2	00000105	505403	124868876	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		180.00	BEER#3	00000105	505416	124894470	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		433.80	LIQ#3	00000105	505417	124894471	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		8,097.00	BEER#3	00000105	505418	124894472	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		470.00	LIQ#3	00000105	505419	124894473	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		538.55	TAX#1	00000105	505380	124894475	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		11,276.00	BEER#1	00000105	505381	124894476	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		239.90-	CMBEER#2	00000105	505385	413721856	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		4.00-	CMBEER#2	00000105	505386	414163470	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		95.00-	CMBEER#1	00000105	505363	414236359	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		13.85-	CMBEER#1	00000105	505364	414242737	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		13.10-	CMBEER#1	00000105	505362	414242813	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		55.00-	CMBEER#2	00000105	505387	414252340	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		13.83-	CMBEER#3	00000105	505407	414268328	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		6.40-	CMBEER#2	00000105	505391	414269761	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		2.36-	CMBEER#2	00000105	505393	414269762	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		2.10-	CMBEER#2	00000105	505394	414269764	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		2.36-	CMBEER#2	00000105	505395	414269765	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		15.38-	CMBEER#2	00000105	505396	414269767	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		9.53-	CMBEER#2	00000105	505397	414269768	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES

Council Check Register by GL

Council Check Register by Invoice & Summary

12/26/2025-- 1/2/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
36471	1/2/2026		100296 BREAKTHRU BEVERAGE MIN - BEER						Continued...	
		64.60-	CMBEER#2	00000105	505390	414270746	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		384.00-	CMBEER#2	00000105	505392	414272361	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		335.75-	CMBEER#1	00000105	505368	414283511	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		56.40-	CMBEER#3	00000105	505408	414285579	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		4.80-	CMBEER#3	00000105	505409	414286052	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		12.60-	CMBEER#3	00000105	505410	414286053	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		13.84-	CMBEER#3	00000105	505411	414286054	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		20.75-	CMBEER#3	00000105	505412	414286055	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		5.67-	CMTAX#1	00000105	505367	414286058	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		10.80-	CMBEER#1	00000105	505369	414286059	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		24.30-	CMBEER#1	00000105	505370	414286060	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		9.20-	CMBEER#1	00000105	505371	414286061	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		25.60-	CMBEER#2	00000105	505401	414290056	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		12.80-	CMBEER#2	00000105	505402	414290057	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		21.20-	CMBEER#3	00000105	505415	414293339	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		22.40-	CMBEER#1	00000105	505376	414293340	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		7.23-	CMBEER#1	00000105	505377	414293341	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		13.85-	CMBEER#1	00000105	505378	414293342	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		12.40-	CMBEER#1	00000105	505379	414293343	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		82.40-	CMLIQ#3	00000105	505420	414319222	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		141.00-	CMBEER#3	00000105	505421	414319223	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		21.20-	CMBEER#1	00000105	505382	414319224	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		16.80-	CMBEER#1	00000105	505383	414319434	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		98,364.93								
36472	1/2/2026		100932 BUDGET SANDBLASTING & PAINTIN							
		19,650.00	2025 CONC CLEAN/SEAL FINAL PAY		505505	20251204	1625.6249	2025117G	OTHER CONTRACTUAL SERVICES	STREET RING ROUTE MAINT
		19,650.00								
36473	1/2/2026		143314 CLEAR RIVER BEVERAGE							
		511.00	BEER#2	00051160	505426	837695	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,061.00	BEER#3	00051160	505427	837737	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		64.80	LIQ#3	00051160	505428	838628	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		329.00	BEER#3	00051160	505429	838628	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		254.00	BEER#1	00051160	505422	838643	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		204.75	BEER#1	00051160	505424	839670	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		23.84-	CMBEER#1	00051160	505423	839671	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		337.00	BEER#3	00051160	505430	839735	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		218.00	BEER#1	00051160	505425	840592	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		500.00	WINE#3	00051160	505431	840646	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES

12/26/2025 -- 1/2/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
36473	1/2/2026		143314 CLEAR RIVER BEVERAGE						Continued...	
		185.00	BEER#3	00051160	505432	840646	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		3,640.71								
36474	1/2/2026		100100 CNH ARCHITECTS							
		438.74	REMODEL/PROFESSIONAL		505553	3664	5065.6740		CAPITAL OUTLAY-MACH/EQ/OTHER	LIQUOR #2 OPERATIONS
		438.74								
36475	1/2/2026		141474 COLE PAPERS INC.							
		1,083.75	PAPER TOWEL, T.P., PAPER CUPS		505554	10657645	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		1,083.75								
36476	1/2/2026		100128 DAKOTA ELECTRIC ASSOCIATION							
		67.79	COBBLESTONE LK PKY LIGHTS NOV		505514	200001029347NOV 25A	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		279.49	QUARRY POINT TOWER NOV		505520	200001036888NOV 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		239.28	VALLEYWOOD MAINT BLDG NOV		505521	200001348960NOV 25	2230.6255		UTILITIES-ELECTRIC	GOLF SHOP BUILDING MAINTENANCE
		161.74	VALLEYWOOD RESERVOIR NOV		505522	200002244242NOV 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		186.36	15298 153RD ST LIGHTS NOV		505523	200003155579NOV 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		70.37	15850 DRAWSTONE TRL LIGHTS NOV		505336	200003472842NOV 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		66.57	15750 DIAMOND WAY LIGHTS NOV		505507	200003472859NOV 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		50.32	15745 COBBLESTONE LK PKY LIGHT		505508	200003472867NOV 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		23.88	158TH/DIAMOND PATH MOONLIGHT N		505509	200003472875NOV 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		130.45	COBBLESTONE LK PKY LIGHTS NOV		505513	200003571957NOV 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		1,782.47	VALLEYWOOD CLUBHOUSE NOV		505510	200004985206NOV 25	2215.6255		UTILITIES-ELECTRIC	GOLF CLUBHOUSE BUILDING
		35.58	COBBLESTONE N 2ND ADDITION NOV		505511	200005663463NOV 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		45.30	COBBLESTONE N 2ND ADDITION NOV		505512	200005663471NOV 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		115.23-	PARK PATHWAY LTS #2053296		505515	200010000089DEC 25	1740.6255		UTILITIES-ELECTRIC	PARK SIDEWALK/PATH MAINTENANCE

12/26/2025-- 1/2/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
36476	1/2/2026		100128 DAKOTA ELECTRIC ASSOCIATION						Continued...	
		5.48	CD SIREN-CMF #2010767		505515	200010000089DEC 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-HUNTINGTON #2010775		505515	200010000089DEC 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-DELANEY #2010783		505515	200010000089DEC 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-DUCHESS #2010791		505515	200010000089DEC 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-GALAXIE & 42 #2010809		505515	200010000089DEC 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-CED KNOLLS #2010817		505515	200010000089DEC 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-WILDWOOD #2010825		505515	200010000089DEC 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-CHAPARRAL #2010833		505515	200010000089DEC 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		5.48	CD SIREN-PILOT KNOB #394930-2		505515	200010000089DEC 25	1290.6255		UTILITIES-ELECTRIC	CIVIL DEFENSE MANAGEMENT
		17.72	BELMONT RD AERATOR 325093-3		505515	200010000089DEC 25	1720.6255		UTILITIES-ELECTRIC	PARK GROUNDS MAINTENANCE
		17.72	LEGION FLD PRESS BX #310081-5		505515	200010000089DEC 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		18.93	FOUNDER PK LT #366449-7		505515	200010000089DEC 25	1740.6255		UTILITIES-ELECTRIC	PARK SIDEWALK/PATH MAINTENANCE
		22.57	ALIMAGNET PK RESTRM #144117-9		505515	200010000089DEC 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		25.15	HUNTINGTON PK SHLTR #2014926		505515	200010000089DEC 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		27.09	AQUATIC CENTER #273061-2		505515	200010000089DEC 25	1940.6255		UTILITIES-ELECTRIC	SPLASH VALLEY WATER PARK
		29.56	HAGEMEISTER PK SHLTR #151256-5		505515	200010000089DEC 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		29.86	GALAXIE PK WMHSE #481583-3		505515	200010000089DEC 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		36.09	SALT BLDG #310219-1		505515	200010000089DEC 25	1540.6255		UTILITIES-ELECTRIC	CMF BUILDINGS & GROUNDS MNTC
		39.27	AV EAST PK WMHSE #2148484		505515	200010000089DEC 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		50.33	PW RADIO EQUIP #215383-1		505515	200010000089DEC	1540.6255		UTILITIES-ELECTRIC	CMF BUILDINGS & GROUNDS MNTC

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						25				
		56.15	EASTVIEW PRESS BOX #2079408		505515	200010000089DEC	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
						25				
		59.34	COBBLESTONE PAVILION		505515	200010000089DEC	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
						25				
		69.76	PARK HS #4 FIELDS #224529-8		505515	200010000089DEC	1780.6255		UTILITIES-ELECTRIC	PARK HIGH SCHOOL #4 FIELDS
						25				
		71.79	FARQ PK RESTROOMS #1617653		505515	200010000089DEC	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
						25				
		74.53	SCOTT TENNIS LTS #1804079		505515	200010000089DEC	1745.6255		UTILITIES-ELECTRIC	PARK CRT/GAME AREA MAINTENANCE
						25				
		76.40	VALLEY MID PK SHLTR #1247824		505515	200010000089DEC	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
						25				
		80.03	DELANEY PK SHLTR #151247-4		505515	200010000089DEC	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
						25				
		137.42	HAGEMEISTER TENNIS LTS#1804087		505515	200010000089DEC	1745.6255		UTILITIES-ELECTRIC	PARK CRT/GAME AREA MAINTENANCE
						25				
		189.83	CMF STORAGE #2009652		505515	200010000089DEC	1540.6255		UTILITIES-ELECTRIC	CMF BUILDINGS & GROUNDS MNTC
						25				
		238.40	AVFAC EXPANSION #443065-8		505515	200010000089DEC	1940.6255		UTILITIES-ELECTRIC	SPLASH VALLEY WATER PARK
						25				
		506.96	EASTVIEW-HIGHLAND #1889047		505515	200010000089DEC	1715.6255		UTILITIES-ELECTRIC	PARK ATHLETIC FIELD MAINTENANC
						25				
		638.50	TEEN CENTER #268335-7		505515	200010000089DEC	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
						25				
		695.19	QUARRY PT ATHLCPLX #456933-1		505515	200010000089DEC	1715.6255		UTILITIES-ELECTRIC	PARK ATHLETIC FIELD MAINTENANC
						25				
		1,092.27	FIRE STATION #3 #146046-8		505515	200010000089DEC	1340.6255		UTILITIES-ELECTRIC	FIRE BLDG & GROUNDS MNTC
						25				
		1,356.93	HAYES COMM & SR CTR #451229-9		505515	200010000089DEC	1920.6255		UTILITIES-ELECTRIC	SENIOR CENTER
						25				
		1,589.69	FIRE STATION #1 #111343-0		505515	200010000089DEC	1340.6255		UTILITIES-ELECTRIC	FIRE BLDG & GROUNDS MNTC
						25				
		1,883.08	AV COMM CTR #1883305		505515	200010000089DEC	1900.6255		UTILITIES-ELECTRIC	AV COMMUNITY CENTER
						25				
		2,169.98	CENTRAL MAINT FAC #511870-8		505515	200010000089DEC	1540.6255		UTILITIES-ELECTRIC	CMF BUILDINGS & GROUNDS MNTC
						25				
		4,700.54	MUNICIPAL CENTER #288247-0		505515	200010000089DEC	1060.6255		UTILITIES-ELECTRIC	MUNICIPAL BLDG & GROUNDS MNTC
						25				

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		888.93	OLD CITY HALL #517541-9		505515	200010000089DEC 25	2092.6255		UTILITIES-ELECTRIC	EDUCATION BUILDING FUND
		17.72	CENTRAL VILLAGE P-LOT		505515	200010000089DEC 25	2097.6255		UTILITIES-ELECTRIC	CENTRAL VILLAGE PARKING LOT
		683.66	LIQUOR STORE 2 #138678-8		505515	200010000089DEC 25	5065.6255		UTILITIES-ELECTRIC	LIQUOR #2 OPERATIONS
		1,268.29	LIQUOR STORE 1 #145003-0		505515	200010000089DEC 25	5025.6255		UTILITIES-ELECTRIC	LIQUOR #1 OPERATIONS
		2,209.91	LIQUOR STORE 3 #444140-8		505515	200010000089DEC 25	5095.6255		UTILITIES-ELECTRIC	LIQUOR #3 OPERATIONS
		7,298.86	ICE ARENA #1#136723-4		505515	200010000089DEC 25	5210.6255		UTILITIES-ELECTRIC	ARENA 1 BUILDING MAINTENANCE
		7,503.16	HAYES PK ICE ARENA #222230-5		505515	200010000089DEC 25	5265.6255		UTILITIES-ELECTRIC	ARENA 2 BLDG MAINTENANCE-HAYES
		20.85	PALOMINO RESERVOIR #103546-8		505515	200010000089DEC 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		23.03	HERALD WY PRESS STN #103686-2		505515	200010000089DEC 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		46.03	6422 140TH ST WELL 15 2121093		505515	200010000089DEC 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		47.33	PUMPHOUSE #1 #106890-7		505515	200010000089DEC 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		47.95	PUMPHOUSE #5 #135486-9		505515	200010000089DEC 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		52.95	LS 11-HIGHLAND PT CT #2021699		505515	200010000089DEC 25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
		60.10	LS 10 NORDIC WOODS #1830835		505515	200010000089DEC 25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
		79.54	LS 7 HERITAGE HILLS #144109-6		505515	200010000089DEC 25	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
		90.14	PUMPHOUSE #2 #108018-3		505515	200010000089DEC 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		90.63	PUMPHOUSE 08 #1468404		505515	200010000089DEC 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		112.24	PUMPHOUSE 14 #2008852		505515	200010000089DEC 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		119.79	PUMPHOUSE #4 #121151-5		505515	200010000089DEC 25	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
		130.13	WTRTWR RESERV-LONGRDG #144881-		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR

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						25				
		144.25	LIFT STN 4 PH LKSHR#1030667		505515	200010000089DEC	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
						25				
		147.16	LS 9 4771 DOMINICA WY #525977-		505515	200010000089DEC	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
						25				
		163.55	PUMPHOUSE #3 #106099-5		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		175.55	LIFT #5 #580685-6		505515	200010000089DEC	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
						25				
		192.19	PUMPHOUSE 20 #484299		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		269.43	PUMPHOUSE #11 #174395-4		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		368.26	PUMPHOUSE 19 #415728-5		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		395.68	LFT STN3 133 CHAPARRAL 546943		505515	200010000089DEC	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
						25				
		1,012.83	PUMPHOUSE #7 #126394-6		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		1,040.30	LIFT STN 1 ELLICE #131715-5		505515	200010000089DEC	5380.6255		UTILITIES-ELECTRIC	SEWER LIFT STN REPAIR & MNTC
						25				
		1,093.32	PUMPHOUSE 09 #1526292		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		1,227.69	PUMPHOUSE 12 #2023273		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		1,984.18	AV BOOSTER-NORDIC #138075-7		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		2,070.02	PUMPHOUSE 17 #307438-2		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		3,123.48	PUMPHOUSE #10 #155867-5		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		3,752.44	PUMPHOUSE 13 #2023265		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		4,412.89	PUMPHOUSE 18 #1078310		505515	200010000089DEC	5320.6255		UTILITIES-ELECTRIC	WATER WELL/BOOSTER STN MNT/RPR
						25				
		11,346.82	WTR TREATMENT PLANT #511870-8		505515	200010000089DEC	5325.6255		UTILITIES-ELECTRIC	WATER TREATMENT FCLTY MNTC/RPR
						25				
		20.14	LS STM SWR HGHWD #1586924		505515	200010000089DEC	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
						25				

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		26.21	LS STM SWR-BELMONT PK #2011021		505515	200010000089DEC 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		36.25	LS-WHEATON PONDS #443438-7		505515	200010000089DEC 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		37.01	LS STM SWR BRIAR OAKS#1827781		505515	200010000089DEC 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		70.31	LS STM SWR PENNOCK SHR #135489		505515	200010000089DEC 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		101.85	LS STM SWR ALIMAGNET #144134-4		505515	200010000089DEC 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		112.28	LS STM SWR-HANNOVER #19860009		505515	200010000089DEC 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		176.71	LS STN COBB LK #306511-7		505515	200010000089DEC 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		201.76	LS STM SWR FARQUAR #137184-8		505515	200010000089DEC 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		820.54	LS 2 7698 128TH ST W #490873-7		505515	200010000089DEC 25	5505.6255		UTILITIES-ELECTRIC	STORM DRAIN MNTC/RPR/SUMPS
		58.43	CEMETERY LTS #339637-1		505515	200010000089DEC 25	5605.6255		UTILITIES-ELECTRIC	CEMETERY
		87.45	CEMETERY LTS FLAGPOLE#318998-2		505515	200010000089DEC 25	5605.6255		UTILITIES-ELECTRIC	CEMETERY
		19.15	964 GARDENVIEW DR SL SIGN		505515	200010000089DEC 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		34.58	GREENWAY TUNNEL #563183-3		505515	200010000089DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		45.36	SIGNAL-GARRETT & 150TH#1802081		505515	200010000089DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		46.73	GASLIGHT STREET LT #267358-0		505515	200010000089DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		48.40	SIGNAL-147TH/PENNOCK #103448-7		505515	200010000089DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		48.71	SIGNAL-140TH/FLAGSTAFF#2750370		505515	200010000089DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		49.15	TUNNEL STREET LT #279581-3		505515	200010000089DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		49.60	SIGNAL-GALAXIE & 140TH#2053858		505515	200010000089DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		50.33	UTIL RADIO EQUIP #215383-1		505515	200010000089DEC	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND

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						25				
		51.59	SIGNAL-GALAXIE & 147TH#1022698		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		52.05	SIGNAL-149TH/PENNOCK #103448-7		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		53.56	SIGNAL 153RD & CUB #2013084		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		54.32	SIGNAL-140TH/PENNOCK #303778-5		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		54.32	SIGNAL 42 & PENNOCK #1033836		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		58.58	SIGNAL-GALAXIE & 153RD#3128204		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		60.86	SIGNAL-CEDAR & 145TH #2047702		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		63.28	SIGNAL GALAXIE & 150TH#1821115		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		64.95	SIGNAL CEDAR & 147TH #1033901		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		69.82	SIGNAL 42 & GARDENVW #124646-1		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		70.73	SIGNAL CEDAR & 140TH #1577386		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		92.00	SIGNAL-140TH/JOHNNY CK#2750412		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		116.00	SIGNAL-GALAXIE & 38 #2146678		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		155.95	CEDAR/147TH LTS #501520-1		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		163.86	CO RD 42/CEDAR LTS #501516-9		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		209.29	147TH ST W LTS #498760-8		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		247.87	CEDAR/145TH LTS #501526-8		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		274.92	CEDAR/140TH LTS #501536-7		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				
		276.89	CEDAR & 153RD LT #487980-5		505515	200010000089DEC	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
						25				

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		311.08	CEDAR & 157RD LT #487985-4		505515	200010000089DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		39,719.58	UTILITY STREET LTS #1109149		505515	200010000089DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		<u>117,148.50</u>								
36477	1/2/2026		159121 DANGEROUS MAN BREWING CO							
		666.00	BEER#3	00053200	505434	7720	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		515.00	BEER#3	00053200	505433	7857	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		<u>1,181.00</u>								
36478	1/2/2026		100141 DICKS VALLEY SERVICE							
		231.40	PARTS - HYD HOSES #316 PLOW		505322	101468	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		280.50	PARTS - PLOW CONTROLLER #420		505558	101491	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		280.50	PARTS - PLOW CONTROLLER #420		505558	101491	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		<u>792.40</u>								
36479	1/2/2026		117768 DRAIN PRO PLUMBING							
		5,710.00	REPAIR-JAIL CELL 2&4 FAUCETS		505559	80345	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		<u>5,710.00</u>								
36480	1/2/2026		100157 FACTORY MOTOR PARTS CO							
		725.63	PARTS - HYD FITTINGS		505560	111312060	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		<u>725.63</u>								
36481	1/2/2026		134308 FAIRCHILD EQUIPMENT							
		46.04	FREIGHT FOR #363 DOOR LATCH		505561	PSO0506081	1630.6265		REPAIRS-EQUIPMENT	STREET EQUIPMENT MAINTENANCE
		<u>46.04</u>								
36482	1/2/2026		120313 FASTENAL COMPANY							
		446.09	PLOW BOLTS		505562	MNLAK214679	1665.6229		GENERAL SUPPLIES	STREET SNOW & ICE MATERIALS
		<u>446.09</u>								
36483	1/2/2026		161157 GLOBAL RESERVE LLC							
		616.00	THC/CBD#2	00053020	505438	22105	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		862.00	THC/CBD#1	00053020	505437	22216	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		<u>1,478.00</u>								
36484	1/2/2026		100217 GRAINGER, INC.							
		899.00	1 INCH IMPACT FOR PLOW BLADES		505564	9731183449	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC

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36484	1/2/2026		100217 GRAINGER, INC.						Continued...	
		27.27	APEX FILL HOSE ATTACHMENT		505328	9748341139	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		926.27								
36485	1/2/2026		163842 HARRIET GROVE BOTANICALS							
		504.00	THC/CBD#3	00053157	505439	922	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		504.00								
36486	1/2/2026		128972 HOISINGTON KOEGLER GROUP INC							
		6,332.50	AV ADD GRANT FINAL DESIGN		505565	250395	5505.6235	2026107D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		6,332.50								
36487	1/2/2026		136639 IMPACT PROVEN SOLUTIONS							
		702.41	UB PRINT/MAIL BILLS DEC		505537	221394	5365.6249		OTHER CONTRACTUAL SERVICES	SEWER MGMT/REPORTS/DATA ENTRY
		702.41	UB PRINT/MAIL BILLS DEC		505537	221394	5305.6249		OTHER CONTRACTUAL SERVICES	WATER MGMT/REPORT/DATA ENTRY
		1,406.68	UB POSTAGE DEC		505537	221394	5305.6238		POSTAGE/UPS/FEDEX	WATER MGMT/REPORT/DATA ENTRY
		1,406.69	UB POSTAGE DEC		505537	221394	5365.6238		POSTAGE/UPS/FEDEX	SEWER MGMT/REPORTS/DATA ENTRY
		4,218.19								
36488	1/2/2026		152648 JOHNSON CONTROLS FIRE PROTECT							
		1,128.20	REPAIR - FIRE ALARMS - MC		505568	53608469	1060.6249		OTHER CONTRACTUAL SERVICES	MUNICIPAL BLDG & GROUNDS MNTC
		1,128.20								
36489	1/2/2026		151539 JUNKYARD BREWING CO. LLC							
		262.00	BEER#3	00052261	505468	8725	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		307.00	BEER#1	00052261	505467	8772	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		569.00								
36490	1/2/2026		137432 KRAUS-ANDERSON CONSTRUCTION CO.							
		26,466.00	REDWOOD POOL NOV 25		505500	74652	2360.6735	PR230007	CAPITAL OUTLAY-OTHER IMPROVEME	REDWOOD PARK
		30,610.30	REDWOOD EARTH WORK NOV 25		505500	74652	2360.6735	PR230043	CAPITAL OUTLAY-OTHER IMPROVEME	REDWOOD PARK
		43,054.49	REDWOOD CMAR SERVICES NOV 25		505500	74652	2360.6249	PR230064	OTHER CONTRACTUAL SERVICES	REDWOOD PARK
		151,010.00	REDWOOD ELECTRICAL NOV 25		505500	74652	2360.6735	PR230042	CAPITAL OUTLAY-OTHER IMPROVEME	REDWOOD PARK
		203,733.00	REDWOOD CONCRETE PATHS NOV 25		505500	74652	2360.6735	PR230039	CAPITAL OUTLAY-OTHER IMPROVEME	REDWOOD PARK
		339,504.83	REDWOOD BUILDING & HVAC NOV 25		505500	74652	2360.6735	PR230004	CAPITAL OUTLAY-OTHER IMPROVEME	REDWOOD PARK
		61,549.84	KELLEY CMAR SERVICES NOV 25		505499	74653	2349.6249	PR230064	OTHER CONTRACTUAL SERVICES	KELLEY PARK
		75,235.00	KELLEY EARTH WORK THRU NOV 25		505499	74653	2349.6735	PR230043	CAPITAL OUTLAY-OTHER IMPROVEME	KELLEY PARK
		366,868.50	KELLEY BUILDING MEP NOV 25		505499	74653	2349.6735	PR230004	CAPITAL OUTLAY-OTHER IMPROVEME	KELLEY PARK
		1,298,031.96								
36491	1/2/2026		154177 LEAST SERVICES COUNSELING LLC							

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36491	1/2/2026		154177 LEAST SERVICES COUNSELING LLC						Continued...	
		490.00	MENTAL HEALTH SERVICES		505571	1890	7205.6235		CONSULTANT SERVICES	INSURANCE CLAIMS
		490.00								
36492	1/2/2026		154223 LIGHTNING DISPOSAL, INC.							
		284.65	YARD DUMPSTER DEC		505572	870933	1720.6240		CLEANING SERVICE/GARBAGE REMOV	PARK GROUNDS MAINTENANCE
		284.66	YARD DUMPSTER DEC		505572	870933	1600.6240		CLEANING SERVICE/GARBAGE REMOV	STREET MANAGEMENT
		569.31								
36493	1/2/2026		100289 LOGIS							
		1,531.42	NETWORK SERVICES 11/30/25		505573	153030	1030.6235		CONSULTANT SERVICES	INFORMATION TECHNOLOGY
		1,050.00	REDWOOD FIBER PERMITS		505577	153059	2360.6249	PR230042	OTHER CONTRACTUAL SERVICES	REDWOOD PARK
		2,233.75	KELLEY FIBER PERMITS & ENGIN.		505578	153070	2349.6249	PR230042	OTHER CONTRACTUAL SERVICES	KELLEY PARK
		2,102.00	REPAIR OF FIBER CONDUIT		505576	153081	2309.6399	PR230042	OTHER CHARGES	HAYES BASEBALL/SOFTBALL COMPLX
		275.00	KELLEY FIBER LOGO DISKS		505574	153090	2349.6249	PR230042	OTHER CONTRACTUAL SERVICES	KELLEY PARK
		444.00	HOSTED SIEM LOGGING MONTHLY		505575	153106	1030.6308		SOFTWARE SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		7,636.17								
36494	1/2/2026		100021 M AMUNDSON LLP							
		166.80	TAX#1	00044390	505463	415533	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1,360.96	NTAX#1	00044390	505464	415533	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		1,527.76								
36495	1/2/2026		100302 MCNAMARA CONTRACTING INC							
		70,064.37	PICKLEBALL CONST THRU 10-31-25		505503	35274	2347.6735	PR230023	CAPITAL OUTLAY-OTHER IMPROVEME	JOHNNY CAKE RIDGE WEST PARK
		70,064.37								
36496	1/2/2026		152514 MEGA BEER LLC							
		588.00	BEER#3	00052423	505466	33657	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		366.25	BEER#1	00052423	505465	34094	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		954.25								
36497	1/2/2026		156194 METRO ALARM & LOCK							
		502.00	FS1 FIRE ALARM SYSTEM REPAIR		505584	88166	1340.6266		REPAIRS-BUILDING	FIRE BLDG & GROUNDS MNTC
		502.00								
36498	1/2/2026		100609 MGX EQUIPMENT SERVICES LLC							
		653.08	PARTS-PLOW HARNESSSES#340/STOCK		505527	PSO1132721	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		653.08								
36499	1/2/2026		163721 MIDWEST EXTRACTION SERVICES LLC							

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36499	1/2/2026		163721 MIDWEST EXTRACTION SERVICES LLC						Continued...	
		100.00	THC/CBD#2	00053150	505469	5674	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		100.00								
36500	1/2/2026		151869 MODIST BREWING CO LLC							
		626.80	BEER#2	00052303	505471	63768	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		290.65	BEER#1	00052303	505470	64039	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		917.45								
36501	1/2/2026		100348 MTI DISTRIBUTING CO							
		310.00	BED BAR		505632	150280500	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
		1,183.69	HYD. FLUID		505632	150280500	2240.6212		MOTOR FUELS/OILS	GOLF EQUIPMENT MAINTENANCE
		87.33-	EQUIPMENT PARTS		505588	150331900	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
		1,406.36								
36502	1/2/2026		146279 NORDIC MECHANICAL SERVICES, I							
		734.69	RIVER BOILER REPAIR		505591	81062	1940.6265		REPAIRS-EQUIPMENT	SPLASH VALLEY WATER PARK
		709.22	FALL PREVENTATIVE MAINT.		505536	81063	2092.6249		OTHER CONTRACTUAL SERVICES	EDUCATION BUILDING FUND
		350.00	BOILER INSP. - EDU BLDG		505506	81064	2092.6249		OTHER CONTRACTUAL SERVICES	EDUCATION BUILDING FUND
		4,849.45	BOILER SERVICE/REPAIR		505535	81065	2092.6249		OTHER CONTRACTUAL SERVICES	EDUCATION BUILDING FUND
		672.00	FS3 HVAC FALL MAINTENANCE		505628	81277	1340.6266		REPAIRS-BUILDING	FIRE BLDG & GROUNDS MNTC
		1,309.00	FS1 HVAC FALL MAINTENANCE		505629	81278	1340.6266		REPAIRS-BUILDING	FIRE BLDG & GROUNDS MNTC
		8,624.36								
36503	1/2/2026		150718 PRO-TEC DESIGN, INC							
		823.50	FS2-REPAIR OF DOOR ACCESS SYST		505594	121722	1340.6266		REPAIRS-BUILDING	FIRE BLDG & GROUNDS MNTC
		823.50								
36504	1/2/2026		100393 PUMP AND METER SERVICE INC							
		237.72	DIESEL PUMP NOZZLE		505335	4005093	1530.6269	2025	REPAIRS-OTHER	FLEET & BUILDINGS-CMF
		237.72								
36505	1/2/2026		122110 REINDERS INC							
		211.28	DEICER FOR BUILDING		505595	341455100	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
		211.28								
36506	1/2/2026		103269 RHOMAR INDUSTRIES INC							
		1,625.03	SIDEWALK SALT BRINE		505541	109408	1253.6229		GENERAL SUPPLIES	POLICE OPERATIONS GARAGE
		1,625.03								
36507	1/2/2026		100829 SHAMROCK GROUP INC							

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36507	1/2/2026		100829 SHAMROCK GROUP INC						Continued...	
		144.32	NO TAX#1	00052880	505476	10301576	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		77.36	NO TAX#2	00052880	505478	18100820	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		87.84	NO TAX#1	00052880	505477	18100822	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		197.00	CO2		505603	670792	2270.6249		OTHER CONTRACTUAL SERVICES	GOLF FOOD & BEVERAGE
		61.00	CO2		505604	677471	2270.6249		OTHER CONTRACTUAL SERVICES	GOLF FOOD & BEVERAGE
		18.00	CO2		505605	678969	2270.6249		OTHER CONTRACTUAL SERVICES	GOLF FOOD & BEVERAGE
		102.20	NO TAX#3	00052880	505479	680635	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		33.94	NO TAX#3	00052880	505480	681488	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		<u>721.66</u>								
36508	1/2/2026		119875 SOUTH METRO RENTAL							
		719.98	ELECT POLE SAW		505607	101253	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		737.98	ELECTRIC CHAINSAWS		505609	101255	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		647.99	ELECT POLE SAW		505608	101256	1610.6211		SMALL TOOLS & EQUIPMENT	STREET/BOULEVARD REPAIR & MNTC
		<u>2,105.95</u>								
36509	1/2/2026		145118 STEEL TOE BREWING, LLC							
		278.00	BEER#2	00051551	505481	63748	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		54.00-	CMBEER#2	00051551	505482	63748	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		<u>224.00</u>								
36510	1/2/2026		130206 TOUCHING WORLDS LLC							
		256.00	TAI CHI INSTRUCTOR PAYMENT		505612	20251217	1920.6249		OTHER CONTRACTUAL SERVICES	SENIOR CENTER
		<u>256.00</u>								
36511	1/2/2026		137686 TOWMASTER LLC							
		1,127.98	PARTS-PLOW TRUCK VALVE-STOCK		505613	90003727	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		<u>1,127.98</u>								
36512	1/2/2026		100486 TWIN CITY GARAGE DOOR CO							
		5,213.00	REPAIR-GARAGE DOOR-WASH BAY		505615	442363133	1540.6266		REPAIRS-BUILDING	CMF BUILDINGS & GROUNDS MNTC
		<u>5,213.00</u>								
36513	1/2/2026		118830 UHL COMPANY, INC.							
		4,200.00	AVCC NEW BLOWER MOTOR IN GYM		505616	79822A	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
		<u>4,200.00</u>								
36514	1/2/2026		151366 URBAN GROWLER BREWING COMPANY							
		101.00	BEER#2	00052250	505484	41682	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		<u>101.00</u>								

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36514	1/2/2026		151366 URBAN GROWLER BREWING COMPANY						Continued...	
36515	1/2/2026		100496 VAN PAPER CO							
		434.89	BAGS#3	00008795	505485	129688	5095.6229		GENERAL SUPPLIES	LIQUOR #3 OPERATIONS
		4.35	DISCT#3	00008795	505486	129688	5095.6333		GENERAL-CASH DISCOUNTS	LIQUOR #3 OPERATIONS
		430.54								
36516	1/2/2026		158620 VENN BREWING COMPANY							
		200.00	THC#1	00052964	505487	11014	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		110.00	BEER#1	00052964	505488	11014	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		310.00								
327810	12/31/2025		165084 3SI SECURITY SYSTEMS INC							
		1,200.00	VEHICLE TRACKER ANNUAL SUB.		505546	SO957040	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		1,200.00								
327811	12/31/2025		165213 ABRAMSON, JAMES							
		15.76	UB REFUND 13760 DULUTH DR		505617	20251224B	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		15.76								
327812	12/31/2025		100431 ACTIVAR PLASTIC PRODUCTS GROUP							
		936.00	ATHLETIC FIELD SUPPLIES		505623	SI0389741	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		936.00								
327813	12/31/2025		100023 ANDERSEN INC, EARL F							
		780.20	SIGN REPLACEMENTS		505491	141557IN	1680.6229		GENERAL SUPPLIES	TRAFFIC SIGNS/SIGNALS/MARKERS
		780.20								
327814	12/31/2025		100036 APPLE VALLEY CHAMBER OF COMMER							
		25.00	T LAWELL-LUNCHEON		505633	27202	1010.6275		SCHOOLS/CONFERENCES/EXP LOCAL ADMINISTRATION	
		25.00								
327815	12/31/2025		125174 ARTISAN BEER COMPANY							
		508.60	BEER#1	00047806	505341	3816681	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		36.90	TAX#1	00047806	505342	3816682	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		549.05	BEER#2	00047806	505349	3816683	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,017.40	BEER#3	00047806	505351	3816684	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		798.00	BEER#1	00047806	505343	3818156	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		64.60	THC#1	00047806	505344	3818157	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,066.45	BEER#3	00047806	505352	3818158	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		253.80	BEER#1	00047806	505345	3819838	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES

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327815	12/31/2025		125174 ARTISAN BEER COMPANY						Continued...	
		30.75	TAX#1	00047806	505346	3819839	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		76.65	THC#1	00047806	505347	3819840	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		469.10	BEER#3	00047806	505353	3819842	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		89.20	TAX#3	00047806	505354	3819843	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		167.10	THC#3	00047806	505350	3819844	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		205.34	CMBEER#2	00047806	505348	438453	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		50.00	CMBEER#1	00047806	505340	439215	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		63.07	CMBEER#1	00047806	505339	439937	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		128.00	CMBEER#1	00047806	505337	439967	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		256.00	CMBEER#1	00047806	505338	439968	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		4,425.19								
327816	12/31/2025		155685 ASSETWORKS LLC							
		1,431.19	ANNUAL FUEL MASTER MAINTENANCE		505549	SIN018233	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		1,431.19								
327817	12/31/2025		149274 B & H PHOTO-VIDEO							
		112.49	MAVIC 4 ND FILTERS		505493	240012120	2012.6215		EQUIPMENT-PARTS	CABLE TV JOINT POWERS
		112.49								
327818	12/31/2025		163720 BACK CHANNEL BREWING COLLECTIVE LLC							
		290.00	BEER#3	00053151	505356	3308	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		125.00	BEER#1	00053151	505355	3316	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		415.00								
327819	12/31/2025		109954 BERRY COFFEE COMPANY							
		228.00	CH COFFEE		505494	1088997	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		228.00								
327820	12/31/2025		165113 BLAESER, JANET							
		306.08	UB REFUND 15823 FREEDOM LN		505495	20251218A	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		306.08								
327821	12/31/2025		118605 BLUE WATER SCIENCE							
		4,500.00	LAKE PROJECT		505496	20251218	5505.6249	2025134G	OTHER CONTRACTUAL SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		4,500.00								
327822	12/31/2025		165077 CHARGEPOINT INC							
		5,800.00	CLOUD RENEWAL - EV CHARGER MC		505497	IN372202	4755.1740.060		MACHINERY & EQUIP-5 YRS	GAS ELECTRIC FRANCHISE FEES-BS
		5,800.00								

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327822	12/31/2025		165077 CHARGEPOINT INC						Continued...	
327823	12/31/2025		100878 CHARTER COMMUNICATIONS							
		15.74	ARENA CABLE DEC		505498	175320701DEC25	5205.6237		TELEPHONE/PAGERS	ARENA 1 MANAGEMENT
		15.74								
327824	12/31/2025		100282 CINTAS CORPORATION							
		243.76	CINTAS LINENS		505550	4252367708	2215.6249		OTHER CONTRACTUAL SERVICES	GOLF CLUBHOUSE BUILDING
		70.66	CH MAT SERVICE		505519	4252593742	1060.6240		CLEANING SERVICE/GARBAGE REMOV	MUNICIPAL BLDG & GROUNDS MNTC
		.74	LIQ2 USE TAX		505324	4252726939	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		.74	LIQ2 USE TAX		505324	4252726939	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS
		10.80	FLOOR MATS		505324	4252726939	5065.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #2 OPERATIONS
		243.76	CINTAS LINENS		505551	4253136480	2215.6249		OTHER CONTRACTUAL SERVICES	GOLF CLUBHOUSE BUILDING
		.46	LIQ1 USE TAX		505325	4253375655	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		.46	LIQ1 USE TAX		505325	4253375655	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		6.72	RUGS/MATTS		505325	4253375655	5025.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #1 OPERATIONS
		575.70								
327825	12/31/2025		113504 CINTAS FIRST AID & SAFETY							
		272.10	CINTAS FIRST AID		505326	5292644702	2215.6249		OTHER CONTRACTUAL SERVICES	GOLF CLUBHOUSE BUILDING
		272.10								
327826	12/31/2025		141919 CIVICPLUS							
		21,573.30	AGENDA MANAGEMENT & DATA REQU.		505552	358355	1015.6308		SOFTWARE SUBSCRIPTIONS	CITY CLERK/ELECTIONS
		21,573.30								
327827	12/31/2025		120022 COBBLESTONE LAKE MASTER ASSOCI							
		9,273.76	COBBLESTONE IRRIGATION		505533	20251202	1720.6257		UTILITIES-PROPANE/WATER/SEWER	PARK GROUNDS MAINTENANCE
		9,273.76								
327828	12/31/2025		157280 COZZINI BROS. INC							
		44.89	KNIFE SERVICES		505555	C20021338	2270.6249		OTHER CONTRACTUAL SERVICES	GOLF FOOD & BEVERAGE
		44.89								
327829	12/31/2025		100123 DAKOTA COUNTY FINANCIAL SERVIC							
		116.65	800 MHZ		505556	399010	1500.6249		OTHER CONTRACTUAL SERVICES	PW MANAGEMENT
		1,353.14	800 MHZ		505556	399010	1330.6249		OTHER CONTRACTUAL SERVICES	FIRE OPERATIONS
		2,402.99	800 MHZ		505556	399010	1200.6280		DUES & SUBSCRIPTIONS	POLICE MANAGEMENT
		3,848.00	STS 2025		505625	405011	1610.6249		OTHER CONTRACTUAL SERVICES	STREET/BOULEVARD REPAIR & MNTC
		6,012.50	STS 2025		505625	405011	1720.6249		OTHER CONTRACTUAL SERVICES	PARK GROUNDS MAINTENANCE
		2,645.50	STS 2025		505625	405011	5205.6249		OTHER CONTRACTUAL SERVICES	ARENA 1 MANAGEMENT

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327829	12/31/2025		100123 DAKOTA COUNTY FINANCIAL SVC						Continued...	
		16,378.78								
327830	12/31/2025		100434 DOUGHERTY MOLENDIA SOLFEST HILL							
		34,260.04	CRIMINAL PROSECUTION SVC-JAN		505545	6520126	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		17,671.63	GEN CIVIL LEGAL SVC-JAN		505544	6530126	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		51,931.67								
327831	12/31/2025		145240 ECOLAB PEST ELIM DIV							
		75.67	PEST CONTROL - EDU BLDG		505323	9831615	2092.6249		OTHER CONTRACTUAL SERVICES	EDUCATION BUILDING FUND
		75.67								
327832	12/31/2025		155090 ECONOMIC DEVELOPMENT ASSOCIATION OF MN							
		335.00	EDAM DUES - BENETTI		505542	CASH10549	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		335.00								
327833	12/31/2025		157576 EL-WAILLI, PHILLIP							
		90.00	2 PR PANTS - P EL-WAILLI		505327	20251215	5365.6281		UNIFORM/CLOTHING ALLOWANCE	SEWER MGMT/REPORTS/DATA ENTRY
		90.00								
327834	12/31/2025		158230 FALLING KNIFE BREWING CO							
		400.00	THC#1	00052916	505435	22760	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		80.00	BEER#1	00052916	505436	22760	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		480.00								
327835	12/31/2025		101298 FERGUSON WATERWORKS							
		829.70	ANODE BAGS		505538	559356	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		1,792.60	DIP		505539	559626	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		2,622.30								
327836	12/31/2025		165214 GINTER, KURT							
		159.28	UB REFUND 15602 FAIRBROOK CT		505626	20251224D	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		159.28								
327837	12/31/2025		101328 GOVCONNECTION INC							
		593.09	WIRELESS MOUSE/KEYBOARD SETS		505563	77145008	1030.6211		SMALL TOOLS & EQUIPMENT	INFORMATION TECHNOLOGY
		593.09								
327838	12/31/2025		161034 HEADFLYER BREWING							
		159.00	BEER#1	00053005	505440	7890	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		159.00								

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327838	12/31/2025		161034 HEADFLYER BREWING						Continued...	
327839	12/31/2025		164640 HENNES, WILLIAM							
		1,515.70	UB REFUND 15389 EAGLE CREEK WY		505627	20251224A	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		1,515.70								
327840	12/31/2025		165081 HERITAGE CONSTRUCTION COMPANIES LLC							
		3,407.00	NRMP ESCROW 5049 UPPER 141ST S		505531	20251118	4900.2420		NRMP FIN GUAR-DEVELOPER DEP	PHYSICAL IMPROV ESCROW BAL SHT
		3,407.00								
327841	12/31/2025		100231 HOHENSTEINS INC							
		675.00	THC#1	00005574	505441	883994	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		246.75	BEER#3	00005574	505452	884671	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		96.22	THC#1	00005574	505443	884702	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		1,211.00	BEER#1	00005574	505444	884702	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		54.00	TAX#1	00005574	505445	884702	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		80.00	BEER#1	00005574	505442	884746	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		644.00	BEER#2	00005574	505451	886654	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,247.40	THC#3	00005574	505453	886706	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		1,130.25	BEER#3	00005574	505454	886706	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		54.30	TAX#3	00005574	505455	886706	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1,708.50	THC#1	00005574	505446	886751	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		807.85	BEER#1	00005574	505447	886751	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		49.50	TAX#1	00005574	505448	886751	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		461.25	BEER#1	00005574	505450	888351	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		49.50	BEER#1	00005574	505449	888500	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		8,515.52								
327842	12/31/2025		103314 INNOVATIVE OFFICE SOLUTIONS							
		6.88	CALENDAR		505329	IN5009820	1200.6210		OFFICE SUPPLIES	POLICE MANAGEMENT
		117.34	TRASH LINERS		505567	IN5013454	1920.6229		GENERAL SUPPLIES	SENIOR CENTER
		50.72	POST IT NOTES/PENS-SUPPLY ROOM		505566	IN5016707	1035.6210		OFFICE SUPPLIES	FINANCE
		174.94								
327843	12/31/2025		158334 INSIGHT BREWING CO							
		235.88-	CMBEER#1	00052942	505456	27353	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		626.54-	CMBEER#2 OVERPAYMENT	00052942	505459	27524	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,531.30	THC#3	00052942	505461	28507	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		55.50	BEER#3	00052942	505462	28653	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		230.40	BEER#2	00052942	505460	28656	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		316.82	THC#1	00052942	505457	28658	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES

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327843	12/31/2025		158334 INSIGHT BREWING CO						Continued...	
		136.11	BEER#1	00052942	505458	28658	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,407.71								
327844	12/31/2025		100894 INTL ASSN OF ARSON INVESTIGATORS INC							
		50.00	KILMARTINS MNIAAI MEMBERSHIP		505543	2883	1330.6280		DUES & SUBSCRIPTIONS	FIRE OPERATIONS
		50.00								
327845	12/31/2025		165079 LANDSCAPE FORMS INC							
		3,080.00	POWER PEDESTALS FOR POOL DECK		505570	242613	2360.6399	PR230032	OTHER CHARGES	REDWOOD PARK
		3,080.00								
327846	12/31/2025		161480 LEXIPOL LLC							
		339.15	FF WELLNESS APP/PEER SUPPORT		505619	INVCOR11263362	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		419.50	FF WELLNESS APP/PEER IMPLMENTAT		505619	INVCOR11263362	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		2,039.15	CORDICO WELLNESS APP		505619	INVCOR11263362	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
		2,797.80								
327847	12/31/2025		145429 LUBE-TECH RELIABLE ASCENTEK INC							
		176.58	BULK PLOW HYD FLUID		505528	4001190	1765.6212		MOTOR FUELS/OILS	PARK EQUIPMENT MAINTENANCE
		176.58	BULK PLOW HYD FLUID		505528	4001190	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		176.58	BULK PLOW HYD FLUID		505528	4001190	5390.6212		MOTOR FUELS/OILS	SWR EQUIP/VEHICLE MISC MNTC/RP
		176.59	BULK PLOW HYD FLUID		505528	4001190	5345.6212		MOTOR FUELS/OILS	WATER EQUIP/VEHICLE/MISC MNTC
		249.05	BULK TRANSMISSION FLUID		505530	4002631	1765.6212		MOTOR FUELS/OILS	PARK EQUIPMENT MAINTENANCE
		249.05	BULK TRANSMISSION FLUID		505530	4002631	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		249.05	BULK TRANSMISSION FLUID		505530	4002631	1350.6212		MOTOR FUELS/OILS	FIRE VEHICLE MAINTENANCE
		249.05	BULK TRANSMISSION FLUID		505530	4002631	1210.6212		MOTOR FUELS/OILS	POLICE FIELD OPERATIONS/PATROL
		249.05	BULK TRANSMISSION FLUID		505530	4002631	5345.6212		MOTOR FUELS/OILS	WATER EQUIP/VEHICLE/MISC MNTC
		249.06	BULK TRANSMISSION FLUID		505530	4002631	5390.6212		MOTOR FUELS/OILS	SWR EQUIP/VEHICLE MISC MNTC/RP
		232.85	BULK COOLANT		505529	4003892	1765.6212		MOTOR FUELS/OILS	PARK EQUIPMENT MAINTENANCE
		232.85	BULK COOLANT		505529	4003892	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		232.85	BULK COOLANT		505529	4003892	1350.6212		MOTOR FUELS/OILS	FIRE VEHICLE MAINTENANCE
		232.85	BULK COOLANT		505529	4003892	1210.6212		MOTOR FUELS/OILS	POLICE FIELD OPERATIONS/PATROL
		232.85	BULK COOLANT		505529	4003892	5345.6212		MOTOR FUELS/OILS	WATER EQUIP/VEHICLE/MISC MNTC
		232.86	BULK COOLANT		505529	4003892	5390.6212		MOTOR FUELS/OILS	SWR EQUIP/VEHICLE MISC MNTC/RP
		65.70	BULK DEF FLUID		505330	4013632	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		66.62	BULK DEF FLUID		505330	4013632	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		132.30	BULK DEF FLUID		505330	4013632	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		33.07	BULK DEF FLUID		505330	4013632	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		33.07	BULK DEF FLUID		505330	4013632	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		3,928.51								

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327847	12/31/2025		145429 LUBE-TECH RELIABLE ASCENTEK INC						Continued...	
327848	12/31/2025		165215 LUNKA, PANDORA							
		11.90	UB REFUND 13345 HUNTINGTON CIR		505618	20251224C	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		11.90								
327849	12/31/2025		101146 MASTER MECHANICAL INC							
		2,221.00	BALANCING/TESTING NEW RTU		505501	64199	2308.6399	PR230004	OTHER CHARGES	HAYES ARENA
		2,221.00								
327850	12/31/2025		145267 MBPTA							
		100.00	ANNUAL MEMBERSHIP FEE MBPTA		504942	20251117	1400.6280		DUES & SUBSCRIPTIONS	INSPECTIONS MANAGEMENT
		100.00								
327851	12/31/2025		100309 MENARDS							
		14.99	WTP SUPPLIES		505301	3551	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		40.76	QUARRY POINT PIPE INSULATION		505301	3551	5320.6229		GENERAL SUPPLIES	WATER WELL/BOOSTER STN MNT/RPR
		44.36	SMALL EQUIPMENT REPAIR		505303	3862	5390.6212		MOTOR FUELS/OILS	SWR EQUIP/VEHICLE MISC MNTC/RP
		1.98	FILTER SAMPLE PUMP PARTS		505302	3866	5325.6215		EQUIPMENT-PARTS	WATER TREATMENT FCLTY MNTC/RPR
		67.73	BLADE AND HAMMER		505581	3992	2240.6211		SMALL TOOLS & EQUIPMENT	GOLF EQUIPMENT MAINTENANCE
		7.64	HOLDER AV222 PARTS		505524	4016	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		14.41	MISC. SHOP TOOLS		505525	4049	1770.6211		SMALL TOOLS & EQUIPMENT	PARK GENERAL MAINTENANCE
		46.40	HOCKEY GOAL PRIMER		505312	4071	1725.6229		GENERAL SUPPLIES	PARK ICE RINK MAINTENANCE
		36.52	HOCKEY GOAL PAINT		505310	4108	1725.6229		GENERAL SUPPLIES	PARK ICE RINK MAINTENANCE
		13.98	BLADES		505582	4128	2240.6211		SMALL TOOLS & EQUIPMENT	GOLF EQUIPMENT MAINTENANCE
		49.97	SUPPLIES		505583	4130	2235.6229		GENERAL SUPPLIES	GOLF COURSE MAINTENANCE
		135.76	10W40		505583	4130	2240.6212		MOTOR FUELS/OILS	GOLF EQUIPMENT MAINTENANCE
		28.99	TIE DOWNS FOR EQUIPMENT		505309	4141	1765.6211		SMALL TOOLS & EQUIPMENT	PARK EQUIPMENT MAINTENANCE
		20.64	HOCKEY GOAL PAINT		505314	4265	1725.6229		GENERAL SUPPLIES	PARK ICE RINK MAINTENANCE
		41.46	MISC. SHOP TOOLS		505526	4267	1770.6211		SMALL TOOLS & EQUIPMENT	PARK GENERAL MAINTENANCE
		12.29	BENCH LUMBER		505313	4270	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		79.25	TOOL BAGS (3)		505332	4281	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		74.38	WORKBENCH PARTS		505579	4317	1940.6229		GENERAL SUPPLIES	SPLASH VALLEY WATER PARK
		18.95	HOCKEY GOAL ROPE		505311	4322	1725.6229		GENERAL SUPPLIES	PARK ICE RINK MAINTENANCE
		35.49	TARP FOR COVERING BLACK DIRT		505333	4334	5605.6229		GENERAL SUPPLIES	CEMETERY
		9.98	ROPE FOR HOCKEY GOALS		505315	4369	1725.6229		GENERAL SUPPLIES	PARK ICE RINK MAINTENANCE
		17.49	CO ALARM		505331	4377	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		58.98	SMALL TOOLS		505304	4428	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		28.94	JCRPE BATHROOM REPAIR		505307	4432	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		39.98	JCRPE BATHROOM REPAIR		505308	4433	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		12.90	BIT FOR HAYES NUMBER		505305	4452	1715.6211		SMALL TOOLS & EQUIPMENT	PARK ATHLETIC FIELD MAINTENANC

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327851	12/31/2025		100309 MENARDS						Continued...	
		32.46	PAYTON TRUCK TOOLS		505306	4453	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		130.69	REPAIR PARTS		505580	4499A	1940.6269		REPAIRS-OTHER	SPLASH VALLEY WATER PARK
		15.48	ANCHORS FOR COLD STORAGE		505316	4505	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		19.84	GLASS CLEANER FOR VEHICLES		505334	4520	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		15.96	BUILDING REPAIR		505621	4636	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
		5.29	SHOP SUPPLIES		505622	4648	1720.6229		GENERAL SUPPLIES	PARK GROUNDS MAINTENANCE
		1,145.98								
327852	12/31/2025		157094 MIDWEST MACHINERY							
		914.98	PARTS - RIM #206		505585	10741784	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		914.98								
327853	12/31/2025		138777 MIDWEST MACHINERY CO							
		11,110.18	JD 850M STAND ON MOWER		505502	Q850MZ997R	5390.6740		CAPITAL OUTLAY-MACH/EQ/OTHER	SWR EQUIP/VEHICLE MISC MNTC/RP
		13,792.13	JD Z997R ZERO TURN MOWER		505502	Q850MZ997R	7435.1740.060		MACHINERY & EQUIP-5 YRS	VERF-CMF FLEET MAINT BAL SHEET
		24,902.31								
327854	12/31/2025		162336 MIDWEST SEWER SERVICES							
		807.72	MIDWEST SEWER SERVICES FEES		505586	6533	1400.6235		CONSULTANT SERVICES	INSPECTIONS MANAGEMENT
		807.72								
327855	12/31/2025		100334 MN DEPT OF HEALTH							
		1,840.00	FAC FOOD LICENSE 2026		504208	20251204	1940.6280		DUES & SUBSCRIPTIONS	SPLASH VALLEY WATER PARK
		1,275.00	GOLF FOOD LICENSE 2026		504209	20251204A	2270.6280		DUES & SUBSCRIPTIONS	GOLF FOOD & BEVERAGE
		3,115.00								
327856	12/31/2025		114229 MN DEPT OF TRANSPORTATION							
		715.65	MN		505587	P00020752	2027.6810	2025104R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		715.65								
327857	12/31/2025		142014 MUSIC TOGETHER IN THE VALLEY I							
		3,290.80	MUSIC TOGETHER VALLEY FALL		505589	20251215	1845.6249		OTHER CONTRACTUAL SERVICES	REC SELF SUPPORT PROG GENERAL
		3,290.80								
327858	12/31/2025		100995 NAPA AUTO PARTS							
		19.96	PART		505590	980515	2240.6215		EQUIPMENT-PARTS	GOLF EQUIPMENT MAINTENANCE
		19.96								
327859	12/31/2025		101199 NCPERS MINNESOTA							
		432.00	JANUARY 2026 INVOICE		505504	314900012026	9000.1560		PREPAID EXPENSES	PAYROLL CLEARING BAL SHEET

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
327859	12/31/2025		101199 NCPERS MINNESOTA						Continued...	
		432.00								
327860	12/31/2025		122005 NORTHLAND CHEMICAL CO							
		205.00	CLEANING SUPPLIES		505592	14642	1835.6229		GENERAL SUPPLIES	REC WINTER SKATING PROGRAMS
		205.00								
327861	12/31/2025		100374 PEPSI-COLA COMPANY							
		641.40	TAX#1	00002171	505472	40287604	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		641.40								
327862	12/31/2025		139130 PROFESSIONAL BEVERAGE SYSTEMS INC II							
		490.65	REPAIR - ICE MACHINE - CMF		505593	57392	1540.6266		REPAIRS-BUILDING	CMF BUILDINGS & GROUNDS MNTC
		490.65								
327863	12/31/2025		153484 PRYES BREWING COMPANY LLC							
		499.92	BEER#1	00052530	505473	111998	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		199.50	BEER#3	00052530	505474	112121	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		699.42								
327864	12/31/2025		149126 RED BULL DISTRIBUTION COMPANY							
		725.71	TAX#1	00052064	505475	2031019334	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		725.71								
327865	12/31/2025		100918 RES SPECIALTY PYROTECHNICS							
		8,000.00	2026 MID-WINTER FEST FIREWORKS		505620	29636	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		8,000.00								
327866	12/31/2025		100165 RIVER COUNTRY COOPERATIVE							
		775.50	PROPANE REFILL (550)		505631	285764	2230.6257		UTILITIES-PROPANE/WATER/SEWER	GOLF SHOP BUILDING MAINTENANCE
		190.21	PROPANE		505596	285765	2230.6257		UTILITIES-PROPANE/WATER/SEWER	GOLF SHOP BUILDING MAINTENANCE
		965.71								
327867	12/31/2025		101235 SAFETY SIGNS							
		1,200.00	BUTTE AVE CLOSURE		505597	25005079	1680.6310		RENTAL EXPENSE	TRAFFIC SIGNS/SIGNALS/MARKERS
		1,200.00								
327868	12/31/2025		164817 SALT SOURCE LLC							
		499.44	BRINE GENERATING SALT		505598	31294	1665.6229		GENERAL SUPPLIES	STREET SNOW & ICE MATERIALS
		499.44								

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
327869	12/31/2025		100432 SEH ENGINEERS						Continued...	
		640.95	LIGHTING STUDY		505602	499889	5805.6235	2023140R	CONSULTANT SERVICES	STREET LIGHT UTILITY FUND
		8,635.86	FEASIBILITY REPORT		505599	499993	2027.6235	2025110R	CONSULTANT SERVICES	ROAD ESCROW
		4,396.60	CONSTRUCTION ADMIN		505600	499995	2027.6235	2025104R	CONSULTANT SERVICES	ROAD ESCROW
		25,454.62	FINAL DESIGN		505601	500729	2027.6235	2026104R	CONSULTANT SERVICES	ROAD ESCROW
		39,128.03								
327870	12/31/2025		118355 SHI INTERNATIONAL CORP							
		1,020.00	ADOBE SOFTWARE LICENSING		505534	B20576307	1030.6308		SOFTWARE SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		1,020.00								
327871	12/31/2025		165078 SIGN SOLUTIONS USA LLC							
		8,300.00	FLASHING STOP SIGNS JCRR/142ND		505610	420570	2027.6810	2025104R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		14,299.77	2025 SIGN REPLACEMENT ORDER		505606	420740	1680.6229		GENERAL SUPPLIES	TRAFFIC SIGNS/SIGNALS/MARKERS
		22,599.77								
327872	12/31/2025		101462 SMITH & LOVELESS INC							
		808.33	LIFT 5 SONIC START		505540	200835	5380.6215		EQUIPMENT-PARTS	SEWER LIFT STN REPAIR & MNTC
		808.33								
327873	12/31/2025		163518 TACTICAL DBA TERPSEY							
		187.20	THC/CBD#1	00053142	505483	75416	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		187.20								
327874	12/31/2025		141254 TARGETSOLUTIONS LEARNING							
		12,028.79	VECTOR SOLUTIONS ANNUAL RENEWL		505611	INV133178	1310.6308		SOFTWARE SUBSCRIPTIONS	FIRE TRAINING
		12,028.79								
327875	12/31/2025		100780 TK ELEVATOR CORPORATION							
		2,548.78	ELEVATOR SERVICE - MC		505532	3009069231	1060.6266		REPAIRS-BUILDING	MUNICIPAL BLDG & GROUNDS MNTC
		2,548.78								
327876	12/31/2025		165114 TRAYNOR, TAWNI							
		13.23	UB REFUND14440 FLAX WAY		505518	20251218B	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		13.23								
327877	12/31/2025		109011 TSI INCORPORATED							
		1,593.98	FIT TEST MACHINE CALIBRATION		505614	92010294	1330.6265		REPAIRS-EQUIPMENT	FIRE OPERATIONS
		1,593.98								
327878	12/31/2025		100631 VERIZON WIRELESS							

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
327878	12/31/2025		100631 VERIZON WIRELESS						Continued...	
		20.02	PK CELL SERVICE		505517	6129979594	1710.6237		TELEPHONE/PAGERS	PARK MAINTENANCE MANAGEMENT
		40.04	IT CELL SERVICE		505517	6129979594	1030.6237		TELEPHONE/PAGERS	INFORMATION TECHNOLOGY
		76.82	CH CELL SERVICE		505517	6129979594	1060.6237		TELEPHONE/PAGERS	MUNICIPAL BLDG & GROUNDS MNTC
		138.45	POL CELL SERVICE		505517	6129979594	1205.6237		TELEPHONE/PAGERS	POLICE RECORDS UNIT
		140.04	INSP CELL SERVICE		505517	6129979594	1400.6237		TELEPHONE/PAGERS	INSPECTIONS MANAGEMENT
		180.03	REC CELL SERVICE		505517	6129979594	1700.6237		TELEPHONE/PAGERS	PARK & RECREATION MANAGEMENT
		320.12	ENG CELL SERVICE		505517	6129979594	1510.6237		TELEPHONE/PAGERS	PW ENGINEERING & TECHNICAL
		960.16	STR CELL SERVICE		505517	6129979594	1600.6237		TELEPHONE/PAGERS	STREET MANAGEMENT
		120.02	GOLF CELL SERVICE		505517	6129979594	2205.6237		TELEPHONE/PAGERS	GOLF MANAGEMENT
		520.12	UTIL CELL SERVICE		505517	6129979594	5365.6237		TELEPHONE/PAGERS	SEWER MGMT/REPORTS/DATA ENTRY
		520.12	UTIL CELL SERVICE		505517	6129979594	5305.6237		TELEPHONE/PAGERS	WATER MGMT/REPORT/DATA ENTRY
		60.01	STORM CELL SERVICE		505517	6129979594	5505.6237		TELEPHONE/PAGERS	STORM DRAIN MNTC/RPR/SUMPS
		41.68	ADM CELL PHONE		505516	6130213301	1010.6237		TELEPHONE/PAGERS	ADMINISTRATION
		41.68	SHOP CELL PHONE		505516	6130213301	1530.6237		TELEPHONE/PAGERS	FLEET & BUILDINGS-CMF
		41.68	HCSC CELL PHONE		505516	6130213301	1920.6237		TELEPHONE/PAGERS	SENIOR CENTER
		80.02	PK WIRELESS DATA		505516	6130213301	1710.6237		TELEPHONE/PAGERS	PARK MAINTENANCE MANAGEMENT
		81.69	CODE CELL PHONE, WIRELESS		505516	6130213301	1013.6237		TELEPHONE/PAGERS	CODE ENFORCEMENT
		104.01	ENG WIRELESS DATA		505516	6130213301	1510.6237		TELEPHONE/PAGERS	PW ENGINEERING & TECHNICAL
		120.03	IT WIRELESS DATA		505516	6130213301	1030.6237		TELEPHONE/PAGERS	INFORMATION TECHNOLOGY
		153.24	INSP CELL PHONE, WIRELESS		505516	6130213301	1400.6237		TELEPHONE/PAGERS	INSPECTIONS MANAGEMENT
		173.04	REC CELL PHONES, WIRELESS		505516	6130213301	1700.6237		TELEPHONE/PAGERS	PARK & RECREATION MANAGEMENT
		376.03	STR WIRELESS DATA		505516	6130213301	1600.6237		TELEPHONE/PAGERS	STREET MANAGEMENT
		400.10	POL WIRELESS DATA		505516	6130213301	1205.6237		TELEPHONE/PAGERS	POLICE RECORDS UNIT
		126.03	GOLF WIRELESS DATA		505516	6130213301	2205.6237		TELEPHONE/PAGERS	GOLF MANAGEMENT
		62.52	UTIL CELL PHONES		505516	6130213301	5365.6237		TELEPHONE/PAGERS	SEWER MGMT/REPORTS/DATA ENTRY
		62.52	UTIL CELL PHONES		505516	6130213301	5305.6237		TELEPHONE/PAGERS	WATER MGMT/REPORT/DATA ENTRY
		500.07	UTIL WIRELESS DATA		505516	6130213301	5305.6237		TELEPHONE/PAGERS	WATER MGMT/REPORT/DATA ENTRY
		99.36	STORM PHONES, WIRELESS DATA		505516	6130213301	5505.6237		TELEPHONE/PAGERS	STORM DRAIN MNTC/RPR/SUMPS
		5,559.65								

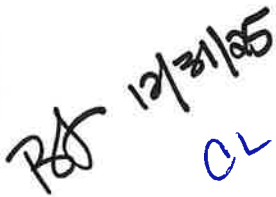
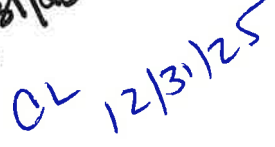
327879 12/31/2025 100814 WENZEL PLYMOUTH PLUMBING

4,700.00	AVSA HEAT EXCHANGE REPLACEMENT	505630	39234	5210.6265	REPAIRS-EQUIPMENT	ARENA 1 BUILDING MAINTENANCE
4,700.00						

1,975,333.59 Grand Total

Payment Instrument Totals

Checks	290,924.76
A/P ACH Payment	1,684,408.83
Total Payments	1,975,333.59

Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

Council Check Summary

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<u>Company</u>	<u>Amount</u>
01000 GENERAL FUND	230,013.83
02010 CABLE TV RESERVE FUND	112.49
02025 ROAD ESCROW FUND	47,502.73
02090 PARTNERS IN EDUCATION	6,873.27
02095 CENTRAL VILLAGE PARKING LOT	17.72
02200 VALLEYWOOD GOLF FUND	7,605.19
02300 PARKS REFERENDUM FUND	1,385,228.58
03395 GO PARK BOND 2015B, \$5,860,000	1,500.00
04500 CONSTRUCTION PROJECTS	762.00
04755 GAS ELECTRIC FRANCHISE FEES	5,800.00
04900 PHYSICAL IMPROVEMENTS ESCROW F	3,407.00
05000 LIQUOR FUND	133,962.52
05200 ARENA FUND	22,163.26
05300 WATER & SEWER FUND	58,963.49
05500 STORM DRAINAGE UTILITY FUND	12,594.93
05600 CEMETERY FUND LEVEL PROGRAM	181.37
05800 STREET LIGHT UTIL FUND	43,931.08
07200 RISK MANAGEMENT/INSURANCE FUND	490.00
07435 VERF-FLEET MAINTENANCE	13,792.13
09000 PAYROLL CLEARING FUND	432.00
Report Totals	<u>1,975,333.59</u>

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
36517	1/9/2026		100101 ACE HARDWARE							
		1.99-	DISCOUNT		505683	350128101293	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		19.97	CLEANING SUPPLIES		505683	350128101293	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		11.39-	DISCOUNT		505684	350130101268	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		113.92	FUEL AND ICE MELT		505684	350130101268	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		1.69-	DISCOUNT		505685	350130101269	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		16.99	42 GAL BAGS (20PK)		505685	350130101269	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		3.19-	DISCOUNT		506134	350130101281	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		31.98	ICE MELT		506134	350130101281	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		.69-	DISCOUNT		506135	350130101285	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		6.99	DEICER		506135	350130101285	1330.6308		SOFTWARE SUBSCRIPTIONS	FIRE OPERATIONS
		1.06-	DISCOUNT		506142	350130101303	1330.6333		GENERAL-CASH DISCOUNTS	FIRE OPERATIONS
		10.68	FS1 SNOW BLOWER SHEER PINS		506142	350130101303	1330.6215		EQUIPMENT-PARTS	FIRE OPERATIONS
		1.49-	DISCOUNT		506143	350130101307	1340.6333		GENERAL-CASH DISCOUNTS	FIRE BLDG & GROUNDS MNTC
		14.97	MOUSE TRAPS		506143	350130101307	1340.6229		GENERAL SUPPLIES	FIRE BLDG & GROUNDS MNTC
		.79-	DISCOUNT		506136	350133101299	1530.6333		GENERAL-CASH DISCOUNTS	FLEET & BUILDINGS-CMF
		7.99	BATTERIES		506136	350133101299	1530.6229		GENERAL SUPPLIES	FLEET & BUILDINGS-CMF
		1.49-	DISCOUNT		506141	350134101314	1900.6333		GENERAL-CASH DISCOUNTS	AV COMMUNITY CENTER
		14.95	AVCC GLASS SCRAPER, ELEC TAPE		506141	350134101314	1900.6229		GENERAL SUPPLIES	AV COMMUNITY CENTER
		214.66								
36518	1/9/2026		150442 ADVANCED ENGINEERING & ENVIRO							
		102.50	LS 5 HYDRAULIC REVIEW		505713	107400	5380.6235		CONSULTANT SERVICES	SEWER LIFT STN REPAIR & MNTC
		533.25	SCADA PLC UPGRADES		505715	107591	5380.6735	2024142S	CAPITAL OUTLAY-OTHER IMPROVEME	SEWER LIFT STN REPAIR & MNTC
		1,824.55	SCADA SYSTEM REPAIRS		505714	107592	5380.6249		OTHER CONTRACTUAL SERVICES	SEWER LIFT STN REPAIR & MNTC
		1,824.56	SCADA SYSTEM REPAIRS		505714	107592	5305.6249		OTHER CONTRACTUAL SERVICES	WATER MGMT/REPORT/DATA ENTRY
		4,284.86								
36519	1/9/2026		153995 AMAZON CAPITAL SERVICES							
		44.69	LED FLASHLIGHT		506137	14XL4R3TX3CD	1030.6211		SMALL TOOLS & EQUIPMENT	INFORMATION TECHNOLOGY
		15.99	PARTS - WIRING #905		505720	16GCRX4HYXCJ	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		49.99	REPL BATTERY PREDATOR		505718	19MN7FPCXQTJ	5390.6216		VEHICLES-TIRES/BATTERIES	SWR EQUIP/VEHICLE MISC MNTC/RP
		123.48	FILTER SAMPLE PUMP REPLACEMENT		505717	1FHY9Q3HFGM1	5325.6211		SMALL TOOLS & EQUIPMENT	WATER TREATMENT FCLTY MNTC/RPR
		90.97	WTP LAB SUPPLIES		505725	1GGN7Q6W7PY6	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		240.56	STENCILS FOR NUMBERS		505722	1HVDWNKR1VKK	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		87.28	DESK CALENDARS		505723	1LT3T74DHPLX	1710.6210		OFFICE SUPPLIES	PARK MAINTENANCE MANAGEMENT
		358.58	TREE WORK SIGNS		505724	1MKXMLKCHLFG	1720.6211		SMALL TOOLS & EQUIPMENT	PARK GROUNDS MAINTENANCE
		79.80	SINK MIXING VALVE		505721	1R6CTVNC4CK	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		8.58	PARACORD - 100FT		505719	1V11PGMDXHPC	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		20.99	SAFETY EQUIPMENT		505716	1YQXGJLLVPJ	5505.6211		SMALL TOOLS & EQUIPMENT	STORM DRAIN MNTC/RPR/SUMPS
		1,120.91								

Council Check Register by GL

Council Check Register by Invoice & Summary

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
36519	1/9/2026		153995 AMAZON CAPITAL SERVICES						Continued...	
36520	1/9/2026		137136 APPLE AWARDS INC							
		123.88	RETIREMENT APPLE & KEY KLINE		505726	79795	1025.6399		OTHER CHARGES	EMPLOYEE RECOGNITION PARTY
		123.88								
36521	1/9/2026		154253 APPLE FORD APPLE VALLEY							
		130.00	PARTS - VALVE #910		505728	738957	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		171.00	PARTS - HOSE #910		505727	7391291	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		301.00								
36522	1/9/2026		101559 BARR ENGINEERING COMPANY							
		23,946.00	DESIGN AV STORM 11/1-11/22		505734	23191551015	5505.6235	2026107D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		7,025.00	INFILTRATION ANALYSIS		505735	23191557031	4732.6235	2019106R	CONSULTANT SERVICES	TIF#1 CAPITAL PROJECTS
		30,971.00								
36523	1/9/2026		100709 BATTERIES PLUS BULBS							
		107.23	IPAD/CELL CHARGERS		505736	P88167720	5345.6229		GENERAL SUPPLIES	WATER EQUIP/VEHICLE/MISC MNTC
		107.23								
36524	1/9/2026		100058 BELLBOY CORPORATION							
		12.00-	CNTAX#3	00005413	506068	110549600	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		11.75-	CMLIQ#3	00005413	506072	110618400	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		6.00-	CMTAX#3	00005413	506073	110618400	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		30.40	TAX#2	00005413	506066	110652500	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		70.15	TAX#1	00005413	506049	110652600	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		15.00	FREIGHT#1	00005413	506050	110652600	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		117.00	LIQ#3	00005413	506076	110679200	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		22.40	TAX#3	00005413	506077	110679200	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		117.00	LIQ#3	00005413	506081	110679200	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		22.40	TAX#3	00005413	506082	110679200	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		15.00	TAX#1	00005413	506051	110679300	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		247.00	TAX#3	00005413	506074	110684300	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		21.75	NTAX#3	00005413	506075	110684300	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		59.00	TAX#1	00005413	506057	110697600	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		52.00	NTAX#1	00005413	506058	110697600	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		117.00	LIQ#3	00005413	506083	110697700	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		130.00	TAX#3	00005413	506084	110697700	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		63.25	NTAX#3	00005413	506085	110697700	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		15.82-	LIQ#1	00005413	506045	208866700	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		55.37-	CMLIQ#3	00005413	506067	208866800	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES

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36524	1/9/2026		100058 BELLBOY CORPORATION						Continued...	
		1,463.85	LIQ#3	00005413	506069	209956300	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		314.00	NTAX#3	00005413	506070	209956300	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		26.00	FREIGHT#3	00005413	506071	209956300	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		101.00	LIQ#2	00005413	506062	209956500	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		48.75	TAX#2	00005413	506063	209956500	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		157.00	NTAX#2	00005413	506064	209956500	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		6.00	FREIGHT#2	00005413	506065	209956500	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		465.75	LIQ#1	00005413	506047	209956700	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		10.00	FREIGHT#1	00005413	506048	209956700	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		487.00	LIQ#3	00005413	506078	210024000	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		286.35	NTAX#3	00005413	506079	210024000	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		16.00	FREIGHT#3	00005413	506080	210024000	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		101.00	LIQ#1	00005413	506052	210024100	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		98.25	TAX#1	00005413	506053	210024100	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		6.00	FREIGHT#1	00005413	506054	210024100	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		542.00	LIQ#1	00005413	506059	210079200	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		70.45	NTAX#1	00005413	506060	210079200	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		10.00	FREIGHT#1	00005413	506061	210079200	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		94.00	LIQ#3	00005413	506086	210079300	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		219.45	NTAX#3	00005413	506087	210079300	5085.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		6.00	FREIGHT#3	00005413	506088	210079300	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		252.00	LIQ#1	00005413	506046	300550300	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		492.00	THC#1	00005413	506055	30057550	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		12.00	FREIGHT#1	00005413	506056	30057550	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		6,283.26								
36525	1/9/2026		142897 BOLTON & MENK, INC.							
		435.50	DRAW 2024 UTIL 10/25-11/21		505748	381964	5505.6235	2024102D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		2,166.50	DRAW ST UTIL 10/25-11/21		505747	381965	2027.6235	2025101R	CONSULTANT SERVICES	ROAD ESCROW
		904.00	RECORD DRAW AV ST 10/25-11/21		505746	381966	2027.6235	2025105R	CONSULTANT SERVICES	ROAD ESCROW
		12,352.50	DESIGN AV ST/UTIL 10/25-11/21		505740	381967	2027.6235	2026101G	CONSULTANT SERVICES	ROAD ESCROW
		21,411.20	AV ADD DESIGN 10/25-11/21		505739	381969	2027.6235	2026106R	CONSULTANT SERVICES	ROAD ESCROW
		89.50	CENTRAL WILL STAKE 10/25-11/21		505745	381972	2027.6235	2025109R	CONSULTANT SERVICES	ROAD ESCROW
		941.00	CENTRAL VILL DRAW 10/25-11/21		505745	381972	2027.6235	2025109R	CONSULTANT SERVICES	ROAD ESCROW
		1,465.50	CENTRAL VILL DESIG 10/25-11/21		505745	381972	2027.6235	2025109R	CONSULTANT SERVICES	ROAD ESCROW
		4,634.50	DESIGN CENTR VILL 10/25-11/21		505744	381973	2027.6235	2026109R	CONSULTANT SERVICES	ROAD ESCROW
		70.00	RECORD DRAWINGS		505738	381974	5505.6235	2023133D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		7,027.00	SURVEY EVRP55 POND 10/25-11/21		505743	381975	5505.6235	2026111D	CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		3,726.00	ROW INSPECTIONS 10/25-11/21		505742	381976	1510.6235	2025149G	CONSULTANT SERVICES	PW ENGINEERING & TECHNICAL
		5,379.50	DESIGN VALLEY STAT 10/25-11/21		505741	381977	4502.6235	2026112S	CONSULTANT SERVICES	IMPROVEMENTS-ASSESSED

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36525	1/9/2026		142897 BOLTON & MENK, INC.						Continued...	
		60,602.70								
36526	1/9/2026		121092 BOURGET IMPORTS							
		136.00	LIQ#1	00045600	505688	223610	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		2.00	FREIGHT#1	00045600	505689	223610	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		624.00	WINE#2	00045600	505692	223659	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		10.00	FREIGHT#2	00045600	505693	223659	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		408.00	LIQ#3	00045600	505694	223746	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		6.00	FREIGHT#3	00045600	505695	223746	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		136.00	LIQ#3	00045600	505696	223960	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		576.02	WINE#3	00045600	505697	223960	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		10.00	FREIGHT#3	00045600	505698	223960	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		272.00	LIQ#1	00045600	505690	223993	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		7.00	FREIGHT#1	00045600	505691	223993	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,187.02								
36527	1/9/2026		100152 BREAKTHRU BEVERAGE MIN WINE							
		128.77	LIQ#3	00001930	506015	124726292	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		.38	FREIGHT#3	00001930	506016	124726292	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		729.00	LIQ#3	00001930	506011	124785352	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		5.75	FREIGHT#3	00001930	506012	124785352	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		30.11	TAX#3	00001930	506013	124785353	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1.15	FREIGHT#3	00001930	506014	124785353	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		488.00	WINE#3	00001930	506033	124785354	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		4.60	FREIGHT#3	00001930	506034	124785354	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,255.80	LIQ#2	00001930	506003	124785355	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		14.95	FREIGHT#2	00001930	506004	124785355	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		75.64	WINE#2	00001930	506031	124785356	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		.58	FREIGHT#2	00001930	506032	124785356	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,076.00	WINE#1	00001930	506021	124785357	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		11.50	FREIGHT#1	00001930	506022	124785357	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,167.20	LIQ#1	00001930	505993	124785358	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		18.40	FREIGHT#1	00001930	505994	124785358	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		32.00	TAX#1	00001930	505995	124785359	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		2.30	FREIGHT#1	00001930	505996	124785359	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		200.00	WINE#3	00001930	506035	124808054	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		1.15	FREIGHT#3	00001930	506036	124808054	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		206.87	LIQ#2	00001930	506005	124867611	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		.86	FREIGHT#2	00001930	506006	124867611	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		2,157.27	LIQ#3	00001930	506017	124893745	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES

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36527	1/9/2026		100152 BREAKTHRU BEVERAGE MIN WINE						Continued...	
		11.40	FREIGHT#3	00001930	506018	124893745	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		776.00	WINE#3	00001930	506037	124893746	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		8.05	FREIGHT#3	00001930	506038	124893746	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,984.00	WINE#3	00001930	506039	124893747	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		184.00-	CMWINE#3	00001930	506040	124893747	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		18.40	FREIGHT#3	00001930	506041	124893747	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1.15-	CMFREIGHT#3	00001930	506042	124893747	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		30.11	TAX#3	00001930	506019	124893748	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		1.15	FREIGHT#3	00001930	506020	124893748	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		3,579.64	LIQ#1	00001930	505997	124893751	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		24.25	FREIGHT#1	00001930	505998	124893751	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		104.00	WINE#1	00001930	506023	124893752	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2.30	FREIGHT#1	00001930	506024	124893752	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,192.00	WINE#1	00001930	506025	124893753	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		12.65	FREIGHT#1	00001930	506026	124893753	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		320.00	WINE#3	00001930	506043	124990730	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		1.15	FREIGHT#3	00001930	506044	124990730	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		2,083.10	LIQ#2	00001930	506007	124990733	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		31.63	FREIGHT#2	00001930	506008	124990733	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		109.55	TAX#2	00001930	506009	124990734	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		4.60	FREIGHT#2	00001930	506010	124990734	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,304.00	WINE#1	00001930	506027	124990735	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		11.50	FREIGHT#1	00001930	506028	124990735	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		112.00	WINE#1	00001930	506029	124990736	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1.15	FREIGHT#1	00001930	506030	124990736	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		129.22	TAX#1	00001930	506001	124990737	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		4.60	FREIGHT#1	00001930	506002	124990737	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		552.20	LIQ#1	00001930	505999	124990738	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		3.45	FREIGHT#1	00001930	506000	124990738	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		19,835.23								
36528	1/9/2026		101562 CDW GOVERNMENT INC							
		2,427.00	NETWORK SWITCH SFPS		505754	AH2RJ7G	1030.6725		CAPITAL OUTLAY-OFFICE EQUIP	INFORMATION TECHNOLOGY
		66.25	HAVIS DOCK HANDLE KIT		506121	AH3LV8Q	1030.6211		SMALL TOOLS & EQUIPMENT	INFORMATION TECHNOLOGY
		2,493.25								
36529	1/9/2026		141474 COLE PAPERS INC.							
		309.44	PAPER PLATES		505764	10661743	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		309.44								

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36530	1/9/2026		100102 COLLEGE CITY BEVERAGE						Continued...	
		27.00-	CMTAX#1	00000114	505937	1209974	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		5,794.90	LIQ#1	00000114	505931	1209975	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		100.00	THC/CBD#1	00000114	505932	1209976	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		9,417.90	BEER#1	00000114	505933	1209976	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		30.00-	CMBEER#1	00000114	505934	1209976	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		297.02	TAX#1	00000114	505935	1209976	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		33.25	NTAX#1	00000114	505936	1209976	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		44.19-	CMBEER#2	00000114	505961	1210046	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		33.60	WINE#2	00000114	505956	1210047	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		222.00	THC#2	00000114	505957	1210049	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		1,071.30	BEER#2	00000114	505958	1210049	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		42.40	TAX#2	00000114	505959	1210049	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		37.00	NTAX#2	00000114	505960	1210049	5055.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		69.00-	CMBEER#3	00000114	505977	1210086	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		450.00	LIQ#3	00000114	505973	1210087	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		1,389.30	THC#3	00000114	505974	1210088	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		11,791.30	BEER#3	00000114	505975	1210088	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		342.20	TAX#3	00000114	505976	1210088	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		14.00-	CMBEER#3	00000114	505972	121069	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		263.80	THC/CBD#1	00000114	505939	1212064	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		3,856.05	BEER#1	00000114	505940	1212064	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		240.58	TAX#1	00000114	505941	1212064	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		91.00	NTAX#1	00000114	505942	1212064	5015.6545		NON-TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		401.45	LIQ#1	00000114	505938	1212065	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		449.80	THC#2	00000114	505962	1212137	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		2,207.40	BEER#2	00000114	505963	1212137	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		1,074.45	LIQ#3	00000114	505980	1212225	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		2,040.45	BEER#3	00000114	505981	1212226	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		181.75	TAX#3	00000114	505982	1212226	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		61.56-	CMLIQ#1	00000114	505948	1214262	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		135.79-	CMBEER#1	00000114	505949	1214264	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		52.00	LIQ#1	00000114	505944	1214265	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		267.80	THC/CBD#1	00000114	505945	1214266	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		6,639.10	BEER#1	00000114	505946	1214266	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		178.76	TAX#1	00000114	505947	1214266	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		117.00	THC#2	00000114	505965	1214306	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		7,523.10	BEER#2	00000114	505966	1214306	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		16.50	TAX#2	00000114	505967	1214306	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		1,982.55	LIQ#3	00000114	505984	1214416	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES

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36530	1/9/2026		100102 COLLEGE CITY BEVERAGE						Continued...	
		920.00	THC#3	00000114	505985	1214417	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		3,861.40	BEER#3	00000114	505986	1214417	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		359.45	TAX#3	00000114	505987	1214417	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		493.50	BEER#3	00000114	505983	1214687	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		80.00-	CMBEER#1	00000114	505955	1216297	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		66.30-	CMBEER#1	00000114	505954	1216298	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		1,626.80	LIQ#1	00000114	505950	1216299	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		649.60	THC/CBD#1	00000114	505951	1216300	5015.6515		THC/CBD	LIQUOR #1 STOCK PURCHASES
		8,494.80	BEER#1	00000114	505952	1216300	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		211.28	TAX#1	00000114	505953	1216300	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		985.00	THC#3	00000114	505990	1216326	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		6,321.10	BEER#3	00000114	505991	1216326	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		281.10	TAX#3	00000114	505992	1216326	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		483.00	THC#2	00000114	505968	1216357	5055.6515		THC/CBD	LIQUOR #2 STOCK PURCHASES
		1,283.40	BEER#2	00000114	505969	1216357	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		16.50	TAX#2	00000114	505970	1216357	5055.6540		TAXABLE MISC FOR RESALE	LIQUOR #2 STOCK PURCHASES
		596.50	LIQ#2	00000114	505971	1216404	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		55.00-	CMBEER#3	00000114	505989	1216421	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		2,382.20	LIQ#3	00000114	505988	1216422	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		11.10-	CMBEER#1	00000114	505943	240100087	5015.6530		BEER	LIQUOR #1 STOCK PURCHASES
		17.10-	CMBEER#3	00000114	505979	246800101	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		5.00-	CMBEER#3	00000114	505978	246800102	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES
		40.80-	CMBEER#2	00000114	505964	246800106	5055.6530		BEER	LIQUOR #2 STOCK PURCHASES
		86,914.50								
36531	1/9/2026		119052 CUSTOM HOSE TECH INC							
		42.05	REPAIR HOSE FOR PORTA JETTER		505766	128936	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		42.05								
36532	1/9/2026		100128 DAKOTA ELECTRIC ASSOCIATION							
		84.61	SIGNAL 140TH/GARDENVIEW DEC		505775	200003037769DEC 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		61.41	SIGNAL 140TH/HAYES DEC		505776	200003037777DEC 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		19.62	GARDENVIEW DR PK SHELTER DEC		505777	200004331096DEC 25	1730.6255		UTILITIES-ELECTRIC	PARK BUILDING MAINTENANCE
		17.72	12119 GANTRY LN POND DEC		505778	200010036848DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		18.72	15763 HEYWOOD CT DEC		505779	200010053463DEC 25	1210.6255		UTILITIES-ELECTRIC	POLICE FIELD OPERATIONS/PATROL

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36532	1/9/2026		100128 DAKOTA ELECTRIC ASSOCIATION						Continued...	
		40.65	HAWK SIGNAL PED CROSSING DEC		505773	200010066613DEC 25	5805.6255		UTILITIES-ELECTRIC	STREET LIGHT UTILITY FUND
		24.16	PILOT KNOB/155TH ST SPKLR DEC		505774	200010066957DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		85.02	PILOT KNOB/155TH SIGNAL DEC		505769	200010066959DEC 25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		209.62	VALLEYWOOD IRRIG DEC		505770	200010117984DEC 25	2243.6255		UTILITIES-ELECTRIC	GOLF IRRIGATION MAINTENANCE
		1,377.62	FIRE STA #2 DEC		505771	200010130380DEC 25	1340.6255		UTILITIES-ELECTRIC	FIRE BLDG & GROUNDS MNTC
		463.07	15584 GASLIGHT DR DEC		505772	200010130931DEC 25	3212.6255	2024149G	UTILITIES-ELECTRIC	EDA OPERATION
		2,221.96	POL OPERATIONS BUILDING DEC		505780	200010150438DEC 25	1253.6255		UTILITIES-ELECTRIC	POLICE OPERATIONS GARAGE
		<u>4,624.18</u>								
36533	1/9/2026		143883 ENVIROTECH SERVICES INC							
		6,916.80	ANTI-ICING ADDITIVES - APEX C		505782	CD202604395	1665.6229		GENERAL SUPPLIES	STREET SNOW & ICE MATERIALS
		<u>6,916.80</u>								
36534	1/9/2026		100157 FACTORY MOTOR PARTS CO							
		12.64	BRAKE CLEANER		505783	75540159	1765.6212		MOTOR FUELS/OILS	PARK EQUIPMENT MAINTENANCE
		12.64	BRAKE CLEANER		505783	75540159	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		12.64	BRAKE CLEANER		505783	75540159	1350.6212		MOTOR FUELS/OILS	FIRE VEHICLE MAINTENANCE
		12.64	BRAKE CLEANER		505783	75540159	1210.6212		MOTOR FUELS/OILS	POLICE FIELD OPERATIONS/PATROL
		12.64	BRAKE CLEANER		505783	75540159	5390.6212		MOTOR FUELS/OILS	SWR EQUIP/VEHICLE MISC MNTC/RP
		12.64	BRAKE CLEANER		505783	75540159	5345.6212		MOTOR FUELS/OILS	WATER EQUIP/VEHICLE/MISC MNTC
		<u>75.84</u>								
36535	1/9/2026		134308 FAIRCHILD EQUIPMENT							
		800.36	#363 DOOR LATCH ASSEMBLY		505784	PSO0506082	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		<u>800.36</u>								
36536	1/9/2026		120313 FASTENAL COMPANY							
		388.61	PLOW BOLTS		505785	MNLAK214778	1665.6229		GENERAL SUPPLIES	STREET SNOW & ICE MATERIALS
		<u>388.61</u>								
36537	1/9/2026		100217 GRAINGER, INC.							
		48.80	VALVE FOR TRUCK BRINE SYSTEM		505786	9749528726	1610.6229		GENERAL SUPPLIES	STREET/BOULEVARD REPAIR & MNTC
		<u>48.80</u>								

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36537	1/9/2026		100217 GRAINGER, INC.						Continued...	
36538	1/9/2026		147826 HOFFMAN & MCNAMARA NURSERY AN							
		89,410.00	'25 ASH TREE REPLACE FINAL PAY		506095	20251126	4933.6249	2025157G	OTHER CONTRACTUAL SERVICES	EAB REMOVALS
		89,410.00								
36539	1/9/2026		100279 LAW ENFORCEMENT LABOR SERVICES							
		4,088.00	UNION DUES		505642	1231251050043	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		4,088.00								
36540	1/9/2026		148457 LEGACY COMPANIES INC							
		1,062.50	HVAC REPAIR / REFRIGERANT		505798	SD1364	5095.6266		REPAIRS-BUILDING	LIQUOR #3 OPERATIONS
		1,062.50								
36541	1/9/2026		100299 MASTER ELECTRIC CO							
		202.25	LOCATES QUARRY POINT		505788	SD59430	1715.6249		OTHER CONTRACTUAL SERVICES	PARK ATHLETIC FIELD MAINTENANC
		347.25	JCRPE LOCATES		505789	SD59431	1715.6249		OTHER CONTRACTUAL SERVICES	PARK ATHLETIC FIELD MAINTENANC
		549.50								
36542	1/9/2026		151844 MAVERICK BEVERAGE CO MN LLC							
		1,669.98	WINE#2	00052289	505852	1700418	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		7.50	FREIGHT#2	00052289	505853	1700418	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		144.00	WINE#1	00052289	505850	1702587	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		1.50	FREIGHT#1	00052289	505851	1702587	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		1,822.98								
36543	1/9/2026		147490 MINNESOTA PUMP WORKS							
		99.25	REPL DIPHRAGM LIFT 5 BUBBLER		506101	INV029579	5380.6215		EQUIPMENT-PARTS	SEWER LIFT STN REPAIR & MNTC
		99.25								
36544	1/9/2026		120171 MTM RECOGNITION							
		69.70	RECOGNITION GIFT SAAM		505810	6267209	1025.6399		OTHER CHARGES	EMPLOYEE RECOGNITION PARTY
		327.07	RECOGNITION SKINNER & LERUM		506127	6268496	1025.6399		OTHER CHARGES	EMPLOYEE RECOGNITION PARTY
		396.77								
36545	1/9/2026		109947 NEW FRANCE WINE CO							
		907.20-	CMWINE#3	00041046	505868	191486	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		2.50-	CMFREIGHT#3	00041046	505869	191486	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		323.84	WINE#1	00041046	505854	259928	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2.50	FREIGHT#1	00041046	505855	259928	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		323.84	WINE#2	00041046	505856	259929	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES

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36545	1/9/2026		109947 NEW FRANCE WINE CO						Continued...	
		2.50	FREIGHT#2	00041046	505857	259929	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,837.12	WINE#3	00041046	505860	259930	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		22.50	FREIGHT#3	00041046	505861	259930	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		583.50	LIQ#3	00041046	505862	260617	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		7.50	FREIGHT#3	00041046	505863	260617	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		292.00	WINE#2	00041046	505858	260618	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		5.00	FREIGHT#2	00041046	505859	260618	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		1,648.20	WINE#3	00041046	505866	260816	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		10.00	FREIGHT#3	00041046	505867	260816	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		298.80	WINE#3	00041046	505864	261012	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		2.50	FREIGHT#3	00041046	505865	261012	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		4,450.10								
36546	1/9/2026		146279 NORDIC MECHANICAL SERVICES, I							
		2,445.75	BOILER 2 SERVICE - EDU BLDG		506094	81279	2092.6249		OTHER CONTRACTUAL SERVICES	EDUCATION BUILDING FUND
		2,445.75								
36547	1/9/2026		155871 NORTH AMERICAN SAFETY INC							
		52.25	REPLACEMENT FIRST AIDE KITS		506097	INV104694	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		52.25	REPLACEMENT FIRST AIDE KITS		506097	INV104694	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		104.50								
36548	1/9/2026		100372 PAUSTIS WINE COMPANY							
		408.00	WINE#2	00001291	505872	283451	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		7.50	FREIGHT#2	00001291	505873	283451	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		348.00	WINE#3	00001291	505876	283671	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		10.00	FREIGHT#3	00001291	505877	283671	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		533.00	WINE#3	00001291	505874	283943	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		12.50	FREIGHT#3	00001291	505875	283943	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		730.00	WINE#1	00001291	505870	284091	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		10.50	FREIGHT#1	00001291	505871	284091	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		2,059.50								
36549	1/9/2026		147110 RITE							
		1,296.00	ANNUAL RITE SOFTWARE FEES		506125	T0510001069	5065.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #2 OPERATIONS
		3,071.25	ANNUAL RITE SOFTWARE FEES		506125	T0510001069	5095.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #3 OPERATIONS
		3,071.25	ANNUAL RITE SOFTWARE FEES		506125	T0510001069	5025.6249		OTHER CONTRACTUAL SERVICES	LIQUOR #1 OPERATIONS
		7,438.50								
36550	1/9/2026		152480 RMB ENVIRONMENTAL LAB							

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36550	1/9/2026		152480 RMB ENVIRONMENTAL LAB						Continued...	
		57.00	WATER QUALITY SAMPLES		506090	B020951	5505.6235		CONSULTANT SERVICES	STORM DRAIN MNTC/RPR/SUMPS
		57.00								
36551	1/9/2026		143628 SCHWICKERT'S TECTA AMERICA							
		85.00	TROUBLESHOOTING OF TUBE HEATER		506096	S510149585	5375.6266		REPAIRS-BUILDING	SEWER MAINTENANCE AND REPAIR
		85.00	TROUBLESHOOTING OF TUBE HEATER		506096	S510149585	5325.6266		REPAIRS-BUILDING	WATER TREATMENT FCLTY MNTC/RPR
		170.00								
36552	1/9/2026		144495 SMALL LOT MN							
		571.92	WINE#3	00051469	505884	111696	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		5.00	FREIGHT#3	00051469	505885	111696	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		576.92								
36553	1/9/2026		119875 SOUTH METRO RENTAL							
		72.18	CHAINSAW REPAIR		506098	101285	5345.6215		EQUIPMENT-PARTS	WATER EQUIP/VEHICLE/MISC MNTC
		72.18								
36554	1/9/2026		139811 SRF CONSULTING GROUP							
		3,250.00	FRASER COMP PLAN AMEND TRAFFIC		506091	19857001	4502.6235	2025148G	CONSULTANT SERVICES	IMPROVEMENTS-ASSESSED
		3,250.00								
36555	1/9/2026		114799 TEE JAY NORTH INC							
		250.00	EXIT DOOR SERVICE CALL		506112	54857	5025.6269		REPAIRS-OTHER	LIQUOR #1 OPERATIONS
		250.00								
36556	1/9/2026		100481 TRI-STATE BOBCAT INC							
		66.65	PARTS - HYD HOSE #347		506110	P51819	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		56.64	PARTS - HYD TUBE AV329		506124	P52037	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		123.29								
36557	1/9/2026		155941 UTILITY CONSULTANTS INC							
		1,485.60	LAB TEST COLIFORM 10/25-11/25		506092	126182	5325.6249		OTHER CONTRACTUAL SERVICES	WATER TREATMENT FCLTY MNTC/RPR
		1,485.60								
36558	1/9/2026		100496 VAN PAPER CO							
		411.92	BAGS#1	00008795	505886	128865	5025.6229		GENERAL SUPPLIES	LIQUOR #1 OPERATIONS
		10.00	CMBAGS#1	00008795	505887	128866	5025.6229		GENERAL SUPPLIES	LIQUOR #1 OPERATIONS
		401.92								
36559	1/9/2026		122010 VINOCOPIA							

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36559	1/9/2026		122010 VINOCOPIA						Continued...	
		231.00	LIQ#3	00046257	505893	387471	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		272.00	WINE#3	00046257	505894	387471	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		10.00	TAX#3	00046257	505895	387471	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		231.00	LIQ#1	00046257	505888	387556	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		24.00	TAX#1	00046257	505889	387556	5015.6540		TAXABLE MISC FOR RESALE	LIQUOR #1 STOCK PURCHASES
		7.50	FREIGHT#1	00046257	505890	387556	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		96.00	LIQ#2	00046257	505891	387557	5055.6510		LIQUOR	LIQUOR #2 STOCK PURCHASES
		2.50	FREIGHT#2	00046257	505892	387557	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		138.25	LIQ#3	00046257	505896	387826	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		2.50	FREIGHT#3	00046257	505897	387826	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,014.75								
36560	1/9/2026		100520 WINE COMPANY, THE							
		636.00	WINE#1	00015926	505899	345227	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		12.00	FREIGHT#1	00015926	505900	345227	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		440.00	WINE#2	00015926	505903	345338	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		12.00	FREIGHT#2	00015926	505904	345338	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		354.00	LIQ#3	00015926	505905	345354	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		769.33	WINE#3	00015926	505906	345354	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		160.00	TAX#3	00015926	505907	345354	5085.6540		TAXABLE MISC FOR RESALE	LIQUOR #3 STOCK PURCHASES
		255.00	THC#3	00015926	505908	345354	5085.6515		THC/CBD	LIQUOR #3 STOCK PURCHASES
		33.40	FREIGHT#3	00015926	505909	345354	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		568.00	WINE#3	00015926	505910	364754	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		14.10	FREIGHT#3	00015926	505911	364754	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		358.00	WINE#1	00015926	505901	365262	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		12.00	FREIGHT#1	00015926	505902	365262	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		3,623.83								
36561	1/9/2026		100529 ZINCK, JAMES R							
		204.00	PGA CONF-ZINCK-ORLANDO/SUB		503828	20251120	2205.6278		SUBSISTENCE ALLOWANCE	GOLF MANAGEMENT
		408.97	PGA CONF-ZINCK-ORLANDO/AIRFARE		503828	20251120	2205.6276		SCHOOLS/CONFERENCES/EXP OTHERGOLF MANAGEMENT	
		612.97								
327880	1/7/2026		147602 2075 FORD PARKWAY LLC							
		64.75	UB REFUND 15676 PILOT KNOB RD		506129	20260102A	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		64.75								
327881	1/7/2026		152066 3 GUYS SEWING							
		4.00	EMBROIDERED HAT #		505712	13189	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
		4.00								

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327881	1/7/2026		152066 3 GUYS SEWING						Continued...	
327882	1/7/2026		118892 ASPEN MILLS							
		126.43	RIES JACKET		505729	367300	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
		92.35	UNIFORM SHIRT-MOORE		505731	367690	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
		157.30	BOBADILLA UNIFORM SHIRT & PANT		505732	367691	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
		255.30	HEPNER NEW UNIFORMS		505730	367753	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
		631.38								
327883	1/7/2026		100032 ASTLEFORD INTERNATIONAL & ISUZU							
		51.10	PARTS - LUG NUTS #240		505733	2P52714	1765.6215		EQUIPMENT-PARTS	PARK EQUIPMENT MAINTENANCE
		51.10								
327884	1/7/2026		109954 BERRY COFFEE COMPANY							
		246.42	COFFEE MACH OFFICE BREAKROOM		505737	1093618	1540.6229		GENERAL SUPPLIES	CMF BUILDINGS & GROUNDS MNTC
		246.42								
327885	1/7/2026		100072 BRAUN INTERTEC CORPORATION							
		2,583.50	MATERIAL TEST THRU 12/17/25		505749	IN1001387	2027.6235	2025101R	CONSULTANT SERVICES	ROAD ESCROW
		8,125.00	GEOTECHNICAL EVAL 140TH ST		505750	IN1001411	2027.6235	2026108R	CONSULTANT SERVICES	ROAD ESCROW
		10,708.50								
327886	1/7/2026		122371 CANNON RIVER WINERY							
		621.30	WINE#3	00046665	505699	200168	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		621.30								
327887	1/7/2026		144930 CANON							
		63.41	COPIER LEASE		505753	42303317	1920.6310		RENTAL EXPENSE	SENIOR CENTER
		74.55	COPIER LEASE		505753	42303317	1400.6310		RENTAL EXPENSE	INSPECTIONS MANAGEMENT
		192.34	COPIER LEASE		505753	42303317	1500.6310		RENTAL EXPENSE	PW MANAGEMENT
		215.51	COPIER LEASE		505753	42303317	1700.6310		RENTAL EXPENSE	PARK & RECREATION MANAGEMENT
		417.24	COPIER LEASE		505753	42303317	1200.6310		RENTAL EXPENSE	POLICE MANAGEMENT
		766.26	COPIER LEASE		505753	42303317	1030.6310		RENTAL EXPENSE	INFORMATION TECHNOLOGY
		87.28	COPIER LEASE		505753	42303317	2205.6310		RENTAL EXPENSE	GOLF MANAGEMENT
		42.55	COPIER LEASE		505753	42303317	5095.6310		RENTAL EXPENSE	LIQUOR #3 OPERATIONS
		42.55	COPIER LEASE		505753	42303317	5065.6310		RENTAL EXPENSE	LIQUOR #2 OPERATIONS
		42.55	COPIER LEASE		505753	42303317	5025.6310		RENTAL EXPENSE	LIQUOR #1 OPERATIONS
		49.52	COPIER LEASE		505753	42303317	5210.6310		RENTAL EXPENSE	ARENA 1 BUILDING MAINTENANCE
		80.54	COPIER LEASE		505751	42303318	1200.6310		RENTAL EXPENSE	POLICE MANAGEMENT
		60.96	COPIER LEASE		505752	42303319	2012.6310		RENTAL EXPENSE	CABLE TV JOINT POWERS
		2,135.26								

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327887	1/7/2026		144930 CANON						Continued...	
327888	1/7/2026		146174 CHAMPION PLUMBING							
		1.00	SURCHARGE REFUND 7291 146TH WA		505756	20251219	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		56.01	REFUND PLUMBING 7291 146TH WAY		505756	20251219	1001.4065		PERMIT-PLUMBING	GENERAL FUND REVENUE
		2,939.75	TEMP WATER WORK W SPIGOTS		505755	137602	2027.6810	2025101R	CONSTRUCTION IN PROGRESS	ROAD ESCROW
		2,996.76								
327889	1/7/2026		100878 CHARTER COMMUNICATIONS							
		7.87	FIRE 3 CABLE TV DEC		505757	175319601DEC25	1340.6237		TELEPHONE/PAGERS	FIRE BLDG & GROUNDS MNTC
		62.92	POL CABLE TV DEC		505758	175322001DEC25	1200.6237		TELEPHONE/PAGERS	POLICE MANAGEMENT
		70.79								
327890	1/7/2026		100282 CINTAS CORPORATION							
		4.45-	LIQ3 USE TAX		506100	4252730047	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		4.45	LIQ3 USE TAX		506100	4252730047	5095.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #3 OPERATIONS
		64.74	RUGS AND MOP HEADS		506100	4252730047	5095.6240		CLEANING SERVICE/GARBAGE REMOV	LIQUOR #3 OPERATIONS
		38.40	RUG SERVICE - CMF		505759	4253375415	1530.6240		CLEANING SERVICE/GARBAGE REMOV	FLEET & BUILDINGS-CMF
		243.76	CINTAS LINENS		506139	4254008762	2270.6240		CLEANING SERVICE/GARBAGE	GOLF FOOD & BEVERAGE
		11.27	SHOP COVERALLS		505760	4254376174	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
		13.51	PARKS COVERALLS		505760	4254376174	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		44.48	STREETS COVERALLS		505760	4254376174	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		3.84	ENTRY RUG REPLACEMENT		505761	4254715507	1920.6240		CLEANING SERVICE/GARBAGE REMOV	SENIOR CENTER
		420.00								
327891	1/7/2026		113504 CINTAS FIRST AID & SAFETY							
		98.24	FIRST AID CABINET		506099	5306598104	5305.6229		GENERAL SUPPLIES	WATER MGMT/REPORT/DATA ENTRY
		98.24	FIRST AID CABINET		506099	5306598104	5365.6229		GENERAL SUPPLIES	SEWER MGMT/REPORTS/DATA ENTRY
		196.48								
327892	1/7/2026		141919 CIVICPLUS							
		21,573.30	AGENDA MANAGEMENT & DATA REQU.		505552	358355	1015.6308		SOFTWARE SUBSCRIPTIONS	CITY CLERK/ELECTIONS
		21,573.30								
327893	1/7/2026		130960 COLDSPRING GRANITE COMPANY							
		225.00	BOULDER PHOTO - P. HUFNAGLE		505762	RI2474119	5605.6326		CREMATION BOULDER	CEMETERY
		570.00	BOULDER SCROLL - LEE GARTNEER		505763	RI2478371	5605.6326		CREMATION BOULDER	CEMETERY
		795.00								
327894	1/7/2026		142662 CONVENTION & VISITORS BUREAU							
		7,372.30	LODGING TAX - NOVEMBER 2025		505765	20251130	7005.6319		REIMBURSEMENT OF REV COLL FOR	LODGING TAX

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327894	1/7/2026		142662 CONVENTION & VISITORS BUREAU						Continued...	
		7,372.30								
327895	1/7/2026		100129 DAKOTA AWARDS & ENGRAVING							
		201.00	GEAR RACK/PAR TAGS		505768	30322	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		29.00	GEAR RACK/PAR TAGS		505767	30323	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
		230.00								
327896	1/7/2026		116265 DIVAL SAFETY EQUIPMENT INC							
		289.24	REPL RUBBER GLOVES		505781	3843313	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		289.24								
327897	1/7/2026		140659 DOMACE VINO							
		670.00	WINE#3	00050649	505700	30865	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		9.00	FREIGHT#3	00050649	505701	30865	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		679.00								
327898	1/7/2026		100434 DOUGHERTY MOLENDIA SOLFEST HILL							
		113.38	CHRIST CHURCH SIGN VARIANCE (P		505649	347528	4502.6231	2025170L	LEGAL SERVICES	IMPROVEMENTS-ASSESSED
		453.53	FORMER CITY HALL USE - LARGEN		505650	347529	2092.6231	2025169G	LEGAL SERVICES	EDUCATION BUILDING FUND
		167.73	CODE VIOLATIONS-MISC		505651	347530	1050.6231		LEGAL SERVICES	LEGAL GENERAL SERVICES
		94.48	NATIONAL OPIOID SETTLEMENT		505652	347533	1050.6231		LEGAL SERVICES	LEGAL GENERAL SERVICES
		75.58	PFAS LITIGATION		505653	347534	5305.6231	2023159W	LEGAL SERVICES	WATER MGMT/REPORT/DATA ENTRY
		37.79	PARK BOND HAYES BASEBALL COMPL		505654	347535	2309.6231	PR230062	LEGAL SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		264.56	PARK BOND AQUATIC CENTER		505655	347536	2306.6231	PR230062	LEGAL SERVICES	APPLE VALLEY AQUATIC CENTER
		94.48	PARK BOND COMMUNITY CENTER 230		505656	347537	2305.6231	PR230062	LEGAL SERVICES	APPLE VALLEY COMMUNITY CENTER
		1,096.01	7153/7169 152ND ST W - 866 SIT		505657	347538	3207.6231	2024150G	LEGAL SERVICES	CLOSED BOND ISSUES
		982.64	15584 GASLIGHT DR-EDA SALE		505658	347539	3212.6231	2024149G	LEGAL SERVICES	EDA OPERATION
		57.63	MIXED BUSIN. COMP PLAN AMEND (		505659	347540	4502.6231	2024183L	LEGAL SERVICES	IMPROVEMENTS-ASSESSED
		56.69	CORNELIUS-EUSTICE LAWSUIT		505660	347541	1050.6231		LEGAL SERVICES	LEGAL GENERAL SERVICES
		86.45	PICKLEHALL: VILLAGE @ FOUNDERS		505661	347542	4502.6231	2025160L	LEGAL SERVICES	IMPROVEMENTS-ASSESSED
		585.79	CONSTANCE TOUPIN LAWSUIT		505662	347543	1050.6231		LEGAL SERVICES	LEGAL GENERAL SERVICES
		264.55	ORD AMEND-CANNABIS BUFFER (PC-		505663	347546	4502.6231	2025166L	LEGAL SERVICES	IMPROVEMENTS-ASSESSED
		647.40	GEN CRIMINAL MATTERS		505664	348034	1055.6231		LEGAL SERVICES	LEGAL PROSECUTING ATTORNEY
		283.46	CHRIST CHURCH SIGN VARIANCE (P		505665	348829	4502.6231	2025170L	LEGAL SERVICES	IMPROVEMENTS-ASSESSED
		262.27	CODE VIOLATIONS-MISC		505666	348831	1050.6231		LEGAL SERVICES	LEGAL GENERAL SERVICES
		56.69	FIRE STATION REMODEL		505667	348834	4432.6231	2021170G	LEGAL SERVICES	2024A CAPITAL PROJECTS CIP EXP
		469.65	PARK BOND HAYES PARK 2343		505668	348835	2343.6231	PR230062	LEGAL SERVICES	HAYES PARK PARK
		75.59	PARK BOND HAYES BASEBALL COMPL		505669	348836	2309.6231	PR230062	LEGAL SERVICES	HAYES BASEBALL/SOFTBALL COMPLX
		325.98	PARK BOND AQUATIC CENTER 2306		505670	348837	2306.6231	PR230062	LEGAL SERVICES	APPLE VALLEY AQUATIC CENTER
		37.79	PARK BOND COMMUNITY CENTER 230		505671	348838	2305.6231	PR230062	LEGAL SERVICES	APPLE VALLEY COMMUNITY CENTER

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327898	1/7/2026		100434 DOUGHERTY MOLENDASOLFEST HILL						Continued...	
		207.86	7153/7169 152ND ST W - 866 SIT		505672	348839	3207.6231	2024150G	LEGAL SERVICES	CLOSED BOND ISSUES
		755.87	15584 GASLIGHT DR-EDA SALE		505673	348840	3212.6231	2024149G	LEGAL SERVICES	EDA OPERATION
		122.85	AV 11TH & 12TH ADDN-EASEMENT A		505674	348841	4752.6231	2022111E	LEGAL SERVICES	ELECTRIC FRANCHSE
		86.45	MBC DIST-TECH PARK (PC24-23-BC		505675	348843	4502.6231	2024185L	LEGAL SERVICES	IMPROVEMENTS-ASSESSED
		86.45	ORCHARD PL SKYLINE (PC25-07-B)		505676	348844	4502.6231	2025141L	LEGAL SERVICES	IMPROVEMENTS-ASSESSED
		86.45	ORCHARD PL APTS TRIDENT (PC25-		505677	348845	4502.6231	2025137L	LEGAL SERVICES	IMPROVEMENTS-ASSESSED
		56.69	CORNELIUS-EUSTICE LAWSUIT		505678	348846	1050.6231		LEGAL SERVICES	LEGAL GENERAL SERVICES
		377.95	CONSTANCE TOUPIN LAWSUIT		505679	348847	1050.6231		LEGAL SERVICES	LEGAL GENERAL SERVICES
		207.87	ORD AMEND-CANNABIS BUFFER (PC-		505680	348850	4502.6231	2025166L	LEGAL SERVICES	IMPROVEMENTS-ASSESSED
		605.16	MIXED BUSIN. COMP PLAN AMEND (		505681	349302	4502.6231	2024183L	LEGAL SERVICES	IMPROVEMENTS-ASSESSED
		9,183.72								
327899	1/7/2026		165230 DVORAK, DOUGLAS							
		11.90	UB REFUND 15253 EAGLE BAY WAY		506128	20260102B	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		11.90								
327900	1/7/2026		101298 FERGUSON WATERWORKS							
		912.58	CURB BOX REPAIR PARTS		499536	555105	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		912.58								
327901	1/7/2026		157932 GEMM INTERNATIONAL INC							
		240.00	WINE#3	00052894	505842	776	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		2.00	FREIGHT#3	00052894	505843	776	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		242.00								
327902	1/7/2026		100827 GRAPE BEGINNINGS INC							
		954.00	WINE#3	00032379	505707	176921	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		6.75	FREIGHT#3	00032379	505708	176921	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		270.00	WINE#2	00032379	505705	176922	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		4.50	FREIGHT#2	00032379	505706	176922	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		252.00	LIQ#1	00032379	505702	176926	5015.6510		LIQUOR	LIQUOR #1 STOCK PURCHASES
		558.00	WINE#1	00032379	505703	176926	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		9.00	FREIGHT#1	00032379	505704	176926	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		630.00	LIQ#3	00032379	505709	177572	5085.6510		LIQUOR	LIQUOR #3 STOCK PURCHASES
		438.00	WINE#3	00032379	505710	177572	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		22.50	FREIGHT#3	00032379	505711	177572	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		3,144.75								
327903	1/7/2026		100222 HACH COMPANY							
		381.95	WTP LAB SUPPLIES		505787	14808167	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR

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327903	1/7/2026		100222 HACH COMPANY						Continued...	
		381.95								
327904	1/7/2026		101169 HAWKINS, INC.							
		2,342.00	CL2 FOR WATER DISINFECTION		506103	7288028	5325.6214		CHEMICALS	WATER TREATMENT FCLTY MNTC/RPR
		2,342.00								
327905	1/7/2026		157195 HECHSEL, KAYLA							
		193.27	ERLI CLASS-K HECHSEL-MAPLE GRO		506138	20251120	1700.6275		SCHOOLS/CONFERENCES/EXP LOCAL PARK & RECREATION MANAGEMENT	
		204.40	K HECHSEL 2025 MILEAGE MISC		506138	20251120	1700.6277		MILEAGE/AUTO ALLOWANCE	PARK & RECREATION MANAGEMENT
		397.67								
327906	1/7/2026		108865 HERITAGE LANDSCAPE SUPPLY GROUP							
		3,973.08	FUNGICIDE		503950	23823862001	2235.6213		FERTILIZER	GOLF COURSE MAINTENANCE
		4,771.16	FUNGICIDE		503947	23823862002	2235.6214		CHEMICALS	GOLF COURSE MAINTENANCE
		353.53	CHEMICALS		503715	23824046001	2235.6214		CHEMICALS	GOLF COURSE MAINTENANCE
		3,445.23	FUNGICIDE		503948	23824121001	2235.6214		CHEMICALS	GOLF COURSE MAINTENANCE
		2,110.78	CHEMICALS		503949	23824222001	2235.6214		CHEMICALS	GOLF COURSE MAINTENANCE
		5,126.14	CHEMICALS		503951	23824244001	2235.6214		CHEMICALS	GOLF COURSE MAINTENANCE
		502.20	FERTILIZER		503945	23824244002	2235.6213		FERTILIZER	GOLF COURSE MAINTENANCE
		2,526.86	CHEMICALS		503945	23824244002	2235.6214		CHEMICALS	GOLF COURSE MAINTENANCE
		774.84	FERTILIZER		503946	23824244003	2235.6213		FERTILIZER	GOLF COURSE MAINTENANCE
		341.78-	REBATE		502530	AD000000004	2235.6214		CHEMICALS	GOLF COURSE MAINTENANCE
		229.13-	REBATE		502528	AD000000005	2235.6213		FERTILIZER	GOLF COURSE MAINTENANCE
		308.66-	REBATE		502531	AD000000006	2235.6214		CHEMICALS	GOLF COURSE MAINTENANCE
		22,704.25								
327907	1/7/2026		103314 INNOVATIVE OFFICE SOLUTIONS							
		26.02	EAR PLUGS		505816	IN5008462	1900.6265		REPAIRS-EQUIPMENT	AV COMMUNITY CENTER
		49.92	PAPER TOWEL		505817	IN5012128	5265.6229		GENERAL SUPPLIES	ARENA 2 BLDG MAINTENANCE-HAYES
		101.26	AVCC GARBAGE BAGS		506106	IN5014807	1900.6229		GENERAL SUPPLIES	AV COMMUNITY CENTER
		202.52	TRASH BAGS		505818	IN5015525	5215.6229		GENERAL SUPPLIES	ARENA 1 EQUIPMENT MAINTENANCE
		36.46	PAPER TOWELS FOR BATHROOM		505819	IN5019776	5025.6229		GENERAL SUPPLIES	LIQUOR #1 OPERATIONS
		416.18								
327908	1/7/2026		100894 INTL ASSN OF ARSON INVESTIGATORS INC							
		50.00	KILMARTINS MNIAAI MEMBERSHIP		505543	2883	1330.6280		DUES & SUBSCRIPTIONS	FIRE OPERATIONS
		50.00								
327909	1/7/2026		154706 KL LOMPLAN WINES INC							
		410.04	WINE#3	00052648	505848	339805403	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES

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327909	1/7/2026		154706 KL LOMPLAN WINES INC						Continued...	
		5.25	FREIGHT#3	00052648	505849	339805403	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		415.29								
327910	1/7/2026		147557 LIBATION PROJECT							
		144.00	WINE#1	00051923	505844	104885	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2.00	FREIGHT#1	00051923	505845	104885	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		232.08	WINE#2	00051923	505846	105849	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		4.00	FREIGHT#2	00051923	505847	105849	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		382.08								
327911	1/7/2026		116371 LOFFLER COMPANIES INC (CONT I							
		357.11	PRINTER TONER & MAINTENANCE		506122	5224284	5025.6265		REPAIRS-EQUIPMENT	LIQUOR #1 OPERATIONS
		357.11								
327912	1/7/2026		157617 MARSH, STEVEN							
		131.04	WORK BOOTS		505809	20251223	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		131.04								
327913	1/7/2026		145267 MBPTA							
		100.00	ANNUAL MEMBERSHIP FEE MBPTA		504942	20251117	1400.6280		DUES & SUBSCRIPTIONS	INSPECTIONS MANAGEMENT
		100.00								
327914	1/7/2026		100309 MENARDS							
		51.27	MISC CAMERA TRAILER ITEMS		505790	3041	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		11.98	MISC CAMERA TRAILER ITEMS		505791	3043	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		33.87	RV ANTIFREEZE FOR JET TRAILER		505792	3635	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		146.40	SUPPLIES FOR OPS BUILDING		505797	3691	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		50.23	MISC ITEMS FOR NEW MOWER STORA		505795	4054	5330.6229		GENERAL SUPPLIES	WTR MAIN/HYDRANT/CURB STOP MNT
		226.25	UNIT 415- TOOLS		505802	4139	5345.6211		SMALL TOOLS & EQUIPMENT	WATER EQUIP/VEHICLE/MISC MNTC
		29.99	CABLE TIES		505803	4268	5310.6229		GENERAL SUPPLIES	WATER METER RPR/REPLACE/READNC
		25.46	SMALL EQUIPMENT REPAIR		505796	4273	5390.6215		EQUIPMENT-PARTS	SWR EQUIP/VEHICLE MISC MNTC/RP
		59.30	CAMERA TRAILER SUPPLIES		505794	4427	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		61.44	DEGREASING TRUCK 401		505793	4429	5390.6229		GENERAL SUPPLIES	SWR EQUIP/VEHICLE MISC MNTC/RP
		54.58	RMA SHIPPING SUPPLIES		505801	4436	5310.6229		GENERAL SUPPLIES	WATER METER RPR/REPLACE/READNC
		99.99	TOOL CART (SHOP)		505805	4442A	5345.6211		SMALL TOOLS & EQUIPMENT	WATER EQUIP/VEHICLE/MISC MNTC
		88.36	MISC SUPPLIES		505804	4495	5375.6229		GENERAL SUPPLIES	SEWER MAINTENANCE AND REPAIR
		37.41	CHAIN AND DOOR LUBE		505807	4634A	5325.6229		GENERAL SUPPLIES	WATER TREATMENT FCLTY MNTC/RPR
		16.32	2" METER REPAIR PARTS		505806	4646	5310.6215		EQUIPMENT-PARTS	WATER METER RPR/REPLACE/READNC
		14.12	TROWEL, BASE ADHESIVE, PRODOPE		505799	4695	1060.6229		GENERAL SUPPLIES	MUNICIPAL BLDG & GROUNDS MNTC
		29.88	SUPPLIES FOR CAMERA TRAILER		505808	4746	5390.6229		GENERAL SUPPLIES	SWR EQUIP/VEHICLE MISC MNTC/RP

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327914	1/7/2026		100309 MENARDS						Continued...	
		23.96	JCRPE BATHROOM REPAIR		505800	4750A	1715.6229		GENERAL SUPPLIES	PARK ATHLETIC FIELD MAINTENANC
		1,060.81								
327915	1/7/2026		164913 METLIFE							
		4,101.14			505639	12312510500414	9000.2122		ACCRUED BENEFIT LIABILITY-PFML	PAYROLL CLEARING BAL SHEET
		4,101.14			505640	12312510500415	9000.2122		ACCRUED BENEFIT LIABILITY-PFML	PAYROLL CLEARING BAL SHEET
		8,202.28								
327916	1/7/2026		112614 METRO CHIEF FIRE OFFICERS ASSN							
		100.00	METRO CHIEFS DUES - NELSON		506123	20251229	1300.6280		DUES & SUBSCRIPTIONS	FIRE MANAGEMENT
		100.00								
327917	1/7/2026		100334 MN DEPT OF HEALTH							
		1,840.00	FAC FOOD LICENSE 2026		504208	20251204	1940.6280		DUES & SUBSCRIPTIONS	SPLASH VALLEY WATER PARK
		1,275.00	GOLF FOOD LICENSE 2026		504209	20251204A	2270.6280		DUES & SUBSCRIPTIONS	GOLF FOOD & BEVERAGE
		3,115.00								
327918	1/7/2026		100575 MN STATE FIRE CHIEFS ASSOCIATION							
		285.00	MSFCA-G EHRMAN-ALEXANDRIA		506140	10494	1310.6276		SCHOOLS/CONFERENCES/EXP OTHERFIRE TRAINING	
		285.00	MSFCA-O RIKKERS-ALEXANDRIA		506140	10494	1310.6276		SCHOOLS/CONFERENCES/EXP OTHERFIRE TRAINING	
		285.00	MSFCA-S MCCRORY-ALEXANDRIA		506140	10494	1310.6276		SCHOOLS/CONFERENCES/EXP OTHERFIRE TRAINING	
		855.00								
327919	1/7/2026		157940 MODERN IMAGING SOLUTIONS							
		659.70	LATEX GLOVES		506105	2321273	1210.6229		GENERAL SUPPLIES	POLICE FIELD OPERATIONS/PATROL
		659.70								
327920	1/7/2026		100995 NAPA AUTO PARTS							
		71.58	PARTS - SPARK PLUGS #910		505812	981054	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		88.88	PARTS - PLUG COIL #910		505811	981160	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		49.63	PARTS - FILTER & SENSOR #910		505813	981269	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		78.20	PARTS - FILTERS STOCK		505814	981371	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		18.62	PARTS - FUSE STOCK		505815	981396	1210.6215		EQUIPMENT-PARTS	POLICE FIELD OPERATIONS/PATROL
		306.91								
327921	1/7/2026		165220 NORTH AMERICAN TRAILER SALES LTD							
		9,554.81	4981 REPAIRS - REAR SPRINGS		506115	30001324801	1350.6265		REPAIRS-EQUIPMENT	FIRE VEHICLE MAINTENANCE
		9,554.81								
327922	1/7/2026		127905 OFFICE OF MN.IT SERVICES							

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327922	1/7/2026		127905 OFFICE OF MN.IT SERVICES						Continued...	
		674.65	CROWDSTRIKE MDR NOV25		506093	25110608	1030.6308		SOFTWARE SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		255.15	LANGUAGE LINE		506102	W25110627	1200.6237		TELEPHONE/PAGERS	POLICE MANAGEMENT
		929.80								
327923	1/7/2026		110957 O'REILLY AUTOMOTIVE INC							
		8.46	PARTS - WIPER #4983		506108	3245312749	1350.6215		EQUIPMENT-PARTS	FIRE VEHICLE MAINTENANCE
		8.46								
327924	1/7/2026		100648 OTTO, KENNETH N							
		137.90	LOU OTTO SEPT-DEC 2025 MILEAGE		506116	20251222A	1700.6277		MILEAGE/AUTO ALLOWANCE	PARK & RECREATION MANAGEMENT
		137.90								
327925	1/7/2026		101500 PREMIUM WATERS INC							
		23.79	WATER		506126	311238625	2215.6229		GENERAL SUPPLIES	GOLF CLUBHOUSE BUILDING
		23.79								
327926	1/7/2026		151932 RED WING BUSINESS ADVANTAGE ACCOUNT							
		208.79	BOOTS - J REINER		505822	724ST12454595	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		208.79	BOOTS - J WEIGEL		505820	724ST12482839	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		202.39	BOOTS - M GALLAGHER		505825	724ST12564845	5365.6281		UNIFORM/CLOTHING ALLOWANCE	SEWER MGMT/REPORTS/DATA ENTRY
		226.19	BOOTS - I SPENCER		505828	724ST12635436	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		233.74	BOOTS - T MCWILLIAMS		505827	724ST12695719	5305.6281		UNIFORM/CLOTHING ALLOWANCE	WATER MGMT/REPORT/DATA ENTRY
		15.11	BOOT OIL - T MCWILLIAMS		505829	724ST12695802	5305.6281		UNIFORM/CLOTHING ALLOWANCE	WATER MGMT/REPORT/DATA ENTRY
		250.00	BOOTS - M MATTISON		505821	724ST12737763	5365.6281		UNIFORM/CLOTHING ALLOWANCE	SEWER MGMT/REPORTS/DATA ENTRY
		242.24	BOOTS - K WAGNER		505823	724ST12762667	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		250.00	BOOTS - C PARRUCCI		505826	724ST12776692	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
		250.00	BOOTS - E BUNKE		505824	724ST12816046	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
		2,087.25								
327927	1/7/2026		163155 REI SERVICES LLC							
		1.00	SURCHARGE REFUND 253 CO RD.42		506119	20251231	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		35.30	PARTIAL REFUND 253 CO RD.42		506119	20251231	1001.4924		ELECTRICAL PERMIT	GENERAL FUND REVENUE
		36.30								
327928	1/7/2026		100918 RES SPECIALTY PYROTECHNICS							
		8,000.00	2026 MID-WINTER FEST FIREWORKS		505620	29636	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
		8,000.00								
327929	1/7/2026		150643 RUE 38							
		752.00	WINE#3	00052178	505882	206638	5085.6530		BEER	LIQUOR #3 STOCK PURCHASES

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327929	1/7/2026		150643 RUE 38						Continued...	
		10.00	FREIGHT#3	00052178	505883	206638	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		112.00	WINE#2	00052178	505880	206639	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		2.00	FREIGHT#2	00052178	505881	206639	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		112.00	WINE#1	00052178	505878	206640	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		2.00	FREIGHT#1	00052178	505879	206640	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		990.00								
327930	1/7/2026		111161 STERICYCLE INC.							
		178.99	SHREDDING SERVICE		506114	8012966425	1250.6240		CLEANING SERVICE/GARBAGE REMOV	POLICE FACILITY
		32.86	SHRED IT		506120	8013006359	1510.6240		CLEANING SERVICE/GARBAGE REMOV	PW ENGINEERING & TECHNICAL
		32.87	SHRED IT		506120	8013006359	1100.6240		CLEANING SERVICE/GARBAGE REMOV	DEV MANAGEMENT
		98.59	SHRED IT		506120	8013006359	1400.6240		CLEANING SERVICE/GARBAGE REMOV	INSPECTIONS MANAGEMENT
		343.31								
327931	1/7/2026		100493 VALLEY BUICK GMC INC							
		84.34	REPAIR - SPARE TIRE LOCK #421		506109	101365	5390.6265		REPAIRS-EQUIPMENT	SWR EQUIP/VEHICLE MISC MNTC/RP
		84.35	REPAIR - SPARE TIRE LOCK #421		506109	101365	5345.6265		REPAIRS-EQUIPMENT	WATER EQUIP/VEHICLE/MISC MNTC
		168.69								
327932	1/7/2026		100839 VALLEY-RICH COMPANY INC							
		8,212.53	2 WATER SERVICE REPAIRS		506104	35267	5330.6269		REPAIRS-OTHER	WTR MAIN/HYDRANT/CURB STOP MNT
		8,212.53								
327933	1/7/2026		149079 WARNERS STELLIAN COMPANY INC							
		1.00	SURCHARGREFUND 14308 EXCELSIOR		506118	20251229	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		56.01	PARTIAL REFUND 14308 EXCELSIOR		506118	20251229	1001.4065		PERMIT-PLUMBING	GENERAL FUND REVENUE
		57.01								
327934	1/7/2026		165232 WELIN, MATTHEW							
		50.06	UB REFUND 15887 GRIFFON PATH		506130	20260102D	5301.4997		WATER/SEWER ACCT REFUNDS	WATER & SEWER FUND REVENUE
		50.06								
327935	1/7/2026		142204 WERNER IMPLEMENT CO., INC							
		120.45	PARTS-WIPER BLADES #350 & 355		506111	48441	1630.6215		EQUIPMENT-PARTS	STREET EQUIPMENT MAINTENANCE
		120.45								
327936	1/7/2026		163584 WILLOW POND WINERY LLC							
		143.00	WINE#3	00053146	505898	25076	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		143.00								

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327937	1/7/2026		100521 WINE MERCHANTS						Continued...	
		702.00	WINE#1	00022992	505913	7547015	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		6.99	FREIGHT#1	00022992	505914	7547015	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		80.00	WINE#3	00022992	505921	7547016	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		1.27	FREIGHT#3	00022992	505922	7547016	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		1,196.00	WINE#2	00022992	505919	7547017	5055.6520		WINE	LIQUOR #2 STOCK PURCHASES
		14.08	FREIGHT#2	00022992	505920	7547017	5055.6550		FREIGHT ON RESALE MDSE	LIQUOR #2 STOCK PURCHASES
		2,076.00	WINE#3	00022992	505923	7547018	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		29.21	FREIGHT#3	00022992	505924	7547018	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		619.50	WINE#1	00022992	505915	7548034	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		10.27	FREIGHT#1	00022992	505916	7548034	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		914.00	WINE#3	00022992	505925	7548035	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		9.53	FREIGHT#3	00022992	505926	7548035	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		408.00	WINE#1	00022992	505917	7548985	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		3.81	FREIGHT#1	00022992	505918	7548985	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		939.00	WINE#3	00022992	505927	7548986	5085.6520		WINE	LIQUOR #3 STOCK PURCHASES
		6.35	FREIGHT#3	00022992	505928	7548986	5085.6550		FREIGHT ON RESALE MDSE	LIQUOR #3 STOCK PURCHASES
		10.50	FREIGHT#1 USED CR TWICE	00022992	505912	761584	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		7,026.51								
327938	1/7/2026		100363 XCEL ENERGY							
		76.83	SL ELECTRIC JCRR NORTH CR 42 D		505831	5100130856011DE C25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		9.50	RNDBT SPKLR JCRR & 159TH DEC		505832	5100139897905DE C25	1610.6255		UTILITIES-ELECTRIC	STREET/BOULEVARD REPAIR & MNTC
		129.34	SL ELECTRIC 147TH & JCR DEC		505830	5104562347DEC25	5805.6545		NON-TAXABLE MISC FOR RESALE	STREET LIGHT UTILITY FUND
		353.53	POL GUN RANGE ELECTRIC DEC		506107	5158758142DEC25	1255.6255		UTILITIES-ELECTRIC	POLICE GUN RANGE
		569.20								
327939	1/7/2026		137143 Z WINES							
		180.00	WINE#1	00049968	505929	28270	5015.6520		WINE	LIQUOR #1 STOCK PURCHASES
		5.00	FREIGHT#1	00049968	505930	28270	5015.6550		FREIGHT ON RESALE MDSE	LIQUOR #1 STOCK PURCHASES
		185.00								
327940	1/7/2026		120156 ZOLL MEDICAL CORP							
		856.35	POWERHEART, G5 AED BATTERY (2)		506113	4389972	1330.6215		EQUIPMENT-PARTS	FIRE OPERATIONS
		856.35								
20251238	12/1/2025		120679 U S BANK P CARD							
		2,306.64-	PCARD REBATE NOV		504901	20251120	1001.5399		OTHER MISCELLANEOUS REVENUE	GENERAL FUND REVENUE
		86.50	EV CHARGING STATION CARDS		504869	240007753191000	1530.6210		OFFICE SUPPLIES	FLEET & BUILDINGS-CMF

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20251238	12/1/2025		120679 U S BANK P CARD						Continued...	
						03535623				
			Supplier 165046 CHARGEPOINT INC (PCARD)							
		200.00	ICC 10K JANUARY CLASS MONDAY		504920	240007753301000	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
						06192245				
		200.00	ICC 10K JAN CLASS WEDNESDAY		504921	240007753301000	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
						06352385				
			Supplier 144171 ACT*10KLAKES BUILD (PCARD)							
		30.00	JAN. 2026 CANVA SUBSCRIPTION		504871	240113453191001	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
						24830316				
			Supplier 156529 CANVA (PCARD)							
		54.18	AIR FILTERS		504934	240113453321000	1900.6266		REPAIRS-BUILDING	AV COMMUNITY CENTER
						32902713				
			Supplier 157614 FILTERBUY.COM (PCARD)							
		18.16	NAME BADGE - CANDI LEMARR		504889	240133953260044	1035.6229		GENERAL SUPPLIES	FINANCE
						92661770				
			Supplier 160880 NAAG TAG ENGRAVING (PCARD)							
		328.76	WINTER HATS (12)		504880	240276253220676	1330.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE OPERATIONS
						11913735				
			Supplier 137957 AMARIL UNIFORM COMPANY (PCARD)							
		885.00	FORCIBLEDOOR PROP WHEEL SYSTEM		504903	240646653261000	1310.6229		GENERAL SUPPLIES	FIRE TRAINING
						04412662				
			Supplier 165047 FIREHOUSE INNOVATIONS (PCARD)							
		799.75	OXYGEN CONVERSION KITS		504886	240816253230180	2117.6229		GENERAL SUPPLIES	OPIOD SETTLEMENT EXP
						13643489				
			Supplier 164875 BOUND TREE MEDICAL (PCARD)							
		61.94	DEER MANAGMENT-TARGETS		504905	240860353289000	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						16392671				
			Supplier 165049 PRESLEYS OUTDOORS (PCARD)							
		348.58	POSTAGE MACHINE SUPPLIES		504887	240886653232435	1035.6210		OFFICE SUPPLIES	FINANCE
						89277061				
			Supplier 165044 2PITNEY BOWES INC (PCARD)							
		.74-	ARENA 1-SALES TAX ADJ-FILTERS		505682	241374653291002	5215.6265		REPAIRS-EQUIPMENT	ARENA 1 EQUIPMENT MAINTENANCE
						91047259				
		.74	ARENA 1-SALES TAX ADJ-FILTERS		505682	241374653291002	5215.6265		REPAIRS-EQUIPMENT	ARENA 1 EQUIPMENT MAINTENANCE
						91047259				
		9.90	FILTERS FOR OLYMPIA		505682	241374653291002	5215.6265		REPAIRS-EQUIPMENT	ARENA 1 EQUIPMENT MAINTENANCE
						91047259				
			Supplier 148085 MENARDS (PCARD)							
		7.58	ETHANOL FREE GAS		504924	241374653300015	1060.6212		MOTOR FUELS/OILS	MUNICIPAL BLDG & GROUNDS MNTC

CITY OF APPLE VALLEY
Council Check Register by GL
Council Check Register by Invoice & Summary

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20251238	12/1/2025		120679 U S BANK P CARD						Continued...	
						14363837				
			Supplier 145769 SPEEDWAY (PCARD)							
4.93-			ARENA2 TAX ADJ-PLOW MARKERS		504928	241374653301003	5265.6266		REPAIRS-BUILDING	ARENA 2 BLDG MAINTENANCE-HAYES
						08905850				
4.93			ARENA2 TAX ADJ-PLOW MARKERS		504928	241374653301003	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
						08905850				
65.59			PLOW MARKERS		504928	241374653301003	5265.6266		REPAIRS-BUILDING	ARENA 2 BLDG MAINTENANCE-HAYES
						08905850				
			Supplier 148085 MENARDS (PCARD)							
60.26			FALL 25 ALL-STAFF MTG DRINKS		504878	241640753210910	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
						16303096				
25.00			WELLNESS WALK CARD		504914	241640753280910	7204.6399		OTHER CHARGES	GRANT-ACTIVE WORKPLACES
						07549213				
			Supplier 100463 TARGET STORES (PCARD)							
311.97			TREE LIGHTING COOKIES		504929	241930453300078	1005.6229		GENERAL SUPPLIES	MAYOR/CITY COUNCIL
						29010261				
			Supplier 157482 SWEET KNEADS (PCARD)							
280.00			CSO UNIFORMS, GLOVES AND PANTS		504872	242042953200014	1295.6281		UNIFORM/CLOTHING ALLOWANCE	COMMUN SERVICE OFFICERS (CSO)
						96190217				
			Supplier 152202 5.11 TACTICAL (PCARD)							
10.98			CLEANING WIPES FS2		504866	242263853190168	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
						97477746				
40.98			CAKE-ERICKSON & ROYCE		504932	242263853310173	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						89785855				
			Supplier 149714 SAMS CLUB (PCARD)							
64.96			% STOCK FLANNEL SHIRTS		504925	242316853305615	1710.6281		UNIFORM/CLOTHING ALLOWANCE	PARK MAINTENANCE MANAGEMENT
						96424466				
64.97			% STOCK FLANNEL SHIRTS		504925	242316853305615	1600.6281		UNIFORM/CLOTHING ALLOWANCE	STREET MANAGEMENT
						96424466				
64.98			% STOCK FLANNEL SHIRTS		504925	242316853305615	1530.6281		UNIFORM/CLOTHING ALLOWANCE	FLEET & BUILDINGS-CMF
						96424466				
64.96			% STOCK FLANNEL SHIRTS		504925	242316853305615	5365.6281		UNIFORM/CLOTHING ALLOWANCE	SEWER MGMT/REPORTS/DATA ENTRY
						96424466				
			Supplier 102220 CABELA'S RETAIL INC (PCARD)							
615.98			RIFLE - DEER MANAGEMENT PRGM		504930	242316853315628	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						01190909				
			Supplier 162557 BASS PRO ONLINE US (PCARD)							
762.00			BLOWER MOTOR HUNTINGTON		505687	243230053192359	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
						05193709				
			Supplier							

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20251238	12/1/2025		120679 U S BANK P CARD						Continued...	
			165051 SHORTYS HVAC SUPPLIES (PCARD)							
348.23			DEER MANAGMENT-RIFLE RESTS		504908	244160653289000	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						16285287				
			Supplier 165045 ARMAGEDDON GEAR (PCARD)							
7.29-			PARKS SALES TAX ADJ-LIGHT REPA		504870	244356553191348	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
						44039544				
7.29			PARKS SALES TAX ADJ-LIGHT REPA		504870	244356553191348	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						44039544				
97.14			LIGHT REPAIR		504870	244356553191348	1730.6229		GENERAL SUPPLIES	PARK BUILDING MAINTENANCE
						44039544				
			Supplier 150415 FERGUSON (PCARD)							
219.10			SWAT TEAM AWARDS		504931	244356553301378	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
						77021185				
			Supplier 165050 PURPLEHEART ARMOURY (PCARD)							
29.73			C-CANES TREE LIGHT SKATE SANTA		504879	244450053220009	1800.6229		GENERAL SUPPLIES	REC PROGRAM GENERAL
						66430517				
			Supplier 120473 DOLLAR TREE STORES, INC. (PCARD)							
45.43			FALL 25 ALL-STAFF MTG FOOD		504875	244450053224002	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
						16448162				
28.09			BUDGET OPEN HOUSE SNACK		504881	244450053234002	1005.6229		GENERAL SUPPLIES	MAYOR/CITY COUNCIL
						13269503				
			Supplier 149714 SAMS CLUB (PCARD)							
106.85			CMF SAFETY COMM. LUNCHEON		504900	244450053255006	1020.6399		OTHER CHARGES	HUMAN RESOURCES
						24709068				
			Supplier 101368 PAPA JOHNS PIZZA (PCARD)							
43.66			BREAKFAST X2 FOR TRAINING CONF		504888	244450053255006	1225.6276		SCHOOLS/CONFERENCES/EXP OTHERPOLICE TRAINING	
						24739008				
			Supplier 102289 CRAGUNS LODGE AND GOLF (PCARD)							
20.93			PAPER TOWELS		504919	244550153291410	1330.6229		GENERAL SUPPLIES	FIRE OPERATIONS
						09543244				
			Supplier 149714 SAMS CLUB (PCARD)							
20.00			CHAT GPT SUBSCRIPTION		504867	244921653181000	1010.6280		DUES & SUBSCRIPTIONS	ADMINISTRATION
						78841161				
			Supplier 161101 CHATGPT SUBSCRIPTION (PCARD)							
102.48			SCHINDELDECKER EAR PIECE		504868	244921653201000	1295.6281		UNIFORM/CLOTHING ALLOWANCE	COMMUN SERVICE OFFICERS (CSO)
						19939989				
			Supplier 162973 SHEEPDOG MICS.COM (PCARD)							
20.00			SOFTWARE SOLUTIONS CHATGPT MEM		504904	244921653271000	1700.6308		SOFTWARE SUBSCRIPTIONS	PARK & RECREATION MANAGEMENT
						01595966				
			Supplier							

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20251238	12/1/2025		120679 U S BANK P CARD						Continued...	
			161101 CHATGPT SUBSCRIPTION (PCARD)							
		1,135.94	NIGHT VISION SCOPE - DEER PRGM		504923	244921653301000 08449568	1200.6211		SMALL TOOLS & EQUIPMENT	POLICE MANAGEMENT
			Supplier 165052 SP OUTDOOR LEGACY (PCARD)							
		640.30	FALL 25 ALL-STAFF MTG FOOD		504899	245519353250300 32960861	1700.6399		OTHER CHARGES	PARK & RECREATION MANAGEMENT
			Supplier 165048 GUISEPPE ITALIAN (PCARD)							
		2.93-	ARENA 1-SALES TAX ADJ-LTS		504873	246921653201001 55336253	5245.6229		GENERAL SUPPLIES	ARENA 1 LEARN TO SKATE
		2.93	ARENA 1-SALES TAX ADJ-LTS		504873	246921653201001 55336253	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
		39.03	LTS SUPPLIES		504873	246921653201001 55336253	5245.6229		GENERAL SUPPLIES	ARENA 1 LEARN TO SKATE
			Supplier 140339 AMAZON.COM (PCARD)							
		353.00	CLEANED TRUCK INTIOR E3,L3,U3		504882	246921653221011 21567045	1350.6265		REPAIRS-EQUIPMENT	FIRE VEHICLE MAINTENANCE
		706.00	CLEANED TRUCK INTERIORS FS1(7)		504883	246921653221011 21567052	1350.6265		REPAIRS-EQUIPMENT	FIRE VEHICLE MAINTENANCE
			Supplier 101502 STANLEY STEEMER (PCARD)							
		3.17-	IT SALES TAX ADJUST-WSJ		504902	246921653251038 90716305	1030.6280		DUES & SUBSCRIPTIONS	INFORMATION TECHNOLOGY
		3.17	IT SALES TAX ADJUST-WSJ		504902	246921653251038 90716305	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		42.16	WSJ ONLINE SUBSCRIPTION		504902	246921653251038 90716305	1030.6280		DUES & SUBSCRIPTIONS	INFORMATION TECHNOLOGY
			Supplier 157029 WSJ BARRONS SUBSCRIPT (PCARD)							
		5.93-	POL SALES TAX ADJ-YOUTUBE TV		505686	246921653251046 36014401	1210.6308		SOFTWARE SUBSCRIPTIONS	POLICE FIELD OPERATIONS/PATROL
		5.93	POL SALES TAX ADJ-YOUTUBE TV		505686	246921653251046 36014401	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		78.92	TV NEW BUILDING		505686	246921653251046 36014401	1210.6308		SOFTWARE SUBSCRIPTIONS	POLICE FIELD OPERATIONS/PATROL
			Supplier 162440 GOOGLE YOUTUBE TV (PCARD)							
		1,095.00	MEMBRANE-M SAAM-MYRTLE BEACH		504922	246921653301087 79370077	5300.1560		PREPAID EXPENSES	WATER & SEWER FUND BAL SHEET
			Supplier 141518 MN AWWA (PCARD)							
		400.00	ICC 10K-G DORN-BROOKLYN PARK		504933	246921653311098 24365467	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
			Supplier 100249 INTL CODE COUNCIL INC (PCARD)							

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20251238	12/1/2025		120679 U S BANK P CARD						Continued...	
		23.99-	POL SALES TAX ADJ-DEER AMMO		504907	247170553281632 82595288	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		23.99	POL SALES TAX ADJ-DEER AMMO		504907	247170553281632 82595288	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		319.78	DEER MANAGMENT-LEAD FREE AMMO		504907	247170553281632 82595288	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 163370 MIDWAYUSA.COM (PCARD)							
		250.00	SCOUT AERATOR DNR PERMIT		504910	247170553297332 97392423	5505.6399		OTHER CHARGES	STORM DRAIN MNTC/RPR/SUMPS
			Supplier 134899 MN DEPT OF NATURAL RESOURCES (PCARD)							
		.43	ID CARD		504916	247170553307333 09048879	2205.6280		DUES & SUBSCRIPTIONS	GOLF MANAGEMENT
		20.00	RETAIL ID		504917	247170553307333 09049133	2205.6280		DUES & SUBSCRIPTIONS	GOLF MANAGEMENT
			Supplier 161056 ALCOHOL AND GAMBLING ENFO (PCARD)							
		28.97-	POL SALES TAX ADJUST-DEER AMMO		504906	247554253286432 80372531	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
		28.97	POL SALES TAX ADJUST-DEER AMMO		504906	247554253286432 80372531	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		396.61	DEER MANAGMENT- AMMO		504906	247554253286432 80372531	1200.6229		GENERAL SUPPLIES	POLICE MANAGEMENT
			Supplier 151914 PALMETTO STATE ARMORY (PCARD)							
		85.75	ICE MACHINE CLEANER		504918	247554253301533 07037162	2270.6229		GENERAL SUPPLIES	GOLF FOOD & BEVERAGE
			Supplier 149133 GRAINGER (PCARD)							
		15.90	FACEBOOK BOOST AD		504874	247933853200007 07101225	5005.6239		PRINTING	LIQUOR GENERAL OPERATIONS
			Supplier 148619 FACEBOOK INC (PCARD)							
		54.00	EMAIL CAMPAIGN MONTHLY		504876	247933853210005 05236073	1200.6308		SOFTWARE SUBSCRIPTIONS	POLICE MANAGEMENT
			Supplier 141272 MAILCHIMP (PCARD)							
		19.97	VOLLEYBALL LEAGUE & TOURN ADS		504884	247933853220009 05406085	1860.6239		PRINTING	REC VOLLEYBALL
			Supplier 148619 FACEBOOK INC (PCARD)							
		75.00	GCSAA GIFT-TO BE REFUNDED		504885	248019753235539 20000785	2205.6280		DUES & SUBSCRIPTIONS	GOLF MANAGEMENT
		275.00	GCSAA LICENSE/DOSTAL		504885	248019753235539 20000785	2200.1560		PREPAID EXPENSES	VALLEYWOOD GOLF
		530.00	GCSAA LICENSE/BROWNING		504885	248019753235539	2200.1560		PREPAID EXPENSES	VALLEYWOOD GOLF

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20251238	12/1/2025		120679 U S BANK P CARD						Continued...	
						20000785				
			Supplier 158323 GOLF COURSE SUPER INDEND (PCARD)							
		225.75	SERVICE PLAQUE (3)		504909	248019753285601	1300.6281		UNIFORM/CLOTHING ALLOWANCE	FIRE MANAGEMENT
						57247083				
			Supplier 148072 DAKOTA AWARDS & ENG (PCARD)							
		500.00	CEAM-M SAAM-BLOOMINGTON		504865	248019953180300	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
						26790044				
		500.00	CEAM-J SCHEIDT-BLOOMINGTON		504865	248019953180300	1000.1560		PREPAID EXPENSES	GENERAL FUND BALANCE SHEET
						26790044				
			Supplier 158180 FUSION LEARNING PARTNERS (PCARD)							
		12.21	GAS		504927	249430053303329	5215.6212		MOTOR FUELS/OILS	ARENA 1 EQUIPMENT MAINTENANCE
						40480053				
			Supplier 103023 KWIK TRIP INC (PCARD)							
		8.12-	AVCC SALES TAX ADJ-GREENERY		504915	249430153290101	1900.6399		OTHER CHARGES	AV COMMUNITY CENTER
						91343491				
		8.12	AVCC SALES TAX ADJ-GREENERY		504915	249430153290101	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
						91343491				
		108.00	GREENERY FOR AVCC PLANTERS		504915	249430153290101	1900.6399		OTHER CHARGES	AV COMMUNITY CENTER
						91343491				
			Supplier 143525 HOME DEPOT STORE #2833 (PCARD)							
		12,116.73								
20251239	12/15/2025		100331 MN DEPT OF LABOR & INDUSTRY (EFT)							
		41.08-	LESS 2% RETENTION NOV		505840	20251130	1001.4099		PERMIT-OTHER	GENERAL FUND REVENUE
		4.00-	PERMIT SURCHARGE ADJ		505840	20251130	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		2,053.85	PERMIT SURCHARGE NOV		505840	20251130	1001.4072		STATE SURTAX COLLECTED	GENERAL FUND REVENUE
		2,008.77								
20251240	12/19/2025		142866 HEALTHPARTNERS							
		6.56	D CURRO NEW HIRE DENTAL COVERA		505833	20260101	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		1,708.72	DENTAL		505833	20260101	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		983.50	D CURRO NEW HIRE MEDICAL COVER		505833	20260101	9000.2115		ACCRUED MEDICAL INSURANCE	PAYROLL CLEARING BAL SHEET
		330,049.50	MEDICAL		505833	20260101	9000.2115		ACCRUED MEDICAL INSURANCE	PAYROLL CLEARING BAL SHEET
		332,748.28								
20251241	12/23/2025		157977 WEX HEALTH INC							
		318.75	BENEFITS SOLUTION		505834	20251130	7205.6235		CONSULTANT SERVICES	INSURANCE CLAIMS
		343.75	HSA MONTHLY		505834	20251130	7205.6235		CONSULTANT SERVICES	INSURANCE CLAIMS
		662.50								

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20251242	12/2/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS						Continued...	
		4,936.45	DENTAL CLAIMS 11/20-11/26/25		505841	20251126	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		4,936.45								
20251243	12/8/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS							
		4,005.00	DENTAL CLAIMS 11/27-12/3/25		505835	20251203	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		4,005.00								
20251244	12/15/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS							
		3,272.13	DENTAL CLAIMS 12/4-12/10/25		505836	20251210	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		3,272.13								
20251245	12/22/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS							
		2,887.22	DENTAL CLAIMS 12/11-12/17/25		505837	20251217	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		2,887.22								
20251246	12/30/2025		100873 HEALTHPARTNERS (DENTAL CLAIMS							
		3,066.01	DENTAL CLAIMS 12/18-12/24/25		505838	20251224	7105.6146		DENTAL INSURANCE	INSURANCE TRUST DENTAL
		3,066.01								
20251247	12/10/2025		100000 MN DEPT OF REVENUE							
		1,405.00	SALES/USE TAX-GENERAL FUND		505839	20251210	1000.2330		DUE TO OTHER GOVERNMENT	GENERAL FUND BALANCE SHEET
		1,027.00	SALES/USE TAX-GOLF		505839	20251210	2200.2330		DUE TO OTHER GOVERNMENT	VALLEYWOOD GOLF
		12.00-	SALES/USE TAX-CAP PROJ CIP		505839	20251210	4430.2330		DUE TO OTHER GOVERNMENT	2024A CAPITAL PROJECTS CIP BS
		17,701.00	SALES/USE TAX-LIQUOR #2		505839	20251210	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		40,071.00	SALES/USE TAX-LIQUOR #3		505839	20251210	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		43,745.00	SALES/USE TAX-LIQUOR #1		505839	20251210	5000.2330		DUE TO OTHER GOVERNMENT	LIQUOR BALANCE SHEET
		20.00	SALES/USE TAX-ARENA		505839	20251210	5200.2330		DUE TO OTHER GOVERNMENT	ARENA FUND BALANCE SHEET
		2,702.00	SALES/USE TAX-WATER & SWR		505839	20251210	5300.2330		DUE TO OTHER GOVERNMENT	WATER & SEWER FUND BAL SHEET
		14.00-	SALES/USE TAX-STORM DRAIN		505839	20251210	5500.2330		DUE TO OTHER GOVERNMENT	STORM DRAIN UTIL BALANCE SHEET
		4.00-	SALES/USE TAX-CEMETERY		505839	20251210	5600.2330		DUE TO OTHER GOVERNMENT	CEMETERY BALANCE SHEET
		106,641.00								
20260101	1/6/2026		101671 MN DEPT OF REVENUE							
		8.61	DIESEL TAX-TRAFFIC SIGNS		506089	20260106	1680.6212		MOTOR FUELS/OILS	TRAFFIC SIGNS/SIGNALS/MARKERS
		121.65	DIESEL TAX-PARKS		506089	20260106	1765.6212		MOTOR FUELS/OILS	PARK EQUIPMENT MAINTENANCE
		1,536.34	DIESEL TAX-STREETS		506089	20260106	1630.6212		MOTOR FUELS/OILS	STREET EQUIPMENT MAINTENANCE
		8.94	DIESEL TAX-SEWER		506089	20260106	5390.6212		MOTOR FUELS/OILS	SWR EQUIP/VEHICLE MISC MNTC/RP
		1,675.54								
20260102	1/2/2026		148015 VOYA							

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20260102	1/2/2026		148015 VOYA						Continued...	
		5,080.00	MN DCP-PLAN #650251		505648	1231251050049	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		5,080.00								
20260103	1/2/2026		148869 VOYA (HCSP)							
		11,812.76	HCSP-PLAN #98946-01		505635	12312510500410	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		11,812.76								
20260104	1/5/2026		102664 US BANK							
		14,280.01	EMPLOYEE MEDICARE		505646	1231251050047	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		14,280.01	410882559 Payroll Taxes		505646	1231251050047	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		36,757.74	EMPLOYEE FICA		505646	1231251050047	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		36,757.74	CITY SHARE FICA		505646	1231251050047	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		103,124.71	FEDERAL TAXES PR		505646	1231251050047	9000.2111		ACCRUED FEDERAL/FICA	PAYROLL CLEARING BAL SHEET
		205,200.21								
20260105	1/2/2026		101238 MINNESOTA CHILD SUPPORT PAYMEN							
		460.00	CHILD SUPPORT DEDUCTIONS		505645	1231251050046	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		460.00								
20260106	1/2/2026		164645 ND CHILD SUPPORT DIVISION							
		306.60	CHILD SUPPORT DEDUCTIONS		505638	12312510500413	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		306.60								
20260107	1/5/2026		100657 MN DEPT OF REVENUE							
		45,805.77	STATE TAX WITHHOLDING		505644	1231251050045	9000.2112		ACCRUED STATE W/H	PAYROLL CLEARING BAL SHEET
		45,805.77								
20260108	1/5/2026		100392 PUBLIC EMPLOYEES RETIREMENT AS							
		80,932.01	EMPLOYEE SHARE PERA		505643	1231251050044	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		107,712.62	CITY SHARE PERA		505643	1231251050044	9000.2114		ACCRUED PERA	PAYROLL CLEARING BAL SHEET
		188,644.63								
20260109	1/2/2026		157977 WEX HEALTH INC							
		13,064.73	HSA EMPLOYEE FUNDING		505637	12312510500412	9000.2125		ACCRUED HSA/HRA BENEFIT	PAYROLL CLEARING BAL SHEET
		13,064.73								
20260110	1/2/2026		151440 VANTAGEPOINT TRANSFER AGENTS							
		6,236.42	ROTH 457-PLAN #301171-FIRE TOO		505636	12312510500411	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		6,236.42								

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20260111	1/2/2026		100240 VANTAGEPOINT TRANSFER AGENTS - 457 FT						Continued...	
		24,566.92	ICMA-PLAN #301171-FIRE TOO		505641	1231251050042	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		24,566.92								
20260112	1/2/2026		126459 VANTAGEPOINT TRANSFER AGENTS - ROTH							
		2,658.46	ROTH IRA-PLAN #705481		505647	1231251050048	9000.2120		ACCRUED BENEFIT LIABILITY	PAYROLL CLEARING BAL SHEET
		2,658.46								
		<u>1,476,125.74</u>	Grand Total							

Payment Instrument Totals

Checks	144,058.22
EFT Payments	977,856.13
A/P ACH Payment	<u>354,211.39</u>
Total Payments	1,476,125.74

BS 1/7/26
CL 1/8/26

Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

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12/1/2025 - 1/9/2026

<u>Company</u>	<u>Amount</u>
01000 GENERAL FUND	88,329.76
02010 CABLE TV RESERVE FUND	60.96
02025 ROAD ESCROW FUND	57,612.95
02090 PARTNERS IN EDUCATION	2,899.28
02115 OPIOID SETTLEMENT FUND	799.75
02200 VALLEYWOOD GOLF FUND	27,169.85
02300 PARKS REFERENDUM FUND	1,305.84
03205 CLOSED SA BOND ISSUES	1,303.87
03210 EDA OPERATIONS FUND	2,201.58
04430 2024A CAPITAL PROJECT CIP FUND	44.69
04500 CONSTRUCTION PROJECTS	10,507.35
04730 TIF DIST#1-CAPITAL PROJECTS	7,025.00
04750 ELECTRIC FRANCHISE	122.85
04930 FUTURE CAPITAL PROJECTS	89,410.00
05000 LIQUOR FUND	253,868.80
05200 ARENA FUND	448.69
05300 WATER & SEWER FUND	24,809.62
05500 STORM DRAINAGE UTILITY FUND	31,792.49
05600 CEMETERY FUND LEVEL PROGRAM	791.00
05800 STREET LIGHT UTIL FUND	519.74
07000 LODGING TAX FUND	7,372.30
07100 INSURANCE TRUST DENTAL FUND	19,882.09
07200 RISK MANAGEMENT/INSURANCE FUND	687.50
09000 PAYROLL CLEARING FUND	847,159.78
Report Totals	1,476,125.74



ITEM:
MEETING DATE:
SECTION:

4.K.
January 22, 2026

Description: Approve 2026-2027 Collective Bargaining Agreement with LELS Local No. 71	
Staff Contact: Jamie Haefner, Human Resources Manager	Department / Division: Administration/Human Resources

Action Requested:

Approve 2026-2027 Collective Bargaining Agreement with LELS Local No. 71

Summary:

LELS Local No. 71, representing the City of Apple Valley's police officers, has voted to enter into a two-year agreement with the City. Consistent with our discussion in closed session, the proposed contract is attached. The major changes are summarized as follows:

Duration

2 years: January 1, 2026 - December 31, 2027

Wages

2026: 3.5% COLA, 4.5% market adjustment

2027: 3.5% COLA, 4.5% market adjustment

These adjustments were thoroughly researched and will result in patrol officers being at the average of the market both years.

Stipends

Add a 5% stipend for those in the Community Impact Unit, Canine Handlers, and anyone acting as a Senior Officer in the absence of a sergeant or watch commander.

Add a 1% stipend for instructors when assigned to the training unit.

City Insurance Contribution

The maximum City contribution to group health benefits for 2026 is the same amount as has been approved for unrepresented employees. This item is a re-opener for 2027.

Uniform Allowance

The allowance was increased to \$1,400 from \$1,000 annually.

Annual Leave Accruals

An additional three days at each service level was added to more closely match the market and match what was approved for unrepresented employees.

Minnesota Paid Leave

This new tax will be split 50/50 between the employer and the officers.

Background:

Staff and representatives of LELS Local No. 71 representing the City's police officers have conducted multiple meetings and bargained in good faith to reach the recommended agreement.

Budget Impact:

2026: \$380,784

2027: \$777,756

Adjustments to the budget have been considered to adequately fund the necessary market adjustments.

Attachments:

1. Collective Bargaining Agreement

LABOR AGREEMENT
BETWEEN THE
CITY OF APPLE VALLEY
AND
LAW ENFORCEMENT LABOR SERVICES, INC.
LOCAL NO. 71

JANUARY 1, 2026 - DECEMBER 31, 2027

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**MASTER LABOR AGREEMENT
BETWEEN
THE CITY OF APPLE VALLEY
AND
LAW ENFORCEMENT LABOR SERVICES, INC.**

2026 - 2027

**ARTICLE 1
PURPOSE OF AGREEMENT**

- 1.1 This agreement is entered into as of January 1, 2026, between the City of Apple Valley, hereinafter called the Employer, and Law Enforcement Labor Services, Inc., hereinafter called LELS.
- 1.2 It is the intent and purpose of this agreement to:
- a. Establish procedures for the resolution of disputes concerning this agreement's interpretation and/or application; and,
 - b. Place in written form the parties' agreement upon terms and conditions of employment for the duration of this agreement.

**ARTICLE 2
RECOGNITION**

- 2.1 The Employer recognizes the Union as the exclusive representative, under Minnesota Statutes, for all police personnel in the following described unit: "All peace officers subject to licensure employed by the Apple Valley Police Department, Apple Valley, Minnesota, whose employment service exceeds the lesser of 14 hours per week or 35% of the normal work week and more than 100 work days per year, excluding supervisory and confidential Employees."
- 2.2 In the event the Employer and the Union are unable to agree as to the inclusion or exclusion of a new or modified job class, the issue shall be submitted to the Bureau of Mediation Services for determination.

**ARTICLE 3
DEFINITIONS**

- 3.1 **Union:** Law Enforcement Labor Services, Inc. (LELS).
- 3.2 **Union Member:** A member of Law Enforcement Labor Services, Inc., Local 71
- 3.3 **Employee:** A member of the exclusively recognized bargaining unit.
- 3.4 **Department:** The Apple Valley Police Department.
- 3.5 **Employer:** The City of Apple Valley.
- 3.6 **Chief:** The Chief of the Apple Valley Police Department.
- 3.7 **Union Officer:** Officer elected or appointed by Law Enforcement Labor Services, Inc.
- 3.8 **Overtime:** Work performed at the express authorization of the Employer in excess of the Employee's scheduled shift.
- 3.9 **Scheduled Shift:** A work period including rest breaks and a meal break.
- 3.10 **Rest Break:** Periods during the scheduled shift during which the Employee remains on continual duty and is responsible for assigned duties.

- 3.11 **Meal Break:** A period during the scheduled shift during which the Employee remains on continual duty and is responsible for assigned duties.
- 3.12 **Employee's Base Pay Rate:** Regular earning rate per hour determined by multiplying the current monthly salary by 12 and dividing the result by 2080 annual hours.
- 3.13 **Immediate Family:** spouse, parent (including stepparent or legal guardian), child (including stepchild/foster child, sibling (including stepsibling), grandparent, grandchild, aunt/uncle, parent-in-law, grandparent-in-law, brother/sister-in-law, and son/daughter-in-law, or other immediate family member approved by the department head or designee.
- 3.14 **Probationary Period:** A period of time commencing on the date employment commences and ending one year from that date, unless extended as provided in Article 37
- 3.15 **Promotion:** Any change in job classification which results in an increase in pay.
- 3.16 **Full-Time Employment:** An Employee whose hours in a calendar year meets the hour requirements of Article 11 of this agreement has full-time employment.
- 3.17 **Part-Time Employment:** An Employee who works more than an averaged 20 hour work week in a calendar year, but less than the hour requirements of Article 11 of this agreement has part-time employment.
- 3.18 **Full Benefits:** Employees who work an averaged 35 hour work week or more in a calendar year shall receive full benefits as listed in this agreement for full-time employment.
- 3.19 **Pro Rata Benefits:** Employees who work an averaged 20 but less than an averaged 35 hour work week shall receive pro rata benefits of full benefits as listed in this agreement for full-time employment.
- 3.20 **Detective:** An Employee specifically assigned by the Employer to the job position of rotating or non-rotating detective.
- 3.21 **School Resource Officer:** An Employee specifically assigned by the Employer to the position of School Resource Officer performing assigned duties primarily within or associated with one or more schools, and regularly scheduled accordingly by the Employer.
- 3.22 **Canine Handler:** An Employee assigned to the care, training and department authorized use of an Employer-owned service dog.

ARTICLE 4 EMPLOYER SECURITY

- 4.1 The Union agrees that during the life of this agreement, that the Union will not cause, encourage, participate in or support any strike, slow-down or other interruption of or interference with the normal function of the Employer.

ARTICLE 5 EMPLOYER AUTHORITY

- 5.1 The Employer retains the full and unrestricted right to operate and manage all human resources, facilities, and equipment; to establish functions and programs; to set and amend budgets; to determine the utilization of technology; to establish and modify the organizational structure; to select, direct and determine the number of personnel; to establish work schedules; and to perform any inherent managerial function not specifically limited by this agreement.
- 5.2 Any term and condition of employment not specifically established or modified by this agreement shall remain solely within the discretion of the Employer to modify, establish, or eliminate.

ARTICLE 6 UNION SECURITY

- 6.1 The Employer shall deduct from the wages of Employee who authorize such a deduction in writing an amount necessary to cover monthly Union dues. Such monies shall be remitted as directed by the Union.
- 6.2 The Union may designate Employees from the bargaining unit to act as local union officer(s) and shall inform the Employer in writing of such choice and changes in the position of local union officer(s).
- 6.3 The Employer shall make space available on the Employee bulletin board for posting Union notice(s) and announcement(s) and to make space available, at a city-owned facility for Employee Union meetings when such meetings do not conflict with the operation of the Employer. The Employer shall permit use of available electronic information systems for posting Union notices and announcements in conformance with all Employer rules and regulations pertaining to the use of electronic correspondence.
- 6.4 The Employer agrees to post all promotional opportunities within the department for a period of 10 working days.
- 6.5 The Union agrees to indemnify and hold the Employer harmless against any and all claims, suits, orders, or judgments brought or issued against the Employer as a result of any action taken or not taken by the Employer under the provisions of this Article.

ARTICLE 7 EMPLOYEE RIGHTS-GRIEVANCE PROCEDURE

- 7.1 **Definition of A Grievance:** A grievance is defined as a dispute or disagreement as to the interpretation or application of the specific terms and conditions of this agreement.
- 7.2 **Union Representatives:** The Employer will recognize representatives designated by the Union as the grievance representatives of the bargaining unit having the duties and responsibilities established by this Article. The Union shall notify the Employer in writing of the names of such Union representatives and of their successors when so designated as provided by 6.2 of this agreement.
- 7.3 **Processing of A Grievance:** It is recognized and accepted by the Union and the Employer that the processing of grievances as hereinafter provided is limited by the job duties and responsibilities of the Employees and shall therefore be accomplished during normal working hours only when consistent with such Employee duties and responsibilities. The aggrieved Employee and a Union representative shall be allowed a reasonable amount of time without loss in pay when a grievance is investigated and presented to the Employer during normal working hours provided the Employee and the Union representative have notified and received the approval of the designated supervisor who has determined that such absence is reasonable and would not be detrimental to the work programs of the Employer.
- 7.4 **Procedure:** Grievances, as defined by Section 7.1, shall be resolved in conformance with the following procedure:

Step 1: An Employee claiming a violation concerning the interpretation or application of this agreement shall, within 21 calendar days after such alleged violation has occurred, present such grievance to the Employee's supervisor as designated by the Employer. The Employer-designated representative will discuss and give an answer to such Step 1 grievance within 10 calendar days after receipt. A grievance not resolved in Step 1 and appealed to Step 2 shall be placed in writing setting forth the nature of the grievance, the facts on which it is based, the provision or provisions of the agreement allegedly violated, and the remedy requested and shall be appealed to Step 2 within 10 calendar days after the Employer-designated representative's final answer in Step 1. Any grievance not appealed in writing to Step 2 by the Union within 10 calendar days shall be considered waived.

Step 2: If appealed, the written grievance shall be presented by the Union and discussed with the Employer-designated Step 2 representative, Police Chief or designee. The Employer-designated representative, Police Chief or designee shall give the Union the Employer's Step 2 answer in writing within 10 calendar days after receipt of such Step 2 grievance. A grievance not resolved in Step 2 may be appealed to Step 3 within 10 calendar days following the Employer-designated representative's, Police Chief or designee, final Step 2 answer. Any grievance not appealed in writing to Step 3 by the Union within 10 calendar days shall be considered waived.

Step 3: If appealed, the written grievance shall be presented by the Union and discussed with the Employer-designated Step 3 representative, City Administrator or designee. The Employer-designated representative, City Administrator or designee, shall give the Union the Employer's answer in writing within 10 calendar days after receipt of such Step 3 grievance. A grievance not resolved in Step 3 may be appealed to Step 4 within 10 calendar days following the Employer-designated representative's, City Administrator or designee, final answer in Step 3. Any grievance not appealed in writing to Step 4 by the Union within 10 calendar days shall be considered waived.

Step 4: A grievance unresolved in Step 3 and appealed to Step 4 shall be submitted to arbitration subject to the provisions of the Public Employment Labor Relations Act of 1971, as amended, and Minn. Stat. § 626.892.

7.5 **Arbitrator's Authority:**

- a. The arbitrator shall have no right to amend, modify, nullify, ignore, add to, or subtract from the terms and conditions of this agreement. The arbitrator shall consider and decide only the specific issue(s) submitted in writing by the Employer and the Union, and shall have no authority to make a decision on any other issue not so submitted.
- b. The arbitrator shall be without power to make decisions contrary to, or inconsistent with, or modifying or varying in any way the application of laws, rules, or regulations having the force and effect of law. The arbitrator's decision shall be submitted in writing within thirty (30) calendar days following the close of the hearing or the submission of briefs by the parties, whichever is later, unless the parties agree to an extension. The decision shall be binding on both the Employer and the Union and shall be based solely on the arbitrator's interpretation or application of the express terms of this agreement and to the facts of the grievance presented.
- c. The fees and expenses for the arbitrator's services and proceedings shall be borne equally by the Employer and the Union provided that each party shall be responsible for compensating its own representatives and witnesses. If either party desires a verbatim record of the proceedings, it may cause such a record to be made, providing it pays for the record. If both parties desire a verbatim record of the proceedings, the cost shall be shared equally.

7.6 **Waiver:** If a grievance is not presented within the time limits set forth above, it shall be considered "waived". If a grievance is not appealed to the next step within the specified time limit or any agreed extension thereof, it shall be considered settled on the basis of the Employer's last answer. If the Employer does not answer a grievance or an appeal thereof within the specified time limits, the Union may elect to treat the grievance as denied at that step and immediately appeal the grievance to the next step. The time limit in each step may be extended by mutual agreement of the Employer and the Union.

7.7 **Choice of Remedy:** If, as a result of the written Employer response in Step 3, the grievance remains unresolved, and if the grievance involves the suspension, demotion, or discharge of an Employee who has completed the required probationary period, the grievance may be appealed either to Step 4 of Article 7 or a procedure such as: Civil Service, Veteran's Preference, or Fair Employment. If appealed to any procedure other than Step 4 of Article 7, the grievance is not subject to the arbitration procedure as provided in Step 4 of Article 7. The aggrieved Employee shall indicate in writing which procedure is to be utilized, Step 4 of Article 7 or another appeal procedure, and shall sign a statement to the effect that the choice of any other hearing precludes the aggrieved Employee from making a subsequent appeal through Step 4 of Article 7.

Except that with respect to statutes under the jurisdiction of the United States Equal Employment Opportunity Commission, an Employee pursuing a statutory remedy is not precluded from also pursuing an appeal under this grievance procedure. If Equal Employment Opportunity Commission v. Board of Governors is overruled, this paragraph will be null and void and shall be deleted.

ARTICLE 8 SENIORITY

- 8.1 Seniority will be determined by the Employee's length of continuous employment with the department and posted in an appropriate location.
- 8.2 During the probationary period, a newly hired or rehired Employee may be discharged at the sole discretion of the Employer. During the probationary period, a promoted or reassigned Employee may be returned to the Employee's previous position at the sole discretion of the Employer.
- 8.3 In the event of layoff, the Employee with the least seniority shall be laid off first. The last Employee laid off shall be the first to be recalled for work. No new Employees shall be hired until the layoff list has been exhausted. Employees will be listed on the layoff list for a maximum of 24 months following their layoff. Recalled Employees shall have 2 calendar weeks after receipt of notification of recall, issued by certified mail to the Employee's last known address, to report to work or forfeit all recall rights.

ARTICLE 9 DISCIPLINE

- 9.1 The Employer will discipline Employees for just cause only. All actions relative to discipline must be implemented by the Employer within 60 days of the incident leading to the disciplinary action. However, if the Employer discovers new evidence after the 60 days have elapsed, a new 60 day timeline will begin from the date the Employer became aware of the new evidence. At the discretion of the Employer, in the case of a criminal investigation the timeline may be suspended by the Employer without notice. Discipline will be in one or more of the following forms:
 - a. Oral reprimand
 - b. Written reprimand
 - c. Suspension
 - d. Reassignment
 - e. Demotion, or
 - f. Discharge
- 9.2 Notice of suspension, demotions and discharge will be in written form. The Employee shall be provided with a copy of each such notice.
- 9.3 Written reprimands, notices of suspension and notices of discharge which are to become part of an Employee's personnel file shall be read and acknowledged by signature of the Employee. The Employee will receive a copy of such reprimands and/or notices.
- 9.4 Employees will not be questioned concerning an investigation of disciplinary action unless the Employee has been given an opportunity to have a Union representative present at such questioning.
- 9.5 Employees may examine their own individual personnel files at reasonable times under the direct supervision of the Employer.
- 9.6 Grievances relating to this Article may be initiated by the Union in Step 2 of the grievance procedure.

ARTICLE 10 SHIFT BIDDING

- 10.1 Senior qualified Employees shall be given shift assignment preference after 18 months of continuous full-time employment.

- 10.2 During the academic year for Independent School District 196, School Resource Officers (SROs) shall be scheduled independently from the patrol schedule.
- 10.3 Canine Handlers shall be scheduled independent from the patrol bid process and shall not be subject to Article 10.1 or Article 11.2. The Employer shall determine schedules and duties of a Canine Handler.

ARTICLE 11 WORK HOURS

- 11.1 The number of hours for full-time employment shall be based on a 40 hour work week and shall be accounted for by each Employee through:
- a. hours worked on assigned shifts;
 - b. assigned training hours;
 - c. authorized leave time;
- 11.2 Voluntary shift switching may be arranged between Employees with Employer approval provided such switching is not used as the basis for a claim of overtime. A voluntary shift switch between Employees may be allowed, with less than seven days notice to Employer, but shall not create an entitlement to overtime pursuant to Sec. 12.1.
- 11.3 Employees shall be scheduled with no less than eight (8) hours scheduled off-time between any two (2) adjacent work periods. Employees will be compensated at one and one-half (1½) times the Employee's base pay rate for hours worked with less than eight (8) hours scheduled off-time, unless waived by mutual consent of the Employee and the Employer. Off-time between two adjacent work periods shall be calculated from the scheduled off-duty time of any work period to the scheduled on-duty time of the Employee's next consecutive work period.

Employees may be scheduled with less than eight (8) hours scheduled off-time between any two (2) adjacent work periods during emergency operations. Employees shall not be eligible for compensation at one and one-half (1½) the Employee's base pay for hours worked with less than eight (8) hours scheduled off-time during emergency operations. The Chief of Police or designee shall notify the Union of the commencement and the termination of emergency operations scheduling, as soon as practical.

ARTICLE 12 OVERTIME

- 12.1 Employees will be compensated at 1½ times the Employee's base pay rate for hours worked in excess of the Employee's scheduled shift. Changes of shifts do not qualify an Employee for overtime under this Article unless less than 7 days advance notice is given to an Employee of a change of the Employee's shift. For employees assigned to the position of general detective (non-rotational and rotational positions), a schedule change, without overtime, and with advance notice between 24 hours and 7 days, may be mutually agreed upon by the affected Employee and Employer. Such detective schedule changes will accommodate the unique duties required of the general detective position.
- 12.2 Overtime will be distributed using the overtime list. The overtime list shall be maintained by the Employer. An Employee shall remain at the top of the overtime list until the Employee has accepted an offer of overtime. Upon working the overtime the Employee shall move to the bottom of the overtime list. The next Employee on the overtime list is then eligible for the next overtime opportunity. New Employees shall be placed at the bottom of the overtime list upon their date of hire.
- 12.3 If no Employee accepts the offered overtime, the Employer shall refer to the most current police officer seniority roster and order in the least senior officer who is available to work. Upon being ordered in, the affected officer's place on the overtime list shall not be changed.
- 12.4 The overtime list shall be used when practical. Local 71 recognizes the following circumstances when use would not be practical: shift extensions, early call-ins, and late-night staffing emergencies. Any overtime filled using means other than 12.2 shall not affect the overtime list.

- 12.5 For the purpose of computing overtime compensation, overtime hours worked shall not be pyramided, compounded, or paid twice for the same hours worked.
- 12.6 Overtime will be calculated to the nearest 12 minutes.
- 12.7 Employees have the obligation to report to work if requested by the Employer unless unusual circumstances prevent the Employee from so working.
- 12.8 An Employee who is ordered to court during the Employee's scheduled off-duty time shall receive a minimum of 3 hours pay at 1½ times the Employee's base pay rate unless the Employee is canceled 24 hours or more prior to the Employee's ordered arrival time at court. An extension or early report to a regularly scheduled shift for duty does not qualify the Employee for the 3 hour minimum.
- 12.9 An Employee who is called to duty during the Employee's scheduled off-duty time shall receive a minimum of 3 hours pay at 1½ times the Employee's base pay rate. An extension or early report to a scheduled shift for duty does not qualify the Employee for the 3 hour minimum.
- 12.10 An Employee may request that each hour of time eligible for overtime under this Article, in lieu of payment, be accumulated as compensatory time at the rate of 1½ hours for each eligible hour, provided that the maximum compensatory hour balance for each Employee shall at no time exceed the threshold set forth in Article 33.5(A). The use of compensatory time hours shall be scheduled as if it were leave time. An Employee may carry compensatory time from year to year. Any compensatory time in excess of the threshold set forth in Article 33.5(A) shall be cashed-out on December 31 of each year at the Employee's current base pay rate. However, the An Employee may, at their discretion, cash-out all or a part of the Employee's compensatory time bank hours at any time throughout the year at the Employee's current hourly base pay rate.
- 12.11 State and federal grants stipulating that overtime will be paid in wages rather than compensatory time shall be paid in overtime and not compensatory time.

ARTICLE 13 WORKING OUT OF CLASSIFICATION

- 13.1 Employees assigned by the Employer to assume the full responsibilities and authority of a higher job classification shall receive the salary schedule of the higher classification for the duration of the assignment.

ARTICLE 14 ASSIGNED TRAINING

- 14.1 Assigned training hours may be scheduled in lieu of the Employee's scheduled shift. Should the hours of assigned training on any day be less than the hours of a normal shift, the difference shall be rescheduled by the Employer within the same pay period. The Employee has the option of using accumulated comp time, annual leave, vacation, or holiday time in lieu of returning to work to complete a shift. An Employee assigned to training during the Employee's scheduled off-duty time shall receive a minimum of three and one-half (3.5) hours straight time. An early report or extension of a shift does not qualify for the minimum three and one-half hours.

ARTICLE 15 ANNUAL LEAVE

- 15.1 Eligible Employees shall earn annual leave in accordance with the following schedule. An Employee's initial date of employment shall be used to determine the appropriate hours of annual leave to be accrued. The Employer shall have the sole authority to determine the appropriate annual leave accrual level for a new Employee with prior sworn law enforcement experience. Placement on the schedule shall not exceed the equivalent of the new Employee's level of verifiable prior sworn law enforcement experience.

- | | | |
|-----|---------------|---|
| (1) | 0-5 years = | 5.54 hours per 2 weeks of work (18 days annually). |
| (2) | 6-10 years = | 7.08 hours per 2 weeks of work (23 days annually). |
| (3) | 11-15 years = | 8.61 hours per 2 weeks of work (28 days annually). |
| (4) | 16-20 years = | 9.23 hours per 2 weeks of work (30 days annually). |
| (5) | 21+ years = | 10.15 hours per 2 weeks of work (33 days annually). |

- 15.2 Annual leave shall be taken either as planned leave which will be scheduled in advance pursuant to Article 18 herein; or, unplanned leave which will require notification to the City within a timely manner of the Employee's scheduled work day.
- 15.3 The City will place into effect a short term disability insurance policy to be effective following 120 hours of continuous absence due to illness or injury. An Employee shall be eligible to collect the short term disability benefit until the Employee becomes eligible for long term disability or 6 months following the date of the qualifying injury or illness, whichever occurs first. The City may request, at any time, that an Employee provide a medical doctor's statement including verification of illness and/or ability to return to work.
- 15.4 An Employee shall be eligible to continue to receive the City's insurance contribution, in accordance with Article 22, toward the purchase of group insurance during the period of time the Employee is receiving short term disability insurance benefits, not to exceed six (6) months from the qualifying date of illness or injury.
- 15.5 The City will, upon request, pay the Employer contribution amount due to PERA for an Employee's purchase of service credit and salary from an authorized short term disability leave of absence if all of the following conditions are met:
- 1) The request is received by the City no later than 120 days after the end of the Employee's authorized short term disability leave of absence; and
 - 2) The Employee has returned to full, unrestricted duty actively working a regular full-time schedule with the City; and
 - 3) The Employee provides the City with evidence of payment of the Employee contribution amount due to PERA.
- 15.6 Annual leave shall not be earned by an Employee for any period during which the Employee is not being paid. An Employee shall not be eligible to be compensated for annual leave, or earn additional annual leave during the time an Employee is receiving disability insurance payments.
- 15.7 Annual leave may not accrue in excess of the threshold set forth in Article 33.5(A).
- 15.8 Planned annual leave may be denied or approval withdrawn when the granting of such planned annual leave would result in insufficient personnel to carry out necessary functions as deemed appropriate by the City or to comply with Article 17 herein.
- 15.9 If use of unplanned leave suggests abuse, the City shall notify the Employee of this concern. If such abuse continues the City may deny future unplanned leave requests. The City may request, at any time, that an Employee provide a medical doctor's statement including verification of illness and/or ability to return to work.
- 15.10 An Employee, who has an accrued and unused balance of 136 or more hours of annual leave, may make an irrevocable election annually by December 31, to receive cash compensation in lieu of up to 16 hours of annual leave earned in the subsequent year.

Such election shall be made in writing in a format determined by the city and received in Human Resources by December 31.

Upon making such election, annual leave earned beginning the start of the first pay period in January of the subsequent year, up to the amount elected by the Employee, shall not be credited to the Employee's annual leave bank, but instead shall be paid to the employee at the employee's base pay rate on the earliest of:

- 1) When requested by the Employee on one regular pay check in the calendar year subsequent to the Employee's election, provided the elected number of hours have been earned; or
 - 2) The first pay check in December of the year subsequent to the Employee's election; or
 - 3) Upon the Employee's separation from employment.
- 15.11 An Employee who leaves the employment of the City in good standing shall be compensated for all accrued and unused annual leave at the time of separation of employment, subject to the provisions of Article 33.5.

- 15.12 An Employee shall not be permitted to waive annual leave for the purpose of receiving double pay.

ARTICLE 16 HOLIDAY LEAVE

- 16.1 Each Employee shall be credited with 104 hours of holiday leave time in a holiday leave bank, on January 1 of each year in lieu of holidays.
- 16.2 Requests for use of holiday leave time shall be made in writing by the Employee and in accordance with the leave section of this Article. The Employer reserves the sole right to grant holiday leave time.
- 16.3 Holiday leave time shall not accumulate from year to year. Up to 96 hours of holiday leave time that is remaining in the Employee's holiday leave bank on December 31 shall be cashed-out at the Employee's current base pay rate. Any hours greater than 96 remaining in the Employee's holiday leave bank on December 31 shall be forfeited.
- 16.4 Holiday leave time for a new Employee, an Employee leaving employment, or a part-time Employee shall be appropriately prorated to reflect the actual holidays observed by the Employer as of the date of the event affecting employment status. If an Employee leaving employment has taken more holiday leave time than the appropriate pro-rated amount, the difference shall be deducted from the Employee's final paycheck.
- 16.5 An Employee scheduled to work on Independence Day, Thanksgiving Day, Christmas Eve Day and Christmas Day will be paid 2 times the base rate of pay for every hour worked. An Employee scheduled to work any hours on the remaining holidays designated by this contract shall be paid 1½ times base rate of pay for every hour worked on that holiday.

Holiday	2026	2027
New Year's Day	January 1	January 1
Martin Luther King Day	January 19	January 18
Presidents Day	February 16	February 15
Memorial Day	May 25	May 31
Juneteenth	June 19	June 19
Independence Day	July 4	July 4
Labor Day	September 7	September 6
Veterans Day	November 11	November 11
Thanksgiving	November 26	November 25
Day after Thanksgiving	November 27	November 26
Christmas Eve	December 24	December 24
Christmas Day	December 25	December 25

- 16.6 An Employee called in to work on a holiday, or who has their shift extended on a holiday, shall be paid for each hour actually worked at 2 times the Employee's base pay rate if they were not scheduled to work during that time. If the Employee is called in to work, or has their shift extended on a double time holiday, the Employee shall earn 2 ½ times the Employee's base pay rate if they were not scheduled to work during that time.
- 16.7 An Employee scheduled for training during any hours of the above holidays shall be paid for each hour of actual training at one and one half (1 ½) times the Employee's base pay rate.
- 16.8 An Employee working a shift all or in part on Independence Day, Thanksgiving Day, Christmas Eve, or Christmas Day shall be paid at two (2) times the Employee's base pay rate for their scheduled shift, if four or more hours of the shift occur on the holiday. Double time payment under this paragraph shall be limited to the greater of 10 hours or actual hours worked.

ARTICLE 17
PLANNED ANNUAL LEAVE AND HOLIDAY LEAVE SELECTION

- 17.1 All planned annual/holiday leave requests shall be submitted in writing.
- 17.2 Any planned annual/holiday leave request made at least 30 days in advance, if granted, shall be granted on the basis of seniority. To comply with this clause, the Employer may withdraw approvals previously granted, if necessary, because of a later request from a more senior Employee.
- 17.3 Planned annual/holiday leave periods of 40 hours or more shall be requested in writing by the Employee at least 30 days in advance.
- 17.4 Planned annual/holiday leave requests made less than 30 days in advance may be honored at the sole discretion of the Employer and, if granted, will be approved on a first come, first served basis.
- 17.5 Planned annual/holiday leave requests granted by the Employer under clause 17.4 shall not supersede those granted under clauses 17.2 and 17.3.
- 17.6 The Employer shall attempt to post the approved planned annual leave schedules.

ARTICLE 18
BEREAVEMENT LEAVE

- 18.1 A full-time Employee may request up to three (3) days of bereavement leave in the event of a death in the immediate family. Immediate family is defined as: spouse, parent (including stepparent or legal guardian), child (including stepchild/foster child, sibling (including stepsibling), grandparent, grandchild, aunt/uncle, parent-in-law, grandparent-in-law, brother/sister-in-law, and son/daughter-in-law, or other immediate family member approved by the department head or designee. The department head or designee will be responsible for approving or denying requests for bereavement leave. Bereavement leave shall not be charged against an Employee's leave balance.

ARTICLE 19
JURY LEAVE

- 19.1 Employees shall be granted an amount of compensation which will equal the difference between the Employee's regular pay and compensation received for jury duty less mileage.

ARTICLE 20
MILITARY LEAVE

- 20.1 Employees shall be granted military leave as provided by Minnesota Statutes and federal law.

ARTICLE 21
INJURED ON DUTY

- 21.1 An Employee, who in the ordinary course of employment, while acting in a reasonable and prudent manner and in compliance with established rules and procedures of the Employer, is injured during the performance of the Employee's duties and thereby unable to work, shall be paid the difference between the Employee's regular pay and the workers' compensation insurance payments for a period not to exceed 720 scheduled working hours per injury, not charged to the Employee's annual leave or other accumulated paid benefits. Any injury that does not result in compensation under the workers' compensation law shall not be compensable under this Article.

ARTICLE 22
INSURANCE

- 22.1 The Employer will contribute up to a maximum of \$980 per month per Employee in 2026 toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in a Copay Health Plan.

The Employer will contribute up to a maximum of \$1,844 per month per Employee in 2026 toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in an Employer-sponsored High Deductible Health Plan with Employee + spouse or employee + children coverage.

The Employer will contribute up to a maximum of \$2,063 per month per Employee in 2026 toward the cost of Employer selected group health, life, and dental insurance for full-time Employees enrolled in an Employer-sponsored High Deductible Health Plan with Family coverage.

Employees enrolled in a High Deductible Health Plan in 2026 will receive an additional \$80 per month contribution to the Employee's HRA or HSA. This incentive is above and in addition to the regular Employer Contribution amount. The additional \$80 per month contribution to the HRA or HSA shall expire on December 31, 2022.

An Employee may request either thirty dollars (\$30) or sixty dollars (\$60) per month, of the excess contribution toward Employee insurance be deposited into the Employee's deferred compensation account or be paid directly to the Employee monthly.

The Employer will contribute 50% of the Minnesota Paid Leave tax and the Employee will contribute 50%

For 2027, this section shall be subject to a contract re-opener.

- 22.2 The Employer at the Employer's cost, shall place into effect customary Police Professional Liability insurance, which includes coverage for punitive damages and Employer approved extra duty employment as a police officer. Such insurance shall have limits at least in the amounts of \$200,000.00 each person, \$500,000.00 each occurrence, and \$750,000.00 annual aggregate.

ARTICLE 23 UNIFORMS

- 23.1 The Employer shall furnish to each new Employee the Employer required uniform and related parts. The Employer shall furnish each officer with soft body armor and replace the soft body armor, at a minimum every 6 years or as needed due to wear and tear of the armor. Selection of soft body armor will be a cooperative effort between the Employer and the affected Employees. Final selection of soft body armor will be at the discretion of the Employer.
- 23.2 The Employer shall pay a cash uniform allowance to each Employee in the annual amount of \$1,400. An Employee must have successfully completed the probationary year of employment prior to eligibility to receive the uniform allowance benefit and then shall be eligible for the appropriate pro-rata amount for the remainder of that calendar year.
- 23.3 The Employee shall be responsible for the continued upkeep and maintenance of the initially issued Employer required uniform and related parts from the proceeds of the cash allowance. Any amount not used for this purpose shall be used for any other clothing or equipment used in the course of employment.
- 23.4 The Employer shall pay a cash allowance to each Employee in the annual amount of \$100 for the replacement of personal items damaged, destroyed or lost during the performance of the Employee's duties. An Employee must have successfully completed the probationary year of employment prior to eligibility to receive the allowance and then shall be eligible for the appropriate pro-rata amount for the remainder of that calendar year.
- 23.5 Employees shall return Employer-issued and owned property upon separation of employment with the Employer.

ARTICLE 24 MONTHLY SALARIES

- 24.1 Employees shall be paid monthly salaries as listed in Appendix "A" of this agreement.

- 24.2 Salary changes shall occur after 12 continuous months of employment. The effective date for an Employee's salary change shall be the anniversary date of employment. The Union recognizes that the Employer operates a bi-weekly payroll system and agrees that the effective date for salary changes for Employee anniversaries occurring in the first week of the pay period shall be the first day of that pay period and that the effective date of salary changes occurring in the second week of the pay period shall be the first day of the next pay period.
- 24.3 The Employer shall have the sole authority to determine the appropriate step placement for a new Employee.
- 24.4 An Employee shall receive two hours added to the Employee's compensatory time bank per full shift while actually working as a field training officer with responsibilities for evaluation of a new officer. The two hours of compensatory time shall be pro-rated for shifts shorter than 10 hours.

ARTICLE 25 CONTINUING EMPLOYMENT QUALIFICATIONS

- 25.1 Any Employee whose state license to act as a peace officer has been revoked shall, at a minimum, be suspended without pay during that period, and may, based on the reasons for revocation, be dismissed.

ARTICLE 26 SAVINGS CLAUSE

- 26.1 This agreement is subject to law. In the event any provision of this agreement shall be held to be contrary to law by a court of competent jurisdiction from whose final judgment or decree no appeal has been taken within the time provided, such provision shall be voided. All other provisions of this agreement shall continue in full force and effect. The voided provision may be renegotiated at the request of either party.

ARTICLE 27 WAIVER

- 27.1 Any and all prior agreements, resolutions, practices, policies, rules and regulations regarding terms and conditions of employment, to the extent inconsistent with the provisions of this agreement, are hereby superseded.
- 27.2 The parties mutually acknowledge that during the negotiations which resulted in this agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any term or condition of employment not removed by law from bargaining. All agreements and understandings arrived at by the parties are set forth in writing in this agreement for the stipulated duration of this agreement. The Employer and the Union each voluntarily and unqualifiedly waive the right to meet and negotiate regarding any and all terms and conditions of employment referred to or covered in this agreement or with respect to any term or condition of employment not specifically referred to or covered by this agreement, even though such terms or conditions may not have been within the knowledge or contemplation of either or both of the parties at the time this contract was negotiated or executed.

ARTICLE 28 EXPENSE REIMBURSEMENT

- 28.1 Any Employees required to perform duties outside the city limits of the City of Apple Valley shall be reimbursed for travel expenses and meals at the same rates applicable to other Employees of the Employer.

ARTICLE 29 P.O.S.T. TRAINING

- 29.1 The Employer will provide licensed Employees, as defined by Minnesota statute, with 48 hours of P.O.S.T. Board approved continuing education during each three year licensing renewal period.
- 29.2 The Employer shall pay each Employee's regular salary while attending such continuing education courses.
- 29.3 The Employer shall pay the Employee's license fees required by the P.O.S.T. Board up to one hundred fifty (\$150.00) dollars.

ARTICLE 30 CIVIL COURT

- 30.1 Employees will be compensated in accordance with Articles 11 and 12 of this Contract for off-duty civil court proceedings, trials, provided all of the following conditions are met:
- a. Officer must be subpoenaed to appear in civil court for a trial.
 - b. Employer determines that the subpoena is directly related to a case in which the officer was involved.
 - c. All compensation received by the Employee is turned over to the Employer.

ARTICLE 31 DRUG AND/OR ALCOHOL TESTING

- 31.1 **Purpose:** The purpose of this article is to provide written guidelines in compliance with applicable Minnesota Statutes for requesting or requiring Employees to undergo drug and/or alcohol testing. The City of Apple Valley prohibits the possession, consumption, sale, transfer or "being under the influence" of alcohol or illegal drugs during work hours except when approved by the Employer as a proper law enforcement activity.
- 31.2 **Definitions:** For purposes of this drug and/or alcohol testing article, the following terms shall have the meanings ascribed to them:
- a. *Confirmatory Test and Confirmatory Retest:* "Confirmatory test" and "confirmatory retest" mean a drug or alcohol test that uses a method of analysis allowed under one of the programs listed in Minnesota Statutes § 181.953, subd.1.
 - b. *Drug:* "Drug" means a controlled substance as defined in Minnesota Statutes §152.01, subd. 4.
 - c. *Drug and Alcohol Testing:* "Drug and alcohol testing" and "drug or alcohol testing" and "drug or alcohol tests" means analysis of a body component sample according to the standards established under one of the programs in Minnesota Statutes § 181.953, subd.1 for the purpose of measuring the presence or absence of drugs, alcohol, or their metabolites in the sample tested.
 - d. *Employee:* "Employee" means a member of the exclusively recognized bargaining unit.
 - e. *Safety Sensitive Position:* "Safety sensitive position" means a job in which an impairment caused by drug or alcohol usage would threaten the health or safety of any person. All members of the exclusively recognized bargaining unit occupy safety-sensitive positions.
 - f. *Employer:* "Employer" means the City of Apple Valley acting through the City Administrator, or designee of the City Administrator.
 - g. *Initial Screening Test:* "Initial Screening Test" means a drug and/or alcohol test which uses a method of analysis under one of the programs listed in Minnesota Statutes § 181.953, subd. 1.
 - h. *Positive Test Result:* "Positive Test Result" means a finding of the presence of alcohol, drugs or their metabolites in a sample tested in levels at or above the threshold detection levels contained in the standards of one of the programs listed in Minnesota Statutes § 181.953, subd. 1.
 - i. *Reasonable Suspicion:* "Reasonable suspicion" means a basis for forming a belief based on specific facts and rational inferences drawn from those facts.
 - j. *Drug Paraphernalia:* "Drug paraphernalia" has the meaning set forth in Minnesota Statutes.
 - k. *Valid Medical Reason:* "Valid medical reason" means:

1. Written prescription, or an oral prescription reduced to writing, which satisfies the requisites of Minnesota Statutes §152.11, and names the Employee as the person for whose use it is intended; and,
 2. The drug was prescribed, administered and dispensed in the course of professional practice by or under the direction and supervision of a licensed doctor, as described in Minnesota Statutes §152.12; and,
 3. The drug was used in accordance with terms of the prescription; and,
 4. Over-the-counter medication was used in accordance with terms of the product's directions.
- i. *Working Days:* "Working days" for purposes of this article shall be defined as Monday through Friday.

31.3 Work Rules:

- a. No Employee shall be under the influence of any drug or alcohol while the Employee is working or while the Employee is on the Employer's premises or operating the Employer's vehicles, machinery, or equipment, except pursuant to a valid medical reason, or, when approved by the Employer as a proper law enforcement activity.
- b. No Employee shall use, possess, manufacture, distribute, dispense, sell or transfer drugs, alcohol or drug paraphernalia while the Employee is working or while the Employee is on the Employer's premises or operating the Employer's vehicles, machinery or equipment, except pursuant to a valid medical reason, or, when approved by the Employer as a proper law enforcement activity.
- c. No Employee, while on duty, shall engage or attempt to engage or conspire to engage in conduct which would violate any law or ordinance concerning drugs or alcohol, regardless of whether a criminal conviction results from the conduct.
- d. An Employee shall notify the Employer in writing of any criminal drug statute conviction for a violation occurring in the workplace no later than 5 working days after such conviction. The Employer shall notify the appropriate federal agency of such conviction within 10 working days of receiving notice from the Employee.

31.4 Persons Subject To Testing: All Employees are subject to testing under applicable sections of this article. The Employer will request or require an Employee to undergo drug or alcohol testing only under the circumstances described in this article.

31.5 Circumstances for Drug or Alcohol Testing:

- a. *Reasonable Suspicion Testing:* The Employer may request or require an Employee to undergo drug and alcohol testing if the Employer has a reasonable suspicion related to the Employee's job performance that the Employee:
 1. Is under the influence of drugs or alcohol while the Employee is working, or is on the Employer's premises, or operating the Employer's vehicles, machinery, or equipment.
 2. Has violated the Employer's Work Rules as per section 32.3 of this article regarding use, possession, sale or transfer of drugs, alcohol or drug paraphernalia while the Employee is working, or is on the Employer's premises, or operating the Employer's vehicles, machinery or equipment.
 3. Has discharged a firearm other than in the following instances:
 - i. On an established target range; or
 - ii. While conducting authorized ballistic tests; or
 - iii. While engaged in lawful recreational hunting or shooting activities; or,
 - iv. While shooting an injured animal as part of official duties.

4. Has been involved in a police vehicle pursuit as defined by Police Department rules and regulations during which a disregard for work rules, personal safety, safety of others, or a lack of appropriate judgment has been exhibited.
 5. Has sustained a personal injury as defined in Minnesota Statutes §176.011, subd. 16, or has caused another person to die or sustain a personal injury.
 6. Has caused a work-related accident or was operating or helping to operate machinery, equipment, or vehicles involved in a work-related accident resulting in total property damage exceeding \$1,000 as estimated by a department supervisor at the scene of the accident or at the time the accident is reported.
 7. Has, as determined only by the Police Chief, or designee, or the City Administrator, engaged in an act or omission related to the performance of the job, committed on duty, or off duty involving illegal drugs that logically requires or justifies such testing, revealed as a clear and compelling necessity by the nature of the incident
- b. *Treatment Program Testing:* The Employer may request or require an Employee to undergo drug and/or alcohol testing if the Employee has been referred by the Employer for chemical dependency treatment or evaluation or is participating in a chemical dependency treatment program under an Employee benefit plan, in which case the Employee may be requested or required to undergo drug and/or alcohol testing without prior notice during the evaluation or treatment period and for a period of up to two years following completion of any prescribed chemical dependency treatment program.

31.6 Refusal to Undergo Testing:

- a. *Employees:* An Employee has the right to refuse to undergo drug and alcohol testing. If an Employee refuses to undergo drug or alcohol testing requested or required by the Employer, no such test shall be given.
- b. *Consequences of Refusal:* If an Employee refuses to undergo drug or alcohol testing requested or required by the Employer, the Employee shall be discharged from employment on grounds of insubordination.
- c. *Refusal on Religious Grounds:* An Employee who refuses to undergo drug or alcohol testing of a blood sample based on religious grounds shall not be deemed to have refused if the Employee submits to a urine sample. However, if the Employee also refuses to undergo drug or alcohol testing of a urine sample, the Employee shall be deemed to have refused to submit to drug or alcohol testing and shall be subject to the provisions of 32.6(b).

31.7 Procedure for Testing:

- a. *Notification Form:* At the time the Employer requests an Employee to undergo drug or alcohol testing, the Employer shall provide the individual with a form on which to:
 1. Acknowledge the individual has seen a copy of the Employer's drug and alcohol testing article; and,
 2. Indicate consent to undergo the drug and alcohol testing.
- b. *Test Sample:* The test sample shall be obtained in a private setting and the procedures for taking the sample shall ensure privacy to Employees to the extent practicable, consistent with preventing tampering with the sample. All test samples shall be obtained by or under the direct supervision of a health care professional at a medical facility of the Employer's selection.
- c. *Identification of Samples:* Each blood or urine sample shall be sealed in a suitable container free of any contamination that could affect test results, and be properly identified with the individual that provided the sample pursuant to the identification procedures of the testing facility.

- d. *Chain of Custody:* The testing facility shall maintain a written record of the chain of custody of the sample and ensure proper handling as required.
- e. *Laboratory:* All drug and alcohol testing shall use the services of a testing laboratory qualifying under Minnesota Statute, however, no test shall be conducted by a testing laboratory owned and operated by the City of Apple Valley.
- f. *Methods of Analysis:* The testing laboratory shall use methods of analysis and procedures to assure reliable drug and alcohol testing results, including standards for initial screening tests and confirmatory tests.
- g. *Retention and Storage:* Retention and storage procedures shall comply with the rules adopted by the Commissioner, and all samples that produced a positive test result, except breath samples from an initial screening test, shall be retained and properly stored by the testing facility for at least 6 months.
- h. *Test Result:* The testing laboratory is required to prepare a written report indicating the drugs, alcohol, or their metabolites tested for, the types of tests conducted and whether the test produced negative or positive test results. The testing laboratory shall disclose that report to the Employer within 3 working days after obtaining a negative result on the initial screening test or, if the initial test was positive, within 3 working days after a confirmatory test.
- i. *Notice of Test Results:* Within 3 working days after receiving the test result from the testing laboratory, the Employer shall inform, in writing, an Employee who has undergone drug or alcohol testing of:
 - 1. A negative test result on an initial screening test or of a negative or positive test result on a confirmatory test.
 - 2. The right to request and receive from the Employer a copy of the test result report.
 - 3. The right to submit information to the Employer within 5 working days after notice of a positive test result to explain that result. The Employer may request that the Employee indicate any over-the-counter or prescription medications that the Employee is currently taking or has recently taken or any other information relevant to the reliability of or explanation for a positive test result.
 - 4. The right to submit a written notice to the Employer within 5 working days after notice of a positive test result, that the Employee intends to obtain a confirmatory retest of the original sample at the Employee's own expense at the original laboratory or another licensed testing laboratory. If a confirmatory retest is conducted in accordance with Minnesota Statutes, and the confirmatory retest does not result in a positive test result, the City shall reimburse the Employee the actual cost of the confirmatory retest in an amount not to exceed \$200.00. There shall be no adverse employment action based on the original confirmatory test.
- j. *Notice to Employees Receiving Positive Test Results on a Confirmatory Test:* An Employee receiving a positive test result on a confirmatory test shall be notified by the Employer of the following rights of the Employee. This notice shall be provided to the Employee three (3) working days after receiving the test result.
 - 1. *First Positive Test Result:*
 - i. The Employer may discharge an Employee for whom a positive test result on a confirmatory test was the first such result for the Employee. However, the Employer may not discharge the Employee from employment unless the following conditions have occurred:

- (a) The Employer has first given the Employee an opportunity to participate in, at the Employee's own expense or pursuant to coverage under an Employee benefit plan, either a drug or alcohol counseling or rehabilitation program, whichever is more appropriate, as determined by the Employer after consultation with a certified chemical use counselor or a physician trained in the diagnosis and treatment of chemical dependency, and
 - (b) If the Employee refuses to participate in the counseling or rehabilitation program, the Employer shall suspend the Employee from employment without pay for 5 working days to provide the Employee an opportunity to reconsider the Employee's decision. If at the conclusion of the Employee's suspension without pay, the Employee has not begun to participate in the counseling or rehabilitation program, the Employee shall be discharged from employment, or
 - (c) If the Employee has failed to successfully complete the counseling or rehabilitation program, the Employee shall be discharged from employment. Withdrawal from the program before its completion or a positive test result on a confirmatory test after completion of the program will be considered evidence the Employee failed to successfully complete the program.
 - ii. However, the Employer may discipline but not discharge an Employee for whom a positive test result on a confirmatory test was the first such result for the Employee, if the Employer determines that no counseling or rehabilitation program is appropriate.
2. *Second Positive Test Result:*
- i. Where an Employee tests positive on a confirmatory test for the second time for alcohol or drug abuse of a legal substance, which prevents the Employee from performing the functions of the job or constitutes a direct threat to property or safety of others, the Employer may discipline the Employee up to and including discharge.
 - ii. Where an Employee tests positive on a confirmatory test for the second time for drug use of a controlled substance, the Employer shall immediately discharge the Employee from employment.
- 3. An Employer may temporarily suspend the tested Employee or transfer that Employee to another position at the same rate of pay pending the outcome of the confirmatory test and confirmatory retest, if requested, provided the Employer believes it is reasonably necessary to protect the health or safety of the Employee, co-Employees, or the public. An Employee who has been suspended without pay must be reinstated with back pay if the outcome of the confirmatory test or requested confirmatory retest is negative.
 - 4. An Employer may not discharge, discipline, discriminate against, or request or require rehabilitation of an Employee on the basis of medical history information revealed to the Employer pursuant to 31.7(a)(2) above unless the Employee was under an affirmative duty to provide the information before, upon, or after hire.
 - 5. An Employee must be given access to information in the Employee's medical personnel file relating to positive test result reports and other information acquired in the drug and alcohol testing process, and conclusions drawn from and actions taken based on the reports or other acquired information.

31.8 ***Employer Actions:***

- a. The Employer will not discharge, discipline, discriminate against, or request or require rehabilitation of an Employee solely on the basis of a positive test result from the initial screening test that has not been verified by a confirmatory test.

- b. The Employer shall observe Employee rights under applicable sections of this article.
- c. Nothing in this article limits the right of the Employer to discipline or discharge an Employee on grounds other than those set forth in Section 31.7(j).

31.9 **Data Privacy:**

- a. All data collected, including that in the notification form and the test report, is intended for use in determining the suitability of the Employee for employment. The Employee may refuse to supply the requested data; however, refusal to supply the requested data may affect the person's employment status.
- b. The Employer will not disclose the test result reports and other information acquired in the drug or alcohol testing process to another Employer or to a third party individual, governmental agency, or private organization except in the following situations:
 - 1. written consent for the release of data by the tested Employee;
 - 2. pursuant to court order;
 - 3. for use in an arbitration proceeding pursuant to a collective bargaining agreement;
 - 4. for use in an administrative hearing pursuant to Minnesota Statutes;
 - 5. for use in a judicial proceeding;
 - 6. disclosure to a federal agency as required by federal law;
 - 7. disclosure to a substance abuse facility.
- c. Test results may not be used as evidence in a criminal proceeding against the Employee.

31.10 **Grievances:**

In the event of an alleged violation of this Article, the Employee may file a grievance in accordance with Article 7, Employee-Rights-Grievance Procedure. This right shall be in accordance with Minnesota Statutes § 181.956.

ARTICLE 32 DURATION

- 32.1 This agreement shall be effective as of January 1, 2026, and shall remain in full force and effect through December 31, 2027.

ARTICLE 33 HEALTH CARE SAVINGS PLAN

- 33.1 **Establishment:** The Employer shall implement a tax-advantaged Health Care Savings Plan (HCSP), effective January 1, 2016, administered by Minnesota State Retirement System (MSRS). The Health Care Savings Plan is designed specifically to address future healthcare-related costs of Employees after separation from employment. The Health Care Savings Plan shall allow Employees, as a group, through the collective bargaining process to designate pre-tax compensation to pre-fund eligible post-employment expenses. Contributions, interest and gains, and withdrawals from the Health Care Savings Plan shall be tax-free to the fullest extent possible under state and federal statute.
- 33.2 **Authorization and Administration:** The Health Care Savings Plan (HCSP) is administered by Minnesota State Retirement System (MSRS). The HCSP is an employer-sponsored program that allows employees to invest in a tax-free medical savings account while employed by a Minnesota public employer. Minnesota State Statute authorizes MSRS to offer this program to governmental employees in Minnesota including city, state, county, school districts, and governmental subdivisions.
- 33.3 **Participation:** Participation in the HCSP shall be mandatory for all Employees.
- 33.4 **Contribution Calculations:** Contributions to the HCSP, based upon Employee hours, shall be calculated using the Employee's appropriate pay rate at the time of conversion. Contributions are mandatory.

- 33.5 **Contribution Methodology:** Funding of the HCSP shall be in accordance with established contribution methods:
- A. **Compensatory Time and Annual Leave Contributions:** One hundred (100) percent of compensatory time hours over eighty (80) and one hundred (100) percent of annual leave hours over seven hundred ninety (790) shall be deposited into the Employee's HCSP account.
 - B. **Salary Contributions:** Employee salary contributions -- a function of years of service and corresponding percentage -- shall be deposited into the Employee's HCSP account.
 - 1. Employees at step 1 (75% of Top Patrol) shall contribute one-half ($\frac{1}{2}$) percent of the Employee's gross earnings per pay period.
 - 2. Employees at step 2 (85% of Top Patrol) shall contribute three-quarters ($\frac{3}{4}$) percent of the Employee's gross earnings per pay period.
 - 3. Employees at step 3 (90% of Top Patrol) and above shall contribute one (1) percent of the Employee's gross earnings per pay period.
 - C. **Account Fees:** HCSP account fees are established by MSRS and shall be paid from the Employee's HCSP account.
 - D. **Severance:**
 - 1. 0-5 years: 0 annual leave hours
 - 2. 5-9 years: 100% of annual leave in excess of 160 hours
 - 3. 10-17 years: 100% of annual leave in excess of 120 hours
 - 4. 18+ years: 100% of annual leave

- 33.6 **Contribution Methodology Changes:** The intent of the HCSP is for Employees to determine the contribution methodology within reasonable parameters established by the Employer. Contribution methodology changes shall be a cooperative effort between Employees and Employer.

The Union may request, prior to the expiration of this Agreement, modification of the contribution methodology upon simple majority vote of the members. The Union shall notify the Employer in writing of any proposed modifications.

Requested modifications of the contribution methodology shall be subject to Employer and legal counsel review prior to approval. Requested modifications of the contribution methodology shall not result in additional re-occurring costs to the Employer and shall comply with all Employer policies in effect at the time of the request. In addition, requested modifications of the contribution methodology shall be in compliance with the state and federal statute for tax-advantaged medical savings accounts. Contribution methodology changes and frequency are subject to approval by MSRS.

Requested contribution methodology changes, approved by the Employer, shall be incorporated into any subsequent Master Labor Agreement. The newly incorporated contribution methodology shall be implemented within thirty (30) days following ratification of said Agreement.

ARTICLE 34
POST EMPLOYMENT HEALTH REIMBURSEMENT ARRANGEMENT

- 34.1 **Establishment:** The Employer has previously implemented a tax-advantaged healthcare reimbursement plan designed specifically to address future healthcare-related costs of Employees after separation from employment. The Post-Employment Health Reimbursement Arrangement (PEHRA) allows Employees, as a group, through the collective bargaining process to designate pre-tax compensation to pre-fund eligible post-employment expenses. Contributions, interest and gains, and withdrawals from the Post-Employment Health Reimbursement Arrangement shall be tax-free to the fullest extent possible under the Internal Revenue Code.
- 34.2 **Authorization and Administration:** The PEHRA is a type of self-insured medical reimbursement plan authorized under the Internal Revenue Code and shall be administered by the Employer with the assistance of a third-party administrator of the Employer's choosing.
- 34.3 **Contributions:** The PEHRA shall not be funded with new contributions after December 31, 2015.
- 34.4 **Account Fees:** Prior to termination of employment, fixed account fees shall be paid by the Employer. Asset-based fees shall be paid from the Employee's PEHRA account. Upon termination of employment, all fees shall be paid from the Employee's PEHRA account, except those fees that are not attributable to, or based upon, the existence of an Employee's account and paid by the Employer (e.g., annual trustee fees, annual filing fees, etc.).

ARTICLE 35
RESIGNATION

- 35.1 An Employee, to resign in good standing, shall provide the Employer with a written notice of resignation at least 14 calendar days in advance of the effective date of the resignation. An Employee is expected to work their regular schedule during the notice period preceding resignation, and leave may be denied during the notice period. An Employee shall be paid through the last day actually worked. Except where otherwise provided by law or Employer policy, an Employee shall not be permitted to use paid leave hours or unpaid leave to extend employment beyond the last day actually worked. The last day actually worked will be recorded as the Employee's date of separation from employment. These provisions may be waived at the discretion of the City Administrator or designee. Failure to comply may be cause for denying payment of unused annual leave and future employment with the Employer.
- 35.2 An Employee, who provides a minimum of six months written notice in advance of resignation from employment in good standing, shall receive a one-time cash payment in the amount of \$1,000 on the Employee's final pay check. An Employee, who provides a minimum of three months written notice (but less than six months) in advance of resignation from employment in good standing, shall receive a one-time cash payment in the amount of \$500 on the Employee's final pay check.
- 35.3 Good standing constitutes circumstances in which an Employee resigns with advance written notice as described in this Article and works their regular schedule during the notice period. Discharge for cause shall not be a separation in good standing.

ARTICLE 36
RETENTION PAYMENT

- 36.1 The Employer shall pay a cash retention payment to each Employee in the annual amount of \$2,000. An Employee must have successfully completed the probationary year of employment prior to eligibility to receive the payment, and then shall be eligible for the appropriate prorated amount for the remainder of that calendar year.
- 36.2 The retention payment shall be paid in bi-weekly installments to an eligible Employee on the Employer's regular bi-weekly pay dates.

- 36.3 An Employee, upon separation from employment, shall not be eligible for the balance of the annual retention payment.

ARTICLE 37
PROBATIONARY PERIOD

- 37.1** Employees shall be subject to a probationary period of one year. An extension of the probationary period is permitted for good cause for up to an additional six (6) months upon the City's written notice to the Union and the employee at least one (1) month prior to the employee's one year anniversary.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the twenty-second (22nd) day of January, 2026.

FOR LELS:

Doug Henning, Business Agent
LELS

Brian Plantz
President, Local #71

FOR THE CITY OF APPLE VALLEY:

Clint Hooppaw
Mayor

Christina Scipioni
City Clerk

M. Thomas Lawell
City Administrator

Jamie Haefner
Human Resources Manager

Gregory Dahlstrom
Deputy Police Chief

APPENDIX "A"

MONTHLY BASE PAY SCALE

	<u>2026</u>	<u>2027</u>
Effective Date:	12/13/25	12/26/26
<u>Step</u>		
1 (75%Top Patrol)	\$7,731	\$8,349
2 (85%Top Patrol)	\$8,760	\$9,461
3 (90% Top Patrol)	\$9,278	\$10,020
4 (95% Top Patrol)	\$9,797	\$10,581
5 (Top Patrol Rate)	\$10,309	\$11,134

STIPENDS

In addition to the base pay rate, an Employee assigned or authorized by the Employer to serve in one of the following roles will receive an additional 5% of the Employee's current hourly pay rate when assigned. This amount will be pro-rated for an assignment of less than a full month.

1. Detective Unit
2. Community Impact Unit
3. Senior Officer – member of LELS 71 who is the most senior officer working during times when there is no sergeant or watch commander on duty.
4. Canine handler – starts in 2027 and the handler may only be assigned one additional collateral duty while working as a canine handler.
5. School Resource Officer - as defined in Article 3.21, This amount will apply during the school year for months when the Employee is working in the schools and will be pro-rated for assignments of less than a full month.

Qualified firearms or use of force instructors will receive an additional 1% of the employee's current hourly pay rate when assigned to the training unit. Qualified instructors are designated by the Police Chief or designee, must remain in good standing, and successfully pass a department approved instructor course.

An Employee listed above shall be eligible for additional compensation under this paragraph for only one of the above assignments if serving concurrently in multiple roles. Example, an employee receiving a 5% stipend with the Community Impact Unit is not eligible for an additional 1% stipend as an instructor.

Core detectives will receive an additional 1% of the Employee's current hourly pay rate when assigned.

DETECTIVE

An Employee assigned by the Employer to the position of detective, as defined in Article 3.20, will receive one hour of compensatory time for each day when assigned by the Employer to designated on-call duty.

CORE DETECTIVE POSITION: Employees assigned by the Employer to a non-rotating detective position may be removed from the position in accordance with the provisions of Article 5, Employer Authority, or the provisions of Article 9, Discipline.

ROTATING DETECTIVE POSITION: Employees assigned by the Employer to a rotating detective position may be removed and/or reassigned from the detective position to patrol at the sole discretion of the Employer.

CANINE HANDLER

Canine Handlers shall be assigned for the useful life of a service dog unless otherwise assigned by the Employer. The useful life of a service dog shall be determined at the discretion of the Employer.

The Employer may reassign the Canine Handler, place the service dog with another Canine Handler or remove the service dog from service at the sole discretion of the Employer.

A Canine Handler shall receive thirty (30) minutes of paid time off per shift for the daily care, training and feeding of the service dog. The paid time off shall be included as part of the Canine Handler's regular scheduled shift hours (e.g., a 10-hour shift would include 30 minutes of paid time off under this section, and 9.5 hours of scheduled time.)

A Canine Handler shall receive thirty (30) minutes pay at the officer's regular rate for each day not scheduled to work for the care, training and feeding of the service dog. Any additional time required for the care or training of the service dog must be approved in advance. The Canine Handler shall not receive the thirty minutes for any days the service dog is not under the Canine Handler's custody, care and control.

A Canine Handler shall be subject to call and overtime as designated in Article 12.

A Canine Handler call out shall not be subject to the provisions of Articles 12.2 of this agreement. The call out procedure and use of the service dog shall be determined solely by the Employer.



ITEM:
MEETING DATE:
SECTION:

4.L.
January 22, 2026
Consent Agenda

Description: Approve Personnel Report	
Staff Contact: Jamie Haefner, Human Resources Manager	Department / Division: Administration/Human Resources

Action Requested:
Approve the Personnel Report

Summary:
The employment actions attached to this memo are recommended for City Council approval.

Background:
The City Council's approval of the Personnel Report includes the ratification of the City Administrator's actions in carrying out the terms and conditions of the employment of the city personnel.

Budget Impact:
Budgeted positions.

Attachments:

1. Personnel Report 01-22-2026

EMPLOYMENT ACTIONS

The following employment actions are recommended for City Council approval:

First Name	Last Name	Action	Position	Status	Dept.	Base Pay Rate	Pay Type	Pay Scale	Date (on or about)
Brandi	Aitkin	Promotion	Accounting Technician II	Full-Time, Regular	1035	\$ 43.05	Hourly	150	1/24/2026
Hector	Marquez Exia	Hire	Sales Clerk	Casual, Variable Hour	5090	\$ 16.50	Annual	L-1	1/23/2026
Arturo	Herrera	Accept Resignation	Firefighter	Paid on Call	1300				1/12/2026
Evan	Lundeen	Acting Assignment	Fleet Mechanic	Full-Time, Regular	1600	\$ 41.50	Hourly	UFM	1/26/2026
Lauren	Nelson	Hire	Natural Resources Technician	Full-Time, Regular	1520	\$ 35.00	Hourly	140	1/26/2026
Jacob	Olson	Acting Assignment	Fleet Mechanic	Full-Time, Regular	1600	\$ 39.25	Hourly	UFM	1/26/2026
Mary Ann	Olson	Promotion	Accountant I	Full-Time, Regular	5365	\$ 48.45	Hourly	160	1/24/2026
Emily	Sohm	Accept Resignation	Police Officer	Full-Time, Regular	1200				1/6/2026

The Council’s approval of the Personnel Report includes the ratification of the City Administrator’s actions in carrying out the terms and conditions of the employment of the City personnel.



ITEM:
MEETING DATE:
SECTION:

5.A.
January 22, 2026
Regular Agenda

Description:

Amendment to 2040 Comprehensive Plan Regarding Mixed-Business Campus (MBC) Land Use Guidance and Related Text

Staff Contact:

Tim Benetti, Community Development Director
Jennifer Haskamp

Department / Division:

Community Development

Action Requested:

The City Council is asked to consider one of two proposed actions:

1. Accept the recommendation of denial from the Apple Valley Planning Commission and Adopt the Resolution of Denial for the requested Amendment to the 2040 Comprehensive Plan to Amend Figure 4.2 Orchard Place Concept land use and related text revisions, based on certain findings memorialized in said resolution;
or
2. Adopt a Resolution Approving an Amendment to the 2040 Comprehensive Plan regarding Figure 4.2 Orchard Place Concept to revert land use guidance to the generalized Mixed Business Campus (MBC) Land Use and related text revisions, and Authorizing the submittal of the same to the Metropolitan Council for official consideration.

Summary:

Rockport, LLC has submitted an application requesting an amendment to the 2040 Comprehensive Plan relative to the Mixed Business Campus (MBC) area land use guidance. The property under this amendment request consists of approximately 225+/- acres located generally south of CR 42 (150th St.); east of Flagstaff Ave.; north of 155th St. (existing and future extended); and west of Pilot Knob Rd ("property").

The property is generally identified as a Mixed Business Campus (MBC) area or "Orchard Place" in the City's 2040 Comprehensive Plan. The property is an active aggregate mining/sand and gravel pit. The westerly side of this property has active sand and gravel mining operations occurring while the eastern side of the property is inactive awaiting reclamation. The western portion may likely be reclaimed and developed in approximately 8–10 years from now or sooner.

This Comprehensive Plan Amendment (CPA) proposes to change the land use designations within the property. Parts of Orchard Place, immediately south of the property, have already been reclaimed (post-mined) and developed, or are awaiting new development proposals.

The 2040 Comprehensive Plan provides long-term planning guidance on development patterns, land use, and essential infrastructure planning, including roadway design, water supply and treatment, and utilities to serve the city based on the long-term planning. These land use patterns and elements are identified and designed based on the anticipated demands of the designated land uses, both current and future.

The adopted 2040 Comprehensive Plan guides the City's development patterns and land uses through the Planning Period, which is defined as 2020–2040. The 2040 Plan identified the subject CPA area as a Priority Planning Area (Focus Area) due to the expected completion of its current mining activities, and the Figure 4.2 Orchard Place Concept was developed to establish the mix of anticipated and desired land use development within the MBC land use designation shown in Figure 4.6 2040 Land Use Plan. Both Figures 4.2 and 4.6 were used as the foundation to develop the Water Supply and Sanitary Sewer chapter components of the 2040 Comprehensive Plan. Specifically, the proposed CPA has the potential to affect roadway design, water treatment and the size of underground utilities, which are all based on the demands of the proposed land use types.

The Planning Commission held a public hearing on January 15, 2025, and staff responses to key questions are included in the Background section below. The application was scheduled for the February 5, 2025, Apple Valley Planning Commission meeting for the Commission to further review, discuss and make a recommendation to the City Council on the request for a Comprehensive Plan Amendment. However, the Applicant requested a continuance to allow it time to provide a proposed mitigation plan for its proposed user on the east portion of the site, the Technology Park/data center, relative to water usage and infrastructure improvements, prepare a noise study, and submit other related information.

This matter was considered by the Planning Commission at the April 2, 2025, regular meeting. Upon a follow-up presentation from City staff, and additional comments from the Owner/Applicant's representative, and Commission member discussion, the Planning Commission recommended denial by a vote of 5-1. The Planning Commission's stated findings for denial related to concerns with water supply issues, sanitary (sewer) system issue, noise, and altering the development vision of the property as provided in the 2040 Comprehensive Plan, as supported with the facts of the April 2, 2025, Planning Commission report, attached hereto.

The first alternative action by the City Council is accepting the Planning Commission's recommendation of denial and adopting the resolution of denial, which means the comprehensive plan amendment (CPA) request does not move forward and does not need to be sent to the Metropolitan Council.

The second alternative action by City Council is to overturn the recommendation of denial from the Planning Commission and approve the CPA, by adopting the resolution approving the application and authorizing submittal of the Comprehensive Plan Amendment to the Metropolitan Council. This action would provide direction to City staff to officially submit the proposed amendments to the Metropolitan Council for further review and consideration. This action alone would not constitute the final acceptance or adoption of the CPA as the Metropolitan Council would first need to complete their review to determine consistency with the Metropolitan Council's plans and policies. After being reviewed by the Metropolitan Council, the application would return to the City Council for final action.

Background:

Oppidan's Technology Park Application

Separate from this Comprehensive Plan Amendment (CPA), an application has been submitted by Oppidan for a proposed 135-acre Apple Valley Technology Park on the easterly portion of the property subject to the CPA, bounded by County Road 42, Pilot Knob Road, 155th Street, and the planned extension of Johnny Cake Ridge Road along the western side. The Oppidan proposal includes five large-scale buildings (approx. 1,022,000 sq. ft. total) for data center storage, plus support structures totaling approximately 66,000 sq. ft.

Although not part of the CPA application, the proposed Technology Park application is dependent on approval of the proposed CPA requested by Rockport. Without approval of the CPA, the proposed development cannot be approved because portions of the industrial development encroach into areas abutting County Road 42 and Pilot Knob that do not permit industrial uses per Figure 4.2. Therefore, the proposed development is inconsistent with the current 2040 Comprehensive Plan. If the CPA is approved by the City Council and authorized for submittal to the Metropolitan Council, then the Technology Park applications will be resumed for consideration by the Planning Commission for final review and recommendation before being brought forward to the City Council for final action.

Alternative Urban Areawide Review (AUAR) for Orchard Place Area

Prior to Rockport's Comprehensive Plan Amendment application and Oppidan's application for the Technology Park, an update to the AUAR was completed and presented and approved by the City Council on December 26, 2024. The purpose of the AUAR update was to evaluate the potential impacts of developing a data center on the easterly half of the property. The AUAR update was required because the data center project represented a potential increase in the maximum development conditions that were not previously evaluated in prior versions of the AUAR. Statutory guidance requires an AUAR to be updated if a known project does not fit within the maximum conditions considered within the AUAR.

The AUAR update completed in 2024 did not consider or address potential land use changes on the west side of the property (west of the future Johnny Cake Ridge Road (JCRR)) because there was no known project to evaluate. Therefore, only the proposed development project, Oppidan's proposed Technology Park (data center) on the east side, was considered as part of the AUAR update process.

After the updated AUAR was completed, and being informed that Oppidan's proposed data center project on the east portion of the property did not comply with the 2040 Comprehensive Plan, the landowner (Rockport) submitted its Comprehensive Plan Amendment application, which included the request to amend Figure 4.2 for both the east and west portions of the property. However, the original AUAR area, which lies on the east side of the future JCRR or easterly portion of the CPA area, did not study or update the environmental review to reflect the amendments or changes to Figure 4.2 for the westerly portion proposed by the Applicant. In summary, the AUAR was updated only to reflect the proposed changes to Figure 4.2 for the easterly portion of the CPA area where the known data center project was contemplated. The AUAR update did not review or study the impacts of the changes proposed to the westerly side of Figure 4.2 were modified/removed, which could also allow for additional data center uses.

Applicant Meetings, Discussion and Correspondence since April 2, 2025

After the April 2, 2025, Planning Commission meeting, staff held several meetings and discussions with the representatives of Rockport and Oppidan, along with their engineering consultants, to discuss the identified water supply and wastewater treatment issues. The overriding objective of all the meetings was to identify solutions to either reduce or eliminate any adverse impacts to the municipal water supply system as a result of the Technology Park and any potential future development within the full CPA area, including the westerly portion.

The City's preliminary analysis of Oppidan's Technology Park (data center) application showed that the water demands of the data center exceeded the City's planned water treatment capacity as shown in the 2040 Comprehensive Plan, with particular concern on peak water cooling demand days. The potential uses permissible if the CPA application is approved would require the City to make substantial expansion and improvement to its current municipal water treatment facility if the Technology Park application were to be approved given the projected water demands of not only the data center, but the data center in combination with the demand that could be created by development of the westerly portion of the CPA area in the future.

In the meantime, staff continually asked both Rockport and Oppidan to provide an additional mitigation plan and response to these water demand/supply issues, by either agreeing to reduce the water need(s) of the data center use; or contribute (partially) to an expansion of the current municipal water treatment facility in order to provide the added water demand; or seek other means of supplying their high-water demand needs.

To address the identified water supply issue, Rockport submitted a letter on November 3, 2025 that included a statement: *"Rockport and Oppidan have had discussions with the Minnesota Department of Natural Resources (DNR) and Met Council about the use of Rockport's private wells. To date, the DNR and Met Council have been supportive of the use of the private wells for Oppidan's proposed user."* The City's response dated November 17, 2025 provided the following response: *"No documentation has been submitted by Rockport or Oppidan for the City's review regarding reuse of private wells currently onsite. No documentation has been provided regarding Rockport's assertion that the DNR or Met Council are supportive of this concept. The City cannot make any conclusion regarding this assertion without proper documentation from both state agencies."*

City staff maintains that prior to consideration of the use of independent wells for water use for future development within the CPA area, the City would require an assessment of potential impacts on surface water bodies and the City of Apple Valley municipal water supply wells as a result of the proposed uses' utilization of groundwater wells for its water source. Along with detailed hydrogeologic information review, groundwater modeling will need to be done to develop estimates of the potential magnitude of the proposed pumping impacts on surface water bodies and the City's wells.

Further, the Minnesota groundwater sustainability statute (Minn. Stat. Chapter 103G requires an assessment by the Department of Natural Resources in considering the groundwater appropriation use permit (private well) to determine if the "groundwater use is sustainable to supply the needs of future generations and the proposed use will not harm ecosystems, degrade water, or *reduce water levels beyond the reach of public water supply* and private domestic wells." In addition to the study

noted, an amendment to the City Code Sect. 51.41 — Private Water and Sanitary Systems, would be required because the current adopted Code requires uses to be served by the City's municipal water supply.

On December 5, 2025, and prior to the scheduled consideration of this CPA application at the December 11, 2025 City Council meeting, the Applicant submitted to the City a follow-up response letter to the City's November 17th letter, which included a letter/report by Sunde Engineering (dated December 3, 2025), which the applicant requested be made a part of the December 11, 2025, City Council packet. Because the applicant's submittal was filed after the deadline for the December 11, 2025 Council agenda packet submittals, the application and information was rescheduled for the December 23, 2025 Council meeting instead. The Applicant's December 5th letter and accompanying Dec. 3rd Sunde Engineering letter, are included with the attachments to this report.

On December 23, 2025, the day of the regular City Council meeting on which the subject Application was on the agenda, the Applicant sent a letter to Staff stating the Applicant "...received some additional and extremely helpful information..." which they hoped to present to the City that evening, but were unable to do so due to time constraints, and requested the City pull this item from the agenda and provided a written extension to January 31, 2026. The Application remained on the City Council's agenda on December 23, 2025, for Council consideration of the Applicant's request to extend its consideration of the Application. After extended discussion, the Council agreed to postpone the matter and continue its consideration of the CPA application to the January 22, 2026, meeting.

On December 29, 2025, City staff received from the Applicant a copy of a memo/letter from Kimley-Horn to Matt Duffy, Rockport's attorney, regarding "Fischer Well Appropriation Permit Use Change with DNR". This submission was re-submitted to the City on December 31, 2025 to include a missing/incomplete copy of one page. The letter states that the *"DNR [is] awaiting the approval of the land use change to allow data centers prior to approving the change in use. This practice is typical for state agencies. The DNR does not want to issue a permit for the data center use without the city's approval of the conditional use permit, preferring instead to let the city make its land use decision first. The DNR stated they do not have an issue with increasing the pumping volume per year, as the wells are significantly below the appropriate limit and the pumping rate will not change."* The letter also contains information on surrounding well reports and concludes with the statement: *"The City's wells are developed in the deeper Jordan, Mt Simon and Prairie Du Chien Aquifers. The Fischer's wells are developed in the shallower Quaternary Aquifer, which is geologically separated from the aquifer in which the city's wells are developed."* This letter is included with the attachments to this report.

To adequately review and analyze the information stated in the Kimley-Horn memo, staff asked the City's contracted engineering consultants to prepare a scope of work and estimated fees to conduct further review and study of this information. The scope submitted by the engineering consultants necessitated a request for additional escrow from the Applicant to cover the cost fees for the City's and the consultant's review. The request to replenish and submit the additional escrow was sent to the Applicant's representatives on December 31, 2025.

On January 2, 2026, the City received an email response from the Applicant/Rockport to this proposal with the following statement:

"Thank you for your proposals. We have evaluated each and determined that they have little if anything to do with the comprehensive guide plan amendment that we are proposing. We will be passing these onto Oppidan for review. It is our understanding from Kimley Horn that they had requested information (below) from Brandon Anderson/Evan Acosta on May 8, 2025, which has never been addressed. Please see the following:"

City of Apple Valley - Water Coordination:

Calculation Coordination Items:

- The Comp Plan only tracked 326.1 acres and Scenario 3 tracks 402.1 Acres
 - The Comp Plan outlines 23.8 acres less Developable Area than Scenario 3
 - Items to Reconcile:
 - Magellan Pipeline Impacts
 - ROW Dedication (City/County)
- The scenarios are using SAC units for calculations.
 - Can actual water meter readings be used rather than SAC Units
 - What are the total SAC units in the City vs. the actual pumping rates?
 - Is 2.5 still the appropriate peak factor?
- Low Density Residential Demand
 - 725 gpd/acre in Comp Plan vs. 800 gpd/acre in other scenarios
- High Density Residential Demand
 - 3,100 gpd/acre in Comp Plan vs. 3,200 gpd/acre in other scenarios
- MBC Water Demand:
 - 1725 gpd/acre in Comp Plan vs. 1,500 gpd/acre in other scenarios
- Commercial Water Demand
 - 2,300 gpd/acre in Comp Plan vs. 500 gpd/acre in other scenarios
- Parcel 2 (SEC of 42/Johnny Cake) is not a defined development yet as outlined in the scenarios (A Carwash is not proposed)

Comp Plan: Water Capacity: Page 9-31

- Capacity is 24.4 MGD
 - Assumes up to 20% by-pass
 - Treatment Plant capacity without by-pass is 18 MGD
 - Mixing starts 16M gallons

Will Serve letter: October 29, 2024

- A will serve letter was provided to Oppidan for the Technology Park Area (125.6 Acres) indicating there was 1.5 MGD of water demand capacity
- Water demand projections prepared by the City for the entire 402-acre site is 1.4 MGD

AUAR: Adopted in December 2024

- Water demand outlined for up to 2.56 MGD for the AUAR area

"We respectfully request the information above so that we may address our concerns between the City's water study and Rockport's water study. Please keep Rockport on the agenda for Jan. 22nd City Council meeting. We would like to get our presentation on the record for legal reasons and will proceed accordingly."

The City responded to the Applicant's email on January 7, 2026. The City's response email stated that the City addressed Kimley-Horn's May 8, 2025 request to conduct additional analysis of their submitted scenario in a letter to Matt Duffy on May 16, 2025 (attached).

As of the date of this memo, the City has not received an official written application from Rockport or Oppidan Development to amend Section 51.41 of the City's ordinance to permit use of a private well to serve development in the CPA Area, nor has Rockport and/or Oppidan ever applied for a well permit to serve all or a portion of the CPA Area. The City has not had sufficient time to review and provide a comprehensive analysis of the Applicant's information submitted on December 5, 2025, and on December 31, 2025, nor has the Applicant submitted additional escrow fees to cover the City's costs to review its information.

Further, no additional information or mitigation measures have been offered or brought forward by Rockport and/or Oppidan to address the issue of the municipal water supply capacity to serve the entire City should the application be approved beyond the anecdotal suggestion that their private wells can or should be used to serve the CPA area including the Technology Park development.

Conclusions

The attached April 2, 2025, Planning Commission Staff Report and attachments includes City Engineer's memos, reports and studies, public comments, Planning Commission meeting minutes, and the initial January 15, 2025, Planning Report for added detailed background and analysis for your consideration of the Comprehensive Plan Amendment application.

Budget Impact:

N/A

Attachments:

1. Resolution of Denial
2. Resolution Approving & Authorizing Submittal to Met Council
3. 05-16-2025 City Atty SKH Ltr. to Matt Duffy
4. 11-03-2025 Rockport Letter to City (Meeting Recap of 10/20/25)
5. 11-17-2025 City Response Letter to Rockport's 11/03/25 Letter
6. 12-05-2025 Rockport Response Letter to City's 11/17/25 Letter
7. Sunde Engineering Review Memo (dated 12-03.2025)
8. 12-08-2025 City Response Letter Rockport
9. 12-31-2025 KH Memo to Duffy (DNR permit)
10. 01-07-2026 City Email Reply to Rockport Response
11. Planning Commission Packet Item - April 2, 2025
12. Planning Commission Packet Item - January 15, 2025
13. Planning Commission Meeting Minutes - Jan. 15 and April 2, 2025
14. Public Comments - MBC Comp Plan Amendment
15. Public Comments - Technology Park (Data Center)
16. Rockport Extension Letter
17. Additional Public Comments 1-15-26 through 1-22-26
18. Presentation
19. Applicant Additional Information

CITY OF APPLE VALLEY
RESOLUTION NO. 2026 - ____

A RESOLUTION DENYING THE REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT TO REGUIDE LAND ON FIGURE 4.2 ORCHARD PLACE CONCEPT TO MIXED BUSINESS CAMPUS AND TO REMOVE ALL CORRESPONDING TEXT REFERENCES FOR THE AREA GENERALLY LOCATED SOUTH OF COUNTY ROAD 42 BETWEEN FLAGSTAFF AVENUE AND PILOT KNOB ROAD AND NORTH OF THE FUTURE 155TH PARKWAY RIGHT-OF-WAY

WHEREAS, Rockport, LLC (Applicant and Owner) requested a Comprehensive Plan Amendment to: (1) reguide certain land uses depicted on Figure 4.2 Orchard Place Concept; (2) remove the Tabular Data breakdown assigned to the land areas on Figure 4.2; (3) permit industrial uses adjacent to County Road 42 (CR-42) and Pilot Knob Road; and (4) update and modify all corresponding language and any language that establishes a required mix of uses within the Mixed Business Campus land use designation; and

WHEREAS, the proposed Comprehensive Plan Amendment (CPA) affects approximately 225 acres of land that is currently used for aggregate mining and is commonly known as the Fischer Sand and Aggregate Mining Area (also known as AVR or Orchard Place) which is generally located south of CR-42 and between Flagstaff Avenue and Pilot Knob Road (the “CPA Area”); and

WHEREAS, pursuant to Minnesota Statutes 473.859, known as the Metropolitan Land Planning Act, the City of Apple Valley has adopted its 2040 Comprehensive Plan to guide land use, growth, and infrastructure within the City and specifically for the CPA Area within this Planning Period defined as 2020 - 2040; and

WHEREAS, the 2040 Comprehensive Plan contains nine Chapters and Chapter 4: Land Use, Chapter 6: Economic Development, Chapter 8: Transportation and Chapter 9: Water Resources provide a vision and guidance for development of the CPA Area; and

WHEREAS, Chapter 4, Figure 4.6 - 2040 Land Use Plan depicts the land use guiding throughout the City and demonstrates that the City is nearly fully built out with only a few areas remaining for potential development; and

WHEREAS, the CPA Area is identified in Chapter 4 as a key Focus Area because the existing aggregate mining uses are anticipated to be exhausted in the next 10 years and will become available for reclamation and potential development; and

WHEREAS, to plan for the reclamation of the CPA Area once the mining activity is completed, the 2040 Comprehensive Plan incorporated a Master Plan which is depicted on Figure 4.2 Orchard Place Concept plan; and

WHEREAS, the Orchard Place Concept plan is supplemented by a tabular breakdown of conceptual land use goals, and by language within the text of Chapters 4 and 6 that further describe the vision for the area; and

WHEREAS, the mix of land uses depicted on the Orchard Place Concept plan were used to determine planned infrastructure needs related to transportation, water and wastewater contained in Chapter 8: Transportation and Chapter 9: Water Resources of the 2040 Comprehensive Plan; and

WHEREAS, any land use changes to Figure 4.2 Orchard Place Concept plan or the corresponding tabular land use breakdown will adversely impact the City's infrastructure as planned in Chapter 9: Water Resources; and

WHEREAS, on January 15, 2025, the Apple Valley Planning Commission held a duly noticed public hearing and reviewed the request for the Comprehensive Plan Amendment, received public testimony, closed the hearing, and directed staff to bring the matter back for further consideration; and

WHEREAS, on February 5, 2025, the Apple Valley Planning Commission intended to review and make a recommendation on the request for a Comprehensive Plan Amendment, but the Applicant requested a continuance to allow it time to provide a proposed mitigation plan for its proposed user's (Technology Park on the east portion of the site) water usage and infrastructure improvements, prepare a noise study, and submit other related information; and

WHEREAS, on April 2, 2025, the Apple Valley Planning Commission considered additional public testimony and considered the request for a Comprehensive Plan Amendment, and upon conclusion of additional comments from the Applicant, City staff and Planning Commissioners, recommended denial of the Comprehensive Plan Amendment request, with certain findings as noted in the public record; and

WHEREAS, this application was scheduled to be presented to the City Council at its December 11, 2025, regular meeting; however, on December 5, 2025 at 4:00 pm, the applicant submitted to City staff additional submittals, including a letter report by Sunde Engineering, which the applicant requested be made a part of the City Council packet. Because the applicant's submittal was filed after the deadline for the December 11, 2025 City Council agenda packet submittals, the application was rescheduled for the December 23, 2025 City Council meeting; and

WHEREAS, this application was on the City Council's meeting agenda for consideration of the Application at its December 23, 2025, regular meeting. On December 23, 2025, at 11:43 a.m., the Applicant notified the City by email of its intent to provide additional information to the City for its Application, requested an extension of the City Council's consideration of the

Application, and further requested the matter be removed from the December 23, 2025 City Council agenda; and

WHEREAS, the Application remained on the City Council's agenda on December 23, 2025, for City Council consideration of the Applicant's request to extend its consideration of the Application. After extended discussion, the City Council agreed to postpone the matter and continue its consideration of the Application to its January 22, 2026 meeting; and

WHEREAS, on December 29, 2025, City staff received from the Applicant a copy of a memo/letter from Kimley-Horn to Matt Duffy, Rockport's attorney, regarding "Fischer Well Appropriation Permit Use Change with DNR." On December 31, 2025, the Applicant re-submitted to the City the same memo which included a missing/incomplete copy of one page as amended; and

WHEREAS, because the Applicant's December 5, 2025 submittal was received less than 12 business days prior to the December 23, 2025 City Council meeting, and the additional information submitted on December 31, 2025 was received less than 15 business days prior to the January 22, 2026 City Council meeting, City staff has not had adequate time to review and provide a comprehensive analysis of the Applicant's respective information submitted on December 5, 2025 and on December 31, 2025; and

WHEREAS, in order for the City to review and provide a comprehensive analysis of the Applicant's information submitted on December 5, 2025 and on December 31, 2025, the City requested the Applicant to deposit additional escrow to cover the costs and fees to be incurred by the City for City staff and the City engineering consultants time. The City advised the Applicant that it would need extended time to complete its review and analysis of the Applicant's new information submitted in December 2025; and

WHEREAS, the Applicant did not remit payment of additional escrow fees to pay for the City's costs to review of Applicant's new information and advised the City that it wanted its CPA Application on the City Council's January 22, 2026 meeting agenda for consideration of and action on its Application.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that it does hereby deny the request of Rockport, LLC for a Comprehensive Plan Amendment based on the following Findings:

1. The City Council has reviewed and adopts the water system analysis findings and conclusions issued by the City's consultant, AE2S, which evaluated the impacts to the water distribution system based on the proposed Comprehensive Plan Amendment and the wastewater system analysis findings and conclusions issued by the City's consultant, AE2S, which evaluated impacts to the wastewater system based on the proposed Comprehensive Plan Amendment, as well as all reports, memoranda and information prepared and issued by City staff in connection with this Application.

2. The City Council has reviewed the record of the Planning Commission's public hearing, minutes of the Planning Commission's meeting and all reports and information submitted to the Planning Commission during its consideration of this Application and hereby accepts and incorporates said record as part of City Council's findings herein.

3. The City Council has determined that the proposed Comprehensive Plan Amendment is inconsistent with the City's adopted Vision as contained in Chapter 4 and Chapter 6 of the 2040 Comprehensive Plan.

- a. Chapter 4, page 4-5 defines the City's Focus Areas for development and identifies the CPA Area for non-residential mixed-use development and describes the development vision to be, "a high-quality setting for general office, corporate office, research and development, light manufacturing, and office show room." If the Comprehensive Plan Amendment is approved, a single-use or development type would be permitted which is inconsistent with the mix of uses contemplated in the adopted vision.
- b. The City was thorough and deliberate about its planning during the 2040 Comprehensive Plan process by adopting the Concept Plan for the Orchard Place Area. The Applicant's proposed Comprehensive Plan Amendment seeks to revert the detailed land uses identified within each cluster to a more generalized land use. If the Comprehensive Plan Amendment is approved the intensity of development could be altered significantly since it lacks the specificity as defined within the adopted Concept Plan, tabular data and corresponding language.
- c. Chapter 4, page 4-5, Figure 4.2 is described as, "the Orchard Place site plan illustrates the location of each cluster and identifies a specific set of land uses envisioned in each cluster..." Removing the specificity of land uses in each cluster has the potential to change the adopted vision and alter the preferred planning and desired development character within the CPA Area.
- d. Chapter 4, Figure 4.2 designates the land use clusters adjacent to CR-42 and Pilot Knob Road for a mix of uses including Office, Hotel, Medical and Commercial Retail Uses. CR-42 and Pilot Knob Road are established commercial corridors in the City and the CR-42/Pilot Knob intersection serves as the eastern gateway into the City. If the Comprehensive Plan Amendment is approved, it would permit industrial uses within the land use clusters adjacent to these corridors which are inconsistent with the existing commercial development pattern in the corridors and the adopted vision for the CPA Area.

- e. Chapter 4, Figure 4.2 designates land use clusters adjacent to the future 155th Parkway right-of-way and west of future Johnny Cake Ridge Road for low density residential uses. If the Comprehensive Plan Amendment is approved the areas directly north of the residential area could be developed with incompatible industrial uses that include nuisance lighting, odors or noise.

4. The City Council has determined that the proposed Comprehensive Plan adversely impacts the City's infrastructure as planned for within Chapter 9 Water Resources.

- a. The 2040 Comprehensive Plan fully integrated the Orchard Place Concept plan into all relevant chapters including Chapter 9 Water Resources which plans for the City's water supply and wastewater infrastructure. Removing the specific land use allocations within each cluster could allow for a more intense development pattern that was not accounted for within Chapter 9 and the City's water and sewer system planning.
- b. The City's water supply and wastewater system are nearing full design capacity since the City is approximately 90% built-out. Changes to the land use plan that have the potential to increase demands for water supply or wastewater services may adversely impact the City's infrastructure depending on the intensity of development uses since these systems and the City are nearing full build-out.
- c. The City commissioned a water system analysis from AE2S to evaluate the impacts to the water distribution system based on the proposed Comprehensive Plan Amendment. The adopted 2040 Comprehensive Plan maximum day demand capacity at the Water Treatment Plant is 19.1 MGD, which incorporates the Orchard Place Concept plan land use mix identified on Figure 4.2. If the Comprehensive Plan Amendment is approved, the potential maximum day demand, based on uses that would be permissible if the Amendment is approved, has been estimated at 19.5 MGD which exceeds the City's planned capacity for the City as a whole, and has the potential to adversely impact the City's water distribution system. Additional water capacity would be necessary to achieve future growth population of 63,300 people by 2040 with the inclusion of the Comprehensive Plan Amendment.
- d. The record is void of any assessment or analysis of the Applicant's suggestion to use existing wells on the Property to serve the water supply needs of uses with the future development of the entire CPA area, including the needs of the proposed data center on the eastern portion of the CPA area. There is no determination that the groundwater use by the existing private wells on the property is sustainable to supply the needs of future generations, or that the proposed use will not harm ecosystems, degrade water quality, or reduce

water levels beyond the reach of the City's (and other surrounding municipal) public water supply and private domestic wells.

- e. The City commissioned a wastewater system analysis from AE2S to evaluate impacts to the wastewater system based on the proposed Comprehensive Plan Amendment. The adopted 2040 Comprehensive Plan identifies a maximum peak hourly flow of 1,405,677 gpd. If the Comprehensive Plan Amendment is approved, the potential maximum peak hourly flow increases to 1,966,077 gpd which exceeds the planned flow identified in the 2040 Comprehensive Plan.

ADOPTED this 22nd day of January, 2026.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2026 - ____

A RESOLUTION APPROVING THE REQUEST FOR A COMPREHENSIVE PLAN AMENDMENT TO
REGUIDE LAND ON FIGURE 4.2 ORCHARD PLACE CONCEPT TO MIXED BUSINESS CAMPUS
AND TO REMOVE ALL CORRESPONDING TEXT REFERENCES FOR THE AREA GENERALLY
LOCATED SOUTH OF COUNTY ROAD 42 BETWEEN FLAGSTAFF AVENUE AND PILOT KNOB
ROAD AND NORTH OF THE FUTURE 155TH PARKWAY RIGHT-OF-WAY
AND
AUTHORIZE THE SUBMISSION OF THIS COMPREHENSIVE PLAN AMENDMENT
TO THE METROPOLITAN COUNCIL FOR REVIEW

WHEREAS, Rockport, LLC (Applicant and Owner) requests a Comprehensive Plan Amendment to: (1) reguide certain land use areas identified as A, B, C, F and G and as depicted on Figure 4.2 Orchard Place Concept plan of the 2040 Comprehensive Plan, to MBC-Mixed Business Campus ; (2) remove the Tabular Data breakdown assigned to the land areas on Figure 4.2; (3) permit industrial uses adjacent to County Road 42 (CR-42) and Pilot Knob Road; and (4) update and modify all corresponding language and any language that establishes a required mix of uses within the Mixed Business Campus land use designation; and

WHEREAS, the proposed Comprehensive Plan Amendment (CPA) affects approximately 225 acres of land that is currently used for aggregate mining and is commonly known as the Fischer Sand and Aggregate Mining Area (also known as AVR or Orchard Place) which is located south of CR-42 and between Flagstaff Avenue and Pilot Knob Road (CPA Area); and

WHEREAS, pursuant to Minnesota Statutes 473.859, known as the Metropolitan Land Planning Act, the City of Apple Valley has adopted its 2040 Comprehensive Plan to guide land use, growth, and infrastructure within the City, and specifically within the CPA Area within this Planning Period defined as 2020 - 2040; and

WHEREAS, the proposed Comprehensive Plan Amendment would require amendments to Chapter 4: Land Use, Chapter 6: Economic Development, and Chapter 9: Water Resources; and

WHEREAS, the requested amendment must be reviewed by the Metropolitan Council for conformance with the regional systems; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 15, 2025, and subsequently on April 2, 2025, recommended denial of the requested Comprehensive Plan Amendment; and

WHEREAS, the City Council considered the recommendation of the Planning Commission and determined that pursuant to Minnesota State Statute 462.355 the application should be submitted to the Metropolitan Council for review and comment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Minnesota, that it does hereby approve the request for a Comprehensive Plan Amendment to: (1) reguide certain land use areas identified as A, B, C, F and G as depicted on Figure 4.2 Orchard Place Concept plan of the 2040 Comprehensive Plan, to MBC-Mixed Business Campus; (2) remove the Tabular Data breakdown assigned to the land areas on Figure 4.2; (3) permit industrial uses adjacent to County Road 42 (CR-42) and Pilot Knob Road; and (4) update and modify all corresponding language and any language that establishes a required mix of uses within the Mixed Business Campus land use designation; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley, Minnesota that it does hereby authorize the submission of the Comprehensive Plan Amendment to the Metropolitan Council for review.

ADOPTED this 22nd day of January, 2026.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

May 16, 2025

Matthew S. Duffy
Monroe Moxness Berg PA
7760 France Avenue South, Suite 700
Minneapolis, MN 55435

Sent via email only: MDuffy@mmblawfirm.com

RE: Rockport, LLC Comprehensive Guide Amendment Application
City Project #: PC-24-24-P

Dear Mr. Duffy:

I have reviewed and shared/discussed with City Engineer Brandon Anderson your email sent to me on Tuesday May 13, 2025. In the meantime, I also received your letter emailed to me on May 14, 2025, in which you advised Rockport agrees to extend Council action on its comprehensive guide plan amendment to June 30, 2025. This letter is in response to both your May 13th email and your letter received on May 14th.

Mr. Anderson advised me that on May 8th he and Assistant City Engineer Evan Acosta met with Rockport's engineers Will Matzek and Mike Brandt of Kimley Horn (KH) at the request of KH. This meeting was presumably in follow-up to your April 8, 2025, letter to Community Development Director Tim Benetti in which you requested an extension to May 31, 2025, for the City Council's consideration of Rockport LLC's comprehensive guide plan amendments to enable Rockport time to respond to information presented at the April 2, 2025, Planning Commission Meeting, including the City's water study that was completed on March 25, 2025.

At the May 8th meeting, KH presented City engineers with an edited and highlighted copy of a water modeling spreadsheet, specifically called "comp plan vs scenario 3," with highlighted items that KH requested City Staff to go back and review, and consider "reconciling," what KH described as discrepancies in the City's calculations. Mr. Anderson states that he plainly and repeatedly told KH that going back and reviewing this data to address those items KH noted as discrepancies would take significant time and expense to the City, particularly as KH asked the City to pull actual water use demands for each significant parcel instead of using SAC determinations for demand assumptions. Mr. Anderson further advised KH that the work it is requesting the City to do would require at least 6-8 weeks to complete and prepare the findings.

Due to the significant time and expense to the City, Mr. Anderson made clear to KH that if KH/Rockport wanted the City to run new or additional water modeling calculations, then

Rockport would need to make a formal request for the additional review and analysis work and be required to pay/deposit additional escrow funds to cover the City's cost in completing additional scope of work on Rockport's behalf. KH acknowledged the City Engineer's communicated timeline and the additional escrow deposit requirement if Rockport wanted (or expected) the City to review and run new modeling. Mr. Anderson reports that the meeting with KH on May 8th ended with Mr. Anderson reiterating that the "ball was in [Rockport's] court."

Your recent email and May 14th letter seem to indicate that you misunderstand or have not been accurately advised by KH regarding the discussion and outcome of the May 8th meeting. This is evident by your May 14th letter, in which you wrote "Rockport's consultant is waiting on some information from the City Engineer." There is no information that the City Engineer was expected or promised to get back to Rockport's engineering representatives. On the contrary, the City Engineer closed the meeting with KH engineers reiterating that any work or further information in response to the City's water modeling report would need to come from Rockport/KH.

City Staff also asked KH if they are presenting any changes to the application specifically related to mitigation plans to water supply or a reduction in overall water demand. This information remains the same as presented by KH in the water modeling results as presented in the April 2, 2025, staff report. No updates have been provided by Rockport or KH to date.

Further, Mr. Anderson also informed KH that City Council action on the comprehensive guide plan amendment had a deadline on May 22, 2025, and Rockport would need to extend the deadline if it is requesting (and paying for) City staff to work on additional modeling at the applicant's request. Mr. Anderson told KH that any time extensions by Rockport, or formal request for the City to do additional water modeling work based on their requested scenarios would need to come from Rockport—the applicant—and needs to be submitted directly to Tim Benetti in the Community Development Department.

Your May 14, 2025, letter, in which you express a desire to extend the City action deadline to June 30, 2025, for the City of Apple Valley's consideration of Rockport LLC's comprehensive plan amendments, makes no mention of requesting and paying for additional water modeling to be completed by the City.

Based on the above, it is not the City's understanding that "Rockport's engineers have worked with Brandon and his team to address concerns about and what Rockport views as some inconsistencies in the data and the conclusions," as you write in your email. Further, it is not the City's understanding, or position, that "Rockport's consultant is waiting on some information from the City Engineer." Those statements are simply not accurate. Rockport engineers merely presented to City Staff their "points" and it was left at that at the May 8 meeting.

Relative to comments in your email that "the City has expressed concerns about another data center on Rockport's property west of future Johnny Cake Ridge Road" and "[t]he concerns most regularly mentioned are the purported water and energy usage..." the City's water

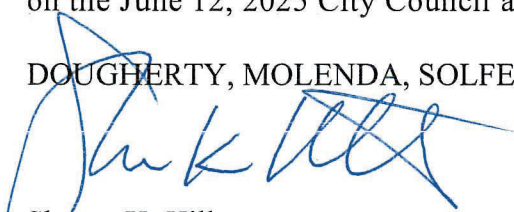
modeling study concludes that the City's planned water treatment plant capacity for the entire City is 19.1 million gallons per day (MGD). This maximum capacity would be exceeded by the proposed comprehensive guide plan amendment with only one data center on the site (east side only and **not on the west side**). Therefore, your suggestion that the MBC zoning be amended is without substance. The modeling recognized a data center could be located in the middle of the west-side site (per Figure 4.2) but was not used for the City's "Scenario 3" current water usage modeling. Again, absent a data center on the west side, the comprehensive guide plan amendment would exceed the City's planned water and sewer capacity for the City as a whole. Also, any amendment to the MBC zoning ordinance would need to be initiated by Rockport, not the City.

To reiterate, Mr. Anderson explicitly told KH on May 8th that the City will **not** begin or complete any work analyzing Rockport's claimed deficiencies in the City's water modeling report *unless and until* (1) Rockport submits a written request, specifying in detail the scope of the requested analysis; and (2) Rockport deposits additional funds into the City's project escrow to cover all costs that will be incurred by the City for its time and expense to prepare the supplemental analysis and report.

Finally, Rockport's comprehensive guide plan amendment application was planned to be on the City Council's meeting agenda next Thursday, May 22, 2025, to meet the action deadline of May 31, 2025. The City acknowledges receipt of Rockport new extension agreement to June 30, 2025. However, be aware that the City Council has only one meeting in June, on June 12, 2025. If Rockport wishes to request additional water analysis consistent with the above-described 6-8 week estimated timeline, the deadline for Council action will need to be extended further.

Should Rockport decide not to request and pay for additional water analysis by the City, the City would plan to proceed based on the City's water modeling that has been done to date and would include action on Rockport's comprehensive guide plan amendment application on the June 12, 2025 City Council agenda.

DOUGHERTY, MOLEND, SOLFEST, HILLS & BAUER P.A.



Sharon K. Hills
SKH:skh

C: Tom Lawell, City Administrator
Tim Benetti, Community Development Director
Matt Saam, Public Works Director
Brandon Anderson, City Engineer

COMP PLAN VS. SCENARIO 3											
COMP PLAN	SCENARIO 3	SCENARIO 3	SCENARIO 3	COMP		SCENARIO 3	SCENARIO 3	SCENARIO 3	SCENARIO 3	SCENARIO 3	SCENARIO 3
				PLAN	PLAN						
PARCEL ID	LANDUSE	ACRES	ACRES	DAY	AVG DAY	PEAK	PEAK	PEAK	PEAK	PEAK	PEAK
1, 4, 5, 6	1A, B, C	82.2	73.5	73.5	1725.0	566,875.0	0.0	2.5	2.5	2.5	2.5
7, 8, 9, 10	IND	22.8	39.0	39.0	1725.0	566,875.0	0.0	2.5	2.5	2.5	2.5
2	MBC	5.7	5.1	5.1	1725.0	5,100.0	0.0	2.5	2.5	2.5	2.5
3	NA	Subst	8.0	8.0	1725.0	19,870.8	0.0	2.5	2.5	2.5	2.5
4	MBC	10.8	12.1	12.1	1725.0	19,870.8	0.0	2.5	2.5	2.5	2.5
12, 13, 14	OPEN SPACE	17.4	10.7	10.7	1725.0	19,870.8	0.0	2.5	2.5	2.5	2.5
11	C	27.2	33.8	33.8	2300.0	96,413.0	0.0	2.5	2.5	2.5	2.5
15	HD	7.6	10.0	10.0	3100.0	2,300.0	0.0	2.5	2.5	2.5	2.5
16	HD	11	18.2	18.2	3100.0	2,300.0	0.0	2.5	2.5	2.5	2.5
17	LD	11.1	7.3	7.3	725.0	6,625.0	0.0	2.5	2.5	2.5	2.5
18	LD	3.8	3.8	3.8	725.0	4,600.0	0.0	2.5	2.5	2.5	2.5
19	LD	22.8	24.9	24.9	725.0	800.0	0.0	2.5	2.5	2.5	2.5
20	MBC	12	13.5	13.5	1725.0	1,500.0	0.0	2.5	2.5	2.5	2.5
21, 22, 23	OPEN SPACE	25.9	24.7	24.7	1725.0	1,500.0	0.0	2.5	2.5	2.5	2.5
24	MBC	18	18.2	18.2	1725.0	1,500.0	0.0	2.5	2.5	2.5	2.5
25	HD	12.1	13.3	13.3	1725.0	1,500.0	0.0	2.5	2.5	2.5	2.5
26	HD	2.2	3.8	3.8	3100.0	3,200.0	0.0	2.5	2.5	2.5	2.5
27	C	13.6	8.1	8.1	2300.0	500.0	0.0	2.5	2.5	2.5	2.5
28	MBC	13.7	14.3	14.3	1725.0	1,500.0	0.0	2.5	2.5	2.5	2.5
18	MBC	10	10.3	10.3	1725.0	1,500.0	0.0	2.5	2.5	2.5	2.5
20	MBC	10	10.3	10.3	1725.0	1,500.0	0.0	2.5	2.5	2.5	2.5
21	C	5.6	5.6	5.6	2300.0	500.0	0.0	2.5	2.5	2.5	2.5
22	ROW	32.0	32.0	32.0	2300.0	500.0	0.0	2.5	2.5	2.5	2.5
23	ROW	2.2	2.2	2.2	2300.0	500.0	0.0	2.5	2.5	2.5	2.5
24	ROW	3.0	3.0	3.0	2300.0	500.0	0.0	2.5	2.5	2.5	2.5
25	OPEN SPACE	0.8	0.8	0.8	2300.0	500.0	0.0	2.5	2.5	2.5	2.5
TOTAL		326.1	402.1								
DEVELOPABLE AREA		269.0	283.8								
DIFFERENCE			23.8								
Key:	= Calculations to coordinate and confirm										

	Water System				Wastewater System			
	Maximum Day Demand (MDD) (gpd)	Difference		Required WTP Capacity (gpd)	Peak Hourly Flow (PHF) (gpd)	Average Day Flow (ADF) (gpd)	Difference	
		(gpd)	(gpm)					
								(gpd)
Planning Scenario								
Scenario 1: Comprehensive Plan - 2040	1,166,784	NA	NA	19,090,000	19.1	1,405,677	NA	
Scenario 2: Without Data Center	1,207,471	40,687	28.3	19,130,687	19.1	1,534,452	89.4	
Scenario 3: With Data Center	1,426,927	260,144	180.7	19,350,144	19.4	1,783,233	377,556	
Scenario 4: Data Center + Data Center east of JCRR	1,604,047	437,263	303.7	19,527,263	19.5	1,966,077	560,400	
Scenario 5: MBC replaced with Medium Density Residential	1,531,960	365,177	253.6	19,455,177	19.5	1,821,589	415,913	
Scenario 6: MBC replaced with Low Density Residential	923,543	-243,241	-168.9	18,846,759	18.8	1,169,437	-236,240	
Scenario 7: With Phase 1 of the Data Center	1,068,998	-97,786	-67.9	18,992,214	19.0	1,057,352	-348,325	



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Direct 952.885.1290

November 3, 2025

VIA EMAIL

Mr. Tim Benetti
Community Development Director
City of Apple Valley
7100 147th Street W.
Apple Valley, MN 55124
Email: tim.benetti@applevalleymn.gov

Re: Meeting Recap - October 20, 2025
Our File No.: 16137.009

Dear Mr. Benetti:

Thank you for organizing the meeting and for your and the City staff's time on Monday, October 20, 2025.

To be transparent and make sure that Rockport, LLC ("Rockport") and the City of Apple Valley (the "City") are on the same page, following is a recap of the meeting from our notes. Please let me know immediately if anything is incorrect or needs further clarification. Regarding Oppidan's applications, it is important to note that Oppidan submitted a supplement response to the City's concerns on February 25, 2025. It is Rockport's understanding that Oppidan has not received any substantive response from the City regarding this supplemental response. This supplemental response more than adequately addresses the concerns raised at the October 20, 2025 meeting regarding: (1) water usage; (2) wastewater; (3) noise; (4) land use; and (5) façade. For at least the following reasons, Rockport reiterates its objections to these findings because the findings are not relevant to Rockport's application and are arbitrary, capricious and unreasonable.

Rockport's Comprehensive Guide Plan Amendments

As the City knows, Rockport submitted three Comprehensive Guide Plan amendments on or about December 10, 2024. Two of the amendments are specific to Rockport's property west of Johnny Cake Ridge Road. The other amendment is to enable Oppidan's proposed data center to encroach onto "Area C" in Figure 4.2 on the east side of Johnny Cake Ridge Road, for which the City requested a Comprehensive Guide Plan amendment adding the "Industrial" designation to

Area C. Rockport representatives met with the City on October 29, 2024 to discuss these amendments, seeking advice and a recommendation on how best to proceed; specifically whether Rockport should proceed separately with its amendments or include Oppidan's amendment with Rockport's submission. The City recommended combining the amendments into a single submission from Rockport, so that is how Rockport proceeded.

Rockport is completing a water study that is expected to challenge the conclusions in the City's March 25 Water Study (the "Water Study"). As discussed at the October 20 meeting, the main conclusion of Rockport's water study is that even under development consistent with the Comprehensive Guide Plan Figure 4.2, the City cannot provide adequate water for that development; development scenarios consistent with Figure 4.2 exceed the City's projected daily demand cap of 19.1 MGD. The conclusions in Rockport's water study are different from those in the City's water study primarily because the City's study did not include all the acreage in Rockport's parcels and the user data was based on estimates, rather than the actual water usage data obtained and used by Rockport.

Additionally, as we discussed, Rockport is exploring using its private wells to assist Oppidan in addressing its water demand at peak times. Rockport's engineering consultants reviewed the historical use of the private wells, including water appropriation data, use of the appropriated water, and other anecdotal evidence. Rockport has appropriation limits of 375 million gallons annually. Current well usage is between 50-60 million gallons annually. Rockport has commissioned a water study about the private wells to address concerns raised by the City about supplying water to Oppidan. These wells are in the shallower quaternary aquifer, whereas the City's municipal wells are in the deeper aquifer. Further, at present use, very little if any of the water used on Rockport's property naturally infiltrates into surrounding soils, and even then that infiltrated water doesn't reach depths of 60-80 feet until several miles east of Rockport's property. Simply put, any water naturally infiltrating on Rockport's property has almost no recharge effect on Rockport's private wells because it follows normal infiltration pathways, meaning the water does not reach 60-80 feet until it has traveled eastwardly miles from Apple Valley. In sum, it is not anticipated that water used by Rockport's current tenant and Oppidan's proposed user will have any negative impact on the City's municipal water system. More importantly, as the mining operation winds down and Oppidan's proposed user builds out its technology center, the peak water usage between these two users will not coincide.

When that study is complete, the conclusions will be provided to the City. Once both studies have been completed and provided to the City, Rockport will be ready to proceed with the City Council's consideration of the Comprehensive Guide Plan amendments.

Oppidan's Applications

The City's position regarding Rockport's Comprehensive Guide Plan amendments and Oppidan's applications has been to keep these matters separate and on different trajectories for City consideration. Rockport and Oppidan have requested that these applications proceed on parallel tracks, only to be told no by the City. This position is different from other recent Rockport projects where the City considered other Rockport development partners' projects, including the zoning applications and comprehensive guide plan amendments simultaneously. Again, the unique treatment of Rockport and Oppidan's applications is extremely puzzling. Nevertheless, because

the City has made determined efforts to keep these applications proceedings separate, the City must also keep consideration of Rockport and Oppidan's applications separate. Meaning, the City must remain consistent with this decision and cannot conflate conditions related to Oppidan's proposed use with findings related to Rockport's separate application.

It was mentioned several times during the October 20 meeting that the Planning Commission's recommendation pertaining to Rockport's Comprehensive Guide Plan amendments also included several other findings: (1) water usage; (2) wastewater; (3) noise; (4) land use; and (5) facade. These findings have nothing to do with and are not relevant to Rockport's Comprehensive Guide Plan amendments. Instead, these findings are specific to Oppidan's proposed use and should be considered there, not included as findings in Rockport's application. That said, on February 25, 2025, Oppidan provided to the City a supplemental response to the City's concerns, which includes the findings listed above. If the City has additional concerns or needs further information about these matters, please follow up with Oppidan. As it stands, Rockport believes this supplemental response more than adequately addresses these concerns.

Without waiving any legal argument or right, following are Rockport's responses to these findings at the Planning Commission meeting on April 2, 2025:

- **Water Usage** – If the City wants Oppidan's technology campus, then Oppidan must address concerns raised about its water usage. Since February, Oppidan has reviewed and is considering additional mitigation measures, such as on-site storage tanks. Also, Rockport and Oppidan have had discussions with the Minnesota Department of Natural Resources ("DNR") and Met Council about the use of Rockport's private wells. To date, the DNR and Met Council have been supportive of the use of the private wells for Oppidan's proposed user. And, as noted above, Rockport uses only about 20% of its appropriation allowance. If Oppidan wants to pursue this option, then it must work with the City to address any lingering concerns about using the private wells. Rockport is supportive of Oppidan's interest and potential use; however Rockport will not be the party making this request to the City. Please also reference Oppidan's Supplemental Response to the City, dated February 25, 2025.
- **Wastewater** – Rockport's engineering consultants have confirmed with Met Council that Met Council has the capacity and will take the wastewater from Oppidan's proposed use or Rockport's property once developed. Therefore, there is no concern about wastewater associated with Oppidan's proposed use or any other development on Rockport's property. Please also reference Oppidan's Supplemental Response to the City, dated February 25, 2025.
- **Noise** – Oppidan's proposed user must comply with Minnesota Pollution Control Agency ("MPCA") regulations regarding noise. Rockport and any other user must comply with the State's noise regulation; Rockport has seen that as a condition in other conditional use permits issued by the City. So, it's not clear why this concern has anything to do with Rockport's Comprehensive Guide Plan amendment or why the City couldn't make it a condition on Oppidan's conditional use permit, assuming a conditional use permit is applied for. Please also reference Oppidan's Supplemental Response to the City, dated February 25, 2025.

- Land Use – Frankly, Rockport doesn't understand the concern regarding land use. If the Comprehensive Guide Plan amendments are passed, Oppidan's water usage is addressed (using the private wells or another solution), and the City considers and approves Oppidan's applications, Rockport believes any land use concerns will have been evaluated by the City and addressed through the application process. If what the City is referring to is the continued impression that Figure 4.2 is the City's "Vision" then Rockport's Comprehensive Guide Plan amendments will address that. Figure 4.2 is a failed concept plan, period. Further, the City passed its Mixed-Use Business Campus Ordinance that provides permitted and conditional uses (including a data center use), which is the proper limitation on development on Rockport's property. The City's use percentages and reliance on Figure 4.2 are out of date and are detrimentally impacting Rockport's ability to effectively market its property. Regardless of whether Oppidan's proposed use is approved, Rockport wants the Comprehensive Guide Plan updated; this request is not going away. If Rockport and the City cannot find a reasonable path forward on this issue, Rockport will be left with only one option to resolve this issue. Rockport prefers an amicable solution but is prepared to pursue the other option to eliminate hurdles to Rockport's meaningful development and marketing of its property. Please also reference Oppidan's Supplemental Response to the City, dated February 25, 2025.
- Facade – Rockport is confused as to why the Planning Commission's finding regarding Oppidan's user's building facade has any bearing on Rockport's Comprehensive Guide Plan amendments. This finding is more appropriate for Oppidan's applications which are also pending before the City. Nevertheless, Rockport has no answer for this finding because it has no control over Oppidan's design, its request for deviation from the City's performance standards (if required), or any other meaningful aspect of Oppidan's user's construction, design, or chosen materials. Simply put, Rockport has no control over any aspect of Oppidan's building design on this site. Please also reference Oppidan's Supplemental Response, dated February 25, 2025.

Because these concerns can be addressed with Oppidan by the City, through the normal application process, Rockport does not believe these are properly addressed through the Comprehensive Guide Plan process regardless of the Planning Commission's findings on these matters. Rockport cannot find one example in the City archives of where the City considered a Comprehensive Guide Plan amendment and it imposed conditions such as these on that applicant for a project that is separately being considered by the City with another applicant. Likely because this strange set of facts is unique to Rockport and is unprecedented in the City's historical consideration of other comprehensive guide plan amendments. In sum, these findings should never have been considered or memorialized as part of Rockport's Comprehensive Guide Plan amendment application, because these findings have nothing to do with Rockport's application. Instead, these items should be addressed by the City through its consideration of Oppidan's applications. Rockport is reserving its right, if necessary, to challenge these findings on several grounds including that these findings are arbitrary, capricious and unreasonable.

As stated, Rockport remains interested in finding a reasonable path forward for its Comprehensive Guide Plan amendments and is supportive of Oppidan's applications for its proposed technology campus use, including the potential use of supplemental water from Rockport's private wells.

Mr. Tim Benetti
November 3, 2025
Page 5

However, if Rockport cannot find a reasonable path forward with the City, Rockport must explore other options.

Thank you for your attention to this matter.

Very truly yours,

MONROE MOXNESS BERG PA

/s/ Matthew S. Duffy

Matthew S. Duffy
Attorney at Law

MSD/mgb

cc: Client (via separate email).



City of Apple Valley
Community Development

7100 147th St W
Apple Valley, MN 55124
Phone: (952) 953-2575

November 17, 2025

Mr. Matthew S. Duffy
Monroe Moxness Berg
7760 France Avenue S. , Suite 700
Minneapolis, MN 55435-5844

Rockport, LLC
Attn: Ms. Liza Robson
14800 Galaxie Avenue, Suite 105
Apple Valley MN 55124

RE: City Response to Matthew S. Duffy's Letter - Dated November 3, 2025
Rockport, LLC Comprehensive Plan Amendment - AV Application No. PC-24-21-P

Dear Mr. Duffy,

The City of Apple Valley received a letter, dated November 3, 2025, from Matthew S. Duffy on behalf of Rockport, LLC ("Rockport") in which Mr. Duffy "recaps" Rockport's meeting with city staff on October 20, 2025, as well as makes various factual and legal assertions, in connection with Rockport's pending Comprehensive Plan Amendment application.

In his letter, Mr. Duffy solicits a response from the City to identify if "anything is incorrect or needs further clarification" regarding the contents of his letter. Accordingly, the purpose of this letter is to solely respond to and note the many misstatements of facts relative to discussions at the October 20th meeting and other statements or claims asserted in Mr. Duffy's November 3rd letter. Given the level of misrepresentations and confusing statements within the letter, it is not possible to detail each point of inaccuracy; however, we provide the following summary with specific erroneous facts that are necessary to identify. The contents that follow are organized by paragraph and page number of Mr. Duffy's November 3rd letter to assist with your review:

- 1) Duffy Letter, Page 1, Paragraph 1: *"It is important to note that Oppidan submitted a supplement response to the City concerns on February 25, 2025. It is Rockport's*

understanding that Oppidan has not received any substantive response from the City regarding this supplement response.”

- The City assumes that this reference is to the letter, dated February **26**, 2025, from Will Matzek, Kimley Horn to Brandon Anderson and Evan Acosta at the City of Apple Valley. If the assumption is correct, the letter submitted addresses only the Oppidan applications (known/referred to as “Apple Valley Technology Campus” or the “Tech Park” application) and does not address water or wastewater concerns on the west portion of the Comprehensive Plan Amendment Area (CPA Area).
- The statement that “...*Oppidan has not received any substantive response from the City...*” is incorrect. The City Engineer, Brandon Anderson, responded with a letter to Drew Johnson of Oppidan, the Applicant for the Tech Park, on March 13, 2025 detailing needed items and revisions to its Technology Park - Site Plan Building Permit applications.
- In response to the March 13, 2025 City correspondence, Mike Brandt, Kimley Horn submitted a letter, dated March 19, 2025 on behalf of Oppidan addressing items 18 through 20 of the City’s March 13th letter, but did not address any other requested items. These correspondences again are specific to Oppidan’s Tech Park applications which are confined to the eastern portion of the CPA Area and do not address the full CPA Area (east and west portions).
- On April 18, 2025, City Staff provided an email to Drew Johnson of Oppidan indicating that the escrow associated with the Tech Park applications was depleted and that Oppidan’s escrow was required to be replenished before the City would continue its review in compliance with the City’s fee schedule. This email included an attached (copy) email dated March 5, 2025 from City Engineer Brandon Anderson to Will Matzek (with several Oppidan staff copied in) requesting similar review escrows. The City has not received any new information or additional escrow.
- A May 16, 2025, letter from City Attorney Sharon Hills responded to two letters from Mr. Duffy requesting an extension for Rockport’s CPA application in order to allow Rockport time to respond to information presented at the April 2, 2025, Planning Commission Meeting, including the City’s water study (completed on March 25, 2025). Ms. Hills’ letter reiterated that Rockport must submit additional escrow to cover City Staff review of any supplemental information that Rockport

may submit to the City relative to its CPA application (before City Council action). As of today's date, the City has not received any supplemental information or additional escrow from Rockport.

- Numerous meetings occurred between Rockport, Oppidan, and City staff between February 25, 2025 and October 20, 2025, that are not documented in Mr. Duffy's letter. Those meetings included detailed discussions of needed items from Oppidan specific to their Tech Park applications, and from Rockport to address the entire CPA Area. The City's understanding is that Rockport and Oppidan have engaged the same consulting engineer, Kimley Horn (Mike Brandt and Will Matzek), to address the requested outstanding engineering related items for the CPA Area application and the Oppidan Tech Park applications. To date, no supplemental information from Rockport has been received, and incomplete information has been received from Oppidan for the Tech Park applications.
- Accordingly, the assertion that the City "*has all the information that it needs*" is inaccurate as the entire CPA Area has not been addressed.

2) Duffy Letter, Page 1, Paragraph 1: "*This supplemental response more than adequately addresses the concerns raised at the October 20, 2025 meeting regarding: (1) water usage; (2) wastewater; (3) noise; (4) land use; and (5) façade. For at least the following reasons, Rockport reiterates its objections to these findings because the findings are not relevant to Rockport's application and are arbitrary, capricious and unreasonable.*"

- The City disagrees with this statement. As noted above, the City Engineer and Oppidan's representatives exchanged letters regarding the Oppidan project (Tech Park) application. The information is specific to Oppidan's Tech Park project and does not address the entire CPA Area.
- Additionally, to clarify, the City is concerned with water supply and wastewater across the entire CPA Area, not just the impact from the Oppidan Tech Park project. Data to support the entire area subject to Rockport's Comprehensive Plan Amendment application has not been provided.
- The items noted in Mr. Duffy's letter as 1 through 5 are not "findings." They were points of discussion at the meeting.
- The items noted as 1 through 5 are germane to the requested Comprehensive Plan Amendment to change/modify the land use. Land use changes have the potential

to adversely impact water use, wastewater flows, noise from incompatible uses, and façade (character/vision).

- 3) Duffy Letter, Page 2, Rockport's Comprehensive Plan Amendment, Paragraph 1: *"...The City recommended combining the amendments into a single submission from Rockport, so that is how Rockport proceeded."*
- The City disagrees with this characterization of the how the process transpired. It was initially unknown that the 'west' half of the property would be included with the Comprehensive Plan Amendment required for Oppidan's proposed Tech Park project until the City received Rockport's December 2024 CPA application submission. This is reinforced by the area that was studied within the AUAR update completed in November 2024.
- 4) Duffy Letter, Page 2, Rockport's Comprehensive Plan Amendment, Paragraph 2 (Full Paragraph): Begins with *"Rockport is completing a water study..."*
- No information or water study has been submitted to the City by Rockport for the CPA Area to review. Therefore, the City cannot make any response or conclusion regarding the assertions made in this paragraph.
 - Mr. Duffy's assertion that "...under development consistent with the Comprehensive Guide Plan figure 4.2, the City cannot provide adequate water for that development; development scenarios consistent with Figure 4.2 exceed the City's projected daily demand cap of 19.1 MGD." This statement is incorrect and contrary to the City's planning documents, water modeling, water study for Rockport's application, and the many discussions Rockport and its representatives have had with the City. The City's planning, modeling and data demonstrate that full development build-out as depicted in Figure 4.2 is 19.09 MGD, which is less than 19.1 MGD, and therefore, can be served by the City's current water system.
- 5) Duffy's Letter, Page 2, Rockport's Comprehensive Plan Amendment, Paragraph 3 (Full Paragraph):
- No information regarding the private wells, potential impacts on subsurface water table, or infiltration has been submitted to the City by Rockport. Therefore, the City is without information to respond to the claims made in the letter. Further, the use of existing private wells within the CPA Area were not initially proposed as part of

Oppidan's Tech Park project and therefore were not evaluated as part of the recent AUAR update. The City cannot verify the assertions made in this paragraph.

6) Duffy's Letter, Page 2 and 3, Oppidan's Applications, Paragraph 1

- The City disagrees with the characterization of the process stated in this paragraph. The City informed Oppidan that a Comprehensive Plan Amendment for its project area was required for Oppidan's proposed Tech Park project area (125+/- acres), as well as for continuity with the AUAR update, which would have provided a more concurrent review process. However, Rockport instead pursued a comprehensive plan amendment application for the entire gravel mining site area comprising 225+/- acres (CPA Area). Given that the areas at issue in each application do not align, and the area associated with the Comprehensive Plan Amendment is significantly larger than Oppidan's known Tech Park project area, separate and supplemental analysis for each application is required.
- The City disagrees with the assertion that this process is different from other Rockport projects. That is factually inaccurate. Other projects have followed the same process that required a Comprehensive Plan Amendment to be granted first, followed by re-zoning and platting (e.g. Trident Apartments).

7) Duffy's Letter Page 3, Oppidan's Applications, Paragraph 2

- The City objects to the characterization that the Oppidan discussion topics are not relevant to Rockport's Comprehensive Plan Amendment application. They are inextricably connected as the proposed Tech Park project's compliance with the 2040 Comprehensive Plan vision, goals and land use is required by state statute. The fact that the proposed Tech Park project is inconsistent with the adopted 2040 Comprehensive Plan is the very impetus for Rockport's request to amend the Comprehensive Plan.
- As previously noted, Oppidan has not responded in full to the City's letter dated March 13, 2025. The City continues to wait for the additional information and escrow requested.

8) Duffy's Letter, Page 3, Oppidan's Applications, Paragraph 3: *"...following are Rockport's response to these findings at the Planning Commission meeting on April 2, 2025"*

- This statement is inaccurate and misplaced under the "Oppidan's Applications" subheading. Oppidan's applications were not on the April 2, 2025 Planning Commission agenda.
- Rockport's Comprehensive Plan Amendment application was the agenda item on April 2, 2025. The Planning Commission recommended denial of the application to the City Council with findings. The findings noted in the bullets on page 3 and 4 of Mr. Duffy's letter are not the findings made by the Planning Commission. For your records, we have attached the approved minutes from the April 2, 2025 Planning Commission meeting.

9) Duffy's Letter, Page 3, Bulleted List

- Water Usage – No documentation has been submitted by Rockport or Oppidan for the City's review regarding reuse of private wells currently onsite. No documentation has been provided regarding Rockport's assertion that the DNR or Met Council are supportive of this concept. The City cannot make any conclusion regarding this assertion without proper documentation from both state agencies.
- Wastewater – Documentation regarding Met Council's wastewater capacity determination has not been submitted for City review. The assertion that "there is no concern about wastewater associated with Oppidan's proposed use" cannot be verified.
- Noise – The City's discussion regarding noise is relevant to the land use discussion since the proposed change would allow for industrial use throughout the full CPA Area and would replace retail and other commercial areas along the road corridors. The change in land use has the potential to adversely impact adjacent residential noise receptors and is relevant to the evaluation and consideration of the request.
- Land Use – The City's guided land use is a part of the adopted 2040 Comprehensive Plan. It supports the vision established and adopted by the community. The adopted 2040 Comprehensive Plan guides the Rockport CPA Area for a mix of commercial and industrial uses. The proposed land use change is contrary to the vision which is the impetus for why an amendment is required.
 - Further, Rockport's assertion that "...reliance on Figure 4.2 are out of date and are impacting Rockport's ability to effectively market its property," does not

account for the mix of uses that are permitted within the adopted 2040 Comprehensive Plan that are marketable. Other than “office” use, the 2040 Plan allows for several other permitted uses, including medical, medical office, light industrial, retail and service-based businesses (hotel).

- Finally, the City, like all cities within the Metropolitan Council’s jurisdiction, are required to update their comprehensive plans on a decennial basis in compliance with the Metropolitan Land Planning Act. The City received the 2050 System Statement for the next planning period, and the decennial update will kick-off within the next 2-3 years. During the update process Rockport is encouraged to participate in the process to re-evaluate the mix of uses currently guided for the CPA Area.
- Façade – The Planning Commission did not make a finding regarding the façade. The whole paragraph is inaccurate.

10) Page 4, first paragraph under bulleted list: “...Rockport cannot find one example in the City archives of where the City considered a Comprehensive Guide Plan amendment, and it imposed conditions such as these on that applicant for a project that is separately being considered by the City with another applicant...In sum, these findings should never have been considered or memorialized as part of Rockport’s Comprehensive Guide Plan amendment application, because these findings have nothing to do with Rockport’s application.”

- These statements co-mingle conditions with findings, which is inaccurate and therefore, comes to an erroneous conclusion. The Planning Commission did not recommend approval of Rockport’s Comprehensive Plan Amendment, and therefore there are no conditions applied or in effect. The Planning Commission recommended denial of the Comprehensive Plan Amendment with findings (see attached Meeting Minutes referenced above). The City Council has not yet taken action on the Rockport’s Comprehensive Plan Amendment application because *Rockport* has requested several time extensions, preventing the application from moving forward for Council consideration. Presumably, these time extension requests by Rockport were to allow additional time for Rockport to provide additional information to address concerns noted by the Planning Commission. As stated above, to date no supplemental information from Rockport related to the entire Comprehensive Plan Amendment area has been received.

- As previously noted, contrary to the assertion by Mr. Duffy, no findings or conditions have been made on Oppidan's Tech Park applications; the applications are still open for public hearing, discussion, and action.

If you would like to meet to discuss this response or any of the above items, I would be glad to arrange a meeting.

Sincerely,



Tim Benetti
Community Development Director
City of Apple Valley

Via email:

C: Tom Lawell, City Administrator
Sharon K. Hills, City Attorney
Matt Saam, Public Works Director
Brandon Anderson, City Engineer

ATTACHMENTS:

Planning Commission Meeting Minutes, April 2, 2025 – Approved April 16, 2025

C. Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment

Consultant Planner Haskamp provided a brief presentation.

Commissioner Scanlan asked for clarification on if the approval of this amendment would alter the 19.1 MGD water treatment plant capacity.

Assistant City Engineer Acosta and *City Engineer Anderson* provided additional details regarding the water treatment plant (WTP) capacity and issues that are currently impacting the City's water and stated that there would be mitigation required if any applicants come forward that exceed that number. The 19.1 MGD figure is the goal the City is committed to reaching.

Commissioner Prewitt asked how close the City is to achieving the 19.1 MGD goal.

City Engineer Anderson believed that the maximum daily demand (from about June to August) is 15 to 15.5 MGD.

Commissioner Prewitt asked what mitigation options there would be.

City Engineer Anderson stated that the main concern is the WTP and mitigation would need to be able to expand the capacity of the WTP and further review would need to occur.

The attorney for Rockport LLC, Matt Duffy (Monroe Moxness Berg), was present for additional questions and comments.

Chair Kurtz opined that if the water supply cannot be accommodated, then it is not feasible to make the change. There was a vision behind the 2040 Comprehensive Plan, and this does not seem to complement that vision.

Commissioner Prewitt stated that this Comprehensive Plan amendment feels linked to the data center.

Commissioner Sandahl agreed with the City's infrastructure not supporting this change.

Commissioner Scanlan voiced concerns over whether this Comprehensive Plan Amendment was the best option for the applicant to achieve their goals while keeping the goals of the City intact and in line with the 2040 Comprehensive Plan.

Commissioner Schindler stated that he would be okay with the Comprehensive Plan Amendment as it would only take away the restrictions of how the land is used and the data center would still need to come forward as a separate item for approval.

Commissioner Hlas agreed with Commissioner Schindler on the fact that the data center would still need to come forward separately and provide mitigation options if the WTP cannot accommodate.

Commissioner Sandahl asked for clarification regarding the addition of Industrial uses being proposed.

Consultant Planner Haskamp stated that the Industrial use is only being proposed to be added in Area C of Figure 4.2.

MOTION: Chair Kurtz moved, seconded by Commissioner Sandahl, to recommend denial of the requested Comprehensive Plan Amendment with the following findings: water supply issues, sanitary issues, noise, and altering the vision of the 2040 Comprehensive Plan, as supported with the facts of the report. Roll call vote: Ayes – 5 – Nays – 1 (Schindler).

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, April 16, 2025, 7:00 p.m. The next City Council meeting is Thursday, April 10, 2025, 7:00 p.m.

7. ADJOURNMENT

Chair Kurtz asked for a motion to adjourn.

MOTION: Commissioner Scanlan moved, seconded by Commissioner Sandahl, to adjourn the meeting at 10:08 p.m. Roll call vote: Ayes – 6 – Nays – 0.



RECEIVED

By Tim Benetti at 4:35 pm, Dec 05, 2025

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December 5, 2025

VIA DELIVERY

Mr. Tim Benetti
Community Development Director
City of Apple Valley
7100 147th Street W.
Apple Valley, MN 55124
Email: tim.benetti@applevalleymn.gov

Re: Response to City's Response Dated November 17, 2025
Our File No.: 16137.009

Dear Mr. Benetti:

Rockport, LLC is puzzled by the City of Apple Valley's (the "City") response and account of the October 20, 2025, meeting. In sum, Rockport stands behind its recap of the meeting in accordance with the notes from various Rockport representatives. Please include this response as part of the public record for Rockport's Comprehensive Guide Plan Amendments and in response to the Planning Commission recommending denial of the Comprehensive Guide Plan Amendments.

As a preliminary matter, the City states "to date no supplemental information from Rockport related to the entire Comprehensive Plan Amendment area has been received." Rockport has been waiting for the City to fulfill Rockport's data practices requests submitted to the City in June, which the City finally completed on November 26, 2025. As stated at the meeting, Oppidan's proposed use is covered by information supplied by them, but for purposes of this response, following is a recap of the information requested by the City and supplied by Oppidan (the relevant communications are attached to this letter as a courtesy):

- City Utility Coordination on Behalf of Oppidan:
 - Kimley-Horn met with the City on 4/11/25 and Brandon Anderson and Evan Acosta indicated that the sanitary sewer items in the staff report were not of concern to the City. Kimley-Horn sent an email on 4/18 (attached) that reiterated that finding. The City

has never responded that they disagreed with Kimley-Horn's understanding of that meeting.

- Kimley-Horn met with Brandon and Evan on 5/8. During that meeting Kimley-Horn provided to the City the attached PDF and discussed the topics and map. In the meeting, the City indicated they would look into Kimley-Horn's questions and were willing to provide water meter readings. When Kimley-Horn followed up on 5/14, Brandon responded on 5/23 (attached) that the City needed additional escrow.
- Met Council:
 - Enclosed please find documentation Kimley-Horn received from Met Council regarding the sanitary concerns related to Oppidan's proposed use. Additionally, Oppidan will consider using a surge tank to control the release of wastewater into the system to avoid any issues with surcharging the City's wastewater system. These are commercially accepted practices to address concerns with wastewater and concerns with peak volume over capacity. The use of the surge tank could be a condition of approval if Oppidan submits a conditional use permit for consideration.
 - The surge tank would address the concerns raised by the City.
 - Additionally, reuse of the cooling water at the wash plant can be considered and potentially infiltration of the cooling water can be considered as a solution for the wastewater discharge concerns. Discussions with the MPCA and the DNR can be conditioned as part of the approval of the data center project, which is being separately considered by the City. Additionally, the Met Council wastewater discharge line and system can be utilized as the back up to the proposed mitigative measures, if needed.
- DNR
 - Rockport already has a DNR appropriation amount of 375 MGY for their private wells. Rockport is not using their full appropriation (currently using approximately 50 MGY) and utilizing their own private wells that are developed in a separate aquifer from the City's aquifer is a reasonable solution since the City does not have sufficient water capacity, according to the March 2025 Water Study.¹
 - Rockport has submitted an application to the DNR to change the use of the current well to include industrial uses for cooling water. The DNR is waiting for the land use decision from the City to allow them to issue the change of use permit to Rockport. Based on the current permit and the requested usage, the DNR does not have any hydrological concerns about issuing the change in use permit.
 - Either way, the City frequently issues permits on the condition of subsequent approvals from state agencies, DNR included, requiring receipt of those approvals by the applicant prior to any other permits or approvals being given by the City. National

¹ See also City Ord. § 153.62(3)(a) and (b).

Pollutant Discharge and Elimination System ("NPDES") permits are a relevant example.

- Oppidan's submittal dated February 25, 2025, sent to the City at 4:29 p.m.
- The City's response from 3/13/25:
 - Many of the items in the City's response are for final design which will not be able to be addressed until after we're through with the City platting process. For example, there are several items related to dedicating right of way on Johnny Cake Ridge Road. These are addressed during the platting process, not during a comprehensive guide plan amendment submission process.

While there are a few items that could be addressed at this time, these are not Comprehensive Plan Amendment comments or findings and would be more appropriately addressed when zoning and platting applications are submitted and considered by the City. If the City has any further concerns specific to Oppidan's proposed use (which is being separately considered by the City), the City should address those concerns or questions directly to Oppidan or Kimley-Horn.

That said, we are responding to the City's concerns regarding "the following findings: water supply issues, sanitary issues, noise, and altering the vision of the 2040 Comprehensive Plan...." See City Planning Commission Minutes, April 2, 2025, pg. 7. The following information is specific to the City's comments related to the entire Comprehensive Guide Plan Amendment area, and this is supplemented by what Oppidan has already supplied to the City related to the amendment east of Johnny Cake Ridge Road.

- **Water Supply Issues** –The City's March 2025 Water Study makes it clear that the City cannot supply water to the proposed technology center project and Rockport's remaining property. The City permits data centers as a conditional use within its Mixed Use Business Campus ("MU-BC") ordinance, adopted in February 2025. The property under consideration by Oppidan is within the designated MU-BC zoning district. Because the City admits that it cannot provide adequate water to the technology center, the City's ordinance provides for the use of private wells. See § 153.62(3)(a) and (b). As discussed at several junctures, including most recently at the October 20, 2025 meeting, Rockport is supportive of Oppidan's proposed use of Rockport's private wells. As noted above, Rockport's representative has been in contact with the DNR and the DNR acknowledges that Rockport has appropriation limits of 375 MGY and currently uses approximately 50 MGY, significantly under its permitted appropriation limit. The DNR has been supportive of Rockport's request for a permit change to enable Oppidan's prospective use of this water for its project. Further, the Met Council has indicated in writing (attached), that it has the capacity to accept this wastewater as well. Securing approvals² from both DNR

² As a matter of procedure, the City, as conditions of approval, requires applicants to secure permits and approvals from other local, regional and state agencies, following City approval of those applications. There are numerous examples of this throughout the procedural history of the City's consideration of various zoning/land use applications and, to the extent applicable, comprehensive guide plan amendments. Requiring these additional approvals is standard

and Met Council can be conditions of approval for Oppidan's project. Relatedly, Oppidan's prospective use of water from Rockport's private wells provides excess water supply capacity for the City's municipal water supply system, enabling Rockport to develop its property west of Johnny Cake Ridge Road, in accordance with the City's MU-BC Ordinance.

The public record before the City Council, including subsequent meetings regarding water supply concerns within the City, also supports Rockport's position:

- At the April 2, 2025, Planning Commission Meeting, the City Engineer stated on the record that "the maximum daily demand (from about June to August) is 15 to 15.5 MGD."
- On May 22, 2025, the City Council adopted a resolution regarding Project 2024-137, a Stantec Feasibility Study for PFAS Treatment Facility. See City Resolution No. 2025-81. In relevant part, the study states, "[i]n 2015, an expansion and upgrade to the [Water Treatment Plant (WTP)] was completed. The expansion added four filter cells and two backwash tanks increasing the total plant capacity to 24.4 MGD [using the bypass system]...The WTP capacity for treating water without bypassing is 18.25 MGD." See Stantec Feasibility Study, Section 1.1, pg. 8.
- As you know, the City provided a will serve letter to Oppidan on October 29, 2024, claiming that it had 1.5 MGD available for Oppidan. In December 2024, the City approved the AUAR indicating that the City had approximately 2.53 MGD available for the AUAR Study Area, which is broader but includes the property under consideration by Oppidan.
- According to the City, 15.5 MGD is the peak water demand during the summer months (June to August), and 18.25 MGD is the WTP capacity. Analyzing the numbers provided by the City, the City has enough water supply capacity for Oppidan's water demands under the will serve letter and in accordance with the AUAR conclusions ($15.5 + 1.5 = 17$ MGD and $15.5 + 2.53 = 18.03$ MGD, respectively). The .22 MGD of excess water supply is more than the conclusions in the City's March 2025 Water Study (indicating 10,000 gallons of excess water supply at build out under Figure 4.2).
- As of today, the City has more than adequate water supply for Oppidan's proposed use and development on Rockport's property under current conditions. And as the City expands its water treatment capacity to reach its proposed cap on capacity of

operating procedure and state-wide accepted practice. In fact, arguably, it would be considered unreasonable as a matter of law if any city required local, regional, or state approvals prior to the city approving these applications (knowing full well that those agencies won't and don't issue those approvals until after the fact). In many cases, the City's approvals set the scope of these projects, so the relevant agency can issue its permits with appropriate conditions and requirements.

19.1 MGD, that will continue to add excess water capacity into the City's water supply system. Oppidan's use of the private wells would further alleviate any water supply capacity issues the City has or would experience in the future.

- On a related note, Oppidan has significantly reduced its initial water supply usage numbers, including using mitigation measures such as storage tanks to address peak water usage and is exploring the use of Rockport's private wells to provide its cooling water, which will significantly reduce if not eliminate any use of the City's water supply system during peak cooling water needs. The prospective use of Rockport's private wells will provide significant excess capacity to the City's water supply system, which should be welcome relief from the City as it addresses water infrastructure concerns, specifically concerns related to Per- and polyfluoroalkyl substances (PFAS).
- Accordingly, given the public record (including the City's resolution approvals at other meetings) contradicting this finding, any reliance on it is arbitrary, capricious, and unreasonable as a matter of law.
- **Sanitary Issues** - Attached is a letter from Met Council that indicates their willingness to accept the discharge from the proposed technology campus. The proposed sewer discharges from the technology campus and the property west of Johnny Cake Road align with the discharges proposed in the 2040 comprehensive plan that were projected by the City.³ Further, Oppidan is willing to consider using several wastewater mitigation solutions including a surge tank to mitigate concerns with surcharging the municipal wastewater system, reusing the cooling water as wash water, and potential infiltration of the cooling water to mitigate wastewater system concerns; these have been discussed with City staff. Additionally, with these mitigation measures, the remaining Rockport property can be developed without any impacts to the wastewater system. These mitigation measures can be included as conditions for approval to Oppidan's proposed project, which the City is considering separately. This finding has been adequately addressed. Any City reliance on this finding is arbitrary, capricious, and unreasonable as a matter of law.
- **Noise** – Frankly Rockport does not understand this finding. Any proposed user on Rockport's property must comply with Minnesota Pollution Control Agency ("MPCA") regulations regarding noise. If a proposed use raises concerns about noise, the City

³ Rockport is aware of the concern related to the wastewater pipeline along Johnny Cake Ridge Road, but this is not an impact created by or the responsibility of Rockport or its development partners. According to information Rockport has in its possession, the City and their consulting engineer, Bolton & Menk, designed this pipe with a flatter slope in one portion of the pipe run which appears to be causing the capacity issue. Accordingly, at times of peak volume, the pipeline in that area is subject to surcharging, although at this point that concern is theoretical because there have been no reports of any issues with that pipeline. That is a design issue, unrelated to Rockport's development of its property, and cannot be used to limit or prevent development on Rockport's property. If this is a City concern, the City must address that with Bolton & Menk.

could, at that time, direct a noise study to be conducted specific to that use. Further, Rockport has seen that as a condition in other permits issued by the City. So, it's not clear why this concern has anything to do with Rockport's Comprehensive Guide Plan Amendments or why the City couldn't make it a condition on any land use/zoning permits issued. This finding is arbitrary, capricious and unreasonable as a matter of law.

- **2040 "Vision"** - Rockport doesn't understand the concern regarding land use. If what the City is referring to is the continued impression that Figure 4.2 is the City's "Vision" then Rockport's Comprehensive Guide Plan Amendments will address that. Figure 4.2 is a failed concept plan, period. It has been summarily dismissed by Rockport's Maxfield report (which remains unrefuted by the City) and has no relevance to development on Rockport's property. Further, the City passed its MU-BC Ordinance that provides permitted and conditional uses (including a data center use), which is the proper limitation on development on Rockport's property. The City's use percentages and reliance on Figure 4.2 are out of date and are detrimentally impacting Rockport's ability to effectively market its property. Regardless of whether Oppidan's proposed use is approved, Rockport wants the Comprehensive Guide Plan updated; this request is not going away. If Rockport and the City cannot find a reasonable path forward on this issue, Rockport will be left with only one option to resolve this issue. Rockport prefers an amicable solution but is prepared to pursue other options to eliminate hurdles to Rockport's meaningful development and marketing of its property. This finding lacks a rational basis and is arbitrary, capricious and unreasonable as a matter of law. The City simply cannot erroneously guide Rockport's property and use that to deny reasonable opportunities to market or develop the property.

Rockport's request for comprehensive guide plan amendments is the first step in the development process. As the City knows, once Rockport's property is guided properly and consistent with the MU-BC Ordinance, the City has multiple additional opportunities to review and consider land use/zoning and platting applications. All relevant concerns raised by the City during its consideration of the amendments have been addressed by Rockport and its development partner Oppidan. Any other concerns raised are premature and are more appropriately reviewed during subsequent City review processes and can be addressed at that time the City approves projects within the MU-BC zoning district.

Very truly yours,

MONROE MOXNESS BERG PA

/s/ Matthew S. Duffy

Matthew S. Duffy
Attorney at Law

MSD/mgb
Enc.

cc: Client

Madeline Burg

From: Matzek, Will <Will.Matzek@kimley-horn.com>
Sent: Friday, April 18, 2025 11:48 AM
To: 'Brandon Anderson'; 'Evan Acosta'; 'tim.benetti@applevalleymn.gov';
'jhaskamp@swansonhaskamp.com'
Cc: Brandt, Mike
Subject: RE: Rockport Utilities Discussion

Good Morning Apple Valley Team,

Thank you for meeting with Mike and me yesterday as we appreciated your time and insights. It was helpful for us to understand that the City is not looking for the project to address the sanitary sewer items referenced in the Staff report and that we can focus our collective efforts on the water. As we continue our efforts together in looking at all available options, we'd appreciate your thoughts and guidance on the potential for private well(s) to be utilized for industrial water purposes.

In the interim, if you'd be able to provide the calculation spreadsheets and aerial exhibit depicting the locations of the actual demand uses it would be much appreciated such that we can all work together in evaluating the water demand and solutions.

Thank you,

Will

Kimley»Horn

William D. Matzek, PE, CPESC, LEED AP

(PE - MN, IA, MI, MO, ND, NE, WI; P.ENG - AB, BC, NB, ON, NS, NL, PEI, SK)

Direct: 651 643 0497 | Cell: 651 285 7729

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-----Original Appointment-----

From: Matzek, Will

Sent: Friday, April 11, 2025 3:32 PM

To: Matzek, Will; Brandt, Mike; Brandon Anderson; Evan Acosta

Subject: Rockport Utilities Discussion

When: Thursday, April 17, 2025 1:30 PM-2:30 PM (UTC-06:00) Central Time (US & Canada).

Where: Apple Valley Offices

Madeline Burg

From: Brandon Anderson <Brandon.Anderson@applevalleymn.gov>
Sent: Friday, May 23, 2025 8:36 AM
To: Matzek, Will; Evan Acosta
Cc: Brandt, Mike
Subject: RE: Rockport Orchard Place Discussion

Will

Sorry for the delay in response.

The City has no additional information to discuss at this time. Please make sure a formal request for additional work and escrow in the amount of \$20,000 is provided that should be directed to Community Development Director.



Brandon S. Anderson, PE
City of Apple Valley | City Engineer
952.953.2490 | Brandon.Anderson@applevalleymn.gov

From: Matzek, Will <Will.Matzek@kimley-horn.com>
Sent: Wednesday, May 14, 2025 1:49 PM
To: Brandon Anderson <Brandon.Anderson@applevalleymn.gov>; Evan Acosta <Evan.Acosta@applevalleymn.gov>
Cc: Brandt, Mike <mike.brandt@kimley-horn.com>
Subject: RE: Rockport Orchard Place Discussion

Brandon and Evan,

Thank you for meeting with Mike and me last week. As a follow up, we wanted to check and see if we could meet again on Friday, 5/23 between 1 and 3 pm to talk through our collective progress. Let us know if that would happen to work for you.

Thank you and we appreciate your time,

Will

Kimley»Horn

William D. Matzek, PE, CPESC, LEED AP

(PE - MN, IA, MI, MO, ND, NE, WI; P.ENG - AB, BC, NB, ON, NS, NL, PEI, SK)
Direct: 651 643 0497 | Cell: 651 285 7729

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-----Original Appointment-----

From: Brandon Anderson <Brandon.Anderson@applevalleymn.gov>
Sent: Thursday, May 1, 2025 1:25 PM
To: Brandon Anderson; Evan Acosta; Matzek, Will; Brandt, Mike
Subject: Rockport Orchard Place Discussion
When: Thursday, May 8, 2025 10:30 AM-12:00 PM (UTC-06:00) Central Time (US & Canada).
Where: MC – Jonathan Conference Room



September 29, 2025

Mike Brandt, PE
Kimley-Horn
767 Eustis Street, Suite 100
St Paul, MN 55114

RE: Industrial Discharge Permit Requirements for the Apple Valley Technology Park

Mr. Brandt,

Metropolitan Council's Environmental Services Division has received and reviewed the permit application for the Apple Valley Technology Park, which is expected to be constructed and operational in July 2026. This facility will have a cooling water discharge during warmer months of the year, which will consist of cooling tower blowdown and ion exchange regeneration wastewaters.

Once the facility is operational, Met Council staff will perform an inspection to obtain information to be able to identify monitoring and reporting requirements so that we can issue this facility an industrial discharge permit. All industrial discharges from this facility must meet Met Council's local pretreatment standards, as listed in [Waste Discharge Rule 401.00](#). The permit will be issued in draft status for a 15-day comment period, allowing the permit holder and the City of Apple Valley time to comment on the permit. After the comments are processed, a final permit will be issued.

If there are any discharges from starting up any facility mechanical systems, please contact us to get a discharge approval and ensure that any chemicals used will not have a negative impact on the Empire water resource recovery facility. Once you are close to being operational, please contact Daniel Russow to schedule the facility inspection.

If you need any further information or have any additional questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Martina M. Nelson'.

Martina M. Nelson, PE, PMP
Manager – Industrial Waste and Pollution Prevention
Phone: 651-602-4728
Cell: 651-279-5705
Email: martina.nelson@metc.state.mn.us

CC: John Chleback, Kyle Colvin, Daniel Russow

RECEIVED

By Tim Benetti at 4:35 pm, Dec 05, 2025



Consulting Civil Engineers

Kirsten Pauly, PE/PG, *Principal*
Brian Mundstock, PE, *Principal*
Mike Kettler, PE, *Principal*

December 3, 2025

Mr. Matt Duffy
MONROE MOXNESS BERG
7760 France Avenue South
Suite 700
Minneapolis, MN 55435

Dear Mr. Duffy,

At your request, Sunde Engineering conducted an independent review of the water supply and sewer demand needs in relation to the City of Apple Valley (City) for the Technology Campus (Orchard Place) in the City located west of Pilot Knob Road (CSAH 31), north of 155th Street West, east of future Johnny Cake Ridge Road, and south of CSAH 42.

Our findings indicate that the City's conclusions in its own Water Study and accompanying Engineering Memo, dated March 28, 2025, (Water Study) are incorrect. Specifically, the City concludes that under a Development Scenario consistent with the 2040 Comprehensive Guide Plan Figure 4.2 and the use percentages, peak water demand is approximately 19,090,000 gallons per day. The accompanying engineering memorandum also states that the City intends to provide 19.1 million gallons per day (MGD) by 2040. Taking together the City's conclusion about a Development Scenario consistent with Figure 4.2 and its stated goal of producing 19.1 MGD of water by 2040, that leaves the City with approximately 10,000 gallons of excess water capacity for next 15 years, absent significant infrastructure improvements, which represents less than .01% of the total system capacity. In our professional opinion, the 10,000 gallons of excess water capacity at peak demand is alarmingly low and could put the City's water supply system at risk if water demand exceeds projections or an emergent situation causes disruption in one or more aspects of the City's water supply system.

In response to the City's Water Study, Rockport LLC commissioned its own review and evaluation of the City's Water Study and broader review of the City's infrastructure system. In sum, the City does not have enough water supply available for Rockport to develop its property under current water infrastructure conditions, including under a development scenario identical to the 2040 Comprehensive Guide Plan Figure 4.2. Any development scenario consistent with Figure 4.2 exceeds the City's "projected daily demand" of 19.1 million gallons per day (MGD).

For purposes on reviewing and modeling that formed our professional opinion, we reviewed:

- Final Rockport, LLC AUAR dated December 2024
- City of Apple Valley letter – Will serve at proposed Technology Campus (Orchard Place – dated October 29, 2024
- City of Apple Valley letter – Rockport Mixed Use Business Campus Comprehensive Plan Amendment – dated March 28, 2025
- Kimley Horn letter to City of Apple Valley – Apple Valley Technology Campus – Water Analysis Narrative dated February 26, 2025
- Kimley Horn letter to City of Apple Valley – Apple Valley Technology Park Water and Sewer Demands – dated March 19, 2025
- City of Apple Valley 2040 Comprehensive Land Use Update, including Figure 4.2 and the use percentages
- City of Apple Valley 2030 Comprehensive Land Use Update
- Past Rockport, LLC AUAR and updates (2007, 2016, 2021, 2024)
- City Water Study dated March 25, 2025 and accompanying Engineering Memo dated March 28, 2025
- Mixed Use Business Campus Ordinance, including the Data Center Conditional Use Requirements
- Minnesota Department of Natural Resources data
- Other publicly available information and documents.

Of primary concern during our review of the procedures used in making demand determinations by the City was the City's use of Met Council estimated SAC values computed with peak factor adjustments for the portions of the study area that have already been constructed. In our professional opinion, it would be most appropriate and most accurate to use actual water meter readings that track actual water usage by each individual user. Most of the land area south of 155th Street West and east of Johnny Cake Ridge Road as well as parcels northwest of 155th Street and Pilot Knob Road can use historical meter readings based upon actual water use for demand modeling. In our professional opinion, the results would be more accurate using actual use data rather than estimates.

At the April 2, 2025, Planning Commission Meeting, the City Engineer stated on the record that “the maximum daily demand (from about June to August) is 15 to 15.5 MGD.” Following that meeting, on May 22, 2025, the City Council adopted a resolution receiving a Feasibility Study for Project 2024-137, PFAS Treatment Facility Study, conducted by Stantec Consulting Services, Inc. City Resolution No. 2025-81. In relevant part, Stantec’s Feasibility Study states, “[i]n 2015, an expansion and upgrade to the [Water Treatment Plant (WTP)] was completed. The expansion added four filter cells and two backwash tanks increasing the total plant capacity to 24.4 MGD [using the bypass system]...The WTP capacity for treating water without bypassing is 18.25 MGD.” Stantec Feasibility Study, Section 1.1, pg. 8.

To recap, the City provided a will serve letter to Oppidan on October 29, 2024, claiming that it had 1.5 MGD available for Oppidan. In December 2024, the City approved the AUAR indicating that the City had approximately 2.53 MGD available for the AUAR Study Area, which is broader in scope than the property under consideration by Oppidan. Currently, according to the City, 15.5 MGD is the peak water demand during the summer months, and 18.25 MGD is the WTP capacity. Analyzing the numbers provided by the City, the City has enough water supply capacity for Oppidan’s water demands under the will serve letter and in accordance with the AUAR conclusions ($15.5 + 1.5 = 17$ MGD and $15.5 + 2.53 = 18.03$ MGD, respectively). The .22 MGD of excess water supply is more than the conclusions in the City’s March 2025 Water Study (indicating 10,000 gallons of excess water supply at build out under Figure 4.2).

Accordingly, the City has more than adequate water supply for Oppidan’s proposed use and development on Rockport’s property under current conditions. And as the City expands its water treatment capacity to reach its proposed cap on capacity of 19.1 MGD, that will continue to add excess water capacity in the City’s water supply system. It is important to note, that Oppidan has significantly reduced its initial water supply usage, including using mitigation measures such as storage tanks to address peak water usage and is exploring the use of Rockport’s private wells to provide its cooling water, which will significantly reduce if not eliminate any use of the City’s water supply system during peak cooling water needs. The prospective use of Rockport’s private wells will provide significant excess capacity to the City’s water supply system, which should be welcome relief from the City as it addresses water infrastructure concerns, specifically concerns related to Per- and polyfluoroalkyl substances (PFAS).

The City also raised concerns about wastewater. Oppidan is exploring the use of a surge tank, which will capture and release wastewater in a more controlled fashion, rather than all at once. This surge tank will alleviate any surcharging to the City’s wastewater system and address concerns with wastewater infrastructure. It is important to note, Met Council already stated that it has the capacity to treat the wastewater generated by Oppidan’s proposed use. And with the use of the surge tank, this will eliminate or reduce peak wastewater flows from the entire Rockport property, including Oppidan’s proposed use. Because concerns with wastewater have been addressed, there is no impact created by wastewater generation associated with Rockport’s continuing to develop its property, even with Oppidan’s proposed use.

Additionally, the City's 2040 Comprehensive Plan does not include the correct total acreage or total developable acreage of Rockport's property. Erroneously, the 2040 Comprehensive Guide Plan states a total area of 326.1 acres of which 260.0 are deemed developable by the City. Publicly available information on Rockport's property demonstrates that the total land area should be 402.1 acres with 283.8 acres of that being developable. The difference of nearly 76 acres of total land acreage and of 24 acres of developable land is significant and in part explains why the City's Water Study finds that allowable water use for the Figure 4.2 study area is lower than what actual water demand is under that development scenario. The City's acreage discrepancy is significant and provides a potential explanation as to why the City Water Study's conclusions are incorrect. When the water modeling is adjusted using actual water user data and the correct acreage for Rockport's property, any development scenario consistent with the City's Mixed Use Business Campus Ordinance, including Figure 4.2, exceeds the City's projected daily demand of 19.1 MGD. According to the City's engineering memo, as of today the City cannot produce 19.1 MGD of treated water. Also, according to the City's engineering memo, the City intends to do so by 2040. Finally, the City's engineering memo infers the City must invest in expanding its current water supply system to be able to meet the City's "projected daily demand" of 19.1 MGD by 2040. The City's engineering memo does not provide any further details as to the City's planned infrastructure improvements, estimated costs, or a timeline to complete these necessary improvements.

To better illustrate our conclusions regarding projected water demand for Rockport's property (155th Street, Johnny Cake Ridge Road, County Road 42 and Pilot Knob) we analyzed the following land uses based on Figure 4.2 and the Comprehensive Guide Plan (attachment 1):

- 36.5 acres (31%) for medical office
- 70.1 acres (59%) as a corporate office campus
- 12.9 acres (11%) for commercial retail

We also modeled projected water demands for the tracts west of Johnny Cake Ridge Road consistent with the 2040 Comprehensive Plan Figure 4.2 and use percentages (attachment 3) using the following land uses:

- 26.6 acres (25%) for medical office
- 14.5 acres (14%) for commercial/retails
- 2.8 acres (3%) for senior housing
- 60.6 acres (58%) for corporate office campus

In total the water demand for both areas combined is **2.22 MGD**, which is consistent with and lower than the conclusions about water demand reached in Rockport's Final AUAR, dated December 2024 (confirming that **2.53 MGD** of water is available for the AUAR Study Area). The development scenario water demand exceeds the amount of water available to Rockport's property according to the City's Water Study. In other words, this development does not work because the City cannot supply adequate water supply for this development to proceed.

Additionally, as another alternative, we modeled projected water demand for a hospital use in the area designated by Area G on Figure 4.2, instead of a corporate office. Using this land use alternative the projected water demand is **1.82 MGD** (attachment 2). Even with this lower water demand, this development scenario still exceeds the City's projected daily demand of 19.1 MGD and cannot provide adequate water supply to Rockport or any development partner.

The 2040 Comprehensive Guide Plan projects overall water demand at **1.17 MGD** for development on Rockport's property. As indicated by the above development scenarios, modeling, and calculations, the City has not planned properly for and expanded its water supply system to reasonably accommodate development on Rockport's property and likely would not be able to supply water in excess of available water treatment capacity of 19.1 MGD even at the City's planned target date of 2040.

Proposed Data Center Use

Under the City's Mixed Use Business Campus Ordinance adopted in February 2025, Data Centers are a conditional use. Accordingly, the City can place reasonable conditions on a proposed data center-use to address City concerns.

As part of our review, we modeled water demand for the proposed data center use. Again, we reviewed actual water usage data from existing data centers locally and regionally, adjusting for mitigation measures proposed by the potential user and already discussed by the current applicant with the City. It is noteworthy that according to our modeling, this data center use for Area G and C in Figure 4.2 at a peak daily usage (and not a daily usage amount) would demand 0.57 MGD, which is significantly less than an office campus, developed consistent with Figure 4.2 and the use percentages of 0.88 MGD and slightly more than a hospital use developed consistent with Figure 4.2 of 0.48 MGD. The office campus use and hospital use water demand is a more consistent daily use amount and in aggregate use significantly more water on annual basis than the proposed data center use.

The City provided the data center applicant with a will-serve letter, dated October 29, 2024, confirming that the City has 1.5 MGD of water available for the data center use. It is reasonable for anyone receiving this will-serve letter to rely on the conclusions contained therein. Likewise, it would be reasonable to conclude, based on the will-serve letter, that the City has suitable and sufficient sewer and water infrastructure available for the data center applicant's use. That said, it is difficult to reconcile the significant discrepancy between the City's October 29, 2024 will-serve letter confirming 1.5 MGD of water available for the data center use and the December 2024 AUAR Update concluding 2.53 MGD of water available for the broader AUAR study area with the substantially different conclusions reached in the City's March 2025 Water Study, which now indicates the City does not have adequate water supply for Rockport or its development partner.

Without a reasonable alternative water supply, Rockport and the data center developer cannot proceed with any development on Rockport's property. Rockport and its development partner have proposed a reasonable path forward, which is discussed in the following section.

Proposed Private Well Use

Rockport and its development partner have discussed using water from Rockport's private wells on property west of Johnny Cake Ridge Road. These wells currently serve the mining quarry operating on these parcels. Rockport's wells have an annual appropriation limit of 375 million gallons. According to prior-year data provided to the Minnesota Department of Natural Resources, Rockport uses approximately 50-60 million gallons of water annually, representing 16% of Rockport's total appropriation amount. According to estimated water usage data, the data center could potentially use up to 18 million gallons of water annually. Even aggregating this potential usage amount with Rockport's current usage data, Rockport would still use only approximately 20% of its appropriation limits (assuming the mining use and data center use peaks coincide, which is not anticipated), meaning there

is plenty of appropriation capacity to accommodate both Rockport's current user and the data center use.

Rockport's private wells are developed in the quaternary aquifer, which is an expansive shallow aquifer (approximately 60-80 feet deep) stretching across hundreds of square miles. Based on decades of available public data, we are confident that these wells have sufficient recharge capacity to accommodate both Rockport's current well usage and the proposed data center use. It is also important to note, that Rockport's wells will have no impact on the City's municipal wells because the City's wells are significantly deeper and in a different aquifer that is geologically separated from the quaternary aquifer. Even so, Rockport has nearly 60 years of user data and neither the City nor any other private well user has ever reported to Rockport any well interference caused by Rockport's use of these wells. Also, the peak usage of Rockport's mining tenant and the proposed data center will not coincide, because as the mining operation winds down the data center will be ramping up to full capacity. Under that scenario, the water demand from Rockport's wells will be reduced from a potential peak of 60 million gallons of water annually to 18 million gallons of water annually. Obviously, this represents a significant reduction in water demand from Rockport's current private well usage.

Finally, as of the date of this summary, the Met Council has approved the proposed data center to discharge this water into the Met Council's wastewater system. Additionally, the DNR has indicated approval of this private well water usage for the proposed data center use and continued use by Rockport's mining tenant.

Conclusion

In conclusion, independent of a data center use, any development consistent with the 2040 Comprehensive Guide Plan Figure 4.2 and its percentage uses exceeds the 19.1 MGD that the City states it is responsible for achieving. As a result, Rockport cannot develop its property under the current state of the City's water infrastructure system without the City approving the use of the private wells for supplemental water. Allowing the data center to use the private wells for its water, eliminates most of the impact on the City's infrastructure system, provides infrastructure into the future, and provides the City additional time to address any infrastructure deficiencies.

Sincerely,

SUNDE ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Mike Kettler'.

Mike Kettler, P.E.

	ATTACHMENT 1							
	OPTION 1: NE Quadrant Orchard Place Concept Land Use Water Demand (Corporate Office)							
	Land Use Diagram from KH Aug2017	Area	Proposed Use	Percentage of Total Land Area	Projected Demand [gals/day/acre]	Peaking Factor	Max Day Demand [GPD]	
	B	7	Medical Office	6%	3000	2.5	52,500	
	C	29.5	Medical Office	25%	3000	2.5	221,250	
	G	70.1	Corporate Office Campus	59%	5000	2.5	876,250	
	H	12.9	Commercial/Retail	11%	1500	2.5	48,375	
	Total	119.5		100			1,198,375	

RECEIVED

By Tim Benetti at 2:53 pm, Dec 09, 2025

	ATTACHMENT 2							
	OPTION 2: NE Quadrant Orchard Place Concept Land Use Water Demand (Hospital)							
	Land Use Diagram from KH Aug2017	Area	Proposed Use	Percentage of Total Land Area	Projected Demand [gals/day/acre]	Peaking Factor	Max Day Demand [GPD]	
	B	7	Medical Office	6%	3000	2.5	52,500	
	C	29.5	Medical Office	25%	3000	2.5	221,250	
	G	70.1	Hospital	59%	2740	2.5	480,185	
	H	12.9	Commercial/Retail	11%	1500	2.5	48,375	
	Total	119.5		100			802,310	

RECEIVED

By Tim Benetti at 2:53 pm, Dec 09, 2025

	ATTACHMENT 3							
	<u>West of Johnny Cake Ridge Road Land Use Water Demand</u>							
	Land Use Diagram from KH Aug2017	Area	Proposed Use	Percentage of Total Land Area	Projected Demand [gals/day/acre]	Peaking Factor	Max Day Demand [GPD]	
	A	26.6	Medical Office	25%	3000	2.5	199,500	
	D	14.5	Commercial/Retail	14%	1500	2.5	54,375	
	E	2.8	Senior Housing	3%	1200	2.5	8,400	
	F	60.6	Corporate Office Campus	58%	5000	2.5	757,500	
	Total	104.5		100			1,019,775	

RECEIVED

By Tim Benetti at 2:53 pm, Dec 09, 2025



City of Apple Valley
Community Development

7100 147th St W
Apple Valley, MN 55124
Phone: (952) 953-2575

December 8, 2025

Mr. Matthew S. Duffy
Monroe Moxness Berg
7760 France Avenue S. , Suite 700
Minneapolis, MN 55435-5844

via email: MDuffy@mmblawfirm.com

Ms. Liza Robson
Rockport LLC
14800 Galaxie Avenue, Suite 105
Apple Valley MN 55124

via email: lizarobson@rockportav.com

RE: Rockport LLC Comprehensive Plan Amendment - AV Application No. PC-24-21-P
CPA Supplemental Information (received December 5, 2025)

Dear Mr. Duffy,

The City of Apple Valley acknowledges receipt of your letter, dated December 5, 2025, titled "*Response to City's Response Dated November 17, 2025.*" The submittal also included several emails, a letter from the Metropolitan Council to Kimley-Horn, dated September 29, 2025, and a letter from Sunde Engineering, Inc., dated December 3, 2025.

The City further acknowledges receipt of Rockport LLC's escrow deposit check in the amount of \$5,000.00.

Both the letter and the escrow deposit check were delivered by Ms. Tia Chronis to the Apple Valley Municipal Center last Friday, December 5, 2025 at 4:00 p.m.

Rockport's Comprehensive Plan Amendment application was scheduled for the December 11, 2025, council meeting. Due to the late receipt of Rockport's submittals received last Friday, this matter is now tentatively scheduled for the December 23, 2025, Council agenda due to the action deadline of December 31, 2025 (per Rockport's most recent extension).

However, that affords city staff and its consultant(s) little over one week to review, analyze and prepare a responsive report to Rockport's submittals for the December 23rd Council packet. This is not a practical or feasible turnaround time.

To allow adequate time for review of this late submittal, absent the two weeks of the Christmas holiday, the City will need a minimum of 45 days to prepare the proper analysis and report for the council relative to Rockport's December 5th submittal. **Therefore, we request that Rockport LLC provide an additional extension, with a proposed new deadline of February 27, 2026.** Without this extension, the City may be required to place the item on the December 23, 2025, regular Council meeting agenda with a limited and incomplete review and analysis of Rockport's December 5th submittals for the Council and its consideration of Rockport's application.

Additionally, the Sunde Engineering letter references three attachments (1, 2, and 3 on page 4), but these attachments were not included in the packet delivered to the City on Friday. We respectfully request that these attachments, along with any other materials intended to accompany the Sunde letter, be provided (emailed) as soon as possible.

Thank you for your attention to this matter.

Sincerely,



Tim Benetti
Community Development Director
City of Apple Valley

CC - Via email:

Tom Lawell, City Administrator
Sharon K. Hills, City Attorney
Matt Saam, Public Works Director
Brandon Anderson, City Engineer
Evan Acosta, Assist. City Engineer
Jennifer Haskamp, Apple Valley Planning Consultant



December 31, 2025

Mr. Matt Duffy
Monroe Moxness Berg PA
7760 France Ave, S
Suite 700
Minneapolis, MN 55435

RE: *Fischer Well Appropriation Permit Use Change with DNR*

Dear Mr. Duffy,

Kimley-Horn applied for a MNDNR Well Appropriation Permit Use Change on behalf of the Fischer Sand and Gravel in July of 2025. After reviewing the City of Apple Valley Staff report for the December 23, 2025, City Council meeting, we wanted to provide an update from MDNR for your reference. A summary below shows the DNR has already completed the work on the permit the City of Apple Valley is requesting. This information was completed for the original permit and was updated in August of this year.

Attached is information on the well for Fischer Sand and Gravel.

- 1.) Appropriation permit, 1995-6151 for 375.0 MGY from MNDNR
- 2.) Wells are allowed to pump up to 4500 gpm under the DNR permit
- 3.) 7-28-2025 Applied to change use of the well from 6151- Sand and Gravel Washing to include a data center use
- 4.) Wells are in the Quaternary Geology and the Paleozoic Bedrock formations.

In talking with the DNR, they are awaiting the approval of the land use change to allow data centers prior to approving the change in use. This practice is typical for state agencies. The DNR does not want to issue a permit for the data center use without the city's approval of the conditional use permit, preferring instead to let the city make its land use decision first. The DNR stated they do not have an issue with increasing the pumping volume per year, as the wells are significantly below the appropriate limit and the pumping rate will not change. The DNR said if feasible, they would like to have the NCCW effluent be infiltrated or used as wash water for the gravel mining operation verses being discharged to the MCES system. These options can be evaluated with the project stakeholders at a later date.

There have been no reported incidents with nearby wells from the current Fischer Wells. The well interference issues have all been in relation to the City of Lakeville with nearby wells in the area, with no reports of investigations related to the well water use at the Fischer wells. There have been at least 10 pump tests conducted in this aquifer in the surrounding area with no issues reported from this testing. For these reasons, we can conclude the DNR will likely not require any additional studies for this change in use.

The city memo in the council packet references MN Statute 103G.287 Subd. 5 and then uses that citation to justify an assessment of impacts to surface water bodies, evaluation of impacts to City water supply wells and groundwater modeling for pumping impacts. This information is not required by the DNR for existing appropriation permits that do not exceed the appropriated amount or the current pumping rate in the permit. The Fischer wells have been used with the existing appropriation permit since 1995. Additionally, the change in use review is not requesting a change in the pumping rate.

The data requested by the city has already been collected and reviewed by the DNR in the Resources Review Document (attached). The Resource report indicated there are 17 appropriation permits within 1.5 miles of the Fischer wells. 13 are municipal wells all owned by the City of Apple Valley, one irrigation well for an athletic field and the three wells owned by the Fischer's. There are 4 domestic wells that have been verified within 1.5 miles and 6 domestic wells that are unverified within 1.5 miles of the wells. There are no state parks, state trails, aquatic management areas, waterfowl areas, scientific or natural areas, wildlife management areas, or groundwater management areas within 1.5 miles of the wells. There are 3 water supply management and wellhead protection areas within 1.5 miles of the site. There are 26 neighborhood cleanup or investigation areas within 1.5 miles of the site. There are 53 Observation wells within 5 miles of the site. There is 1 public water course, 2 public water wetlands, 78 NOW wetlands, and 2 infested waters within 1.5 miles of the site. There are no native plant communities and 4 endangered or threatened species within 2 miles of the well. With all this information the DNR has already granted an appropriation permit of 375 MGY to be extracted from this acquirer. Because the information requested by the city in the agenda memo has already been collected and reviewed by the DNR and determined that there are no impacts, it is likely the DNR will not require any further testing to add the data center use to the Fischer wells existing permit.

The City's wells are developed in the deeper Jordan, Mt Simon and Prairie Du Chien Aquifers. The Fischer's wells are developed in the shallower Quaternary Aquifer which is geologically separated from the aquifer in which the city's wells are developed.

Let me know if you have any other questions.

Sincerely,



Michael C. Brandt, PE
Associate



MPARS Tracking No. 1995-6151 Resource Review Report
Date: 2025-08-08

SECTION 1 - LOCATION

UTM Coordinates: 485154, 4952533

Within T115N-R20W-S35 SENW

Within Apple Valley (CITY)

Within Dakota County

Within Property Identification No. 010350025010; Owner: Rockport Llc

Within Mississippi River - Lake Pepin Watershed (Major Watershed No. 38)

Within Unknown DNR Minor Watershed Name Watershed (Minor Watershed No. 38032)

SECTION 2 - GEOLOGIC SETTING

SSURGO Soil Series Name: Waukegan

Quaternary Geology (MGS Map S-1): Late Wisconsinan, Superior Lobe, outwash, sand and gravel

Paleozoic Bedrock (MGS Map S-21): Ordovician-middle and upper; shale, limestone, sandstone (Decorah, Plattville, Glenwood, St Peter)

Five nearest wells with verified locations:

- 0.14 miles SSE, Well No. 00553573, 60.0 ft deep
- 0.18 miles NNW, Well No. 00645048, 40.0 ft deep
- 0.40 miles NNW, Well No. 00426874, None ft deep
- 0.44 miles NNE, Well No. 00426873, 70.0 ft deep
- 0.44 miles NNW, Well No. 00767963, 85.0 ft deep

Ten nearest aquifer tests:

- 1.35 miles NNW, Aquifer Test ID: 456, Well No. 127263, Aquifer: CJDN, Transmissivity: 9100.0 sq ft per day
- 1.39 miles NNE, Aquifer Test ID: 470, Well No. 509056, Aquifer: CMTS, Transmissivity: 2460.0 sq ft per day

3.86 miles ENE, Aquifer Test ID: 471, Well No. 208397, Aquifer: OPCJ, Transmissivity: 3670.0 sq ft per day
4.17 miles ESE, Aquifer Test ID: 475, Well No. 769482, Aquifer: QWTA, Transmissivity: None sq ft per day
4.19 miles SSE, Aquifer Test ID: 476, Well No. 655902, Aquifer: CJDN, Transmissivity: 19100.0 sq ft per day
4.32 miles WSW, Aquifer Test ID: 462, Well No. 554215, Aquifer: OPCJ, Transmissivity: 13900.0 sq ft per day
4.35 miles ENE, Aquifer Test ID: 472, Well No. 722623, Aquifer: CJDN, Transmissivity: 5640.0 sq ft per day
4.56 miles WSW, Aquifer Test ID: 463, Well No. 745558, Aquifer: CTCW, Transmissivity: 941.0 sq ft per day
5.58 miles SSE, Aquifer Test ID: 478, Well No. 207521, Aquifer: CJDN, Transmissivity: 4020.0 sq ft per day
5.70 miles NNW, Aquifer Test ID: 457, Well No. 215835, Aquifer: CJDN, Transmissivity: 3070.0 sq ft per day

SECTION 3 - FACTORS OF CONCERN

Number of calcareous fens within 5 Miles: 0

Number of designated trout streams within 5 Miles: 0

Number of well interference complainants within 5 Miles: 14

4.06 miles SSW, Alan Vogen, Resolution: Lowered pump, City of Lakeville reimbursed \$271.95 to Vogen

4.07 miles SSW, Paul Thomas, Resolution: Drilled new well, ALJ hearing favored DNR conclusion, City of Lakeville paid \$8,517.34 to Thomas

4.09 miles SSW, Albert Roberts, Resolution: Replaced pump and lowered intake, City of Lakeville reimbursed \$1,351.24 to Roberts

4.12 miles SSW, John Friedges, Resolution: Replaced pump and lowered intake, City of Lakeville reimbursed \$355.08 to Friedges

4.15 miles SSW, Larry & Jean Donnelly, Resolution: Replaced pump and lowered intake, City of Lakeville reimbursed \$1,658.00 to Donnelly

4.19 miles SSW, Ben & Sue Dieken, Resolution: Replaced pump and lowered intake, City of Lakeville reimbursed \$1,913.75 to Dieken

4.31 miles SSW, William R. Nelson, Resolution: Replaced pump and lowered intake, City of Lakeville reimbursed \$1,345.06 to complainant

4.40 miles SSW, Dan & Ellen Kroehler, Resolution: Lowered pump intake, City of Lakeville reimbursed \$308.98 to Kroehler.

4.69 miles SSW, Terry Reents, Resolution: Lakeville interference resolution process-paid for additional drop pipe?

4.83 miles SSW, Gene Jacobson, Resolution: Replaced pump and lowered intake, City of Lakeville partially reimbursed \$2,296.86 to Jacobson.

4.85 miles SSW, Marv Heintz, Resolution: New well drilled, City of Lakeville partially reimbursed Heintz

4.89 miles SSW, Merlyn & Bonita Rosenbush, Resolution: New well drilled, City of Lakeville partially reimbursed \$5,705.57 to Rosenbush

4.94 miles SSW, David & Diane Rolfig, Resolution: New well drilled, ALJ Hearing agreed with DNR conclusions, City of Lakeville reimbursed \$7,827.68.

4.94 miles WSW, Duane & Kristy Hedstrom, Resolution: Replaced pump and lowered intake, City of Lakeville reimbursed \$1,733.31 to Hedstrom

Number of well interference problem locations within 5 Miles: 9

1.87 miles WSW, Permit No. 80-6107
1.91 miles SSW, Permit No. 80-6107
3.95 miles SSW, Permit No. 80-6107
4.05 miles WSW, Permit No. 80-6107
4.26 miles SSW, Permit No. 80-6107
4.32 miles WSW, Permit No. 80-6107
4.55 miles WSW, Permit No. 80-6107
4.83 miles WSW, Permit No. 80-6107
4.86 miles WSW, Permit No. 80-6107

Number of well interference GDB Lite problem locations within 5 Miles: 0

Number of observation wells within 5 Miles: 53

0.93 miles NNW, CJDN at Apple Valley, 1974-5229, Well 20, Unique No. 778046
1.02 miles WNW, CJDN at Apple Valley, 1974-5229, Well 17, Unique No. 603075
1.04 miles NNW, CJDN at Apple Valley, 1974-5229, Well 7, Unique No. 127277
1.06 miles WNW, OPCJ at Apple Valley, 1974-5229, Well 16, Unique No. 205823
1.16 miles NNE, CJDN at Apple Valley, 1974-5229, Well 12, Unique No. 449257
1.19 miles NNE, CJDN at Apple Valley, 1974-5229, Well 13, Unique No. 433284
1.22 miles NNW, CJDN at Apple Valley, 1974-5229, Well 5, Unique No. 207677
1.35 miles NNW, CJDN at Apple Valley, 1974-5229, Well 6, Unique No. 127263
1.39 miles NNE, CMTS at Apple Valley, 1974-5229, Well 14, Unique No. 509056
1.40 miles NNE, CJDN at Apple Valley, 1974-5229, Well 10, Unique No. 151563
1.41 miles NNW, CJDN at Apple Valley, 1974-5229, Well 8, Unique No. 127297
1.43 miles NNW, CMTS at Apple Valley, 1974-5229, Well 15, Unique No. 519955
1.44 miles NNW, CJDN at Apple Valley, 1974-5229, Well 4, Unique No. 205820
1.48 miles NNE, CJDN at Apple Valley, 1974-5229, Well 19, Unique No. 731113
1.58 miles NNW, CJDN at Apple Valley, 1974-5229, Well 9, Unique No. 151561
1.64 miles NNE, CJDN at Apple Valley, 1974-5229, Well 11, Unique No. 191943
1.88 miles WNW, OSTP at Apple Valley, CITY OF APPLE VALLEY, Unique No. 205822
1.91 miles NNW, CJDN at Apple Valley, 1974-5229, Well 18, Unique No. 674495
2.28 miles WSW, QWTA at Apple Valley, DNR OB 19002, Unique No. 243737
2.82 miles SSW, OPDC at Lakeville, MW4, Unique No. 518801
2.85 miles WNW, CJDN at Apple Valley, 1974-5229, Well 2, Unique No. 205825
3.00 miles WNW, QWTA at Apple Valley, DNR KELLER LAKE, Unique No. 243736
3.32 miles NNW, CJDN at Apple Valley, 1974-5229, Well 3, Unique No. 205812
3.36 miles SSE, OSPC nr Farmington, TW-3, Unique No. 731136
3.54 miles WSW, QWTA at Burnsville, DNR CRYSTAL LAKE, Unique No. 243735
3.60 miles SSE, QWTA at Farmington, ROBERT STEGMAIER, Unique No. 243777
3.88 miles SSW, CJDN nr Lakeville, Well #6, Unique No. 161409
3.88 miles SSW, CJDN nr Lakeville, Well #2, Unique No. 207708
3.88 miles SSW, CJDN nr Lakeville, Well #3, Unique No. 207727
3.88 miles SSW, CJDN nr Lakeville, Well #4, Unique No. 212650
3.88 miles SSW, CJDN nr Lakeville, Well #8, Unique No. 433296
3.88 miles SSW, CJDN nr Lakeville, Well #9, Unique No. 554192

3.88 miles SSW, CJDN nr Lakeville, Well #10, Unique No. 554193
3.88 miles SSW, CJDN nr Lakeville, Well #11, Unique No. 554215
3.88 miles SSW, CJDN nr Lakeville, Well #12, Unique No. 562991
3.88 miles SSW, CJDN nr Lakeville, Well #13, Unique No. 596650
3.88 miles SSW, CJDN nr Lakeville, Well #14, Unique No. 603073
3.88 miles SSW, CJDN nr Lakeville, Well #15, Unique No. 651737
3.88 miles SSW, OPDC at Lakeville, MW1, Unique No. 686711
4.26 miles NNW, CJDN at Burnsville, 1974-5014, Well 17, Unique No. 686255
4.32 miles SSE, OPDC nr Farmington, TW-1, Test Well, Unique No. 731134
4.34 miles SSE, QBUA nr Farmington, WELL MW-4, Unique No. 759588
4.46 miles NNW, OPCJ at Burnsville, 1974-5014, Well 10, Unique No. 127259
4.46 miles NNW, OPCJ at Burnsville, 1974-5014, Well 3, Unique No. 206170
4.46 miles NNW, OPCJ at Burnsville, BURNSVILLE MW-3, Unique No. 133384
4.46 miles NNW, CJDN at Burnsville, 1974-5014, Well 16, Unique No. 420992
4.47 miles ESE, CJDN nr Rosemount, AG. EXPERIMENT STATION, Unique No. 207608
4.74 miles WNW, OSPC at Burnsville, 1974-5014, Well 6, Unique No. 206171
4.88 miles WNW, CJDN at Burnsville, 1974-5014, Well 15, Unique No. 505677
4.88 miles WNW, CMTS at Burnsville, 1974-5014, Well 14, Unique No. 505676
4.95 miles NNE, CMTS at Eagan, Lebanon Hills MTS, Unique No. 783608
4.96 miles NNE, OPDC at Eagan, Lebanon Hills PDC, Unique No. 789966
4.96 miles NNE, CJDN at Eagan, Lebanon Hills CJDN, Unique No. 870215

White Bear Lake is located 25.16 miles NNE.

Number of public water watercourses within 1.5 Miles: 1

1.23 miles SSE, Unnamed Stream (M-049-010-003.5)

Number of public water basins within 1.5 Miles: 0

Number of public water wetlands within 1.5 Miles: 2

1.23 miles WSW, Unnamed (19034800)

1.36 miles SSE, Unnamed (19034900)

Number of National Wetland Inventory (NWI) wetlands within 1.5 Miles: 78

Number of Infested Waters within 1.5 Miles: 2

0.86 miles ESE, Cobblestone (Eurasian watermilfoil)

1.23 miles WSW, Unnamed pond (Valley Pond) in Valley Park (Eurasian watermilfoil)

Number of special concern, threatened, and endangered species within 2 Miles: 4

0.89 miles, Lark Sparrow (Vertebrate Animal), Status: SPC, E - Verified extant (viability not assessed)

1.27 miles, Blanding's Turtle (Vertebrate Animal), Status: THR, Not ranked

1.50 miles, Blanding's Turtle (Vertebrate Animal), Status: THR, Not ranked

1.87 miles, Loggerhead Shrike (Vertebrate Animal), Status: END, E - Verified extant (viability not assessed)

Number of native plant communities within 2 Miles: 0

Number of MBS sites of outstanding or high biodiversity significance within 1.5 Miles: 0

Number of active appropriation permit installations (points) within 1.5 Miles: 17

0.00 miles SSE, Permit No. 1995-6151, Use: Sand and Gravel Washing, Resource: Groundwater QWTA
0.02 miles NNW, Permit No. 1995-6151, Use: Sand and Gravel Washing, Resource: Groundwater QWTA
0.02 miles NNW, Permit No. 1995-6151, Use: Sand and Gravel Washing, Resource: Groundwater QWTA
0.93 miles NNW, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CJDN
1.02 miles WNW, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CJDN
1.04 miles NNW, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CJDN
1.12 miles ESE, Permit No. 2004-3120, Use: Landscaping/Athletic Field Irrigation, Resource: Dug Pit/Holding Pond None
1.16 miles NNE, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CJDN
1.19 miles NNE, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CJDN
1.22 miles NNW, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CJDN
1.35 miles NNW, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater OPDCCJDN
1.39 miles NNE, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CMTS
1.40 miles NNE, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CJDN
1.41 miles NNW, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CJDN
1.43 miles NNW, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CMTS
1.44 miles NNW, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CJDN
1.48 miles NNE, Permit No. 1974-5229, Use: Municipal/Public Water Supply, Resource: Groundwater CJDN

Number of active appropriation permit installations (polygons) within 1.5 Miles: 0

Number of active domestic use wells with verified locations within 1.5 Miles: 4

1.02 miles WSW, Well No. 00441885, 220.0 ft deep, Aquifer: OSTP
1.10 miles ENE, Well No. 00755256, 132.0 ft deep, Aquifer: QWTA
1.24 miles SSW, Well No. 00186314, 215.0 ft deep, Aquifer: OPDC
1.29 miles ENE, Well No. 00772278, 132.0 ft deep, Aquifer: QWTA

Number of active domestic use wells with unverified locations within 1.5 Miles: 6

0.45 miles NNW, Well No. 00481815, 235.0 ft deep, Aquifer: None
0.98 miles WNW, Well No. 1000002369, None ft deep, Aquifer: None
1.19 miles NNE, Well No. 00435378, 196.0 ft deep, Aquifer: None
1.25 miles ESE, Well No. 1000002415, None ft deep, Aquifer: None
1.36 miles SSW, Well No. 1000002198, None ft deep, Aquifer: None
1.42 miles WSW, Well No. 00825048, 57.0 ft deep, Aquifer: None

Number of state parks within 1.5 Miles: 0

Number of state trails within 1.5 Miles: 0

Number of aquatic management areas within 1.5 Miles: 0

Number of waterfowl production areas within 1.5 Miles: 0

Number of scientific and natural areas within 1.5 Miles: 0

Number of wildlife management areas within 1.5 Miles: 0

Number of national wildlife refuges within 1.5 Miles: 0

Number of groundwater management areas within 1.5 Miles: 0

Number of drinking water supply management areas within 1.5 Miles: 3

Within Apple Valley Drinking Water Supply Management Area

1.11 miles SSW, Lakeville Drinking Water Supply Management Area

1.11 miles ENE, Rosemount Drinking Water Supply Management Area

Number of wellhead protection areas within 1.5 Miles: 3

Within Apple Valley Wellhead Protection Area

1.23 miles SSW, Lakeville Wellhead Protection Area

1.24 miles ENE, Rosemount Wellhead Protection Area

Number of source water assessment areas within 1.5 Miles: 0

Number of special well and boring construction areas within 1.5 Miles: 0

Number of What's In My Neighborhood Investigation & Cleanup sites within 1.5 Miles: 26

0.50 miles NNW, Menards - 3374

0.60 miles NNE, Melby Farm Property

0.62 miles NNW, Magellan Pipeline Co LP

0.63 miles NNW, Magellan Midstream Ptnrs Rosemount Trml

0.63 miles NNW, North Creek Greenway

0.71 miles SSE, Fischer Farm

0.72 miles NNE, American Student Transportation

0.73 miles NNW, Apple Valley Commerce Center

0.79 miles NNE, Aggreco

0.91 miles WNW, Kohls - Apple Valley

1.00 miles NNW, Fischer Sand and Aggregate Maintenance Garage

1.01 miles WNW, Speedway 4796

1.07 miles NNW, Mcnamara Contracting Co Inc

1.09 miles WNW, CVS Pharmacy 0663

1.17 miles NNW, Former McNamara Commercial Property

1.17 miles ESE, Echelon at Eagleview

1.18 miles ESE, Aggregate Industries Inc - Lakeville S&G Plant

1.21 miles ENE, Prairie Crossings
1.24 miles ESE, Camas Pit
1.24 miles ESE, CAMAS Lakeville (East Mine)
1.26 miles NNE, Former Mcnamara Dump Site
1.31 miles NNW, Apple Valley Groundwater
1.32 miles WNW, SuperAmerica 4342
1.33 miles NNE, ISD 196 - Scott Highlands Middle School
1.39 miles NNE, Highland Elementary School
1.42 miles NNW, Apple Valley Ford



[Account Home](#)

Hello, Mike
[Account Settings](#)

Individual Permit: 1995-6151

Status: Active/Initial Amendment Review

Actions
[Communicate with DNR](#)
[View pending change request](#)

Permit Change Requested 07/22/2025

I want to add to or change the intended use of the water (e.g., crop irrigation) that is authorized on this permit.

Comments

We would like to request to add Industrial cooling water to the permit usage. The annual amount of permitted water withdrawal would not change nor would the pumping rate change. The new withdrawal curve would look to be similar to the table below.

	Jan	Feb	Mar	Apr	May
9,532,000	Jun	14,972,000	Jul	16,687,000	Aug
13,896,000	Sep	12,689,000	Oct	9,421,000	Nov
1,667,000	Dec	total 83,116,000 per year			

Submitted by Mike Brandt on 07/22/2025

Questions? Contact Joe Richter at joe.richter@state.mn.us or 651-259-5877, Minnesota Department of Natural Resources, 1200 Warner Road, St. Paul, MN 55106.



From: [Tim Benetti](#)
To: ["Liza Robson"](#)
Cc: [Tia Chronis](#); [Drew Johnson](#); russ@nccrealestate.com; [Matzek, Will](#); [Brandt, Mike](#); [Tom Lawell](#); [Sharon Hills](#); [Brandon Anderson](#); [Evan Acosta](#); [Jennifer Haskamp](#)
Subject: RE: Response to your engineer requests
Date: Wednesday, January 7, 2026 12:56:00 PM
Attachments: [SKH letter to Matt Duffy 05162025 with Comp Plan_Scenario 3 Comp Handout.pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Good afternoon, Liza,

I am responding to your email sent to me Friday Jan 2, 2026 (below).

The City did address Kimley-Horn's May 8, 2025 request that the City conduct additional analysis of the scenario submitted by Kimley-Horn, as referenced in your email. Specifically, the City's attorney sent a letter to your attorney, Matt Duffy, dated May 16, 2025, which addressed Kimley-Horn's request. A copy of that letter is attached for your reference.

We will have the Rockport CPA request on the January 22, 2026 regular City Council agenda.

Thanks, Tim



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Liza Robson <lizarobson@rockportav.com>
Sent: Friday, January 2, 2026 1:53 PM
To: Tim Benetti <tim.benetti@applevalleymn.gov>
Cc: Tia Chronis <tia@rockportav.com>; Drew Johnson <drew@oppidan.com>; russ@nccrealestate.com; Matzek, Will <will.matzek@kimley-horn.com>; Brandt, Mike <mike.brandt@kimley-horn.com>
Subject: Response to your engineer requests

Dear Tim,

Thank you for your proposals. We have evaluated each and determined that they have little if anything to do with the comprehensive guide plan amendment that we are proposing. We will be passing these onto Oppidan for review. It is our understanding from Kimley Horn that they had requested information (below) from Brandon Anderson/Evan Acosta on May 8, 2025, which has never been addressed. Please see the following:

City of Apple Valley - Water Coordination:

Calculation Coordination Items:

- The Comp Plan only tracked 326.1 acres and Scenario 3 tracks 402.1 Acres
 - The Comp Plan outlines 23.8 acres less Developable Area than Scenario 3
 - Items to Reconcile:
 - Magellan Pipeline Impacts
 - ROW Dedication (City/County)
- The scenarios are using SAC units for calculations.
 - Can actual water meter readings be used rather than SAC Units
 - What are the total SAC units in the City vs. the actual pumping rates?
 - Is 2.5 still the appropriate peak factor?
- Low Density Residential Demand
 - 725 gpd/acre in Comp Plan vs. 800 gpd/acre in other scenarios
- High Density Residential Demand
 - 3,100 gpd/acre in Comp Plan vs. 3,200 gpd/acre in other scenarios
- MBC Water Demand:
 - 1725 gpd/acre in Comp Plan vs. 1,500 gpd/acre in other scenarios
- Commercial Water Demand
 - 2,300 gpd/acre in Comp Plan vs. 500 gpd/acre in other scenarios
- Parcel 2 (SEC of 42/Johnny Cake) is not a defined development yet as outlined in the scenarios (A Carwash is not proposed)

Comp Plan: Water Capacity: Page 9-31

- Capacity is 24.4 MGD
 - Assumes up to 20% by-pass
 - Treatment Plant capacity without by-pass is 18 MGD
 - Mixing starts 16M gallons

Will Serve letter: October 29, 2024

- A will serve letter was provided to Oppidan for the Technology Park Area (125.6 Acres) indicating there was 1.5 MGD of water demand capacity
- Water demand projections prepared by the City for the entire 402-acre site is 1.4 MGD

AUAR: Adopted in December 2024

- Water demand outlined for up to 2.56 MGD for the AUAR area

We respectfully request the information above so that we may address our concerns between the City's water study and Rockport's water study.

Please keep Rockport on the agenda for Jan 22nd City Council meeting. We would like to get our presentation on the record for legal reasons and will proceed accordingly.

Respectfully,

Liza Robson, Broker

Rockport, LLC
14800 Galaxie Ave #105
Apple Valley, MN 55124
952-952-5441



ITEM:

5.C.

PLANNING COMMISSION MEETING DATE:

April 2, 2025

SECTION:

Land Use / Action Items

Description: Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment		
Staff Contact: Jennifer Haskamp, AICP, Consultant Planner and Tim Benetti, Community Development Director		Department / Division: Community Development Department
Applicant: Rockport, LLC		Project Number: PC24-21-P
Applicant Date: 12/10/2024	60 Days: 2/8/2025	120 Days: 4/9/2025

ACTION REQUESTED:

Recommend approval of the requested Comprehensive Plan Amendment to remove Figure 4.2 from the 2040 Comprehensive Plan and to remove all related text. Restate text to state that retail uses are "preferred" adjacent to arterial roadways.

SUMMARY:

Rockport, LLC has submitted an application for a Comprehensive Plan Amendment (CPA) to revise Figure 4.2 and the associated Conceptual Land Use Diagram Table, remove language associated and/or supporting Figure 4.2 for areas denoted as A and F, add Industrial Uses to areas denoted as C, and modify language contained in the Mixed Business Campus (MBC).

The adopted 2040 Comprehensive Plan guides the City's development patterns and land uses through the Planning Period which is defined as 2020-2040. The 2040 Plan identified the subject CPA area as a Priority Planning Area due to the potential commencement of the current mining activities, and the Figure 4.2 Orchard Place Concept was developed to establish the mix of anticipated land use development within the MBC land use designation shown on Figure 4.6 2040 Land Use Plan. Both Figures 4.2 and 4.6 were used as the foundation to develop the Water Supply and Sanitary Sewer chapter components of the 2040 Plan. Specifically, the proposed CPA has the potential to affect roadway design, water treatment and the size of underground utilities, which are all based on the demands of the proposed land use types.

The MBC was a focus of the 2040 Comprehensive Plan. An excerpt of the purpose of the district is below:

"The Mixed-Business Campus District provides flexibility for a variety of business/industry clusters. As of 2017, the Orchard Place site plan illustrates the location of each cluster, and identifies a specific set of land use envisioned for each cluster."

"Mixed Business Campus (MBC) areas are intended to be high-quality settings for office

campus, office with light industrial, office with biomedical manufacturing, health care facilities, health care training, general office, corporate office, and other higher-intensity employment uses. Mixed retail and commercial service uses that serve the campus and adjacent neighborhoods will be limited in area and to activities that support the employment objectives of the MBC."

Figure 4.2, which is attached to this report, provides guidance on the land uses permitted in each "cluster" or "blob" as described in the Applicant's narrative. Figure 4.2 was created by a potential developer on behalf of Rockport, LLC during the 2040 Comprehensive Plan process. The concept plan further broke down the potential mix of uses within the MBC and included specific percentages. The following excerpt from the 2040 Plan is provided below:

"The mix of uses in the MBC district includes the following:

- 55 - 65% office*
- 10 - 20% light industry/manufacturing*
- 10% office warehouse/showroom*
- 5% commercial and retail uses"*

The applicant's full narrative is attached, but there are essentially three requests supported by background included in the narrative. These requests are:

1. "Revise the guidance stating that commercial retail uses are 'preferred to be located along County Road 42.'"
2. "Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport's property west of the future Johnny Cake Ridge Road" ... in areas denoted as A and F.
3. "Add the land use 'Industrial,' to Area 'C' in the Conceptual Land Use Diagram Figure 4.2 on Rockport's property east of future Johnny Cake Ridge Road."

The Planning Commission held the public hearing on this item on January 15, 2025. The Commission had a number of questions, and a resident provided public testimony. A summary of these comments and staff responses is contained within the background section of this report.

BACKGROUND:

Comprehensive Guiding

Figure 4.6 - 2040 Land Use Plan predominantly guides the subject CPA area as "MBC" Mixed Business Campus, with areas abutting the westerly property line guided "C" Commercial, "HD" High Density Residential, and "LD" Low Density Residential.

Zoning

The site is predominately zoned "SG" Sand and Gravel and is an active mining area. On the west side of the site an approximately 15-acre site is zoned "RB" Retail Business from a prior application from Menards, which did not materialize.

Since the adoption of the 2040 Comprehensive Plan, staff have been working on a Mixed Use Business Campus (MUBC) zoning ordinance. The MUBC ordinance must be consistent with the adopted 2040 Comprehensive Plan. The ordinance is complete (adopted 02/27/2025) and is consistent with current guidance.

The applicant and staff have met to discuss the proposed MUBC ordinance and the applicant's proposed amendments. Their proposed changes were based on a market study they commissioned after 2020, which highlighted the post-pandemic change to the office market. The percentages of uses outlined within the Comprehensive plan called for up to 65% of the land to be office.

If the Planning Commission recommends, and the Council adopts the proposed Comprehensive Plan amendments, the recently adopted MUBC ordinance will need to be amended and brought forward for approval.

Applicant's Requested Amendments

As noted, the applicant has three primary requests. Each request is outlined with additional context and discussion of how the proposed changes effects the 2040 Comprehensive Plan is provided.

1. Applicant Request: "Revise the guidance stating that commercial retail uses are 'preferred to be located along County Road 42.'"

The Comprehensive Plan states that supportive uses should be adjacent to County Road 42, the direct quote from the Comprehensive Plan is below.

"Some examples of supportive uses include lodging, restaurants, daycare, banking, and other retail uses 2040 Comprehensive Plan update that may support the campus directly as well as adjacent neighborhoods. Such uses should generally be located along County Road 42."

Staff does not have a concern about the proposed language amendment as both are guidance rather than prescriptive. The applicant's narrative refers to the draft MUBC ordinance. The MUBC ordinance has been adopted, and any proposed changes to the ordinance will require an amendment.

The subject application is for a Comprehensive Plan Amendment, and the Applicant's requested language modifications is consistent with the intent of the policy language.

2. Applicant Request: "Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport's property west of the future Johnny Cake Ridge Road"...excluding Area D and Area E in Figure 4.2.

This request seeks to remove Figure 4.2 references for all MBC land west of Johnny Cake excluding Area D and E. The effect of this change would be that all land use types within the MBC would be permitted in the areas shown as A and F on Figure 4.2, and would permit the uses in any location. This action essentially results in reverting to the adopted generalized Figure 4.6 – 2040 Land Use Plan. A list of all uses in the MBC is below:

- Office with biomedical manufacturing
- Warehouse
- Light industrial
- Health care facilities
- General office
- Hotel
- Commercial retail

The primary difficulty with reverting to the range of uses is planning for infrastructure needs. Because area A and F comprise a large land area there is a significant difference between if the site is developed with 100% retail uses vs. 100% office uses vs. 100% light industrial uses. The current infrastructure planning was completed based on the mix of uses shown in Figure 4.2, and therefore the more generalized land use shown in 4.6 was not modeled as part of the 2040 Comprehensive Planning process. While any development is unlikely to be 100% of any single use, the City Engineer has been working to model what infrastructure impacts may result if the most intensive uses, such as industrial, come to fruition. Given the known development plans, the City must ensure that the City infrastructure can meet the demands, and if necessary implement and require appropriate mitigation to comply with the water and wastewater projections contained in the adopted 2040 Comprehensive Plan. The City Engineer's updated memo attached to this report.

3. Applicant Request: "Add the land use 'Industrial,' to Area 'C' in the Conceptual Land Use Diagram Figure 4.2 on Rockport's property east of future Johnny Cake Ridge Road."

Area "C" on Figure 4.2 is designated for office, hotel, and medical uses. Area "C" is at the intersection of County Road 42 and Pilot Knob Road and runs adjacent to both. The applicant is seeking to add "industrial" as a land use category to this area. Area "G," which is immediately adjacent to area "C" but is more interior to the site, allows for industrial uses and is less visible from the primary roadways.

Staff Recommendation and Comments

Requests two and three from the applicant are similar in nature and result in additional land uses being added to most of the MBC. The changes would effectively change Figure 4.2 areas denoted as A, F, and C and add Industrial Uses to area C, while leaving the remaining "blobs" as depicted.

At the public hearing, the applicant's representative expressed support for the removal of Figure 4.2 from the Comprehensive Plan as a way to achieve their stated application intent.

However, as previously noted, several areas depicted on Figure 4.2 are not proposed to change and therefore staff's recommendation is to modify and update Figure 4.2 and the associated table on page 4-6 of the 2040 Comprehensive Plan.

The City designed utilities consistent with Figure 4.2, and any changes as discussed or any planned future uses will be required to either meet the maximum planned allocations, or must mitigate the exceedance through appropriate design and/or infrastructure improvements. Such required mitigation will be addressed during the plat and land use permit process for the specific project..

Public and Commission Comments and Staff Responses

Resident Comment: Resident expressed the desire to consider environmental best practices when developing the site.

Staff Response: The Comprehensive Plan is a high-level guide for how the City plans to develop. Within the 2040 Comprehensive Plan are over 200 "Leaf Notes" that highlight environmental best practices sought by the City. The City encourages developers to develop with these best practices in mind and when State Statute or law allows, City Ordinance includes them as a requirement. The City places a high priority on environmental and sustainable features when developing our own buildings, but the City's authority to require some of these items is limited. The City's past practice has been to incentivize development by allowing things such as greater density, or high building coverage on a site if environmental features are installed with the building. The City has also encouraged developments to include these features by allowing the required landscape budget to be used toward environmental items. This has been received well by the development community and staff will continue to seek best practices and features with future development projects.

Commissioner Comment: Could staff and the applicant work together to change the percentages of uses and bring this back to the next meeting.

Staff Response: The City Attorney responded at the meeting that the City must act on the application as presented.

Further, staff would add that the percentages of uses are not a common feature within a Comprehensive Plan. Typically, the desired uses are not allocated to that level of detail in the Comprehensive Plan. For example, when land is guided "C" Commercial, the type of commercial is not listed. This level of detail is typically done with how a property is zoned. Continuing the "C" Commercial example, the City has over seven zoning districts for different uses that are commercial in nature. The two most prominent are "RB" Retail Business, the most general commercial zone, and "NCC" Neighborhood Convenience Center, which limits the commercial uses to those neighborhood-oriented and excludes big box stores and fast food restaurants.

Additionally, listing a percentage on uses is likely to cause difficulty with enforcement in the future. For example, a property may develop with more office use and then over time transition into a warehouse or other generally permitted use within the zone. When building permit is submitted, City staff would be required to evaluate the entirety of the Mixed Use Business Campus to ensure the same percentage allocations. This can be done in smaller planned developments, but becomes prohibitively difficult on a 290-acre site. Staff's recommendation is that the Commission carefully review the proposed zoning ordinance as that is the more appropriate mechanism for citing specific uses than the Comprehensive Plan.

BUDGET IMPACT:

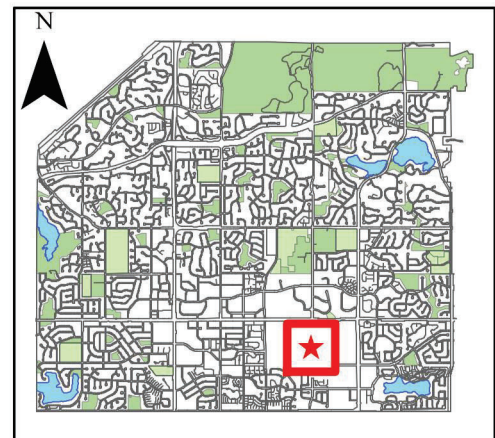
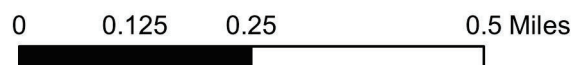
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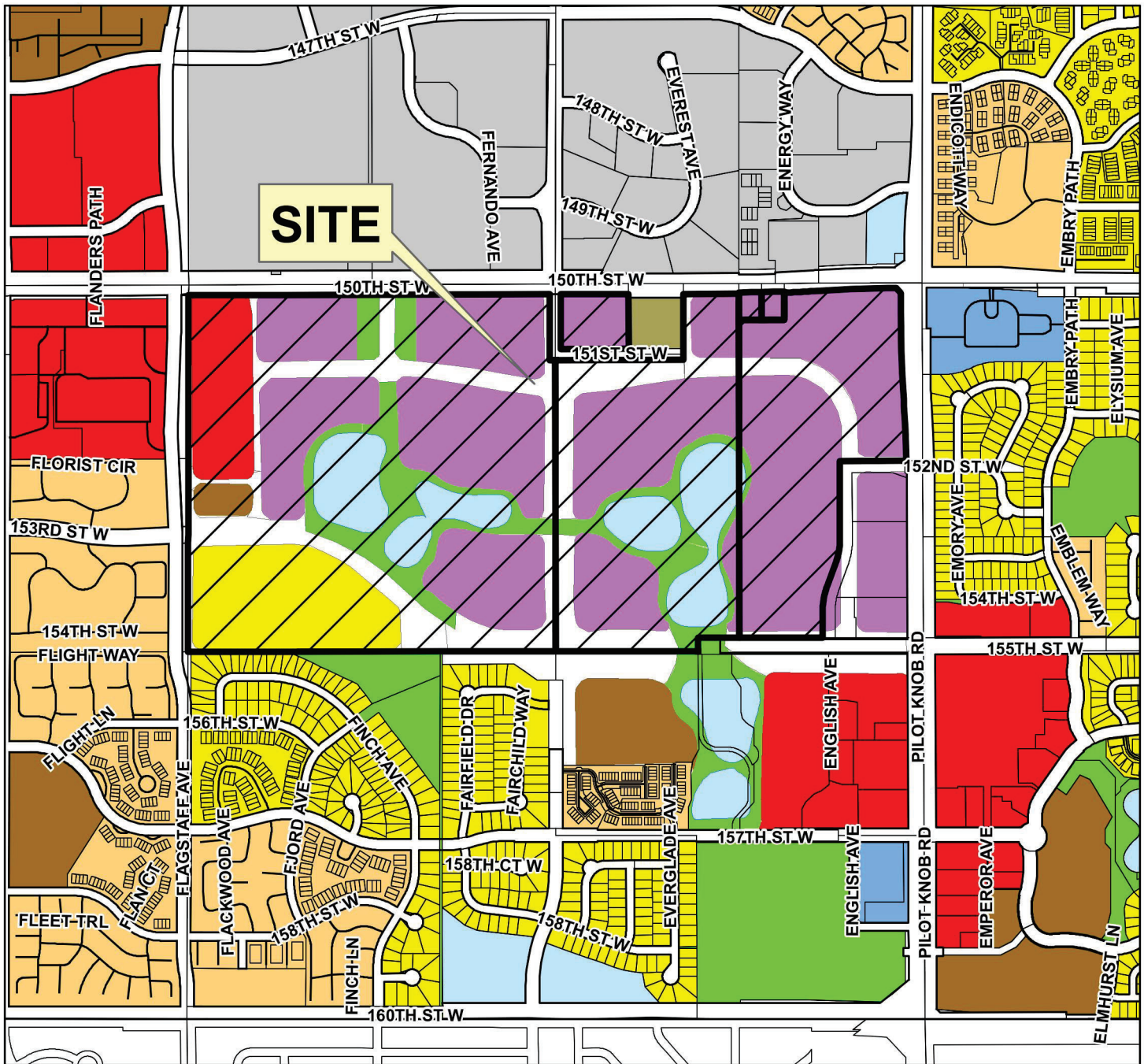
ATTACHMENTS:

Area Map
Comp Plan Map
Zoning Map
Applicant Letter
Exhibit
Exhibit
Memo
Memo
Correspondence
Memo
Memo
Memo



Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus

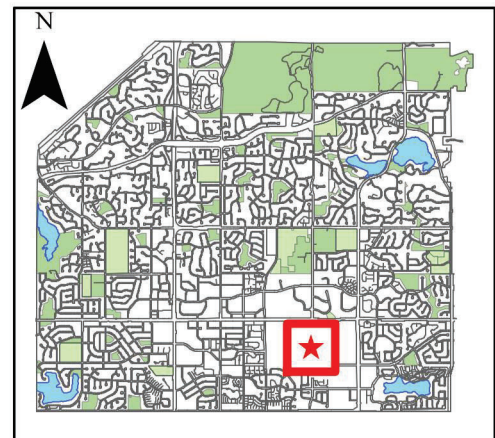


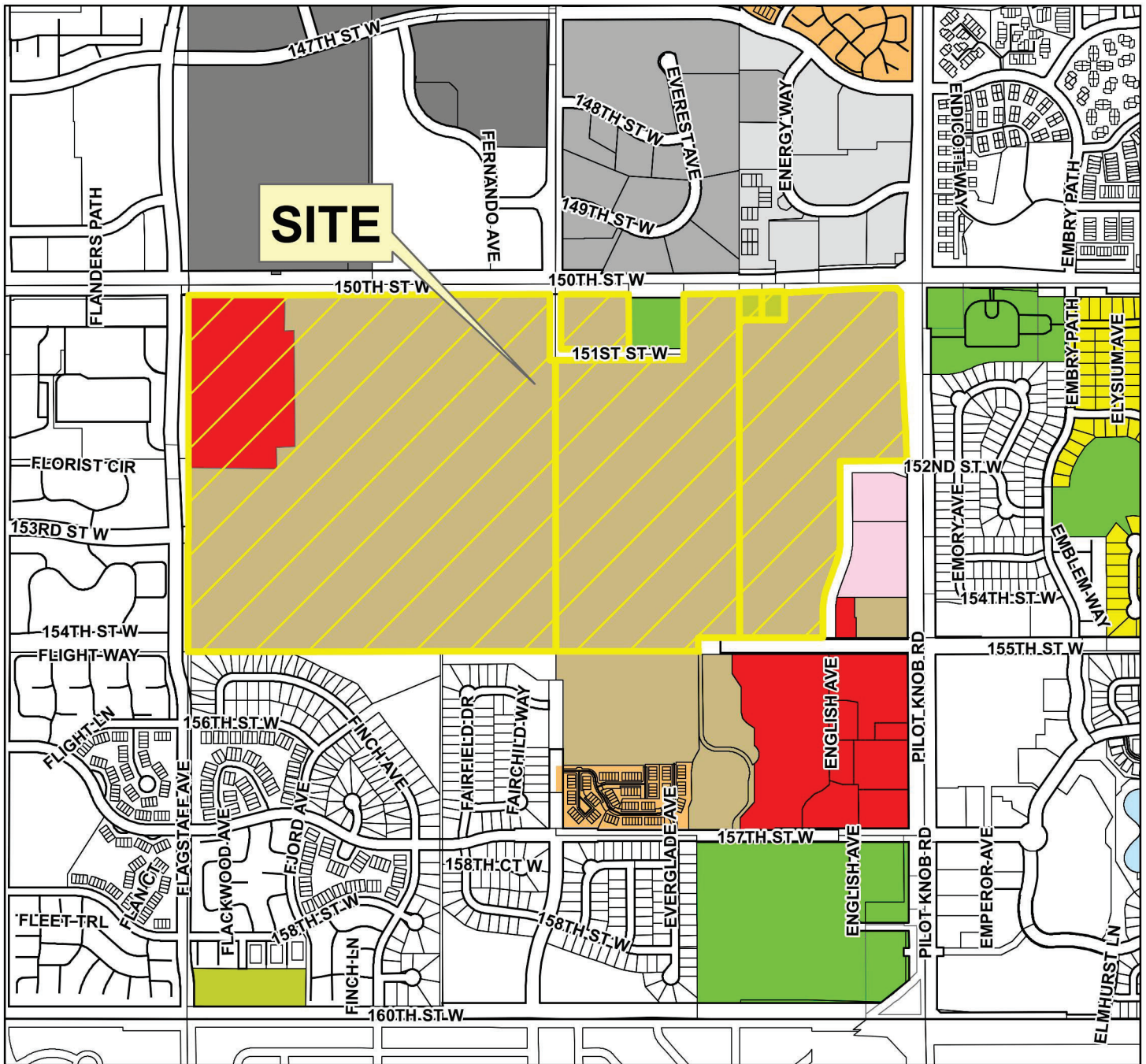


Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus



0 0.125 0.25 0.5 Miles

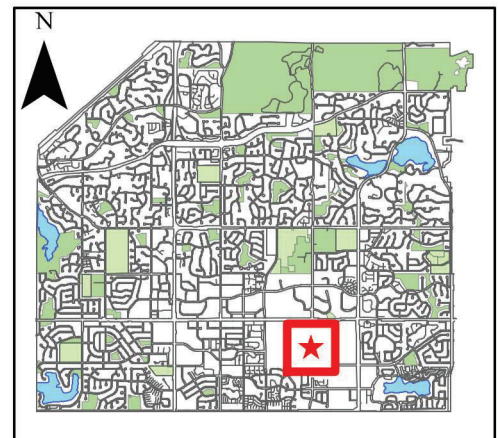




Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus



0 0.125 0.25 0.5 Miles



Rockport– Comprehensive Guide Plan Amendments

1. Revise the guidance stating that commercial retail uses are “preferred to be located along County Road 42.”
 - The City’s draft Mixed-Use Business Campus Ordinance (“MU-BC”) states, “[c]ommercial retail uses shall be located upon a parcel adjacent and oriented to [CSAH] 42, unless the City Council approves upon a showing of good cause.” *See* MU-BC 155.---(B), p. 5 of the October 2024 draft.
 - It was represented to Rockport that this directive comes from the Comprehensive Guide Plan Update, which states in relevant part, “[s]uch uses should generally be located along County Road 42.” *See* Comprehensive Guide Plan, Section 4, p. 29. This language in the Comprehensive Guide Plan is permissive in nature stating a preference. Therefore, the MU-BC Ordinance should properly reflect the “preference” for that location.
 - Rockport is also requesting that the “mix of uses in the MBC district” references be removed including removing the following percentages associated with the MBC district (also Section 4, p. 29 and references to these percentages in Economic Development Chapter (6)):
 - 55-60% office
 - 10-20% light industrial/manufacturing
 - 10% office warehouse/showroom
 - 5% commercial and retail uses
 - Rockport is requesting that the Guidance be updated to state the City’s “*preference*” for locating commercial retail uses along CSAH 42, rather than stating those uses “shall” be located along CSAH 42, without City Council approval “upon a showing of good cause.” And removing the percentages associated with the MBC district.
2. Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport’s property west of the future Johnny Cake Ridge Road. Specifically:
 - Rockport’s request is for Rockport property west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) east of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2. In the Comprehensive Guide Plan, the City did not differentiate between those parcels east and west of future Johnny Cake Ridge Road. Rockport believes these properties will

develop differently and is requesting that the City differentiate between those large parcels for purposes of the Comprehensive Guide Plan and specifically the City's use of Figure 4.2 to describe uses on those parcels.

- Simply put, Figure 4.2 is out of date, having been completed in August 2017. With Covid-19 pandemic in 2020, the uses, particularly the “Corporate Campus” and “Office” markets have been detrimentally impacted. As it relates to the Rockport parcels west of future Johnny Cake Ridge Road, Rockport believes that the “Office” use, among other described uses, and the City’s suggested “Density” or F.A.R. Range Goals” are not consistent with current use trends or market data. Accordingly, Rockport is requesting that references related to Figure 4.2 be removed from and not apply to Rockport’s property west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) east of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2. Instead, Rockport intends to market its property consistent with Rockport proposed revisions to the MU-BC draft ordinance currently being reviewed by the City.
 - Further, Rockport never intended to use this blob plan to develop the site. Additionally, this blob plan was reviewed by industry experts who determined that other uses and more flexibility when developing the site is recommended.
 - Finally, this blob plan was compiled as a discussion tool with a national developer, who eventually rejected it, after determining it was not economically viable. This developer walked away from further discussions with Rockport and this plan was scrapped. Providing further evidence that the City’s reliance on Figure 4.2, particularly for those parcels west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) East of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2, is not reasonable and is likely arbitrary and capricious.
3. Add the land use “Industrial,” to Area “C” in the Conceptual Land Use Diagram Figure 4.2 on Rockport’s property east of future Johnny Cake Ridge Road. Specifically:
- Rockport’s request is for Rockport property south of County State Aid Highway 42, east of future Johnny Cake Ridge Road, north of 155th Parkway, west of English Avenue, north of 152nd Street and west of County State Aid Highway 31 (Pilot Knob Road), described as Area “C” on Figure 4.2.
 - Figure 4.2 should be updated to include “Industrial” in area “C.”

Focus Areas

In the 2040 Comprehensive Plan, two locations receive significant attention. These areas include the Fischer Mine Area, which will become Orchard Place, and Downtown. **Figure 4.1** depicts these areas, which are adjacent to each other. Downtown is and will remain Apple Valley's commercial center, while the focus of Orchard Place is on high-quality employment. While these areas have different opportunities and constraints for redevelopment, development should integrate a mixture of compatible land uses, a connected grid of "great streets", and a transit-supportive density. A preliminary step to facilitate this transition is to extend the existing Ring Route east through Orchard Place, as depicted in **Figure 4.1**. The following sections describe Orchard Place, Downtown, the Ring Route, and other aspects of Apple Valley's focus areas in more detail.

In 2040, Downtown and Orchard Place will feature a mixture of residential, commercial, and employment uses; a connected grid of "great streets"; and suburban-intensive transit-supportive density.

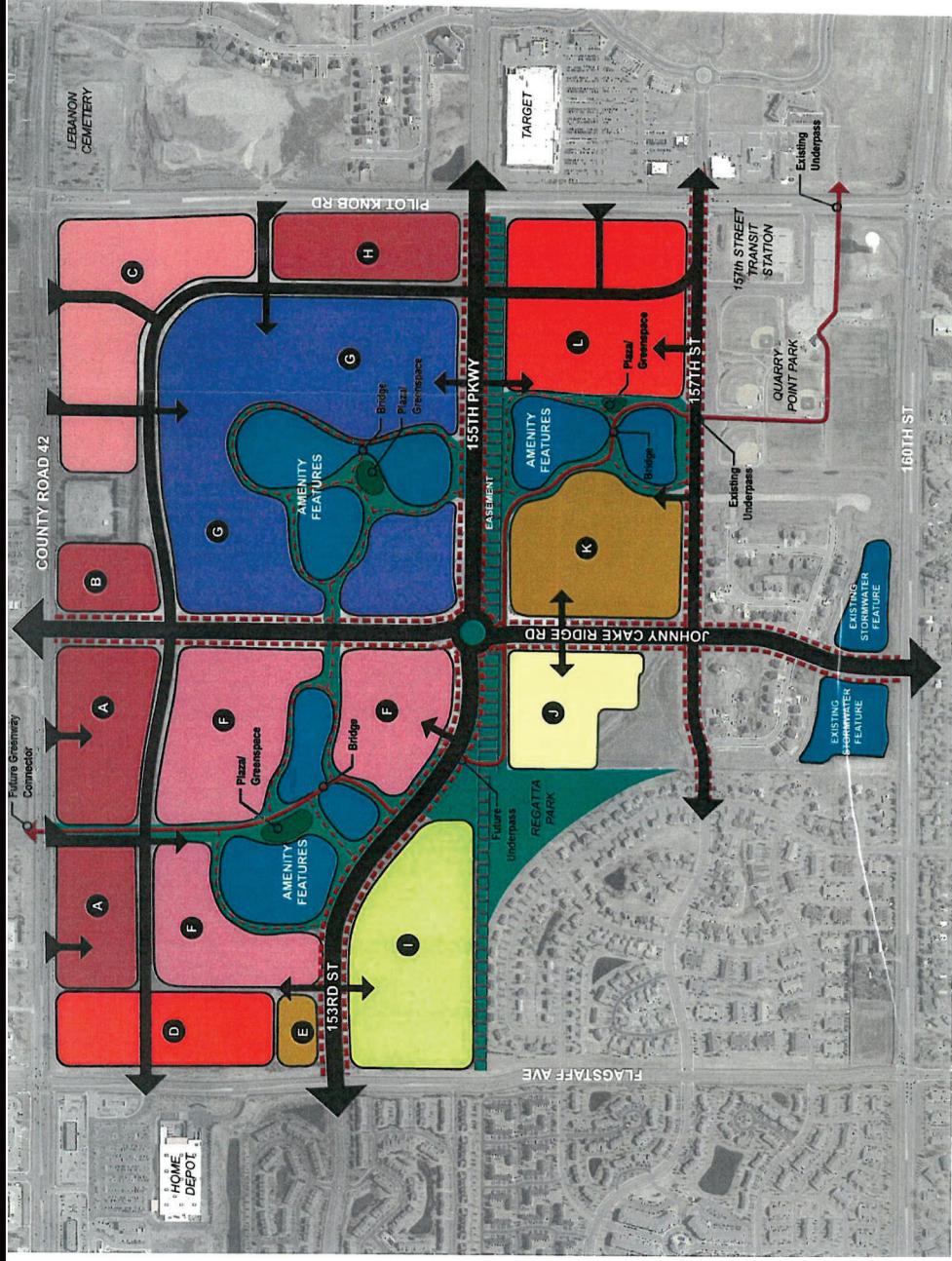
Fischer Sand and Aggregate Mining Area and Adjacent Infill

Figure 4.2 shows the concept plan for the Fischer Sand and Gravel Mining Area. The master plan, called Orchard Place, designates 262 acres for nonresidential, employment-based use. The 2030 Land Use Plan guided most of this acreage as Mixed Business Campus. The area is intended to be a high quality setting for general office, corporate office, research and development, light manufacturing, and office showroom. The City also has a strong desire to attract health facilities with related offices and clinics to this location given market support for this use.

The Mixed-Business Campus District provides flexibility for a variety of business/industry clusters. As of 2017, the Orchard Place site plan illustrates the location of each cluster, and identifies a specific set of land use envisioned for each cluster. The plan sets clear goals for density and floor area ratios (FAR), which establish general parameters to achieve the desired development. FAR requirements encourage a denser development pattern.

In addition to the Fischer Sand and Aggregate reclamation project, infill development will continue in the adjacent Cobblestone Lake area, located east of Pilot Knob Road. This Planned Development area is nearing buildout, with construction continuing in 2017. Remaining vacant parcels are planned for multifamily residential development.

Figure 4.2 – Orchard Place Concept



ORCHARD PLACE | APPLE VALLEY, MN
AUGUST 2017

CONCEPTUAL LAND USE DIAGRAM

Acreage	Conceptual Land Uses Goals	Density or F.A.R. Range Goals
A 26.6	Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
	Commercial Retail	0.18 to 0.30
B 7.0	Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
	Commercial Retail	0.18 to 0.30
C 29.5	Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
	Commercial Retail	0.18 to 0.30
D 14.5	Office	0.25 to 0.35
	Hotel	0.35 to 0.50
	Medical	0.25 to 0.40
	Commercial Retail	0.18 to 0.30
E 2.8	Multi-Family Residential	4.0 to 30.0
	Senior Housing	12.0 to 30.0
	Office	0.25 to 0.35
	Industrial	0.30 to 0.45
F 60.6	Medical	0.25 to 0.40
	Medical	0.25 to 0.40
	Medical	0.25 to 0.40
	Medical	0.25 to 0.40
G 70.1	Medical	0.25 to 0.40
	Corporate Campus	0.25 to 0.35
	Office	0.25 to 0.35
	Industrial	0.30 to 0.45
H 12.9	Commercial Retail	0.18 to 0.30
	Commercial Retail	0.18 to 0.30
	Office	0.25 to 0.35
	Hotel	0.35 to 0.50
I 27.4	Single-Family Residential	3.0 to 4.0
	Single-Family Residential	3.0 to 4.0
	Single-Family Residential	3.0 to 4.0
	Single-Family Residential	3.0 to 4.0
J 16.6	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
K 24.4	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
	Multi-Family Residential	4.0 to 30.0
L 30.7	Commercial Retail	0.18 to 0.30
	Office	0.25 to 0.35
	Medical	0.25 to 0.40
	Medical	0.25 to 0.40
TOTALS		
	Non-Residential Uses	251.9 Acres
	Residential Uses	71.2 Acres
	Amenity Features	35 Acres



Kimley»Horn

Economic Development Potential

The Metropolitan Council projects that Apple Valley will support 17,100 jobs by 2040, an increase of 2,821 from the 2010 Census figure. However, the Economic Development Authority has set a goal of reaching 19,000 jobs. The City recognizes a significant opportunity to create high-quality jobs and retain local labor, given that most residents currently work in other jurisdictions. With its emphasis on employment-based uses, Orchard Place will substantially contribute toward this goal. Consistent with the keys identified as part of Apple Valley's vision, this employment-focused area will help provide a diversity of living-wage jobs and create opportunities for the City's residents to work closer to home. **The Mixed Business Campus land use category is intended to accommodate a mix of approximately 55% to 65% of office (1/3 of which would be targeted for health and medical related facilities), 10% to 20% light industry/manufacturing, and 10% office showroom or office warehouse. Because the area also includes other mixed uses, high-density housing and incidental retail and service, uses could also be considered to a limited extent.**

Transportation Network

The Orchard Place plan is centered around two internal collector roads, Johnny Cake Ridge Road and 153rd Street West/155th Parkway. Johnny Cake Ridge Road bisects the site from north to south, intersecting with 153rd Street

West/155th Parkway at a roundabout. These two streets provide the four primary access points to Orchard Place. They are each spaced approximately 1/2 mile from other signalized intersections. As the City looks to develop its east-west transit connection along County Road 42, a future transit station is envisioned at the intersection of County Road 42 and Johnny Cake Ridge Road, at the north entrance to the Orchard Place site. The City will engage the MTVA to develop future transit services.

Additional minor accesses are spaced at intervals of 1/2 mile to 1/4 mile around the perimeter of the site. The 153rd Street West/155th Parkway route is a vital east-west connection to Downtown. This road is a planned extension of the Ring Route. A gasoline easement parallels the road to the south. An internal circulator route complements the primary north/south and east/west routes.

Environmental and Recreational Amenities

Three large ponds provide on-site storm water management and recreational amenities. The ponds are a practical use for the site, acting to counteract the effects of impervious surface runoff and reducing the amount of fill that is needed for development. Apple Valley's bedrock geology provides natural storm water filtration.

The ponds are connected through an internal trail system, three bridges, and two plaza/greenspace areas. One grade-separated trail connection is illustrated across 153rd Street, in the northwest quadrant of the site. Other midblock trail crossings should be explored.

Downtown

Downtown Apple Valley is located at the commercial crossroads of Cedar Avenue (CSAH 23/TH 77) and County Road 42. It contains a cluster of large retail uses and some smaller offices and services, as well as key institutions (City Municipal Center), high-density apartments, and some newer mixed-use development. Having developed largely during the 1970s and 1980s, Downtown was and continues to be primarily auto-oriented. The quadrants surrounding Cedar Avenue and County Road 42 consist of super-blocks containing big-box stores and large areas of surface parking. The scope of Downtown continues to evolve in form, use, and density. With the development of Central Village and the Fischer Marketplace, Downtown has expanded to the east. The highlighted Downtown Core on **Figure 4.1** contains approximately 600 acres.

One of the keys of this plan is a successful downtown. Apple Valley envisions a unique, identifiable, and thriving downtown. The building blocks are in place. Downtown is located adjacent to one of the busiest at-grade intersections in the state. It is served by the METRO Red Line Bus Rapid Transit (BRT) service, which connects riders to the central metropolitan region and other destinations. In 1990, the City invested in a series of road, sidewalk, and landscape improvements called the Ring Route; helping to further establish Downtown's identity and improve access to the area. There are large areas of

- Lighting is limited to parking lot and building illumination designed for customer and employee safety. Building and parking area lighting shall not be allowed during the time the businesses are closed, except as necessary for safety and security.
- Given its proximity to residential areas, hours of operation of the use(s) shall be limited.

Industrial and Mixed Business Employment Areas

As explained in the Community Context chapter (3), Apple Valley has a relative lack of high wage (above the hourly metro average) job opportunities. Therefore, it is important to designate property for the creation of jobs and to expand opportunities for people to live and work in Apple Valley. An overarching vision for the land use plan is to provide opportunities for higher-wage businesses and workers to thrive in the City. The land use plan does this by identifying ample areas that could be developed or redeveloped for business and employment purposes, including manufacturing facilities, office space, research and development sites, and medical and healthcare facilities. The Industrial (IND) and Mixed Business Campus (MBC) districts accommodate many of these uses, and help solidify the City's economic base.

Industrial (IND)

Use type examples: Goods manufacturing, processing, and warehousing



Industrial (IND) allows offices, assembly, warehouse, manufacturing, and other similar activities within an enclosed building to limit the amount of dust, noise, odor, and other adverse impacts. The current zoning district categories that regulate industrial uses include I-1, I-2, BP and PD. Performance standards in the Industrial district include the following:

- High-quality site design and building materials are expected to be used to promote pleasing off-site views of the development
- This land use designation shall not be located adjacent to residential land uses without a significant buffer, which consists of distance-berming, heavy landscaping, decorative fences/walls, or a combination thereof as determined by the area characteristics deemed adequate by the City. Loading and delivery areas shall be screened from off-site views.

- Landscaping shall consist of aesthetic treatment to provide interruption of long building walls and to soften parking lot areas.
- Exterior storage of materials and equipment shall be completely enclosed, or screened from all property lines by a fence or wall.
- Heavy freight vehicles are characteristic of uses in this land use category. Space for truck and vehicle maneuvering needs to be planned for these uses. Weekend trip attraction to industrial sites should be minimal.
- Driveway access to the development shall be from non-local streets or those designed for primarily non-residential traffic. No direct access to County Road 42 shall be allowed.
- Lighting is limited to parking lot and building illumination designed for employee safety.

Mixed Business Campus (MBC)

Use type examples: Research and development, office park, and hospital

Mixed Business Campus (MBC) areas are intended to be high-quality settings for office campus, office with light industrial, office with biomedical manufacturing, health care facilities, health care training, general office, corporate office, and other higher-intensity employment uses.

Mixed retail and commercial service uses that serve the campus and adjacent neighborhoods will be limited in area and to activities that support the employment objectives of the MBC. Some examples of supportive uses include lodging, restaurants, daycare, banking, and other retail uses

that may support the campus directly as well as adjacent neighborhoods. Such uses should generally be located along County Road 42.

The mix of uses in the MBC district includes the following:

- 55 – 65% office
- 10 – 20% light industry/manufacturing
- 10% office warehouse/showroom
- 5% commercial and retail uses

This modeling is further discussed in the Economic Development Chapter (6), which references land use percentages, FAR ratios, and job-creation goals.

The Mixed Business Campus is distinguished from Mixed Use by its economic development focus, higher intensity uses, and lower residential yield. The MBC area at Orchard Place will be developed through a site master plan and PUD process.

Parks, Institutions, and Open Space

Institutions (INST)

Use type examples: Schools, religious institutions, libraries, and civic buildings.

Institutional (INST) districts are public or quasi-public amenities, excluding parks that greatly impact the character of the community. Although public uses require public investment or donations and do not generate taxes of their own, the value of these amenities is reflected by increasing the



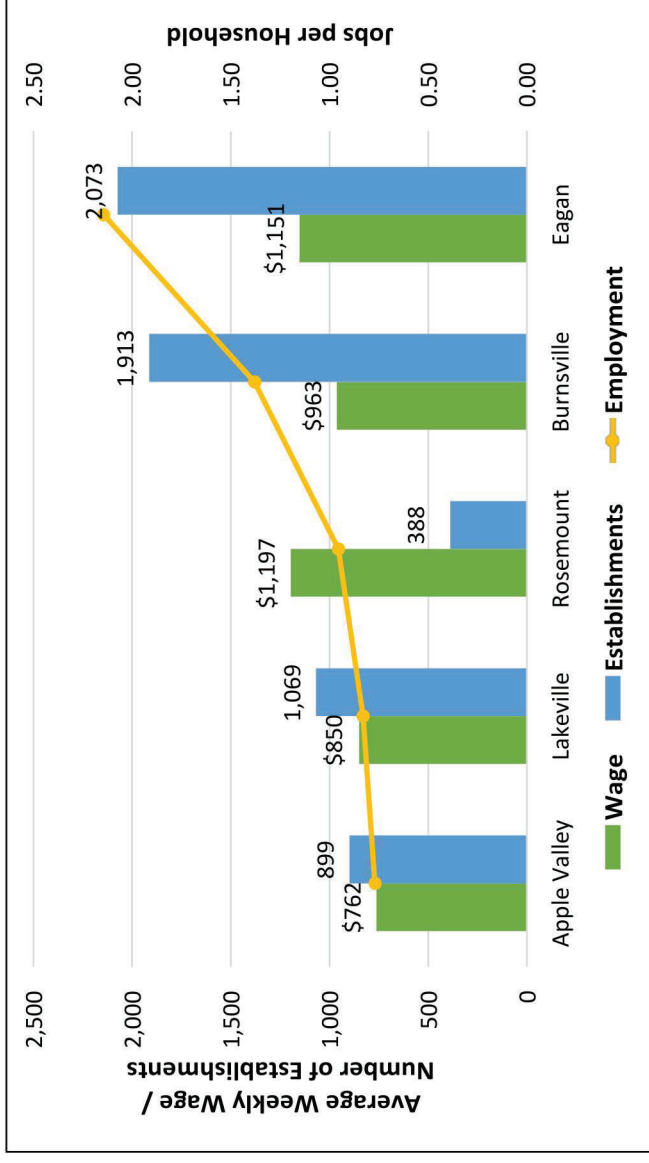
value of surrounding properties.

Schools, hospitals, and places of worship give neighborhoods definition. These uses are a source of community pride. They drive residential property values and neighborhood reinvestment. Apple Valley citizens are proud of their strong public school system. The largest institution is the Minnesota Zoo, which is an asset for the entire Twin Cities region. Government facilities are a prime example of institutional uses. The City Municipal Center, the Dakota County library, the Dakota County Western Services Center (WSC), and the US post office, etc., should be all concentrated in Downtown Apple Valley to best serve the community.

The City seeks to maximize the local benefits of regional park and institutional uses while avoiding expansion or changes in use that have a significant negative impact on adjacent residential properties. Undesirable impacts include traffic, light, and noise. Buffering techniques should be incorporated into the designs of planned institutional and similar land uses that are located adjacent to residential uses.

The implementing zoning districts for institutional properties are the P-Institutional District and the Planned Development (PD) district.

Figure 6.6 – Dakota County Wage and Employment Comparisons



hensive housing policy and transportation planning, as well as economic policy.

The Metropolitan Council projects 17,100 jobs and 24,900 households in 2040, for a jobs/household ratio of 0.69. This projection would be a reversal of current trends, which show improving jobs/housing balance. With the addition of a job center in the mixed business campus area, Apple Valley is targeting a higher jobs goal – 19,000 jobs – for 2040. This goal reflects the Vision for Apple Valley that seeks to create more local jobs and more jobs with wages capable of sustaining a family and fostering greater economic resilience.

Apple Valley seeks to expand job opportunities, prioritizing jobs which pay wages capable of sustaining a family.



Jobs/Housing Balance



A key consideration in the planning process is seeking a balance of jobs and housing in Apple Valley. This balance is both in terms of the number of jobs relative to the number of households, as well as the type of jobs relative to the education and interests of Apple Valley residents. Locating a wide range of housing close to employment may shorten commuting distances. High vehicle-miles traveled produces highway congestion and air pollution, reduces pavement life, and diminishes leisure time.

A standard measure of jobs-housing balance is the ratio of jobs to housing units. (This measure

Commuting Costs

The jobs/housing relationship directly impacts quality-of-life. After housing, transportation is the largest cost for most households. The Housing and Transportation (H + T) Index provides a snapshot of these effects for Apple Valley (**Figure 6.7**). On average, Apple Valley households spend 27 percent of their income on housing and 20 percent of their income on transportation (for a total of 47 percent). For comparison, Lakeville households spend 53 percent of their income on housing and transportation, while Burnsville households spend only 43 percent of their income

Economic Development Policies



with shared interest in economic development and redevelopment.

- Work with property owners to address unique development challenges including the maintenance, revitalization, and redevelopment of existing buildings and parking lots.
- Take advantage of opportunities to use public improvements and private development to enhance the image and identity of Apple Valley.
- Foster private investment and economic activity that supports sustainability and resiliency objectives.
- Attract development of regional industry clusters to Apple Valley.
- Develop the mixed business campus, Orchard Place, to improve the jobs/housing balance.
- Encourage Orchard Place to demonstrate energy efficiency objectives by incorporating renewable/local energy sources, such as solar, wind biomass on-site or in partnership with Dakota Electric.

The City seeks to achieve its economic development goals through application of the following policies:

- Actively investigate and pursue opportunities to attract a medical center/campus district and other medical and health care businesses to Apple Valley.
- Engage with businesses that create jobs with incomes that can sustain a family.
- Develop business partners that share the objective of high-quality, sustainable, efficient development, expansion of the property tax base, match market desires and land use plans of Apple Valley.
- Periodically review and amend if necessary the Comprehensive Plan to ensure land resources leverage value and employment-producing.
- Encourage and facilitate infill commercial, industrial, and retail development on remaining vacant parcels to ensure the resource is fully utilized.
- Encourage and facilitate redevelopment of underutilized or distressed properties into viable commercial, industrial, or retail and horizontal and vertical mixed use developments by work-

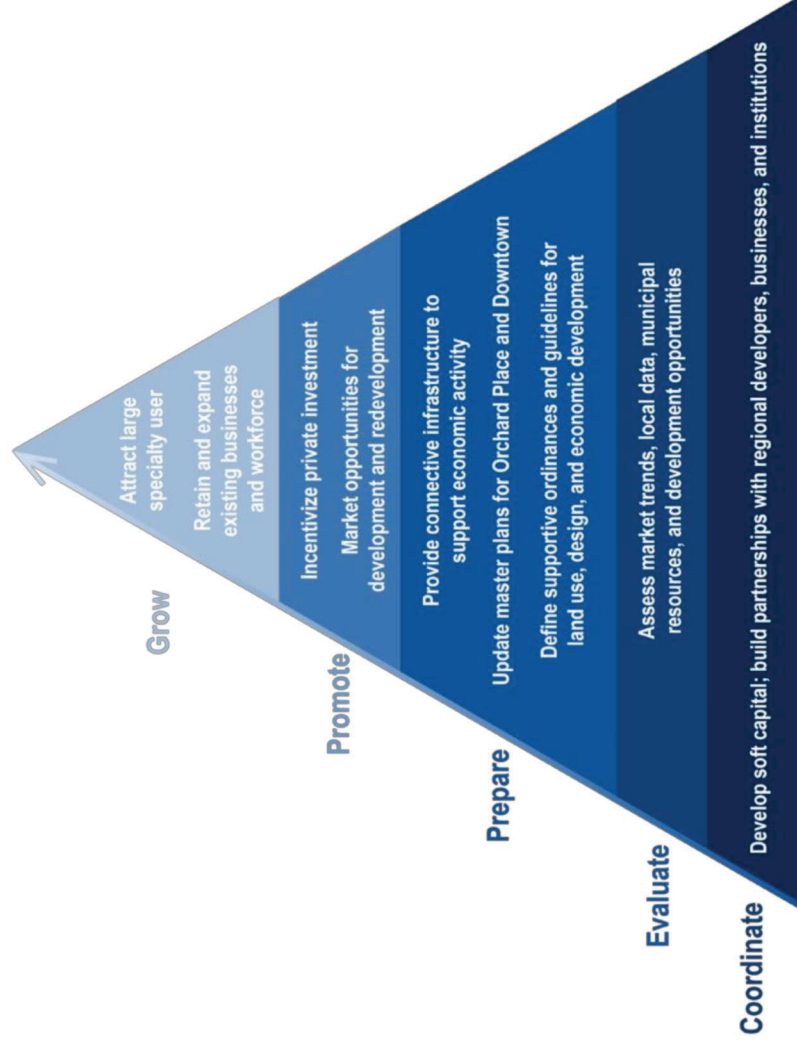
ing with property owners and developers.

- Create a medical campus district to encourage and facilitate development of medically related uses such as health services, bioengineering and manufacturing, and transportation or shipping supportive facilities.
- Work with local businesses and industries in support of expansion strategies where the land resource is fully utilized.
- Work with local businesses, Dakota County, and the Minnesota Valley Transit Authority (MVRTA) to provide transit services that support the economic development goals of Apple Valley.
- Encourage and promote the development of advanced, state-of-the-art telecommunication technology to and within Apple Valley.
- Work with service providers to ensure adequate supplies and reliable distribution systems for electricity and natural gas and increasingly emphasize renewables.
- Pursue ways to streamline the development approval process, while still maintaining high quality development standards.
- Review new and innovative economic development incentives for application in Apple Valley.

Implementation

Figure 6.8 shows the overall structure of the Economic Development Strategy. The top of the pyramid represents the highest achievements sought. The base of the pyramid represents the foundational work that is needed to succeed. The highest goal is to attract new business and industry to Orchard Place and Downtown. Apple Valley recognizes that the framework for sustainable growth emerges from within, often referred to as organic growth over time. Retaining existing businesses and workforce talent is vital to demonstrate local potential to prospective employers. Developing within established and emerging clusters will help solidify the economic base and leverage the strengths of the region.

Figure 6.8: Economic Development Strategy



Extending the Strategic Plan

This chapter introduced six core pillars for economic development to 2040. To summarize, they are:

- Attract large employers
- Unify the Downtown
- Reinvest in Downtown
- Develop connections within the Twin Cities

Metro and beyond

- Support STEM-related businesses and workforce development
- Develop economic resilience



The following material expands on these themes.

1. Attract large employers primarily in the designated Mixed Business Campus area

The biggest economic challenge for Apple Valley is to increase the number of local jobs – specifically, to improve the jobs/household ratio. It is not uncommon for a metropolitan economy to produce clusters of employment that benefit some communities more than others, especially in suburban areas, resulting in a regional jobs/housing imbalance and complex commuting patterns. Because there are regional forces at work, Apple Valley will benefit through intergovernmental collaboration as much as through competition with other communities.

The economic potential of development proposals must be evaluated based on the number of jobs that businesses create and the wages they provide.

Potential economic development opportunities must be evaluated based on the number of jobs they create – both directly and indirectly – and the wages they provide. The amount of public incentives, if they are used to attract new employers or retain existing employers, should reflect these factors. The City will target employers which pay above area median income, especially businesses that are compatible with existing industry clusters or which represent emerging technologies.

In the near-term, the City will work to develop relationships with commercial, office, and industry partners in the community. Conducting periodic meetings with the largest employers will help the City identify opportunities and threats to its existing jobs base and develop local partnerships. This will help the City improve career development pathways, such as that used by Udonor, to meet industry needs. Another strategy is to expand local employment data, and the application of data, to monitor and communicate characteristics of the municipal workforce and local employers. The QCEW provides detailed data regarding the types of jobs that are located within a geography, but not the jobs which are held by the population of that geography. A survey of residents would give the City a clear-

er picture of local job resilience and workforce skills. It could also be used to demonstrate local demand for certain industries and cultivate jobs training programs.

Orchard Place

The long-term goal is to redevelop Orchard Place as a mixed-business employment center. The redevelopment of this 400-acre sand and gravel mining area will take several years. Strong systems of trails, transit, and parks offer amenity enhanced environment. The Orchard Place master plan captures this strategy by guiding acreage for open space, water features, pedestrian connections, and the supported network of great streets. Careful attention to preliminary design and promotion of the plan will attract larger specialty businesses to the site.

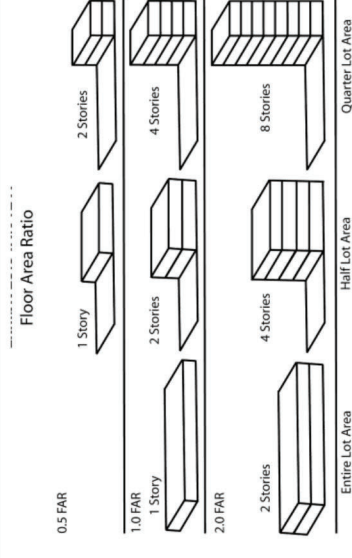
The Orchard Place concept plan guides approximately 400 acres for the Mixed Business Campus, supportive commercial rights-of-way, open space, and ponds. Based on historical development within the Metropolitan area, it is suggested that at least 40 acres of the Mixed Business Campus be considered for the medical center campus. The Orchard Place concept plan guides approximately 50 acres for the most iconic development to be located in the northeast corner of the site. Adjacent tracts are illustrated for potential medical-related uses; office, hotel, and commercial/industrial uses.

Utilizing FAR to guide development and model development intensity



One guiding principle for development intensity is floor area ratio (FAR). Floor-area ratio guides intensity by maximizing the amount of total floor space in all buildings on a given site. Within these parameters, developers maintain some flexibility to adjust building height and bulk and fully utilize available land. (Figure 6.9). Intensity increases with more building space and higher FAR.

Figure 6.9: FAR Graphic



FAR standards regulate density while giving developers greater design flexibility. The City's FAR guidelines help it project employment density, assess site impacts, and address traffic needs for future development.

Employment potential can also be correlated to FAR, since jobs are traditionally measured as the number of employees within a building area. The conceptual plan for Orchard Place includes a range of FAR goals for each land use. Table 6.2 summarizes these goals.

Table 6.2: FAR Goals for Orchard Place		
Use	FAR Range	
Corporate Campus	0.25 to 0.35	
Medical	0.25 to 0.40	
Office	0.25 to 0.35	
Industrial	0.30 to 0.45	
Commercial Retail	0.18 to 0.30	
Hotel	0.35 to 0.50	

As of March 2017, the concept plan for Orchard Place retains flexibility for further refinement. The precise acreage for each use and the intensity of development will be further evaluated in cooperation with the land owner and the project developer. In the meantime, these numbers are useful for conceptualizing a range of intensity scenarios, refining economic development objectives, and developing an understanding of likely traffic impacts and utility needs. If, for example, a 50- acre corporate campus were constructed to 0.35 FAR, there would be 17.5 acres of floor space, or approximately 762,300 square feet. A typical hospital might staff 2.6 employees per 1,000 square feet. Thus, a 50-acre hospital site might support a staff of roughly 1,980 employees. As actual development potential is determined, Apple Valley can adjust its FAR and/or acreage assumptions accordingly to promote the most efficient use of the Fischer site.

The Metropolitan Council projects 17,100 jobs in 2040, with only 1,300 additional jobs from 2020 to 2040. This forecast may prove to be an underestimate of both need and opportunity. Instead,

Apple Valley would like to increase employment to 19,000 jobs by 2040. It is estimated that the Mixed Business Campus yields about 75 percent of the growth in jobs. Upon completion of the Mixed Business Campus, about 25 percent of all jobs in the City would be located there. Implementing the FAR framework will help the City achieve the desired development intensity – and associated employment growth – for Orchard Place and other sites. If a portion of the site is developed at lower-than-average FAR, then the City knows that the remaining space must be developed at a higher intensity to produce the desired jobs outcome. The present marketplace readily builds at .25 to .30 FAR. Building at higher intensities may require the application of financial incentives and/or modifications to City code.

2. Unify Downtown by taking advantage of future redevelopment opportunities, using Cedar Avenue and County Road 42 and transit system improvements as catalysts

Downtown is the engine of Apple Valley's economy. Improvements that unify Downtown, support greater development intensity, and enhance connectivity will improve economic potential. Future redevelopment opportunities can be supported by transit and other transportation improvements in the Cedar Avenue corridor and the County Road 42 corridor. The Cedar Avenue Transitway Implementation Plan guides improvements to the Red Line from 2010 to 2040, with five stages for devel-

vopment. Stage 1 was completed in 2013 when BRT service was launched, connecting Apple Valley to the Mall of America transit station hub. Stage 2 is programmed for 2015-2020 and calls for expansion of the Apple Valley transit station and bicycle and pedestrian improvements. Stage 3 is programmed for 2020-2025, and calls for a new station at Palomino Drive with potential Park and Ride expansion. Stages 4 and 5 are scheduled for completion by 2040, with extension to Lakeville.

The City is targeting land use and transportation improvements that unify the Downtown and mitigate the physical barriers presented by traffic volume and multiple lanes of traffic on Cedar Avenue and County Road 42. Enhanced pedestrian connections across these thorough- fares, coupled with stronger connections to transit, are sought. The addition of bus rapid transit to the transportation network has already supported several development projects in the Cedar Avenue transitway. However, significant opportunities remain, especially in the four major quadrants surrounding the intersection of Cedar Avenue and County Road 42 and the expansion of east/west transit services to the mixed business campus in cooperation with Dakota County. Momentum from transit-supportive development and the extension of the Red Line south to Lakeville will eventually influence these superblocks as well.

Lid Concept

A 2008 study of transit-oriented development in-

January 27, 2023

MEMORANDUM (EXECUTIVE SUMMARY)

TO: Rockport, LLC

FROM: Ms. Mary C. Bujold
Maxfield Research and Consulting, LLC

RE: Update of Market Conditions for Office and Industrial Space and Land Use
Allocations for Mixed-Use/Business Campus Property in Apple Valley, MN

Introduction

This Executive Summary presents an overview and update of current and long-term market conditions for development and acceptance and absorption of various uses, including those articulated in the City of Apple Valley's proposed Mixed Use-Business Campus (MU-BC) ordinance for Apple Valley and a broader review of the surrounding communities in the Market Area including Burnsville, Eagan, Lakeville and Rosemount. Based on current and projected market conditions in the Market Area submarket, we comment on the proposed land uses for the Mixed-Use/Business Campus zoning on the Rockport property immediately south of County Road 42 and the proposed land use allocation.

Maxfield's review of the City's proposed MU-BC Ordinance concludes that the proposed allocations do not coincide with current and/or projected market conditions for office, industrial and commercial uses in Apple Valley or the surrounding northern Dakota County area. Further, based on current and projected future market conditions, the proposed allocations contained in the MU-BC Ordinance for office and industrial uses are not realistic over the next ten years on Rockport's Property or even the broader Market Study area. In sum, Maxfield concludes that the MU-BC Ordinance as drafted will have a negative development impact on Rockport's Property, including reducing market interest in the Property, decreasing potential development on the Property, and ultimately reduce Rockport's expected development opportunities and income.

Overall, the MU-BC's proposed use percentages do not reflect market conditions for development in the area and should be rejected in favor of market uses and trends that are present in Apple Valley and surrounding Market Study Area. Based upon Maxfield's review of the Market Study Area, the proposed MU-BC Ordinance percentage allocations should be rejected entirely or revised significantly to reflect current and projected market trends.

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MAXFIELD RESEARCH AND CONSULTING, LLC

Office Market

Metro Area Summary

In 4th Quarter 2022, the direct office vacancy rate rose by 8.7%, accounting for most of the newly vacant space. Sublet space however, rose by a dramatic 33%.

Almost all office tenants with leases coming up in 2023 will elect to downsize their footprint.

The 4th Quarter 2022 posted a negative absorption of just over 1.5M square feet of space.

In 4th Quarter 2022, despite a decline in asking rents, there was still year-over-year rent growth. Class A office vacancy however, particularly in suburban locations rose above Class B and C space. The overall Class A vacancy rate was 15.8% as compared to 12.4% for Class B space and 7.5% for Class C space.

There is a concern that declining office building values may lead to a drop in property taxes which loss may then be transferred onto homeowners in Minnesota.

Vacancies have spiked upward in response to large users downsizing. Many have chosen to vacate and sublease. No new buildings were delivered and office construction continues to decline.

More buildings are up for sale or are having loans debt restructured considering current market conditions.

Class A office proposals are down significantly, companies have vacated or not even occupied new space and notices have been placed that some corporate campuses will be downsized and/or redeveloped.

Lease transactions in 2022 were down 50% from 2021's transaction activity which was about 1,200 transactions Metro-wide.

The Twin Cities medical office market however, has remained strong throughout the pandemic. The overall market remains very stable with an on-campus vacancy rate of 8.6% and an off-campus rate of 10.6%. There is strong demand for off-campus locations for non-acute care for location access and cost savings. Rents have increased due to continued demand and higher costs for new construction. Providers are focused on expanding close to their customer base, providing full-service medical hubs offering outpatient surgery and specialty services to communities while offering low-cost care away from a hospital campus.

According to a recent medical office report, outpatient volumes in Minneapolis are expected to grow by nearly 33% in Minneapolis making it one of the most promising medical office markets in the US.

According to conversations with commercial office brokers, some tenants are taking an opportunity to “move-up” in the market to obtain higher quality space at a concession price. While this creates turnover in the market, it is not expected to lead to an increase in new construction of office space for some time. Office users are continuing to sort out their space needs considering the “new workplace.”

Although owners are hopeful that the recession will be shallow and that rising unemployment rates will draw works and subsequently, demand back to office buildings, the current return-to-work landscape has not occurred as rapidly as was expected. Tenants are likely to continue to downsize when given the opportunity.

Dakota Co Submarket Summary

Office vacancy increased substantially in 2022 as more companies downsized or vacated space in the submarket. Class A office vacancy rose to 40% as several large spaces became available and new deliveries went unleased or unoccupied. Companies are placing vacant space on the market to sublet, but with a greater number of smaller users than larger ones, it will take a longer time to absorb vacant space.

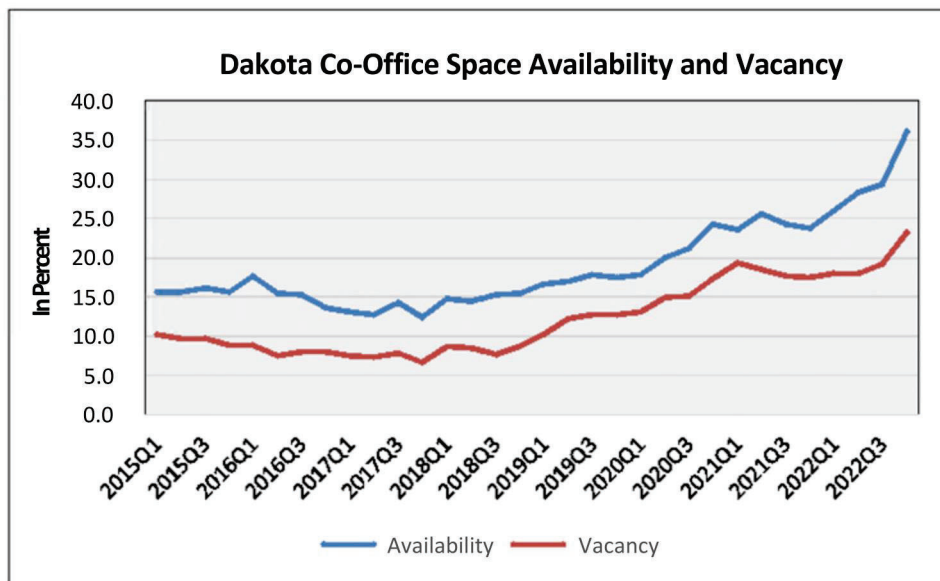
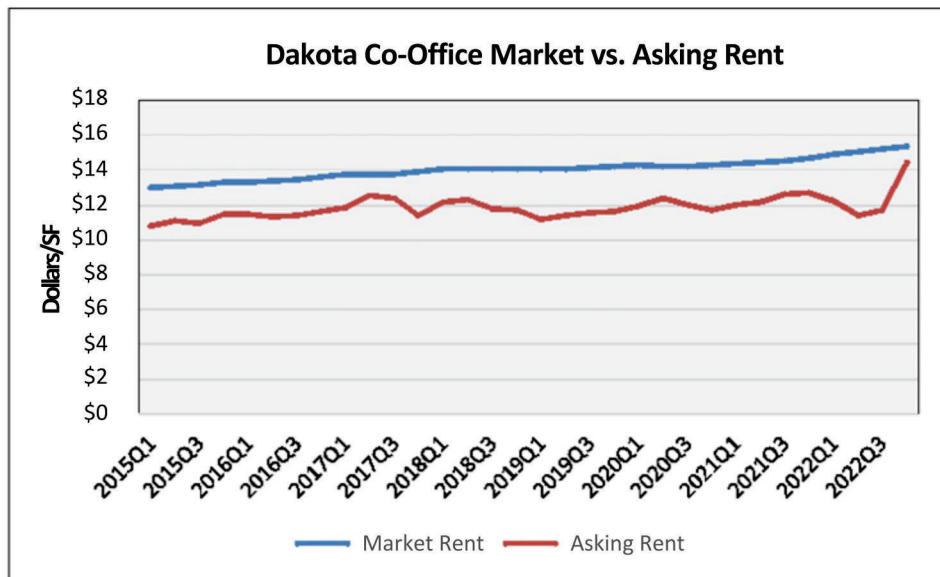
As mentioned previously, vacancy increased in 2022 in the submarket and negative absorption ranked third among the Twin Cities submarkets behind Minneapolis CBD and the I-494 Corridor.

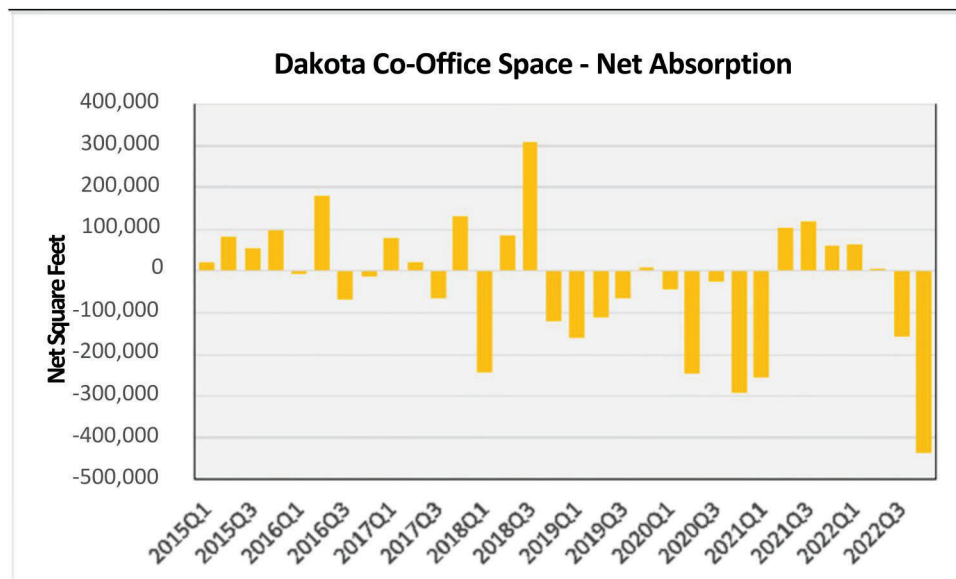
In terms of leasing activity and overall vacancy rates, suburban submarkets are faring better than the central business districts. Some owners are renovating Class C and Class B spaces trying to attract tenants to better quality. This is a difficult balance to achieve given the costs of upgrading and higher interest rates. Between 2021 and now, absorption has consisted primarily of smaller spaces in smaller buildings (less than 60,000 square feet). Many larger buildings remain substantially vacant or entirely vacant.

Health care vacancies are much lower than for traditional office space and there has been continued leasing activity in the medical space sector. New medical space is under construction and it is anticipated that new clinics are likely to attract smaller health care tenants that will tap into the traffic generated by the larger clinic. Small health care tenants however are likely to occupy in-line spaces in retail commercial rather than office space in traditional format buildings.

Prime Therapeutics, a health care benefits company, which was to have moved into its two new buildings in Egan, decided it no longer needed the new headquarters considering employees working remote and have decided to place the buildings on the market for sublease.

Thompson-Reuters, the largest employer in Egan, recently announced it is downsizing its corporate office space and will carve up its existing campus to make way for incorporating other uses on the site including residential, industrial and retail space. This will enhance the ability of Egan to accommodate more space in the city.





Industrial

Twin Cities Metro

The Industrial real estate market in the Twin Cities is moving toward a buyer's and tenant's market. Tenant demand for small to mid-size warehouse-distribution spaces continues to exceed supply, but other market challenges such as labor stagnation, rising interest rates and reduced demand from larger users are placing pressure on the constant growth over the last two years. This is placing tenants in a stronger position to negotiate lease terms.

Office-showroom space is bearing the brunt of these forces. Vacancies in this segment of the market are struggling to fill as owners and users of flex space experience a wide gap in expectations regarding acceptable lease terms. Much of the office-showroom inventory in the metro was built over 40 years ago. These older properties need improvement to attract tenants away from the competition, but with increased challenges in lending, the proportion of office and warehouse space in these buildings determine their potential upside in the market.

Much of the office showroom space in the market has more office finish than what tenants want, therefore placing landlords in a tough position to reduce office space and increase warehouse space while maintaining operational viability. Without improvements, flex space cannot command market rents and rental rates on office showroom space have fallen from the previous quarter. The ongoing demands of more warehouse, less office space and tenant improvements are making economics difficult on both the landlord and tenant sides.

Construction of new industrial space continues to push forward in the Metro Area, as opposed to little to no new construction of office space. Seven million square feet of warehouse distribution space is scheduled to deliver in 2023. As a potential recession nears, vacancy rates are expected to rise across the board, and new developments are likely to have competition in vacated older warehouses.

Although the Twin Cities Metro Area currently has one of the lowest unemployment rates in the US and the lowest of other larger Midwestern cities such as Chicago, Milwaukee and Des Moines, concern is increasing about the long-term growth of Minnesota's labor pool.

Land prices are falling and, in some cases, by as much as half the value. Despite the drop, land deals are stopping across the market because of the inability to make the economics work. Outdoor storage is still a tight market with high demand, but this use faces significant zoning challenges outside of locations along Highway 13.

Rental rate expectations are changing as the market dips and asking rents are increasingly negotiable for landlords to lease up space. Asking rates in office-showroom buildings have dropped by one dollar in the last three quarters of 2022. Office-showroom space was asking for more than \$10 per square foot, which rate has now dropped to \$9 per square foot. By contrast, Manufacturing and Warehouse/Distribution rental rates rose. The bulk of new construction is warehouse/distribution space still demands a premium as the market for small and mid-sized warehouses continues to tighten.

Absorption for warehouse and distribution buildings in 2022 was down 58% and there are fewer larger users looking for space of more than 100,000 square feet. There is concern about the demand for larger warehouse spaces over the next two to three years.

Financing new construction is increasingly difficult as supply chain shortages have created extended delays in obtaining the necessary materials and equipment. Although there has been some let up in these shortages, it is not enough to push additional supply into the market.

South Central Submarket

A survey of market conditions as of the 4th Quarter 2022 for the South Central submarket identified that the industrial/flex space segment of the market remains relatively strong with generally low vacancy rates, although the vacancy rate for office/showroom space has increased to 6.4% from 5.7% back in late 2021. In addition, this segment experienced negative absorption year-to-date.

The only industrial space segment to have experienced deliveries in 2022 was the warehouse/distribution segment, which had 462,500 square feet of space open during the period. There is an additional 1,255,416 square feet of warehouse/distribution space under

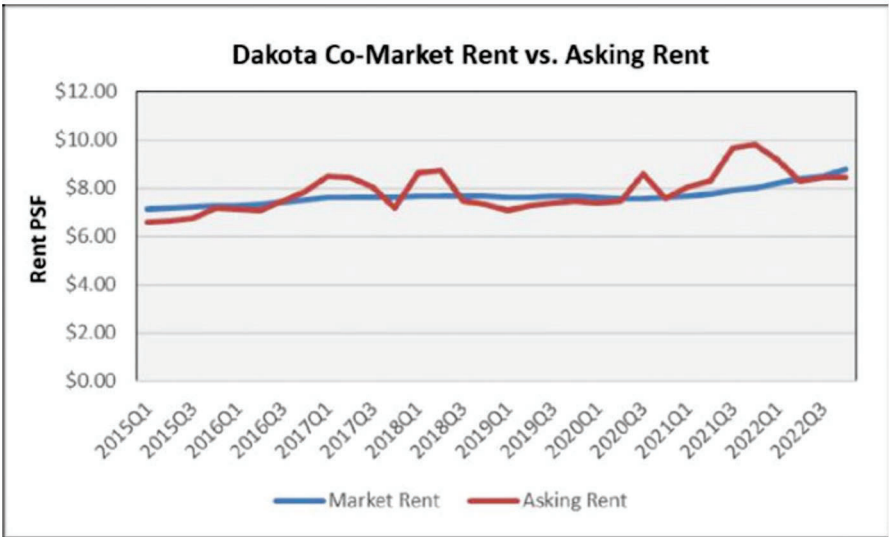
construction. There is no pending development of office/showroom or manufacturing space in the submarket and no deliveries in either of these two segments in 2022.

Lease rates by industrial segment as of 4th Quarter 2022 were as follows:

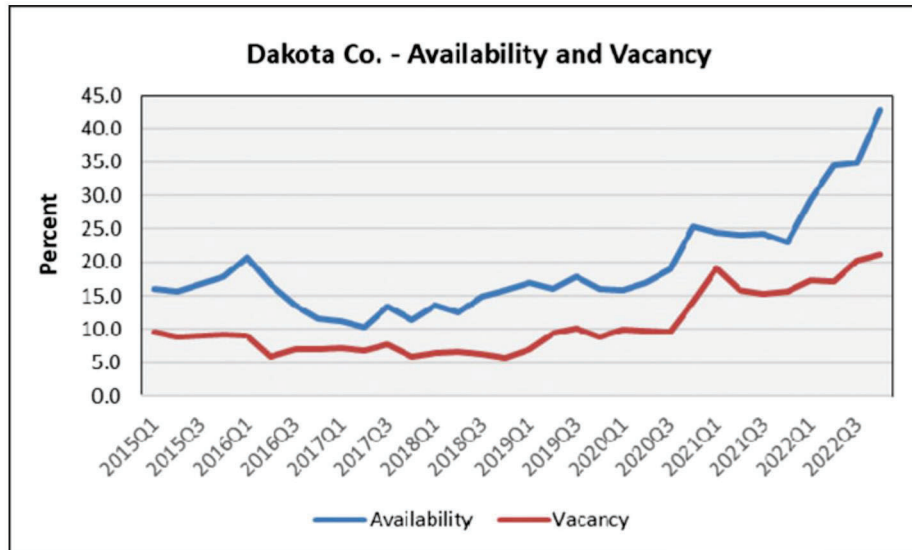
- \$9.63 psf – Manufacturing
- \$7.47 psf – Office Showroom
- \$7.44 psf – Warehouse/Distribution

Market Rent vs. Asking Rent

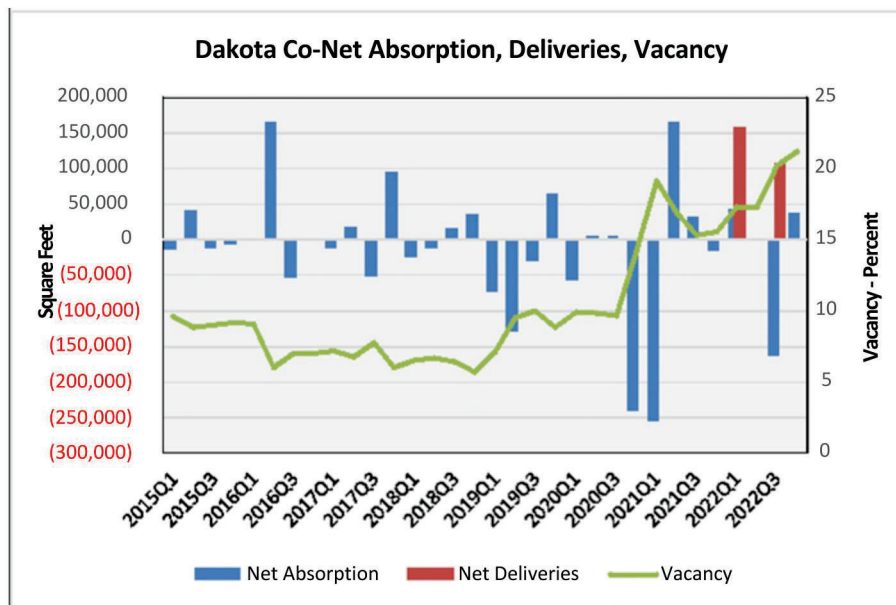
Asking rents increased over market rents in mid to late 2021 as demand increased. Asking rents dropped off in 2022 as demand slacked off, primarily in the office showroom category, although demand in all segments have dropped.



As shown below, availability and vacancy climbed in 2022 with availability surging above vacancy.



Net Absorption has been mixed but as new deliveries came on board in 2021 and 2022 and economic conditions have faltered, rents have dropped and vacancies have increased.



Proposed Land Uses and Allocations in the City's Proposed Ordinance

Based on Maxfield's review of the City's proposed uses contained in the Mixed Use-Business Campus (MU-BC) Ordinance, the proposed allocations do not coincide with current and/or projected market conditions for office, industrial and commercial uses in Apple Valley or the surrounding northern Dakota County area. Further, based on current and projected future market conditions, the proposed allocations for office and industrial uses are not realistic for the foreseeable future at the designated location and will detrimentally impact development on Rockport's Property for the foreseeable future.

Maxfield specifically reviews the following proposed uses within the context of acceptance and absorption in the Market Study Area:

- Corporate offices or headquarters
- Research or testing laboratories conducted in a building
- Professional offices and offices of a general nature where the operations do not include over-the counter retail sales or warehousing
- Marketing and research buildings
- Clinics for human care
- Hospital
- Comprehensive, intensive or full care facility
- Hotel
- Restaurants, Class I and Class III only
- On-sale Wine and/or 3.2% liquor in conjunction with a restaurant facility;
- Fitness centers, gyms or athletic clubs when contained within a hotel or office building
- Banks and savings and loan
- Day care centers
- Municipal buildings

- Institutional uses such as a library, swimming pool, church, public school, religious center and community building

Regarding current market conditions for these types of uses, many of these uses should be allocated to other commercial districts such as restaurants, banks, day care centers, hotel and health care facilities. Although medical office is expanding in Apple Valley, as reflected by recent development activity, including HealthPartner's proposed building on a portion of Rockport's property, these uses are locating in areas adjacent to other commercial retail areas. Generally, these medical office uses prefer areas with high commercial traffic. Clusters are likely, but a large-scale hospital is unlikely to be attracted to Apple Valley as other health care facilities are already in place or will be in place soon. Also, area hospitals are expanding, renovating, and remodeling existing area facilities, which makes it even less likely that a hospital user would be attracted to the area for development of a new hospital building.

Based on our recent discussions with real estate professionals in the market, and specific to the Market Study Area, many corporate campuses are downsizing and corporate offices will have a different style and design moving forward. All the market indicator numbers are consistent, with high vacancy rates and negative net absorption, and that is even more acute in the Market Study Area. A number of markets are seeing existing corporate office buildings being converted to or proposed plans to construct corporate office buildings that are shifting to residential, hospitality or commercial uses. Further, the cost to support new corporate headquarters buildings in today's market is precipitously high, generally requiring significant tax incentives, abatement, or other public money tools to entice developers to consider development in particular areas. Without this public/private partnership, it is extremely unlikely that development of corporate campuses will locate within the Market Study Area, including Apple Valley. Making it even less likely for development of corporate campuses, is the continuing infrastructure considerations, difficulty with access to highways/interstates and traffic concerns in and around the Apple Valley area.

Markets fluctuate regularly and City land use considerations should be compatible with adjacent and surrounding land uses and reflect current market trends, market absorption, and development expectations. Specifically in Apple Valley, buildings are anticipated to be filled with small to mid-size users with smaller footprints with compatible and complimentary uses such as commercial, retail, and service type uses that attract people to the area. This is also true of warehouse/distribution space which is seeing an increase in the number of small to midsize users, while office/showroom space (flex) is exhibiting lower demand, unless specific users are identified and the buildings are built to user specifications.

Compatible land use planning should be considered in conjunction with current uses rather than relying on arbitrary proportional allocation by percentage with no consideration for market trends, demands, or development potential. Using arbitrary percentages will likely be rejected by the market and dissuade developers or users from considering Rockport's Property because of the prospect of increased costs to change zoning or guidance to better reflect expected or anticipated uses on the Rockport Property. Further, market trends and development potential demonstrate that flexible zoning and land use designations will enable the property owner and developers to work together to provide compatible development with surrounding land uses, including on Rockport's Property. In conclusion, the MU-BC Ordinance must be rejected as drafted and likely revised significantly to properly track with market trends and development potential in Apple Valley, including removing percent allocations and expanding potential permitted uses, and more broadly the Market Study Area. If not, the MU-BC Ordinance will have a detrimental impact on development in Apple Valley and, more specifically, on Rockport's Property.

Maxfield recommends that the City remove from MU-BC Ordinance the percent use allocations entirely and focus on expanding permitted uses to reflect current market trends, absorption, and development expectations. Expanding permitted uses will provide the necessary market flexibility to capture market trends and development Rockport's Property at the highest and best use for Apple Valley and the Market Study Area.

TO: Tim Benetti, Community Development Director

FROM: Brandon Anderson, PE, City Engineer

DATE: October 13, 2025

SUBJECT: Rockport Mixed Use Business Campus Comprehensive Plan Amendment

Tim,

No new information has been provided by the applicant for review since the City's previously issued March 28, 2025 Memo and supplemental Technical Sewer and Water Memorandums dated March 25, 2025 (all attached).

TO: Tim Benetti, Community Development Director

FROM: Evan Acosta, Assistant City Engineer

DATE: March 28, 2025

SUBJECT: Rockport Mixed Use Business Campus Comprehensive Plan Amendment

Tim,

The following are comments regarding the Rockport Mixed Use Business Campus Comprehensive Plan Amendment.

The City Engineer provided a memo to the applicant on 3/13/2025 requesting additional materials to complete the City's review. The remaining materials to be submitted and reviewed are:

- Additional escrow funds to complete various engineering review tasks (separate correspondence from Tim Benetti to Oppidan)
- Photometric plan with construction (temporary) light conditions
- Information requested for noise study review:
 - Provide additional detail from the baseline conditions monitoring - hourly L10 and L50 values if available, in particular nighttime 1-hour L50 values. (The report currently rolls those up into combined 24-hour values for L10 and L50)
 - Provide an anticipated generator maintenance testing schedule/frequency/duration.
 - Figures 4-6: Provide alternate figure versions zoomed out to include the modeled noise footprint out to ~40 dBA, and/or the underlying GIS layer(s) for the modeled noise contours. Relatedly, could they please confirm the plotted contour tiers are 5 dBA intervals.
 - Provide a shapefile for information contained in Figure 2 of the Stormwater Management Memorandum (12/17/2024).
- Provide renderings or architectural drawings with dimensions of all proposed above ground surge tanks and water storage tanks

The requested land use changes in the comprehensive plan amendment are directly related to the Technology Park application. The above listed information is necessary to complete engineering review of both the comprehensive plan amendment and the Technology Park.

Water Usage – Current Conditions

Under the current (in effect) 2040 Comprehensive Guide, the City identified that it will need to supply 19.1 Million Gallons per Day (MGD) of treated water. The current treatment limitations of iron and manganese will require infrastructure improvements to reach the 19.1 MGD, which the City is responsible for achieving. Similarly, the City is committed to the treatment of PFAS up to 19.1 MGD.

Comprehensive Plan Amendment Scenarios

The City utilized a hydraulic modeling consultant, AE2S, to complete advanced modeling of its water and sanitary sewer system to analyze the impacts of the proposed land use changes. A number of scenarios are present in the modeling and they are summarized below:

Scenario 1: Comprehensive Plan -2040: Calculations based on the 2040 Comprehensive Plan land use allocations

Scenario 2: Without Data Center: Calculations based on actual constructed uses, where feasible, and 2040 Comprehensive Plan allocations where development has not yet occurred.

Scenario 3: With Data Center: Calculations based on the Technology Park site plan on the east side of Future Johnny Cake Ridge Road with 2040 Comprehensive Plan allocations on the west side of Future Johnny Cake Ridge Road

Scenario 4: Data Center + Data Center East of JCRR: Calculations based on the Technology Park site plan on the east side of Future Johnny Cake Ridge Road with a future data center occupying a portion of the MBC land use area on the west side of Future Johnny Cake Ridge Road (See exhibit 4A).

Alternate Scenarios: Additional scenarios were modeled to benchmark the differences between the 2040 Comprehensive Plan and the current application. These are included in the technical memorandums.

Water Usage – Comprehensive Plan Amendment

The City utilized a hydraulic modeling consultant firm, AE2S, to complete advanced modeling of its water system to analyze the impacts of the proposed land use changes. The specific site information for the Technology Park site plan was used for the area East of future Johnny Cake Ridge Road. Water intensive potential uses were modeled on the west side of future Johnny Cake Ridge Road.

The findings from water modeling are attached in a Technical Memorandum and the results are summarized below.

Planning Scenario	Water System				
	Maximum Day Demand (MDD) (gpd)	Difference		Required WTP Capacity	
		(gpd)	(gpm)	(gpd)	(MGD)
Scenario 1: Comprehensive Plan - 2040	1,166,784	NA	NA	19,090,000	19.1
Scenario 2: Without Data Center	1,207,471	40,687	28.3	19,130,687	19.1
Scenario 3: With Data Center	1,426,927	260,144	180.7	19,350,144	19.4
Scenario 4: Data Center + Data Center east of JCRR	1,604,047	437,263	303.7	19,527,263	19.5

As highlighted in the table above, the water modeling indicates that future buildout under the proposed comprehensive plan amendment would exceed the 2040 Comprehensive Plan water treatment capacity. Mitigation will be required to achieve the proposed land use allocations.

Sanitary Sewer Usage – Comprehensive Plan Amendment

The City utilized a hydraulic modeling consultant firm, AE2S, to complete advanced modeling of its sanitary sewer system to analyze the impacts of the proposed land use changes. The specific site information for the Technology Park site plan was used for the area East of future Johnny Cake Ridge Road. Sewer intensive potential uses were modeled on the west side of future Johnny Cake Ridge Road.

The findings from the modeling are attached in a Technical Memorandums and the results are summarized below.

Planning Scenario	Wastewater System					
	Peak Hourly Flow (PHF) (gpd)	Difference		Average Day Flow (ADF) (gpd)	Difference	
		(gpd)	(gpm)		(gpd)	(gpm)
Scenario 1: Comprehensive Plan - 2040	1,405,677	NA	NA	390,466	NA	NA
Scenario 2: Without Data Center	1,534,452	128,775	89.4	438,415	47,949	33.3
Scenario 3: With Data Center	1,783,233	377,556	262.2	964,787	574,321	398.8
Scenario 4: Data Center + Data Center east of JCRR	1,966,077	560,400	389.2	1,301,938	911,472	633.0

The sewer modeling indicates that the sewer system at full buildout under the proposed comprehensive plan amendment would exceed the 2040 Comprehensive Plan Numbers. Mitigation may be required to reduce peak sewer flows. Profiles are attached within the Technical Memorandum for a graphical view of the surcharge risk in each scenario.



Technical Memorandum

To: Brandon Anderson, PE, City Engineer
City of Apple Valley

From: Brian Weiss, PE, Hydraulic Modeling Engineer
AE2S

Re: Orchard Place Development – Wastewater Sewer System Analysis

Date: March 25, 2025

Background

This analysis consists of evaluating the impacts to the Apple Valley sanitary sewer system based on current and proposed development within the Orchard Place Development. Figure 1 shows the boundary of the planning area considered in this analysis. This analysis includes the following scenarios:

- Scenario 1: Comprehensive Plan 2040
- Scenario 2: Without Data Center – current landuse and layout areas
- Scenario 3: With Data Center
- Scenario 4: With Two Data Centers
- Scenario 5: MBC replaced with Medium Density Residential
- Scenario 6: MBC replaced with Low Density Residential

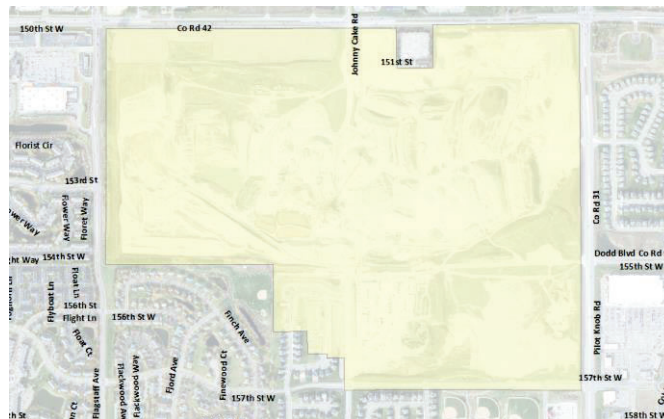


Figure 1: Planning Area Boundary

Wastewater Sewer Flows

Table 1: Summary of Wastewater Sewer Flows for Each Scenario

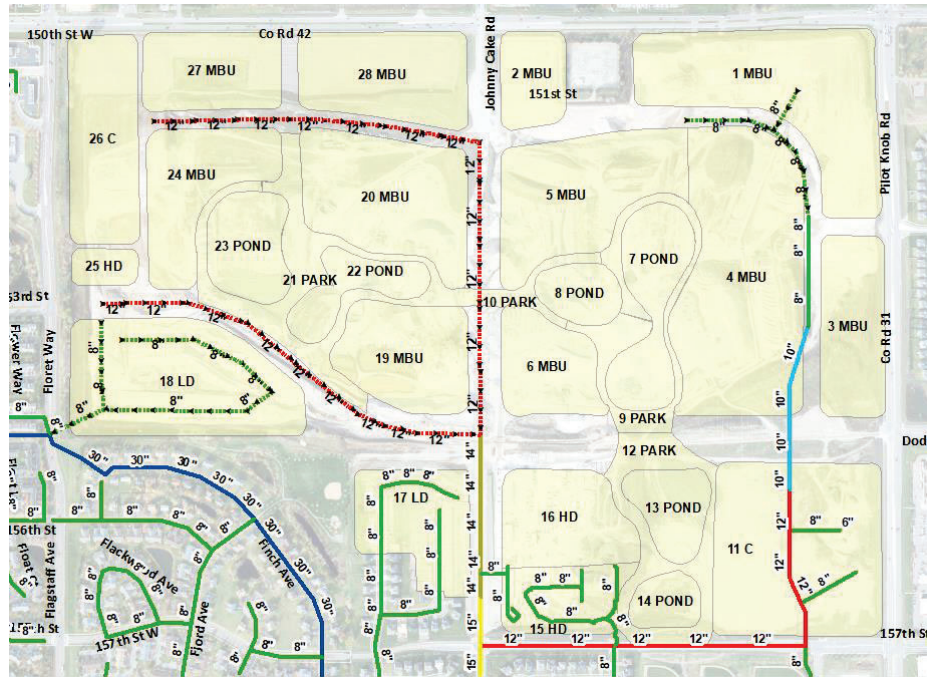
Planning Scenario	Wastewater System					
	Peak Hourly Flow (PHF) (gpd)	Difference		Average Day Flow (ADF) (gpd)	Difference	
		(gpd)	(gpm)		(gpd)	(gpm)
Scenario 1: Comprehensive Plan - 2040	1,405,677	NA	NA	390,466	NA	NA
Scenario 2: Without Data Center	1,534,452	128,775	89.4	438,415	47,949	33.3
Scenario 3: With Data Center	1,783,233	377,556	262.2	964,787	574,321	398.8
Scenario 4: Data Center + Data Center east of JCRR	1,966,077	560,400	389.2	1,301,938	911,472	633.0
Scenario 5: MBC replaced with Medium Density Residential	1,821,589	415,913	288.8	535,762	145,296	100.9
Scenario 6: MBC replaced with Low Density Residential	1,169,437	-	-164.1	324,844	-65,622	-45.6

Scenario 1: Comprehensive Plan -2040

Table 2: Scenario 1 Sewer Flows

Scenario 1: Comprehensive Plan - 2040						
LAND USE	Area (ac)	Average Day Flow (gpd/ac)	Usage per Unit (gpcd)	Average Day Flow (ADF) (gpd)	Peaking Factor (ADF to PHF)	Peak Hourly Flow (PHF) (gpd)
DATA CENTER			N/A	-	1.00	-
DATA CENTER - Domestic			N/A	-	3.60	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.00	-
DATA CENTER - Domestic - East of JCRR			N/A	-	3.60	-
MIXED-BUSINESS USE	164.5	1,500	N/A	246,802	3.60	888,486
COMMERCIAL	40.7	2,000	N/A	81,444	3.60	293,200
INDUSTRIAL		2,000	N/A	-	3.60	-
OFFICE		2,000	N/A	-	3.60	-
INSTITUTIONAL		2,000	N/A	-	3.60	-
HOTEL		2,000	N/A	-	3.60	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)			N/A	-	3.60	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)			N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL (ORM)			N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)			N/A	-	3.60	-
LOW DENSITY RESIDENTIAL	33.8	630	N/A	21,303	3.60	76,691
MEDIUM DENSITY RESIDENTIAL			N/A	-	3.60	-
HIGH DENSITY RESIDENTIAL	20.9	1,960	N/A	40,917	3.60	147,300
OPEN SPACE	30.4		N/A	N/A	N/A	N/A
OPEN WATER	35.6		N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #4 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #6 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #9 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #10 - Defined Development			N/A	N/A	N/A	N/A
TOTAL	326.0			390,466		1,405,677

Technical Memorandum
Orchard Place Development – Wastewater Sewer System Analysis
March 25, 2025



Technical Memorandum
Orchard Place Development – Wastewater Sewer System Analysis
March 25, 2025

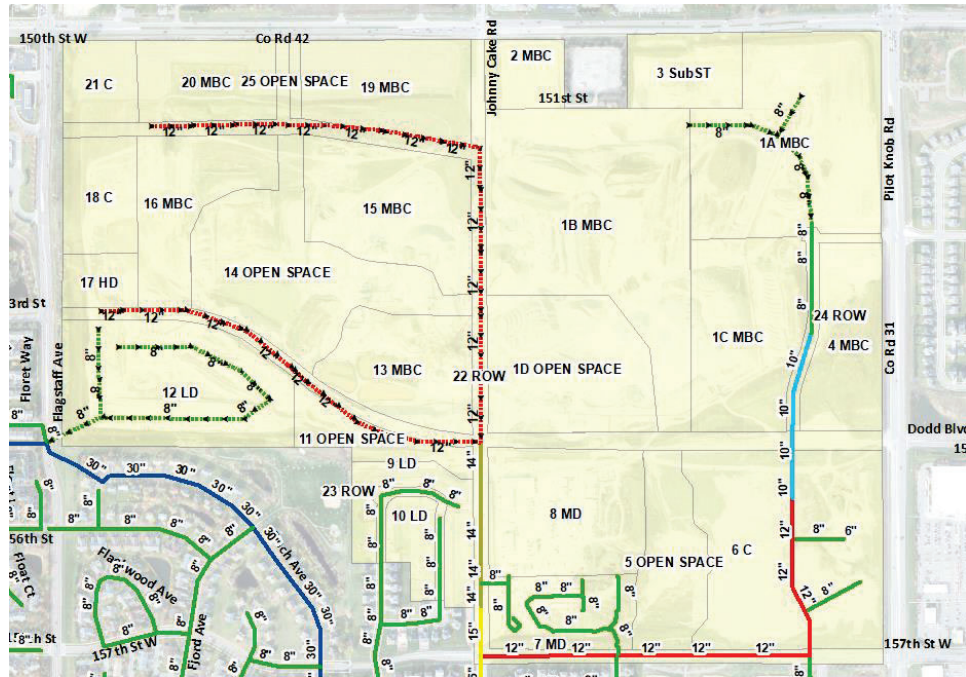


Figure 3: Layout of Scenario 2 – Updated Planning without Data Center

Scenario 3: Updated Planning with Data Center

Table 4: Scenario 3 Sewer Flows

Scenario 3: Future Planning - With Data Center						
LAND USE	Area (ac)	Average Day Flow (gpd/ac)	Usage per Unit (gpcd)	Average Day Flow (ADF) (gpd)	Peaking Factor (ADF to PHF)	Peak Hourly Flow (PHF) (gpd)
DATA CENTER			N/A	650,000	1.00	650,000
DATA CENTER - Domestic			N/A	6,075	3.60	21,870
DATA CENTER - Cooling Water - East of JCRR	73.5		N/A	-	1.00	-
DATA CENTER - Domestic - East of JCRR			N/A	-	3.60	-
MIXED-BUSINESS USE	69.6	1,400	N/A	97,440	3.60	350,782
COMMERCIAL	13.7	400	N/A	5,491	3.60	19,769
INDUSTRIAL		1,400	N/A	-	3.60	-
OFFICE		550	N/A	-	3.60	-
INSTITUTIONAL		70	N/A	-	3.60	-
HOTEL		2,100	N/A	-	3.60	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL,MEDICAL (ORM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL,MEDICAL, IND, CORPORATE (ORMIC)		1,400	N/A	-	3.60	-
LOW DENSITY RESIDENTIAL	24.9	700	N/A	17,409	3.60	62,671
MEDIUM DENSITY RESIDENTIAL	28.1	2,000	N/A	56,296	3.60	202,666
HIGH DENSITY RESIDENTIAL	3.8	2,800	N/A	10,511	3.60	37,839
OPEN SPACE	81.1		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	5,480	3.60	19,728
PARCEL ID #4 - Defined Development	12.1		N/A	18,017	3.60	64,863
PARCEL ID \$6 - Defined Development	33.8		N/A	86,568	3.60	311,645
PARCEL ID #9 - Defined Development	7.3		N/A	7,500	3.60	27,000
PARCEL ID #10 - Defined Development	3.8		N/A	4,000	3.60	14,400
TOTAL	356.9			964,787		1,783,233

Technical Memorandum
Orchard Place Development – Wastewater Sewer System Analysis
March 25, 2025

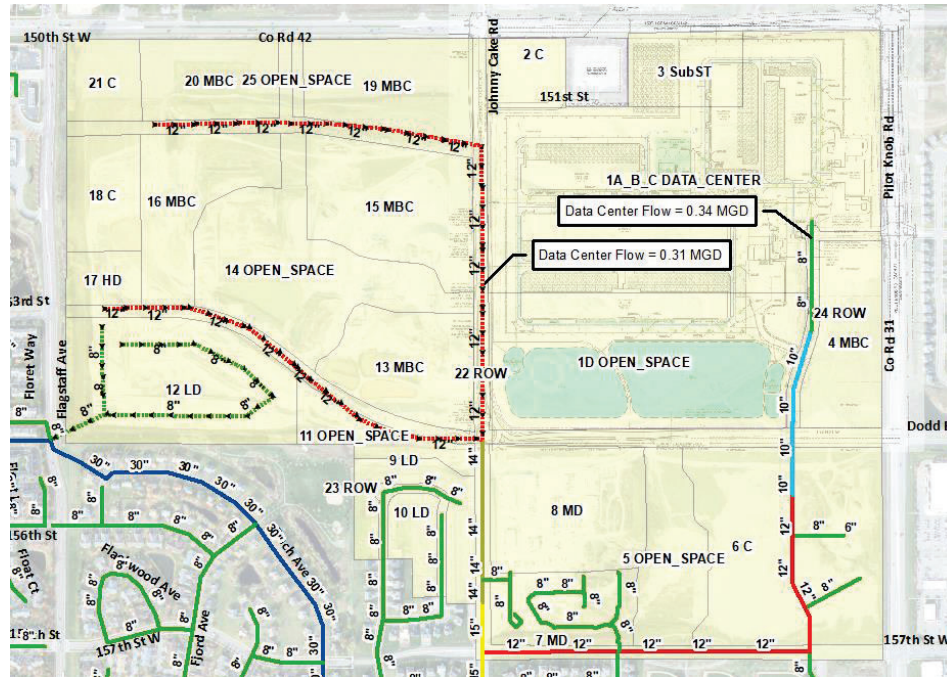


Figure 4: Layout of Scenario 3 – Updated Planning with Data Center

Scenario 4: Data Center and Data Center east of JCRR

Table 5: Scenario 4 Sewer Flows

Scenario 4: Future Planning - Two Data Centers						
LAND USE	Area (ac)	Average Day Flow (gpd/ac)	Usage per Unit (gpcd)	Average Day Flow (ADF) (gpd)	Peaking Factor (ADF to PHF)	Peak Hourly Flow (PHF) (gpd)
DATA CENTER			N/A	650,000	1.00	650,000
DATA CENTER - Domestic			N/A	6,075	3.60	21,870
DATA CENTER - Cooling Water - East of JCRR	73.5		N/A	396,500	1.00	396,500
DATA CENTER - Domestic - East of JCRR	45.0		N/A	3,700	3.60	13,320
MIXED-BUSINESS USE	24.6	1,400	N/A	34,391	3.60	123,807
COMMERCIAL	13.7	400	N/A	5,491	3.60	19,769
INDUSTRIAL		1,400	N/A	-	3.60	-
OFFICE		550	N/A	-	3.60	-
INSTITUTIONAL		70	N/A	-	3.60	-
HOTEL		2,100	N/A	-	3.60	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL (ORM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,400	N/A	-	3.60	-
LOW DENSITY RESIDENTIAL	24.9	700	N/A	17,409	3.60	62,671
MEDIUM DENSITY RESIDENTIAL	28.1	2,000	N/A	56,296	3.60	202,666
HIGH DENSITY RESIDENTIAL	3.8	2,800	N/A	10,511	3.60	37,839
OPEN SPACE	81.1		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	5,480	3.60	19,728
PARCEL ID #4 - Defined Development	12.1		N/A	18,017	3.60	64,863
PARCEL ID #6 - Defined Development	33.8		N/A	86,568	3.60	311,645
PARCEL ID #9 - Defined Development	7.3		N/A	7,500	3.60	27,000
PARCEL ID #10 - Defined Development	3.8		N/A	4,000	3.60	14,400
TOTAL	356.9			1,301,938		1,966,077

Technical Memorandum
Orchard Place Development – Wastewater Sewer System Analysis
March 25, 2025

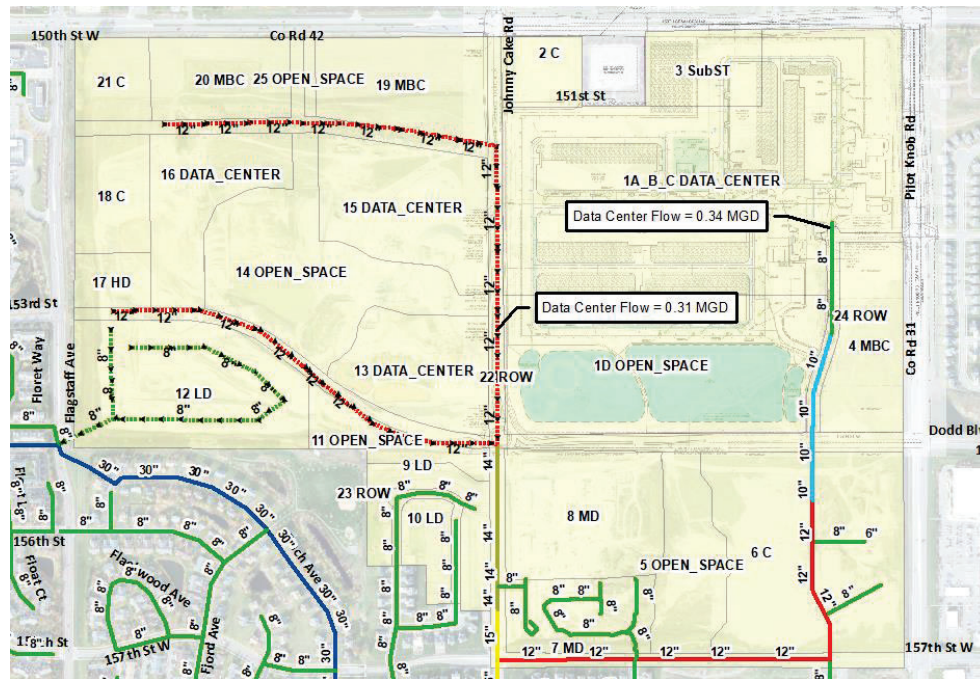


Figure 5: Layout of Scenario 4 – Data Center and Data Center east of JCRR

Scenario 5: MBC replaced with Medium Density Residential

Table 6: Scenario 5 Sewer Flows

			Scenario 5: Future Planning - MBC replaced with MD Residential			
LAND USE	Area (ac)	Average Day Flow (gpd/ac)	Usage per Unit (gpcd)	Average Day Flow (ADF) (gpd)	Peaking Factor (ADF to PHF)	Peak Hourly Flow (PHF) (gpd)
DATA CENTER			N/A	-	1.00	-
DATA CENTER - Domestic			N/A	-	3.40	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.00	-
DATA CENTER - Domestic - East of JCRR			N/A	-	3.40	-
MIXED-BUSINESS USE	0.0	1,400	N/A	-	3.40	-
COMMERCIAL	13.7	400	N/A	5,491	3.40	18,670
INDUSTRIAL		1,400	N/A	-	3.40	-
OFFICE		550	N/A	-	3.40	N/A
INSTITUTIONAL		70	N/A	-	3.40	N/A
HOTEL		2,100	N/A	-	3.40	N/A
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,400	N/A	-	3.40	N/A
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,400	N/A	-	3.40	-
OFFICE, RETAIL, MEDICAL (ORM)		1,400	N/A	-	3.40	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,400	N/A	-	3.40	-
LOW DENSITY RESIDENTIAL	24.9	700	N/A	17,409	3.40	59,190
MEDIUM DENSITY RESIDENTIAL	190.4	2,000	N/A	380,785	3.40	1,294,670
HIGH DENSITY RESIDENTIAL	3.8	2,800	N/A	10,511	3.40	35,737
OPEN SPACE	62.0		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	5,480	3.40	18,632
PARCEL ID #4 - Defined Development	12.1		N/A	18,017	3.40	61,259
PARCEL ID #6 - Defined Development	33.8		N/A	86,568	3.40	294,331
PARCEL ID #9 - Defined Development	7.3		N/A	7,500	3.40	25,500
PARCEL ID #10 - Defined Development	3.8		N/A	4,000	3.40	13,600
TOTAL	356.9			535,762		1,821,589

Technical Memorandum
Orchard Place Development – Wastewater Sewer System Analysis
March 25, 2025

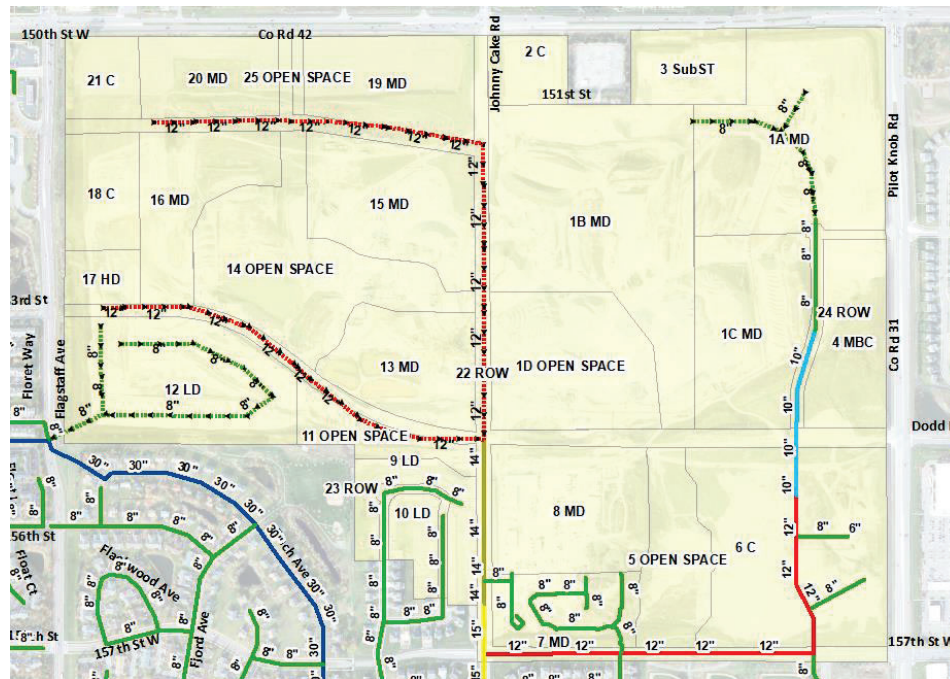


Figure 6: Layout of Scenario 5 – MBC replaced with Medium Density Residential

Scenario 6: MBC replaced with Low Density Residential

Table 7: Scenario 6 Sewer Flows

Scenario 6: Future Planning - MBC replaced with LD Residential						
LAND USE	Area (ac)	Average Day Flow (gpd/ac)	Usage per Unit (gpcd)	Average Day Flow (ADF) (gpd)	Peaking Factor (ADF to PHF)	Peak Hourly Flow (PHF) (gpd)
DATA CENTER			N/A	-	1.00	-
DATA CENTER - Domestic			N/A	-	3.60	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.00	-
DATA CENTER - Domestic - East of JCRR			N/A	-	3.60	-
MIXED-BUSINESS USE	0.0	1,400	N/A	-	3.60	-
COMMERCIAL	13.7	400	N/A	5,491	3.60	19,769
INDUSTRIAL		1,400	N/A	-	3.60	-
OFFICE		550	N/A	-	3.60	N/A
INSTITUTIONAL		70	N/A	-	3.60	N/A
HOTEL		2,100	N/A	-	3.60	N/A
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,400	N/A	-	3.60	N/A
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL (ORM)		1,400	N/A	-	3.60	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,400	N/A	-	3.60	-
LOW DENSITY RESIDENTIAL	187.1	700	N/A	130,980	3.60	471,528
MEDIUM DENSITY RESIDENTIAL	28.1	2,000	N/A	56,296	3.60	202,666
HIGH DENSITY RESIDENTIAL	3.8	2,800	N/A	10,511	3.60	37,839
OPEN SPACE	62.0		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	5,480	3.60	19,728
PARCEL ID #4 - Defined Development	12.1		N/A	18,017	3.60	64,863
PARCEL ID #6 - Defined Development	33.8		N/A	86,568	3.60	311,645
PARCEL ID #9 - Defined Development	7.3		N/A	7,500	3.60	27,000
PARCEL ID #10 - Defined Development	3.8		N/A	4,000	3.60	14,400
TOTAL	356.9			324,844		1,169,437

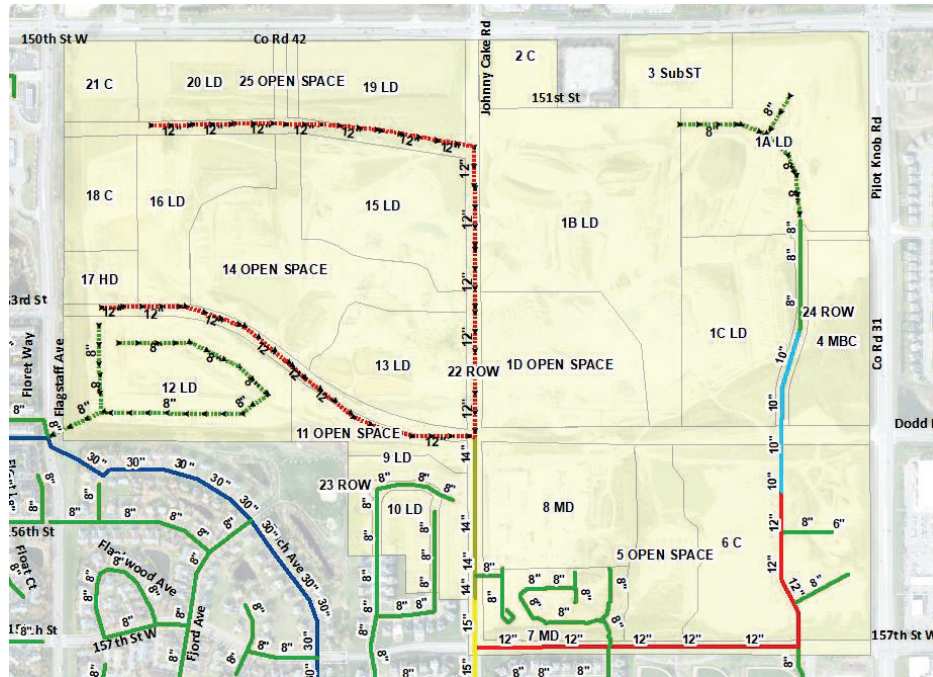


Figure 7: Layout of Scenario 6 – MBC replaced with Low Density Residential

System Analysis

Analysis was completed for the following scenarios and provide information on sewer layout and hydraulic profile for pertinent sections of sewer main. Exhibits and figures are attached that show the results of the analysis.

- Scenario 1: Comprehensive Plan 2040
- Scenario 2: Without Data Center – current landuse and layout areas
- Scenario 3: With Data Center
- Scenario 4: With Two Data Centers
- Scenario 5: MBC replaced with Medium Density Residential
- Scenario 6: MBC replaced with Low Density Residential

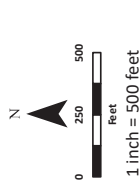


Exhibit 1

CONCEPTUAL SEWER
LAYOUT

SCENARIO 1

BASED ON
COMPREHENSIVE
PLAN 2040

Date: 3/26/2025

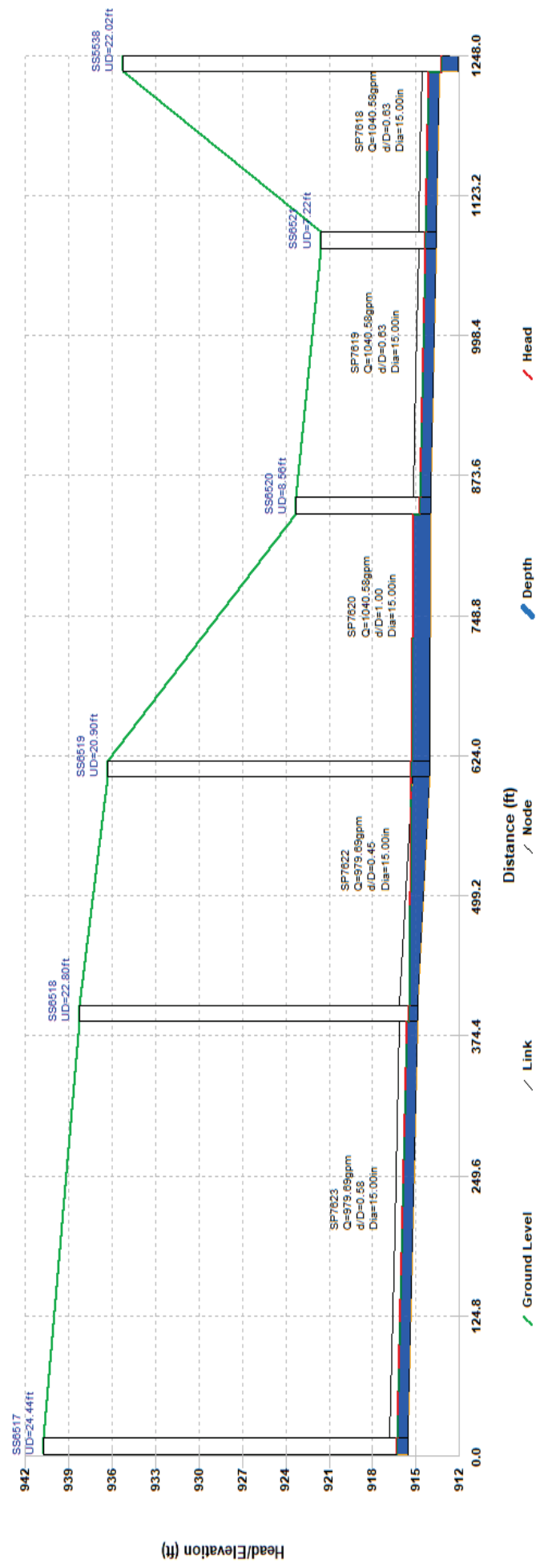


Information depicted may include data unverified by AES2S. Any reliance upon such data is at the user's own risk. AES2S does not warrant this map or its features are either spatially or temporally accurate.

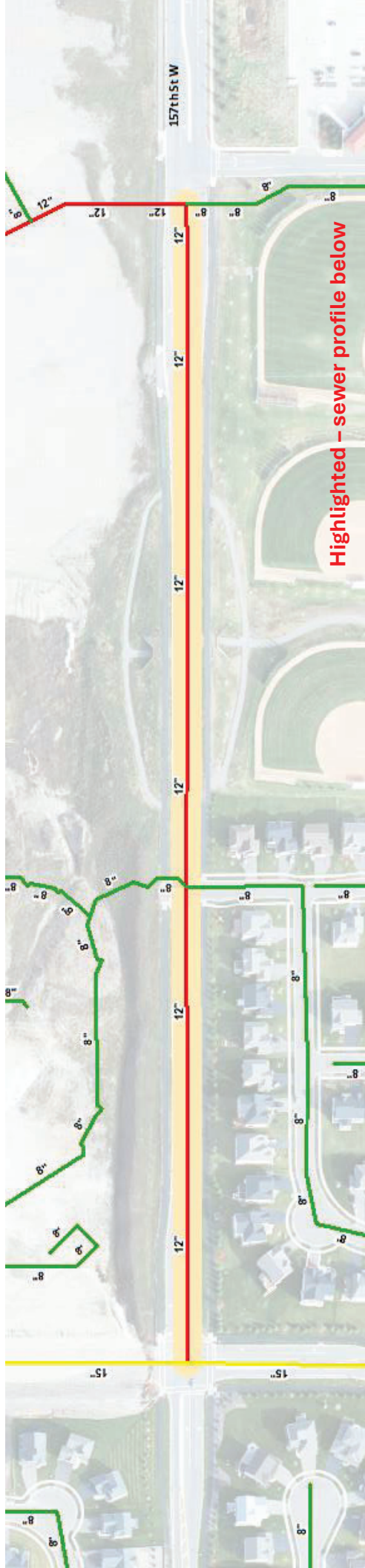
Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Sewer System\Miscellaneous Analysis\Orchard Place - Analysis - 2024\Updated Analysis - 2025 March 25\Scenario 1 - Comprehensive Plan - 2040.mxd



Hydraulic Profile

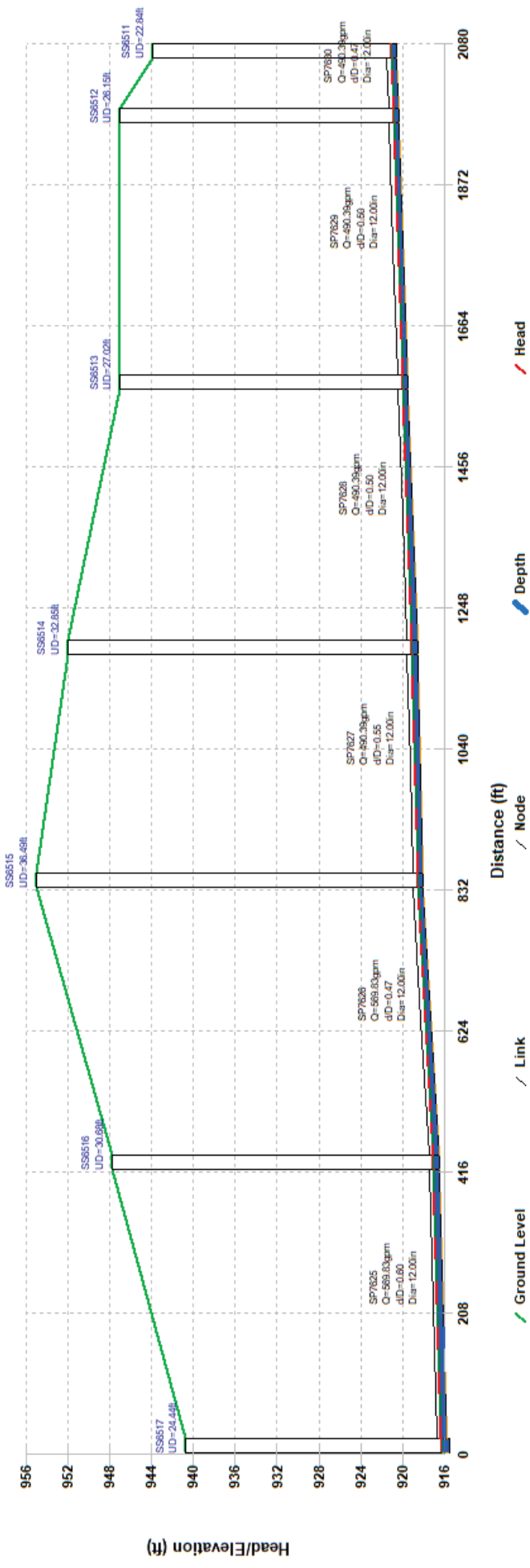


Scenario 1 Comprehensive Plan - 2040
Profile of sewer along JCRR from Co Rd 46 to 157th St



Highlighted – sewer profile below

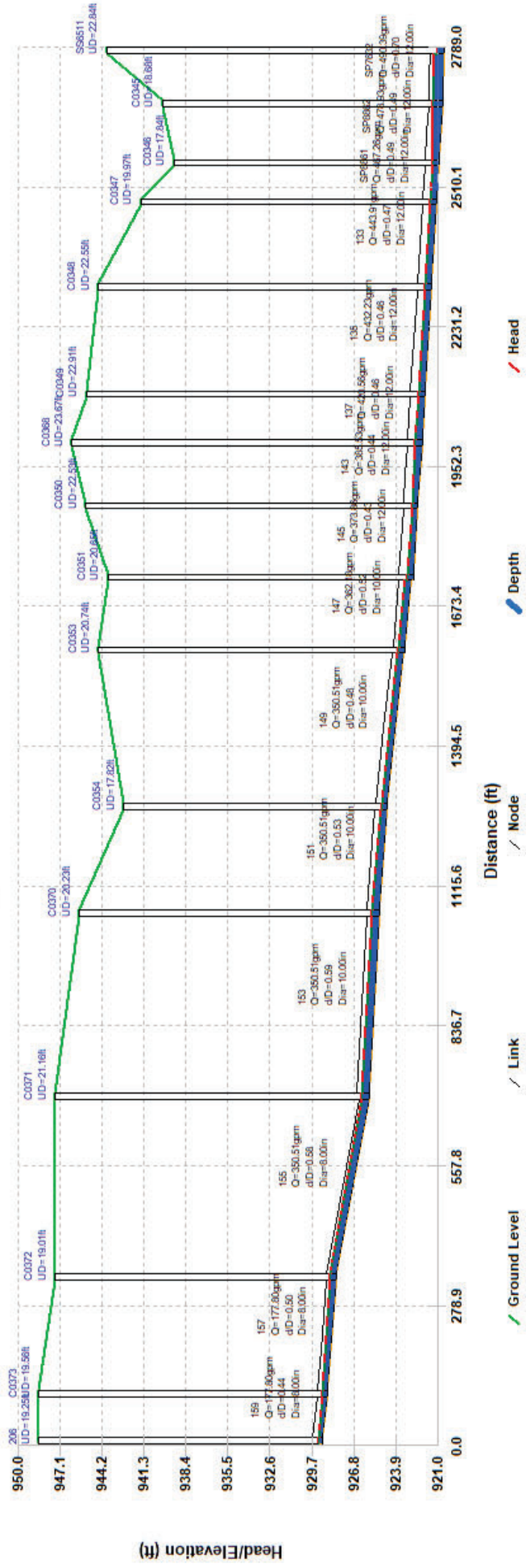
Hydraulic Profile

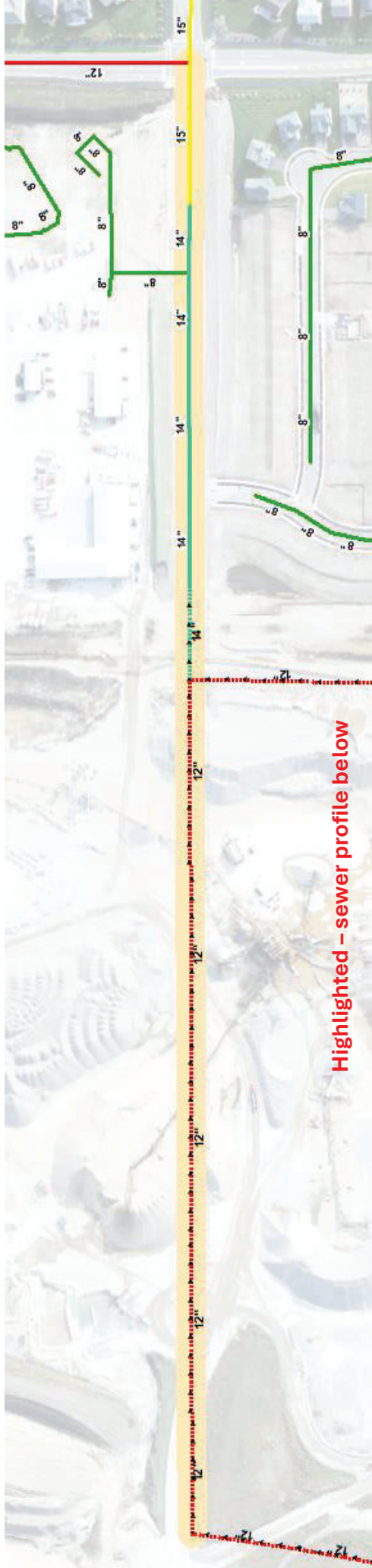


Scenario 1 Comprehensive Plan – 2040
Profile of sewer along 157th St from JCRR to English Ave

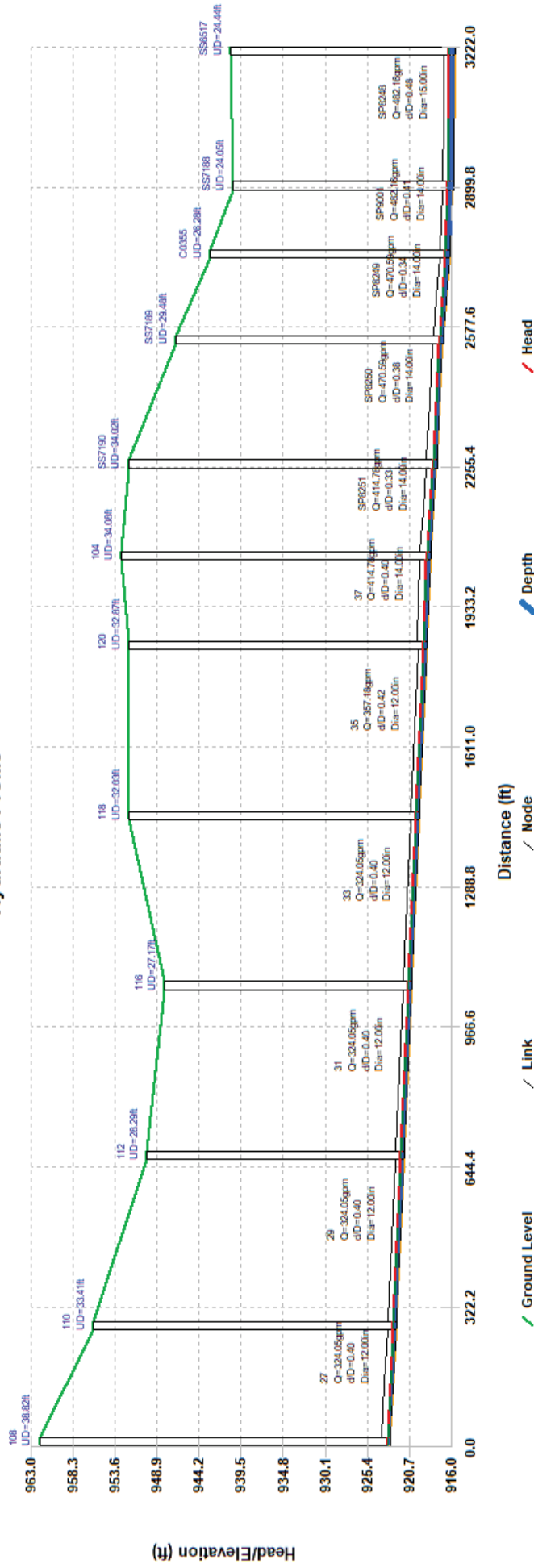


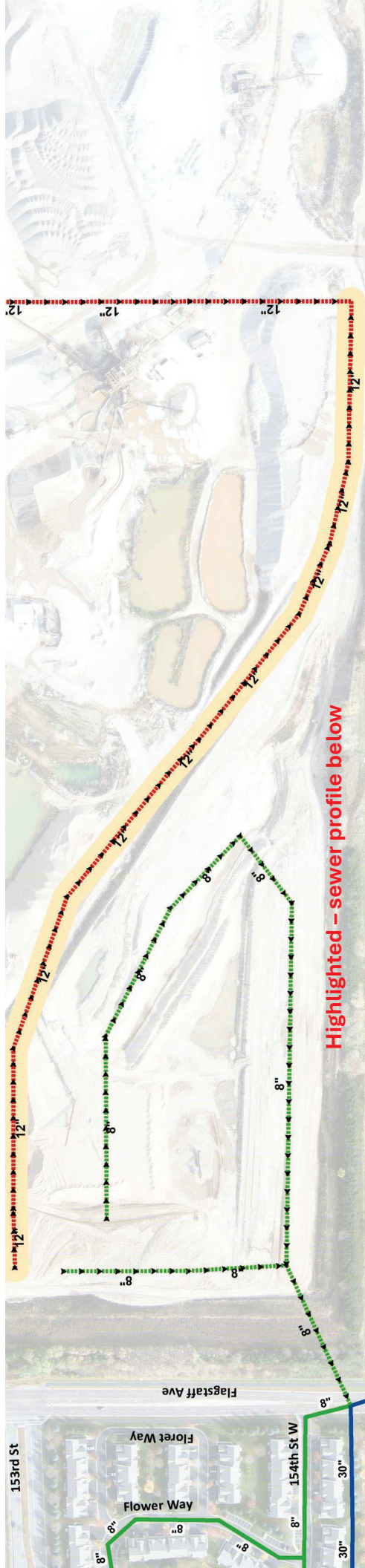
Hydraulic Profile





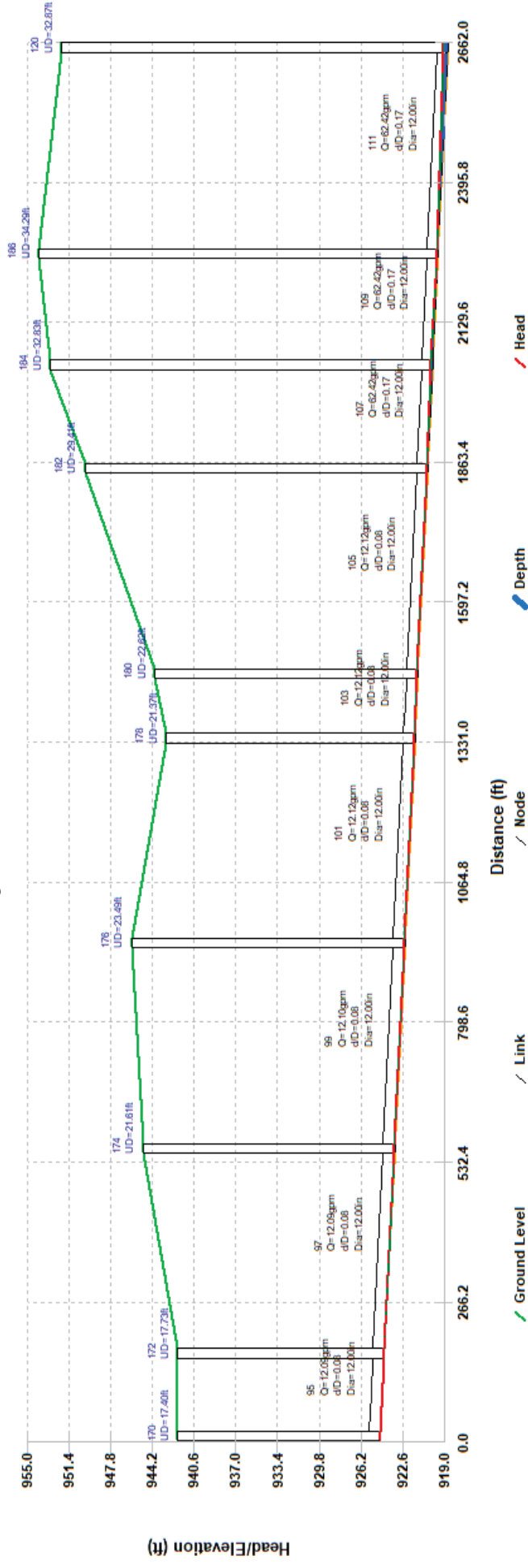
Hydraulic Profile

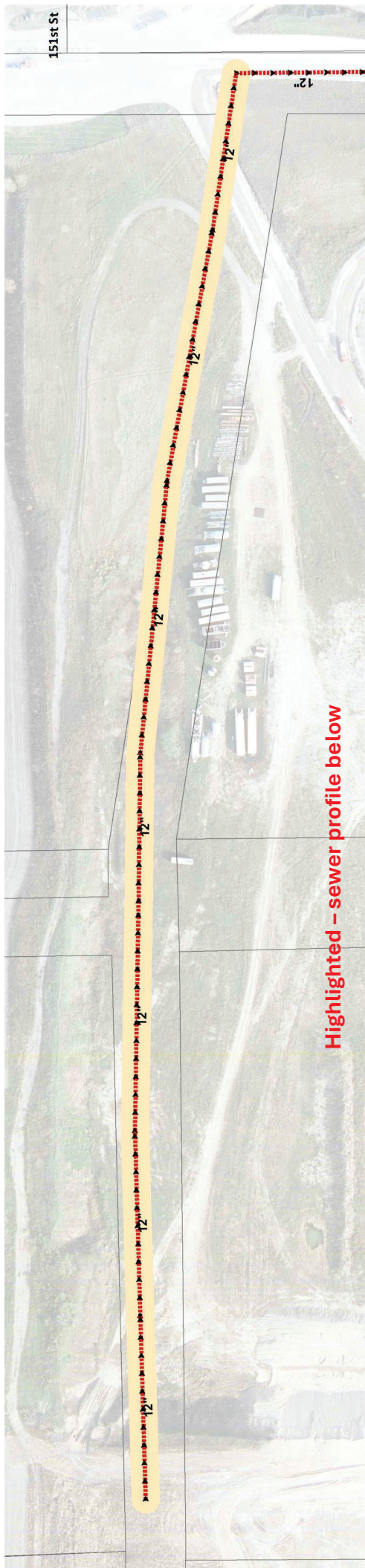




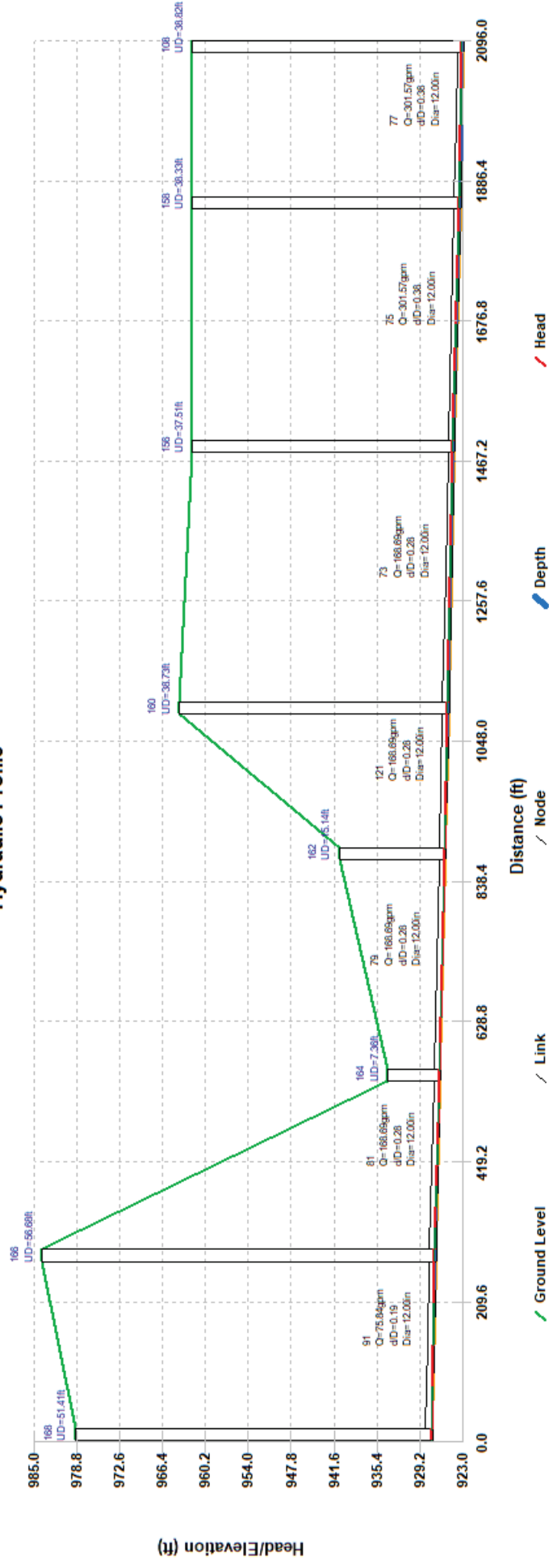
Highlighted – sewer profile below

Hydraulic Profile

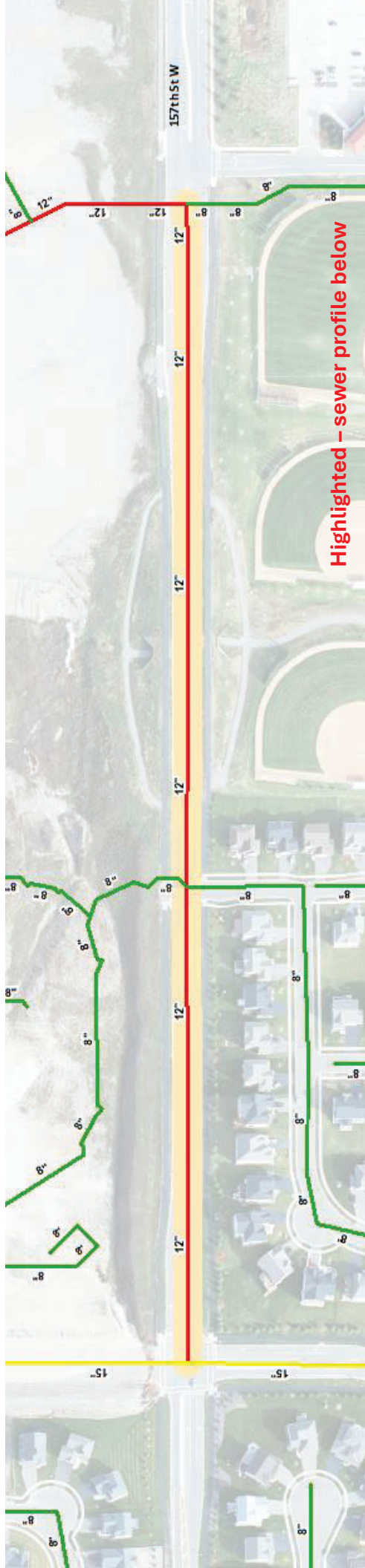




Hydraulic Profile

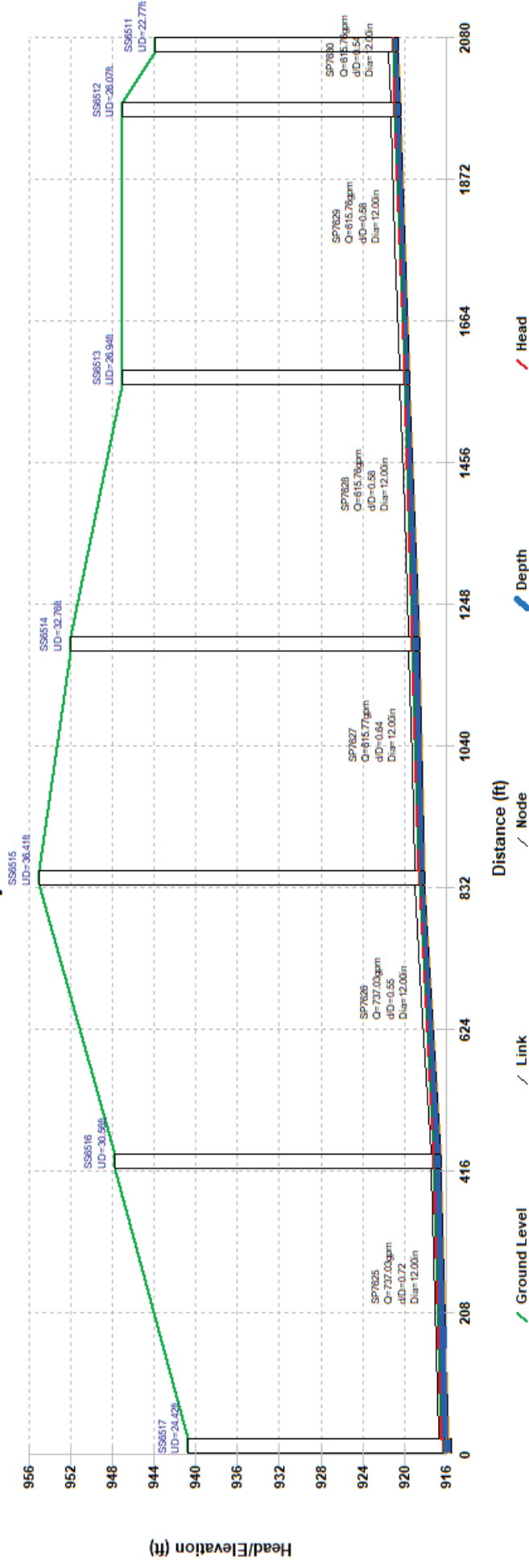


Scenario 1 Comprehensive Plan – 2040
Profile of sewer along 151st St from Flagstaff Ave to JCRR



Highlighted – sewer profile below

Hydraulic Profile

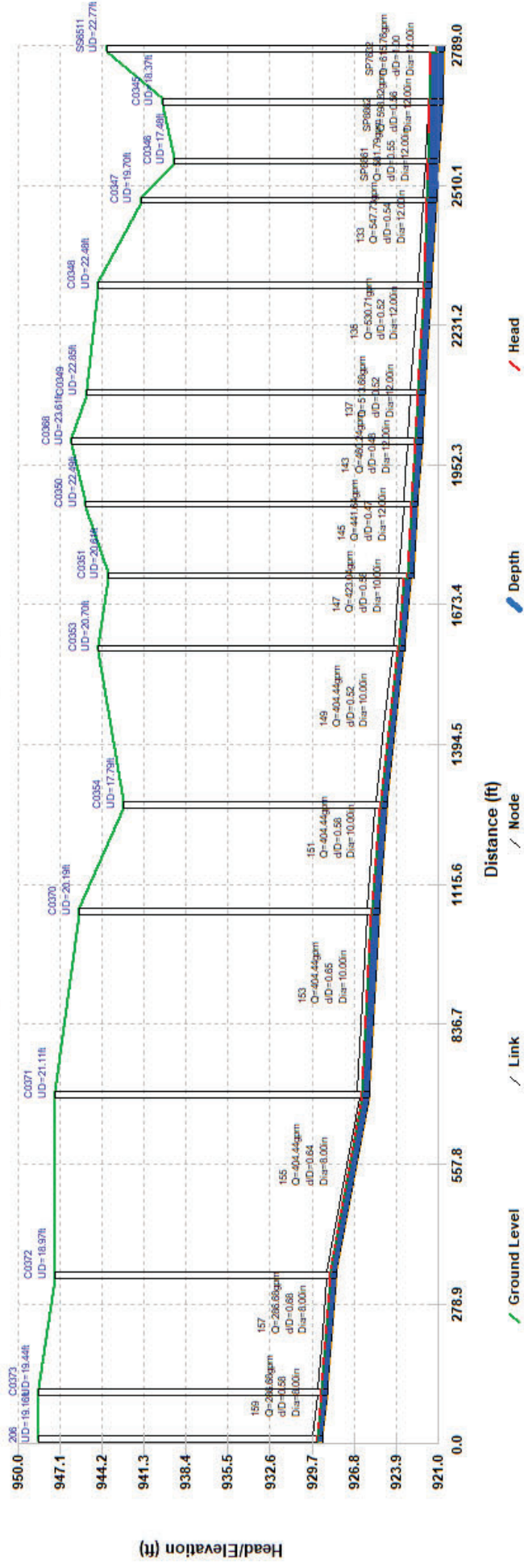


Scenario 2 Updated Planning without Data Center
Profile of sewer along 157th St from JCRR to English Ave

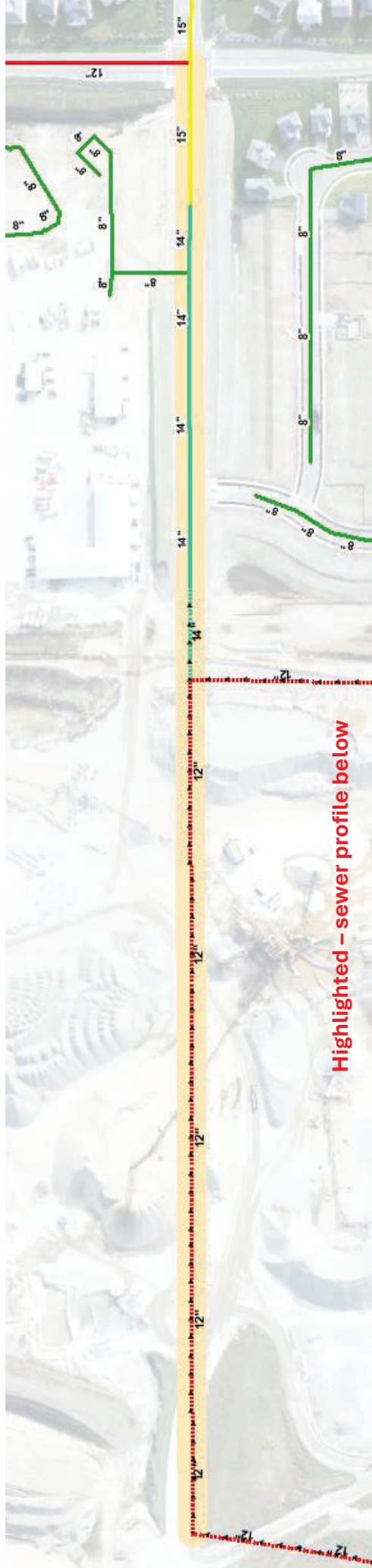


Highlighted – sewer profile below

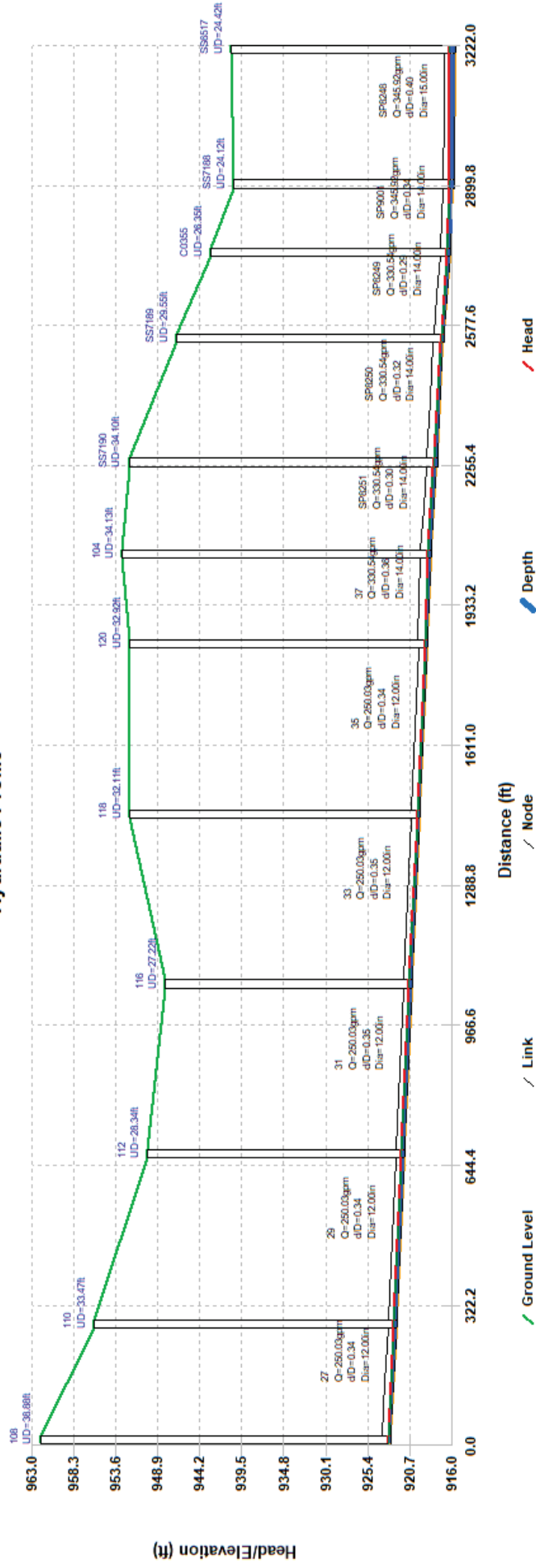
Steady-State HGL Profile of Links 159,157 ,...,SP7632



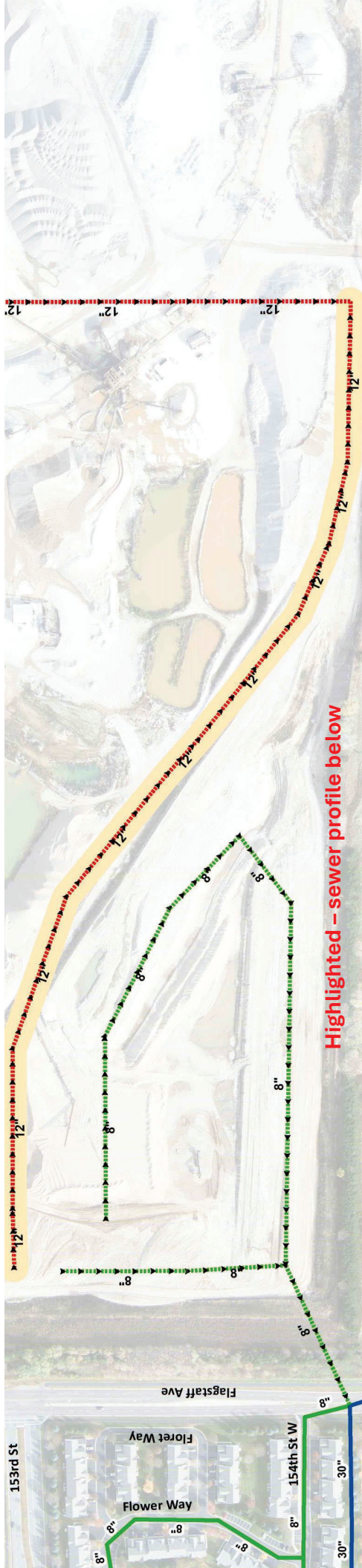
Scenario 2 Updated Planning without Data Center
Profile of sewer along English Ave from Data Center to 157th St



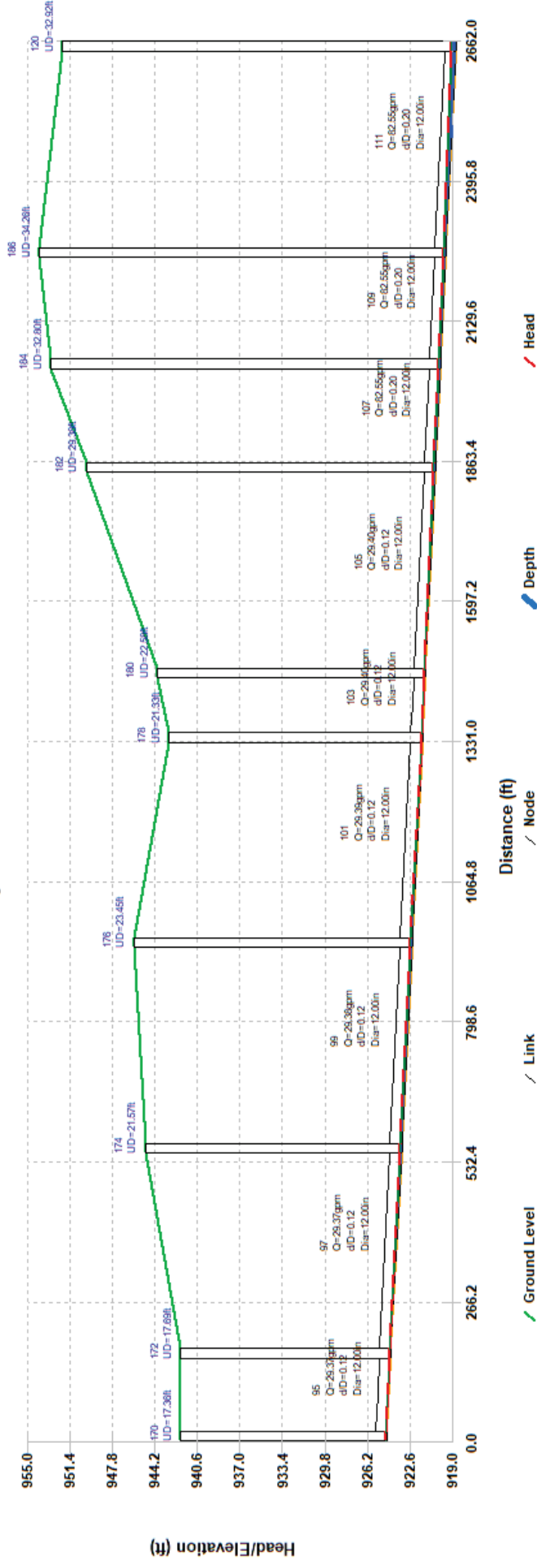
Hydraulic Profile

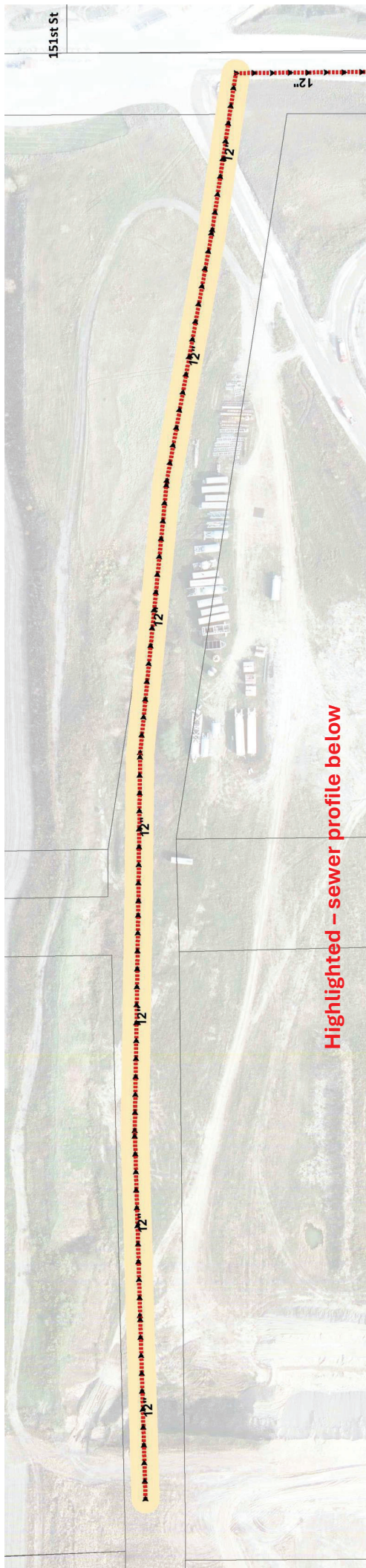


Scenario 2 Updated Planning without Data Center
Profile of sewer along JCRR from Data Center to 157th St

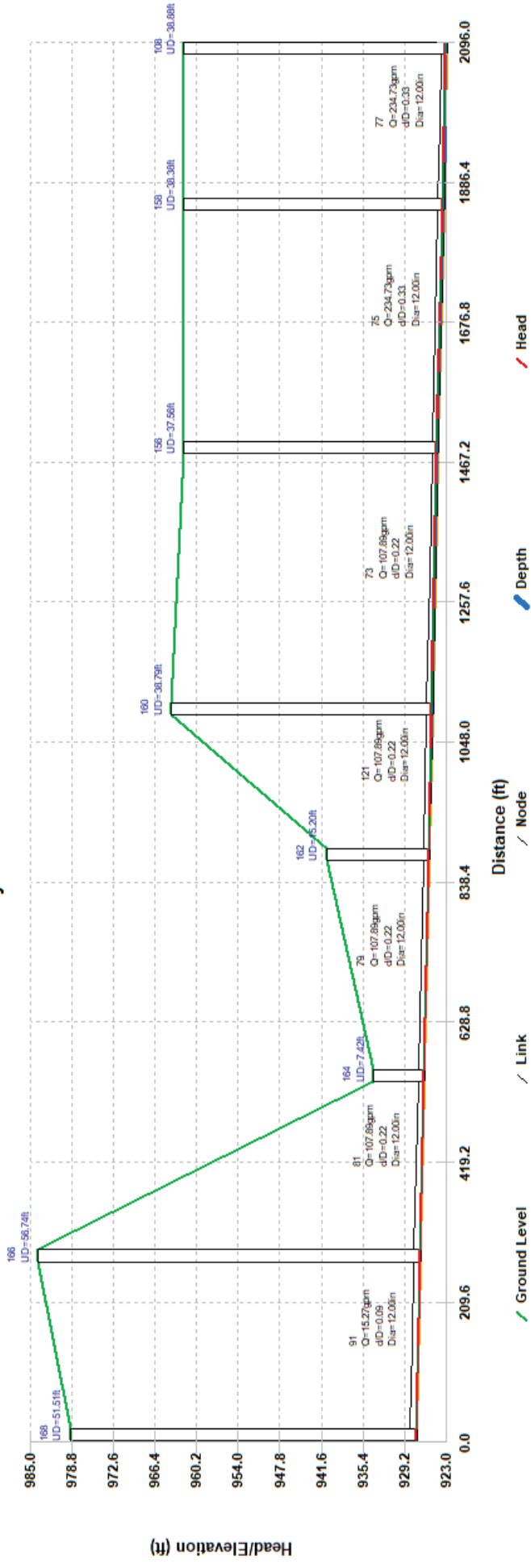


Hydraulic Profile

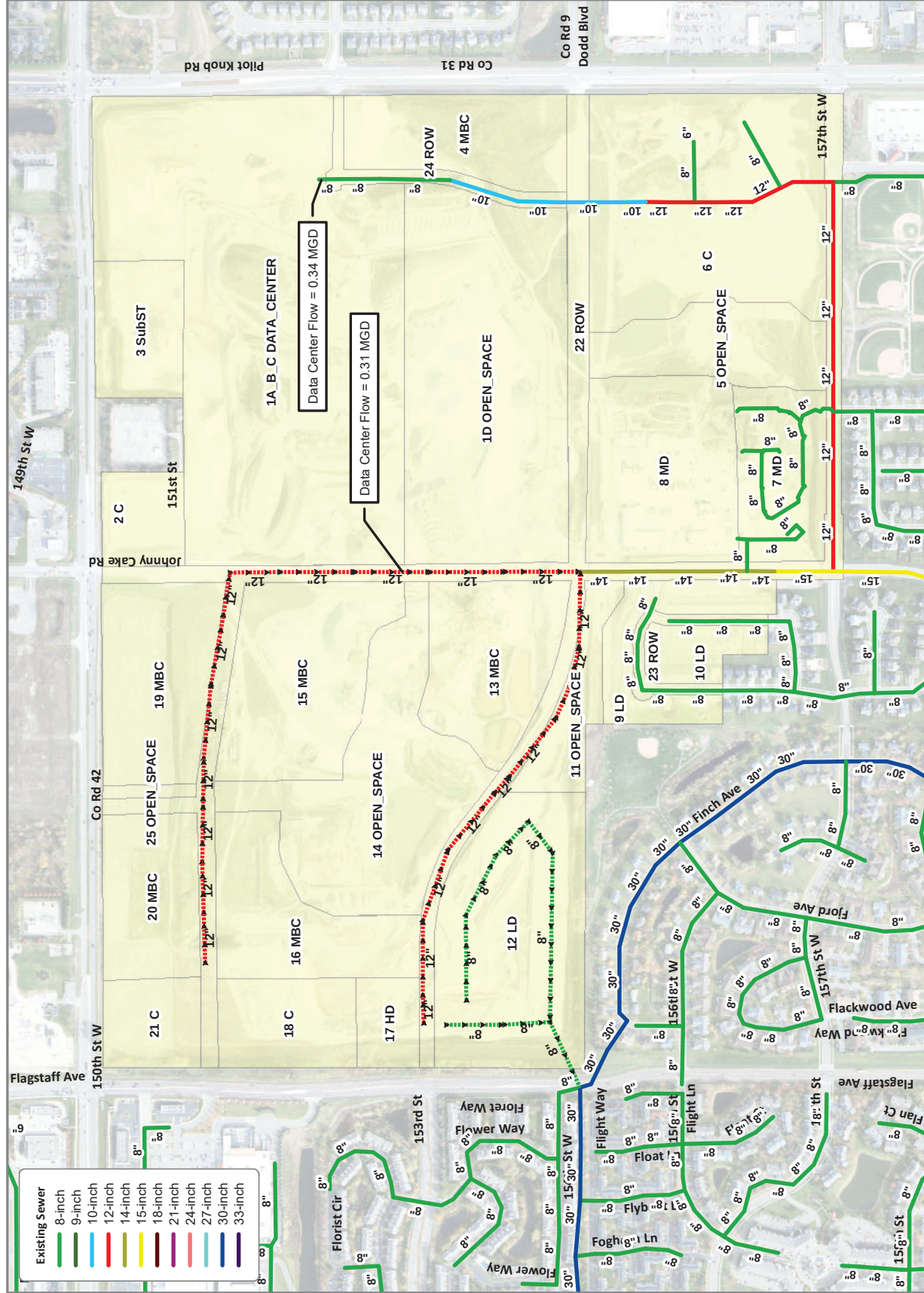




Hydraulic Profile



Scenario 2 Updated Planning without Data Center
 Profile of sewer along 151st St from Flagstaff Ave to JCRR

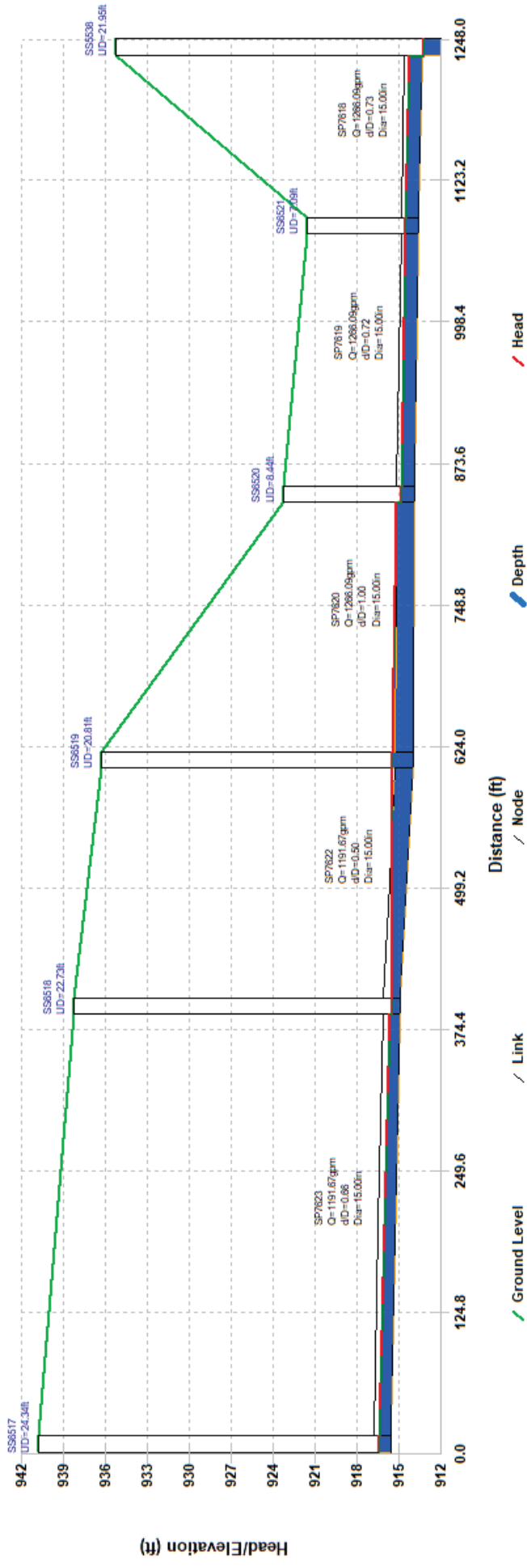


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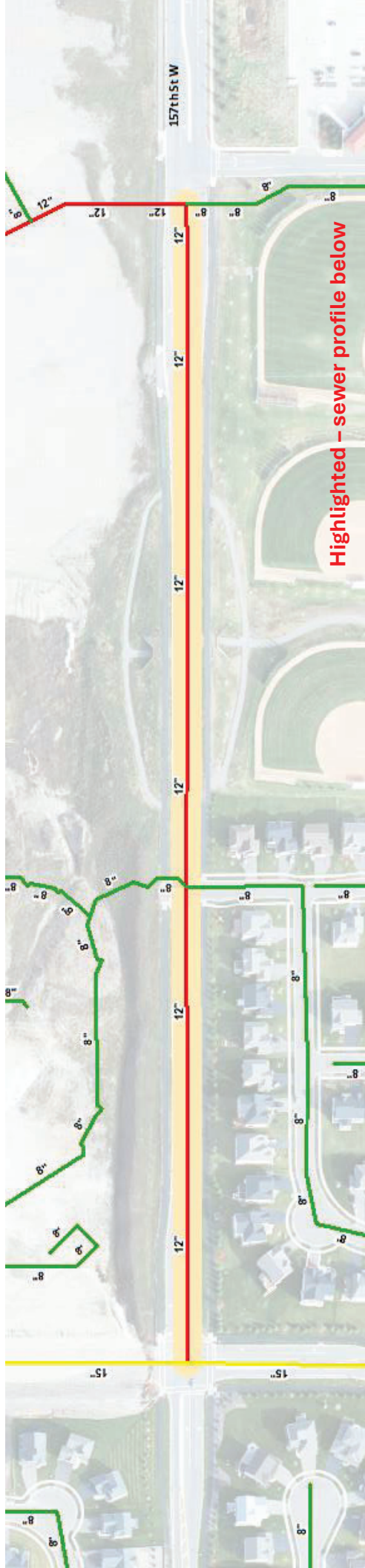


Highlighted – sewer profile below

Hydraulic Profile

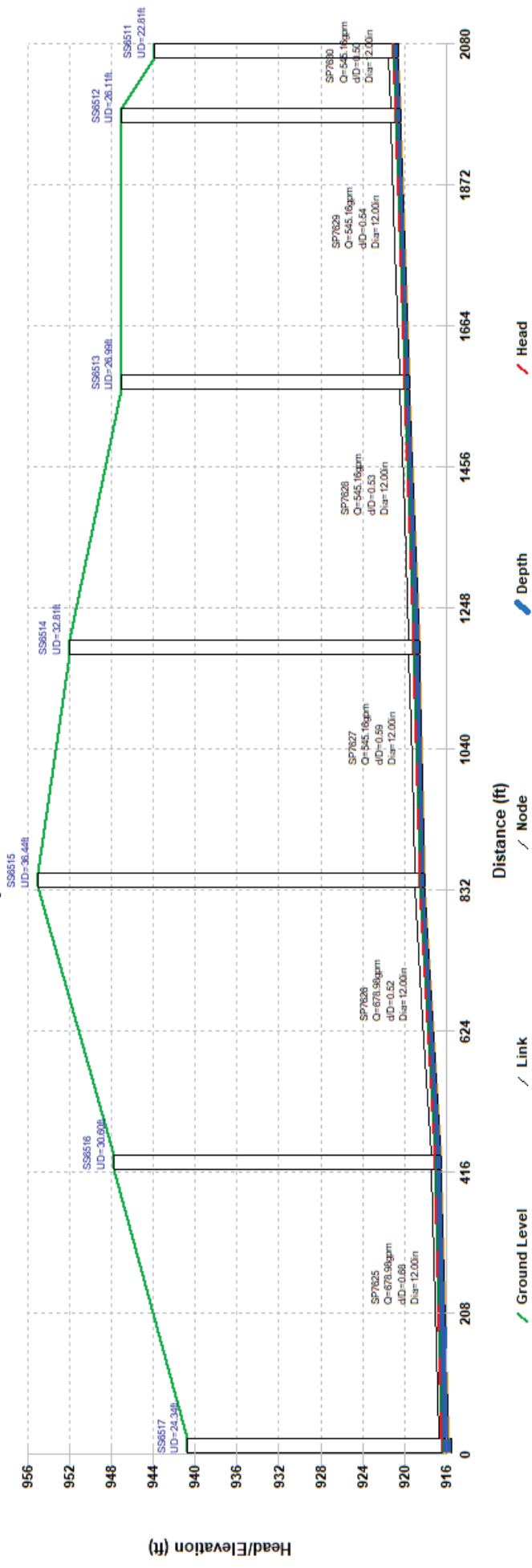


Scenario 3 Updated Planning with Data Center
Profile of sewer along JCRR from Co Rd 46 to 157th St



Highlighted – sewer profile below

Hydraulic Profile

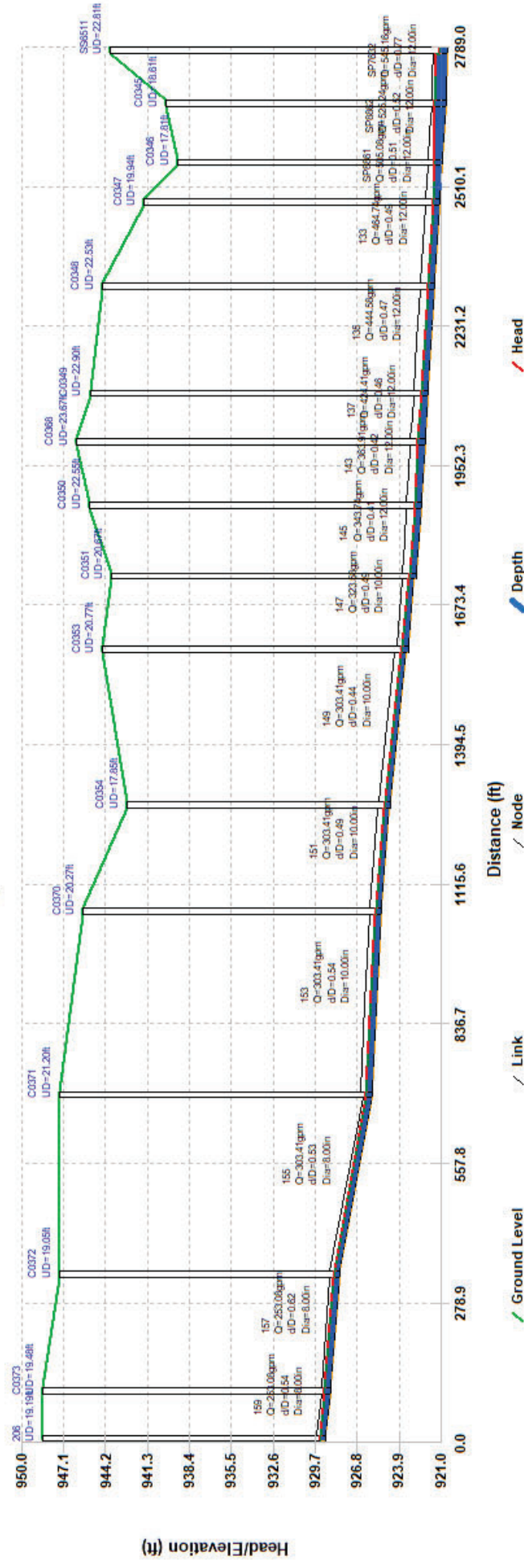


Scenario 3 Updated Planning with Data Center
Profile of sewer along 157th St from JCRR to English Ave

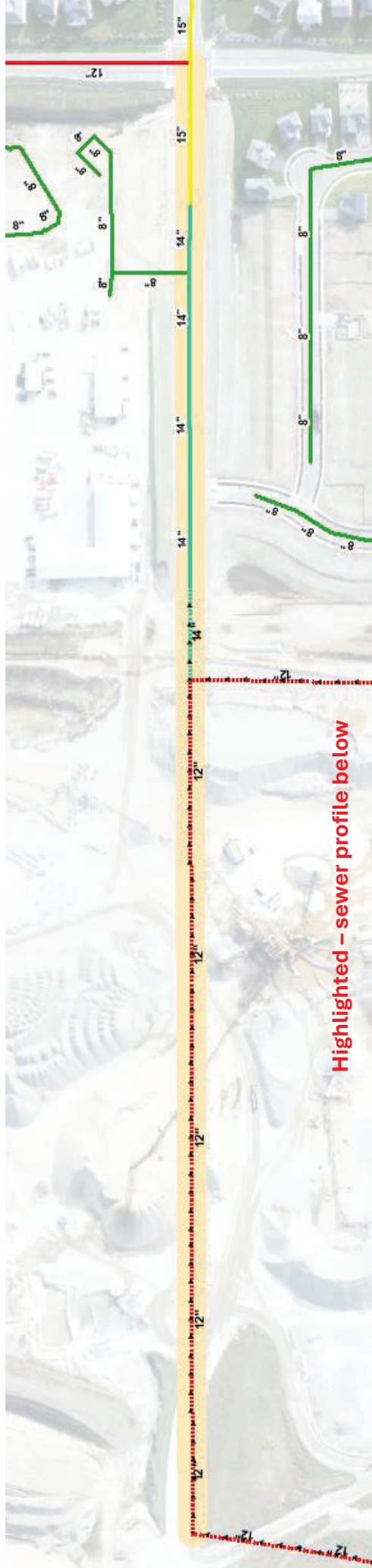


Highlighted – sewer profile below

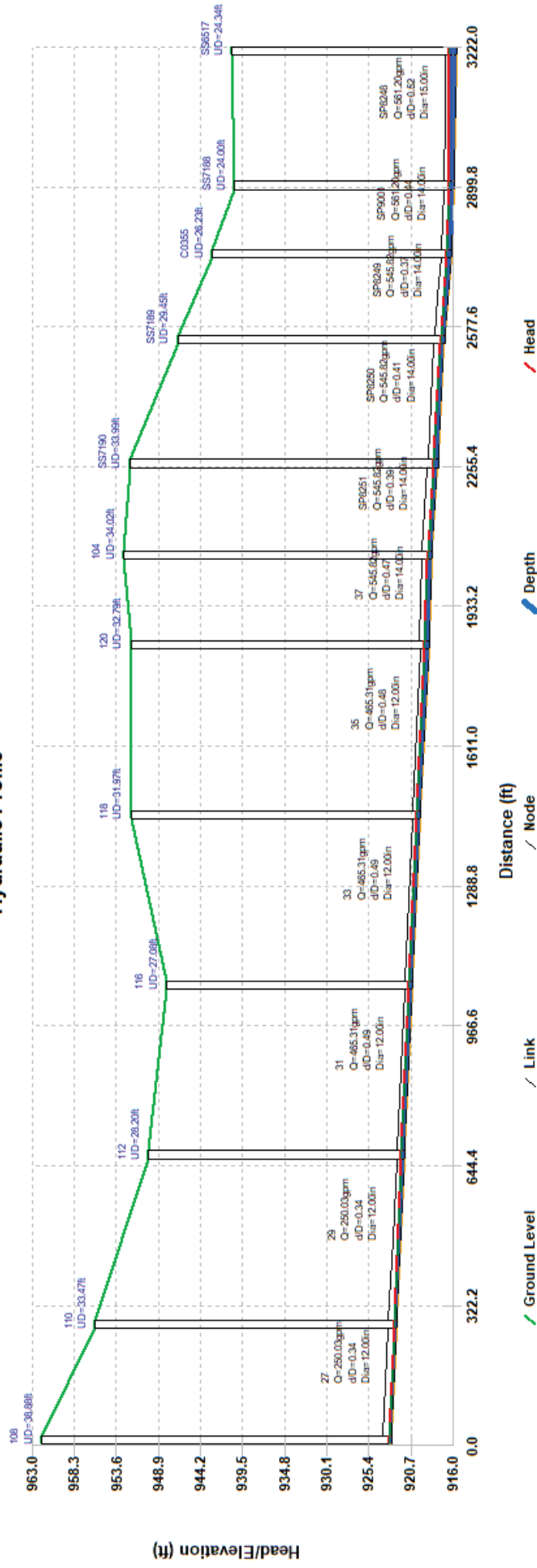
Hydraulic Profile

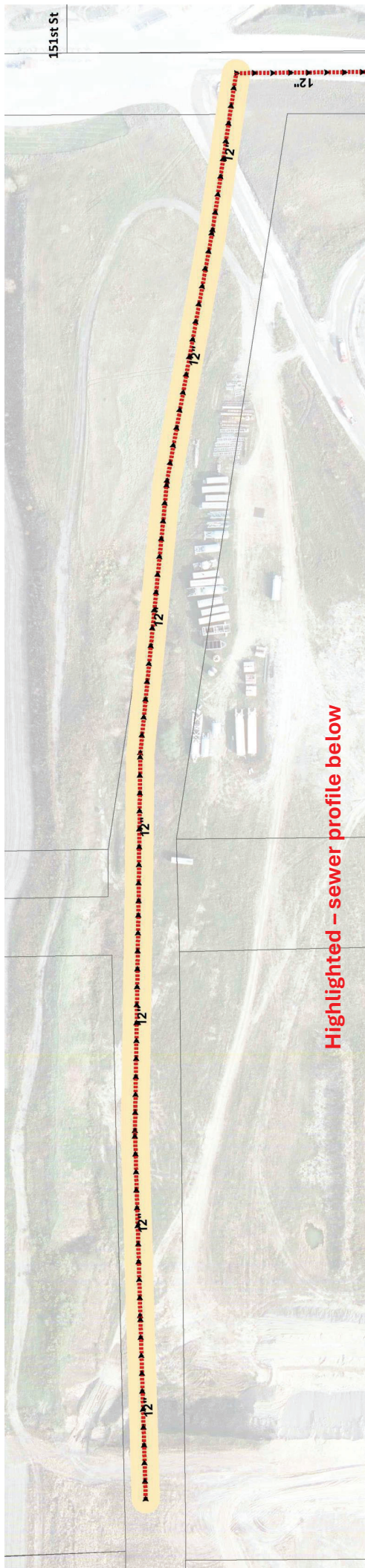


Scenario 3 Updated Planning with Data Center
Profile of sewer along English Ave from Data Center to 157th St

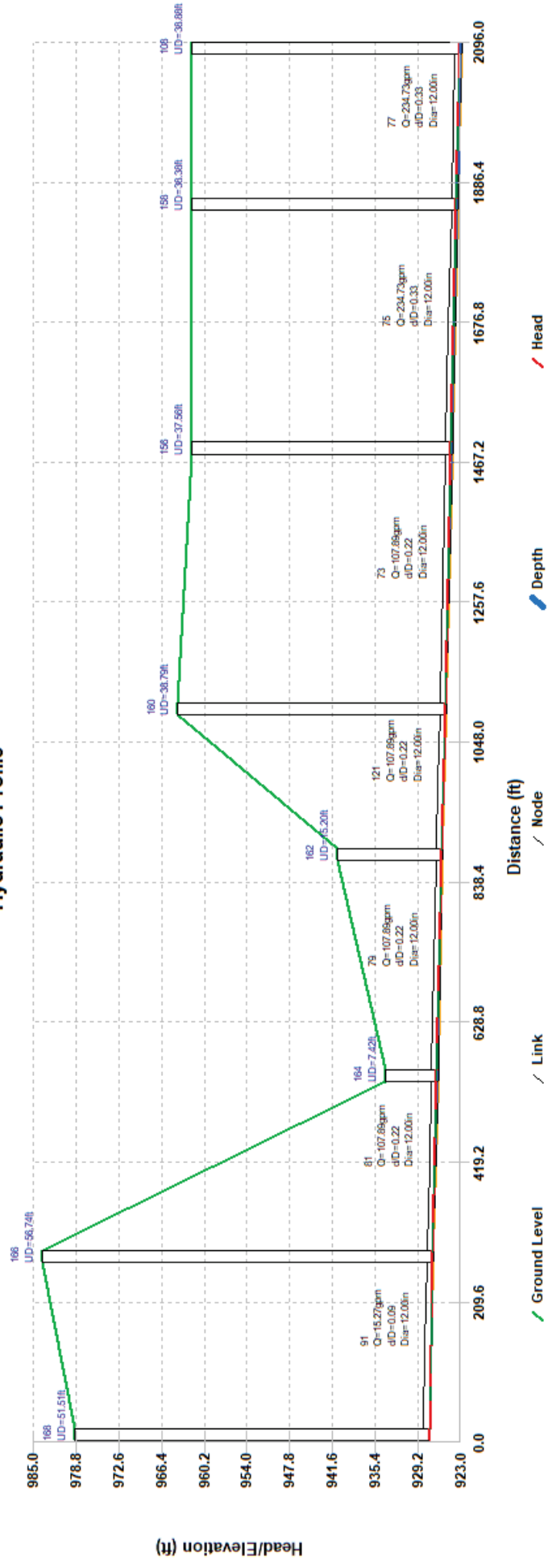


Hydraulic Profile





Hydraulic Profile



Scenario 3 Updated Planning with Data Center
Profile of sewer along 151st St from Flagstaff Ave to JCRR

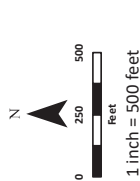


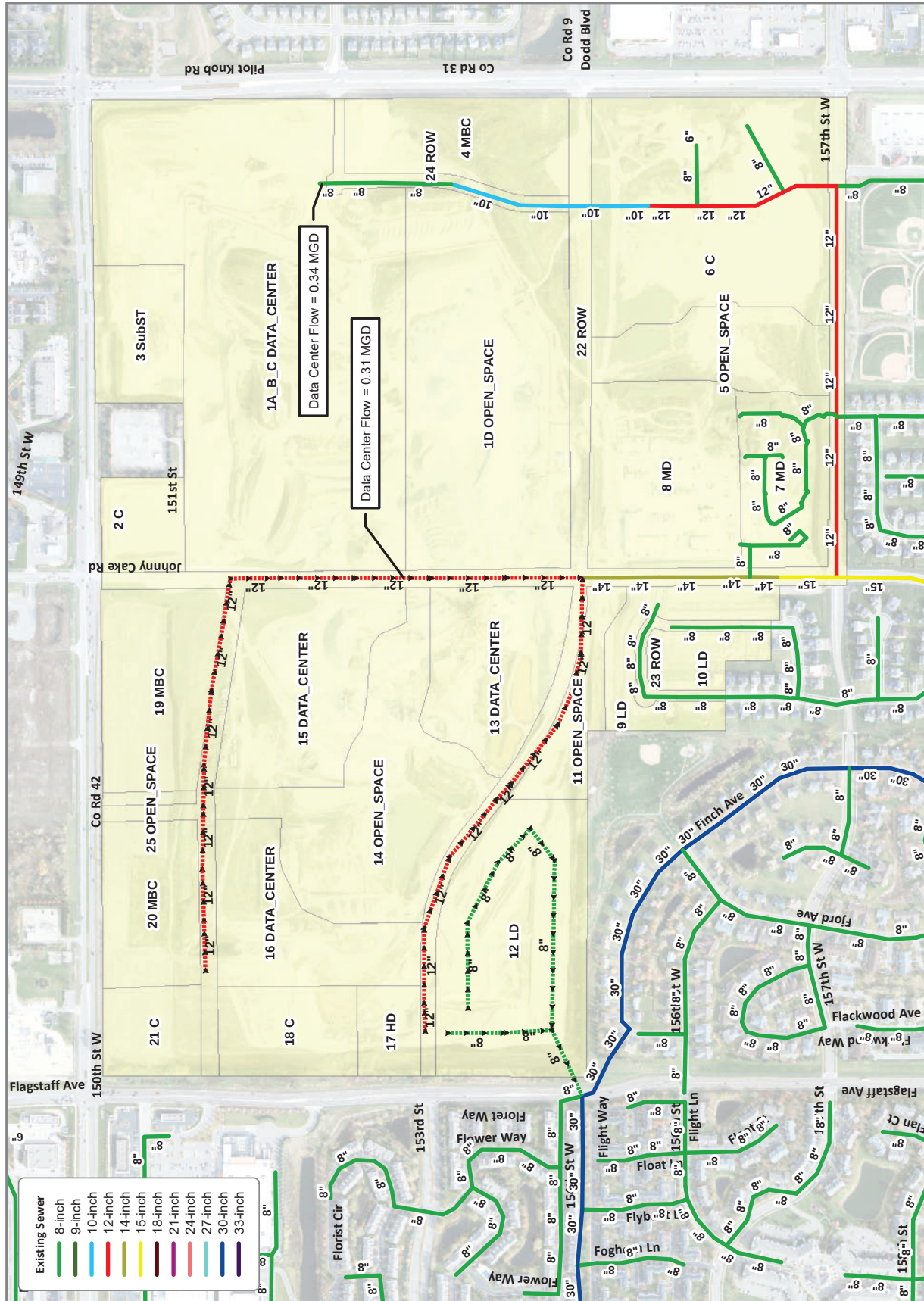
Exhibit 4

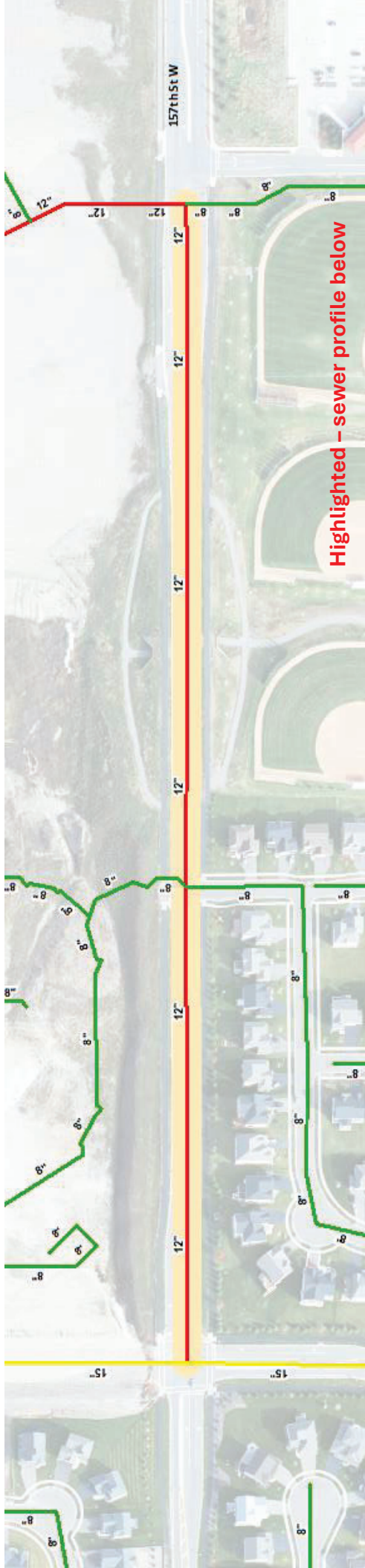
**CONCEPTUAL SEWER
LAYOUT**

SCENARIO 4

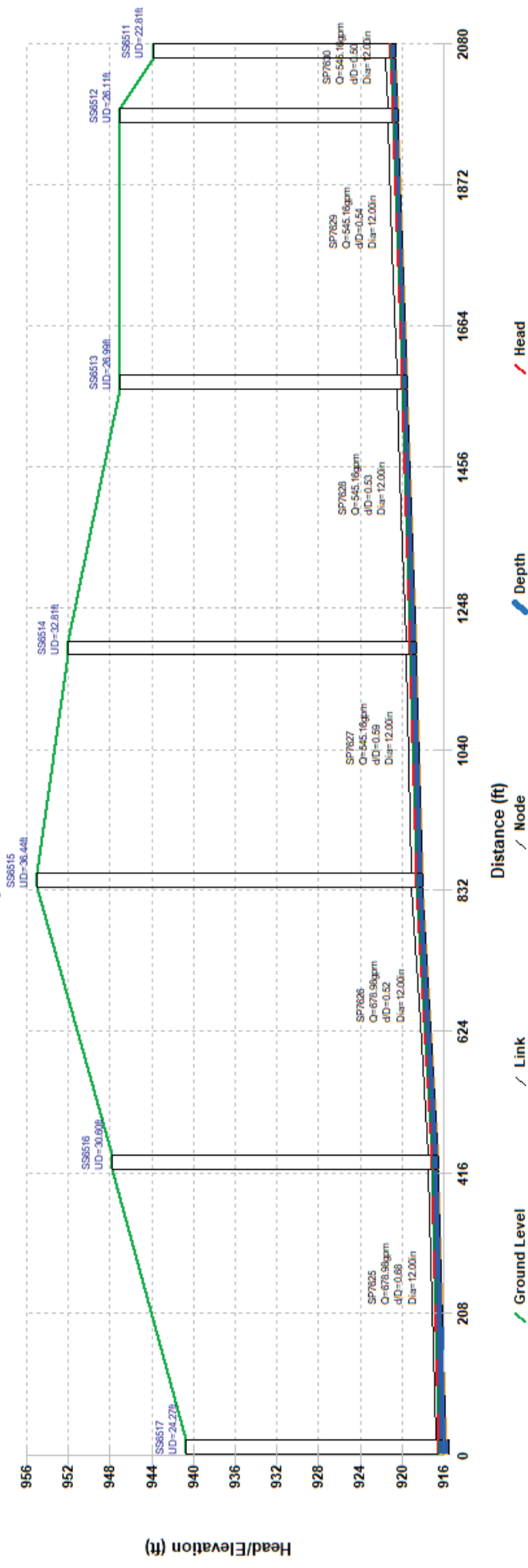
**DATA CENTER &
DATA CENTER EAST
OF JCRR**

Date: 3/26/2025





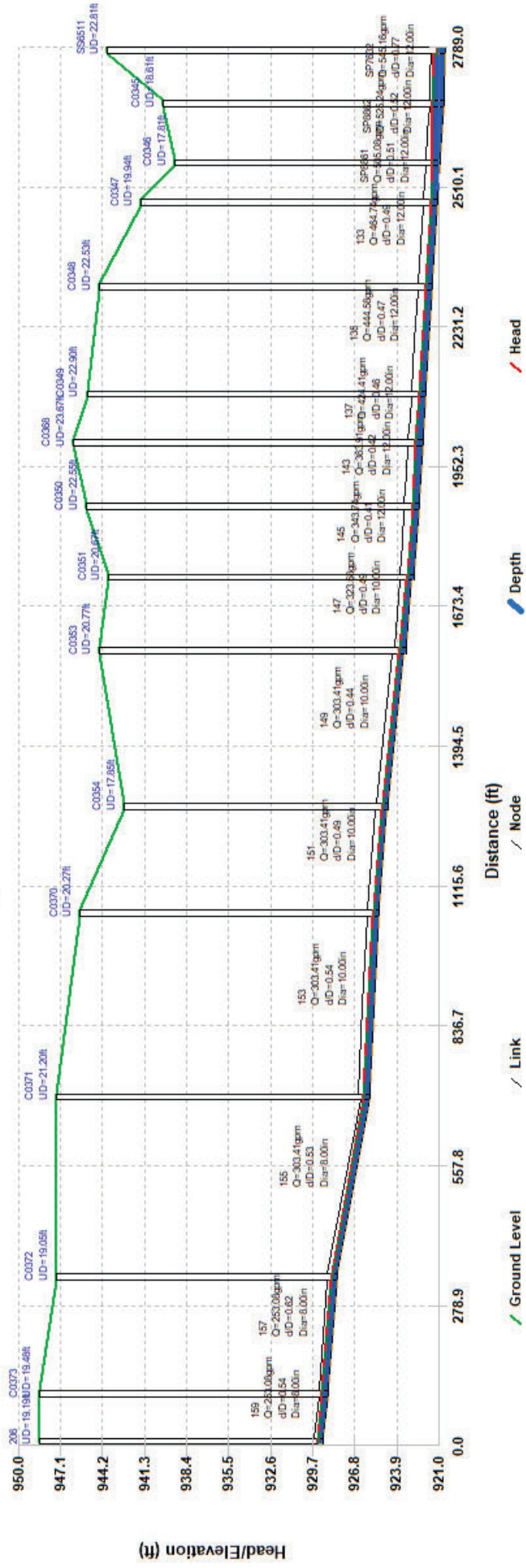
Hydraulic Profile



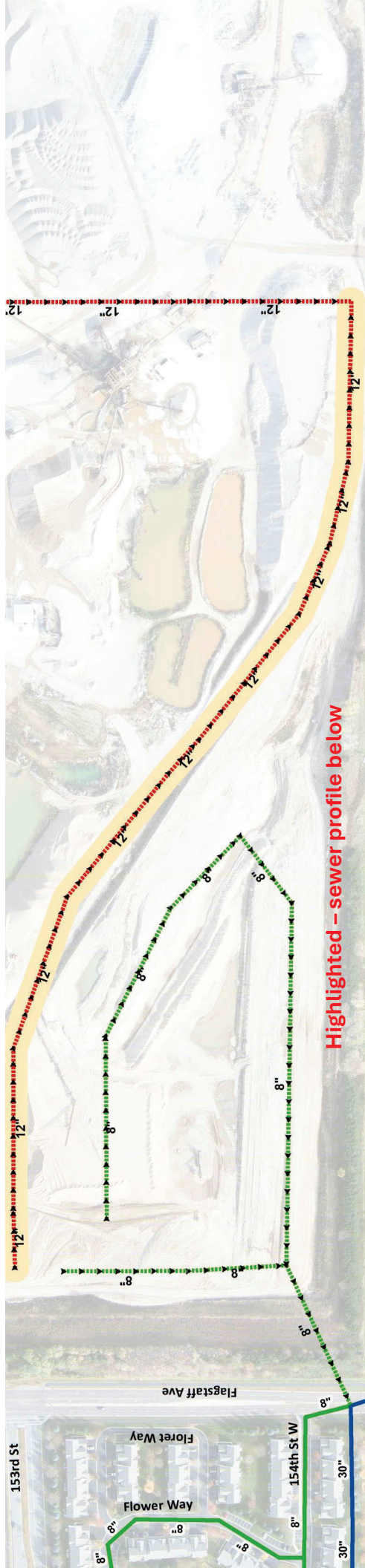
Scenario 4: Data Center and Data Center east of JCRR
Profile of sewer along 157th St from JCRR to English Ave



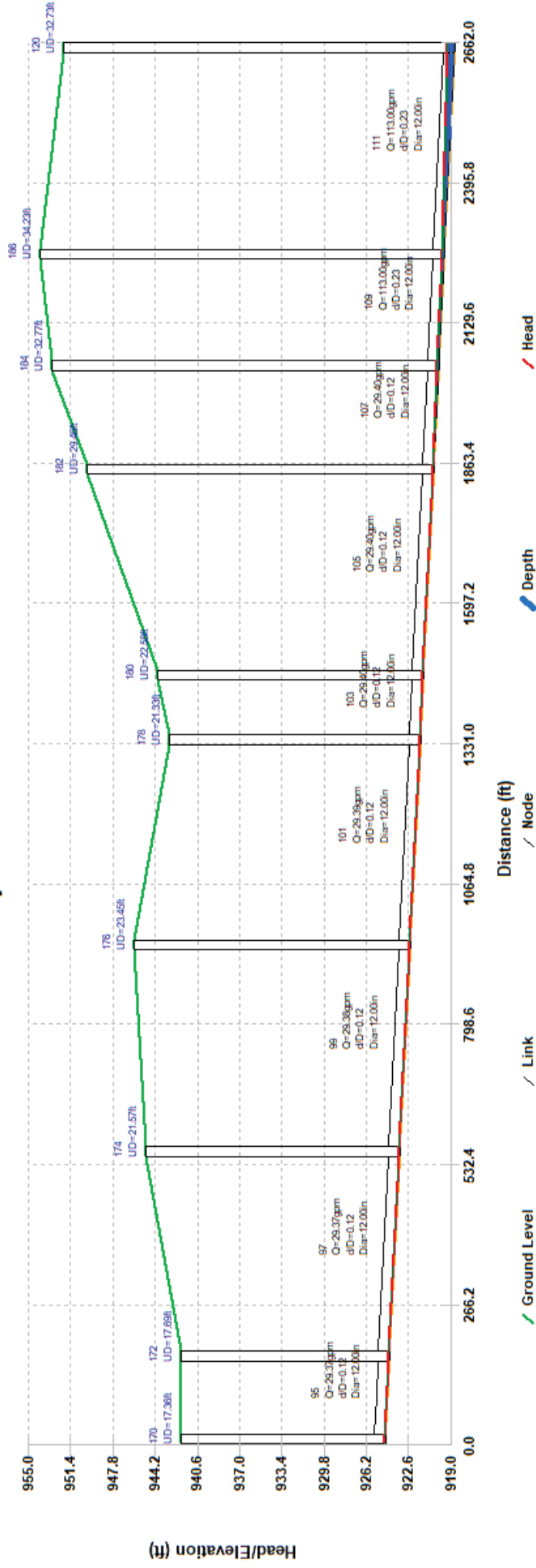
Hydraulic Profile



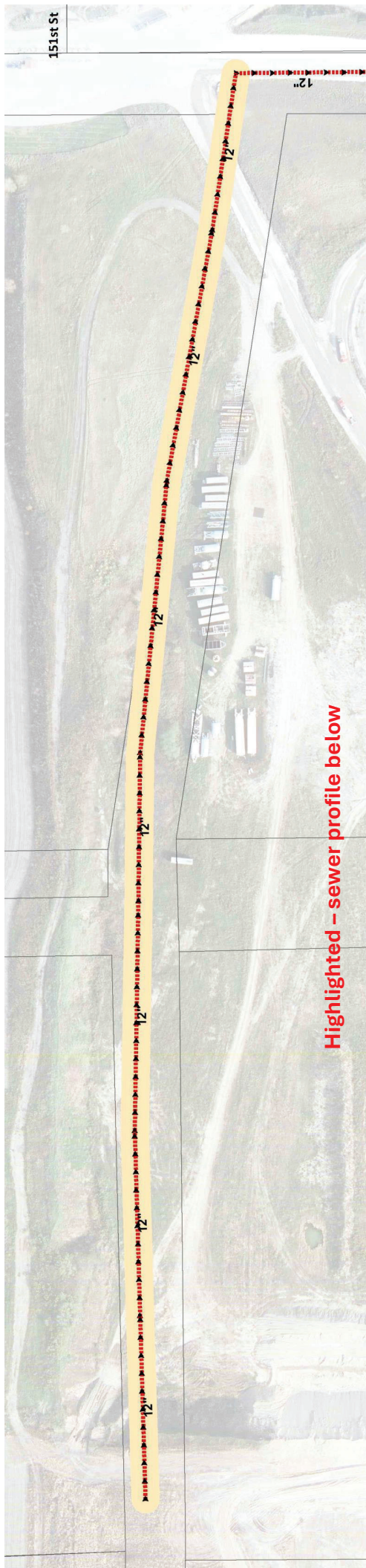
Scenario 4 Data Center and Data Center east of JCRR
 Profile of sewer along English Ave from Data Center to 157th St



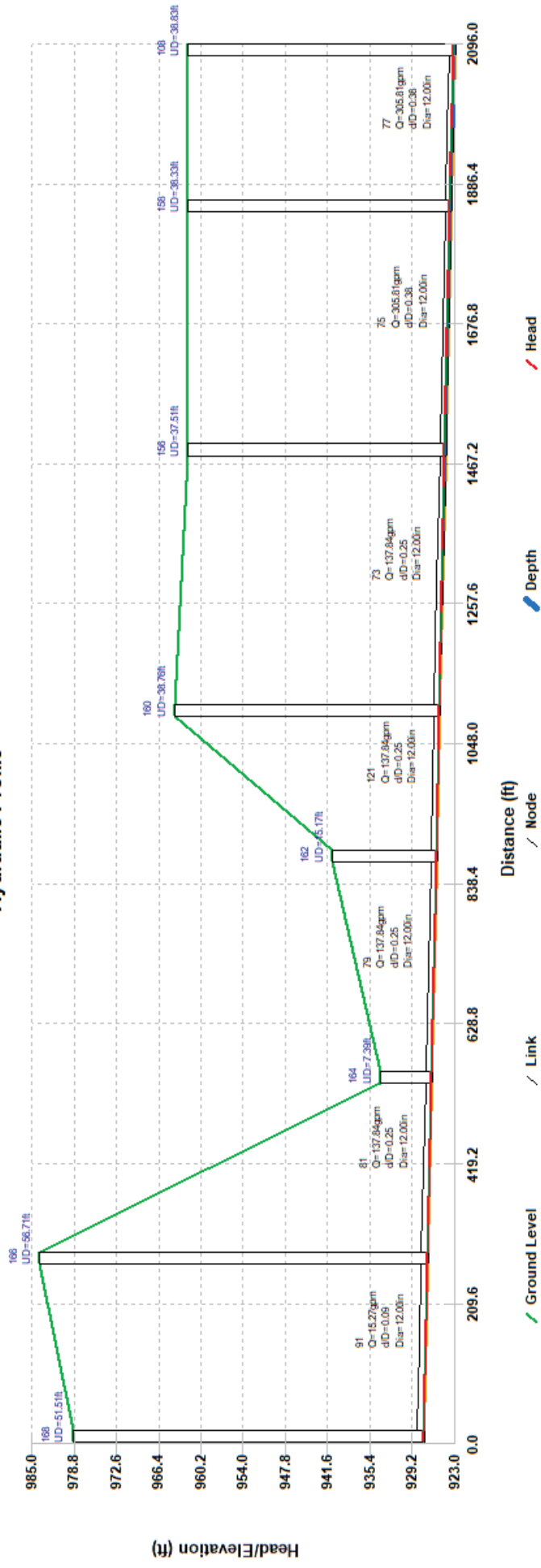
Hydraulic Profile



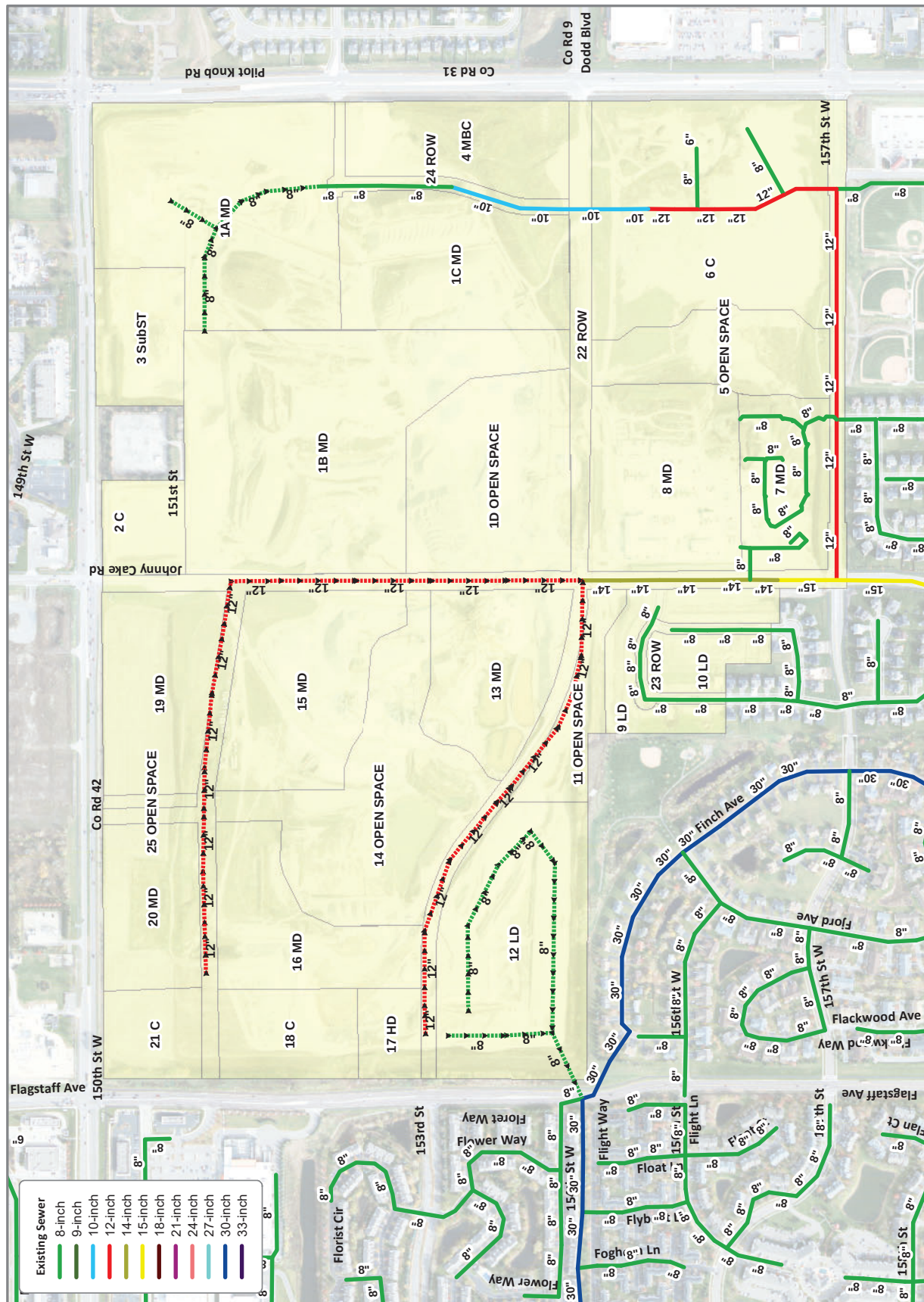
Scenario 4 Data Center and Data Center east of JCRR
Profile of sewer along 153rd St from Flagstaff Ave to JCRR



Hydraulic Profile



Scenario 4 Data Center and Data Center east of JCRR
Profile of sewer along 151st St from Flagstaff Ave to JCRR



CONCEPTUAL SEWER LAYOUT

SCENARIO 5

**MBC REPLACED
WITH MEDIUM
DENSITY
RESIDENTIAL**

Date: 3/26/2025

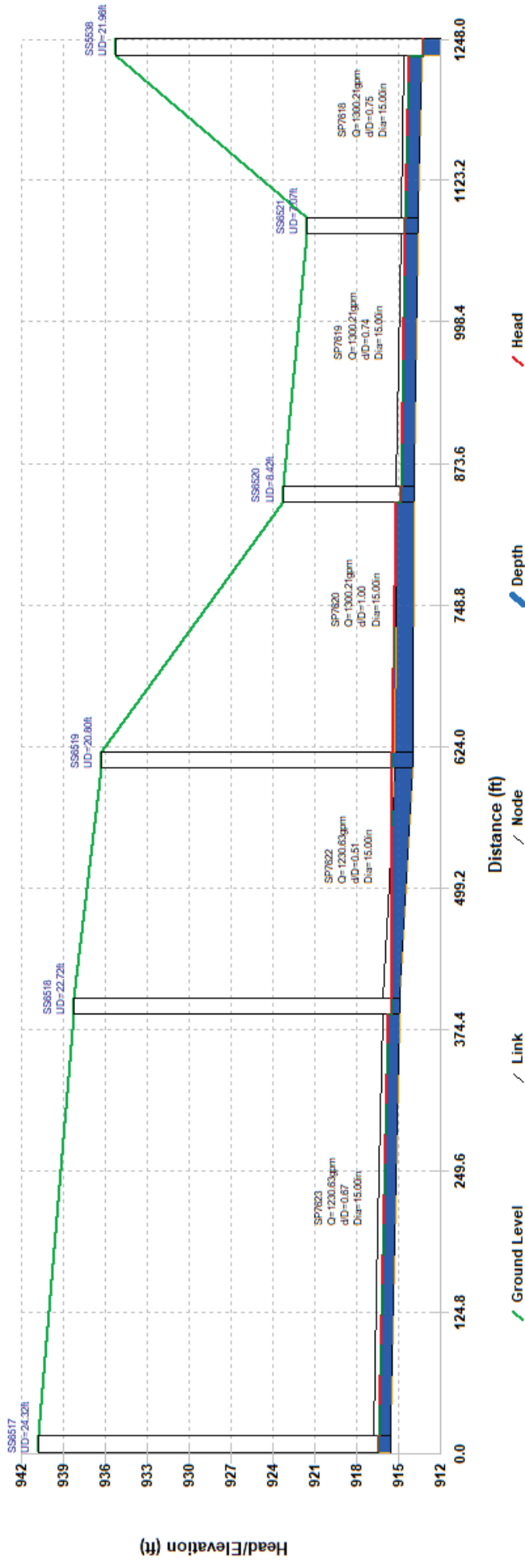


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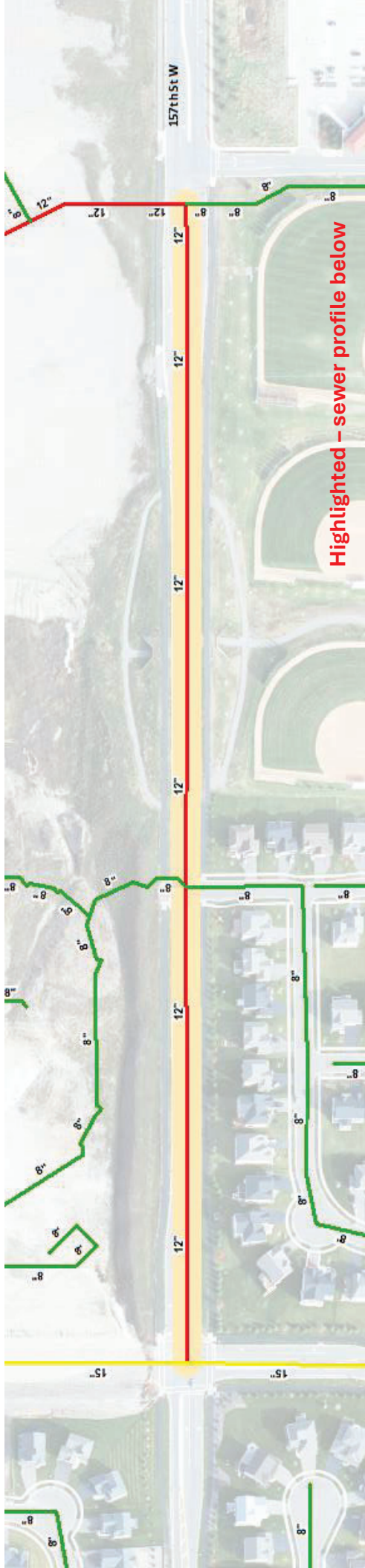


Highlighted – sewer profile below

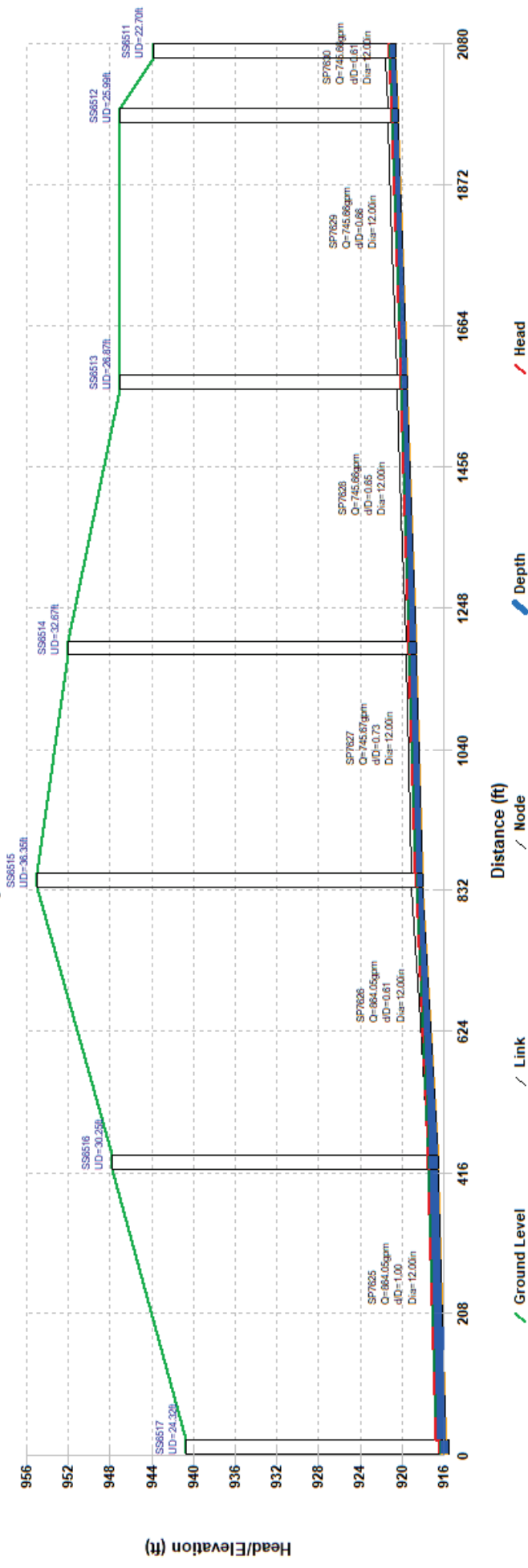
Hydraulic Profile



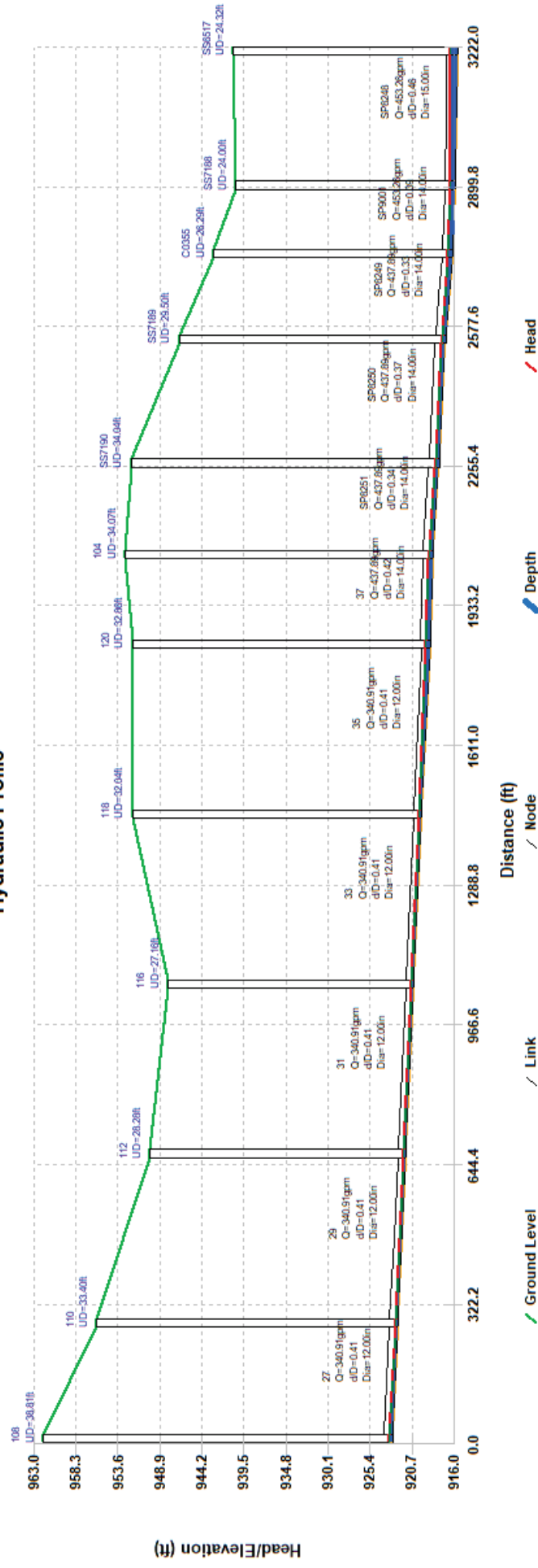
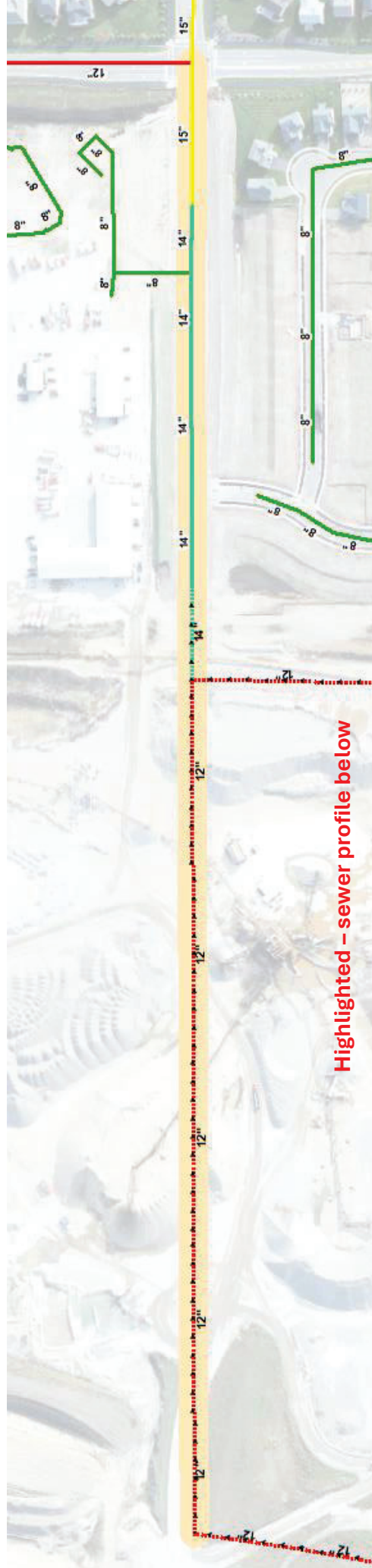
Scenario 5 MBC replaced with Medium Density Residential
Profile of sewer along JORR from Co Rd 46 to 157th St



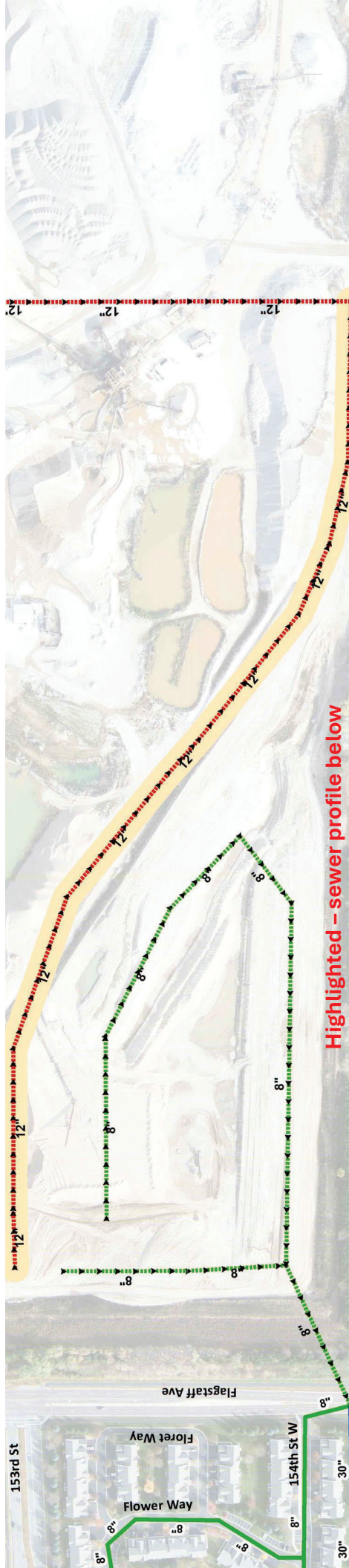
Hydraulic Profile



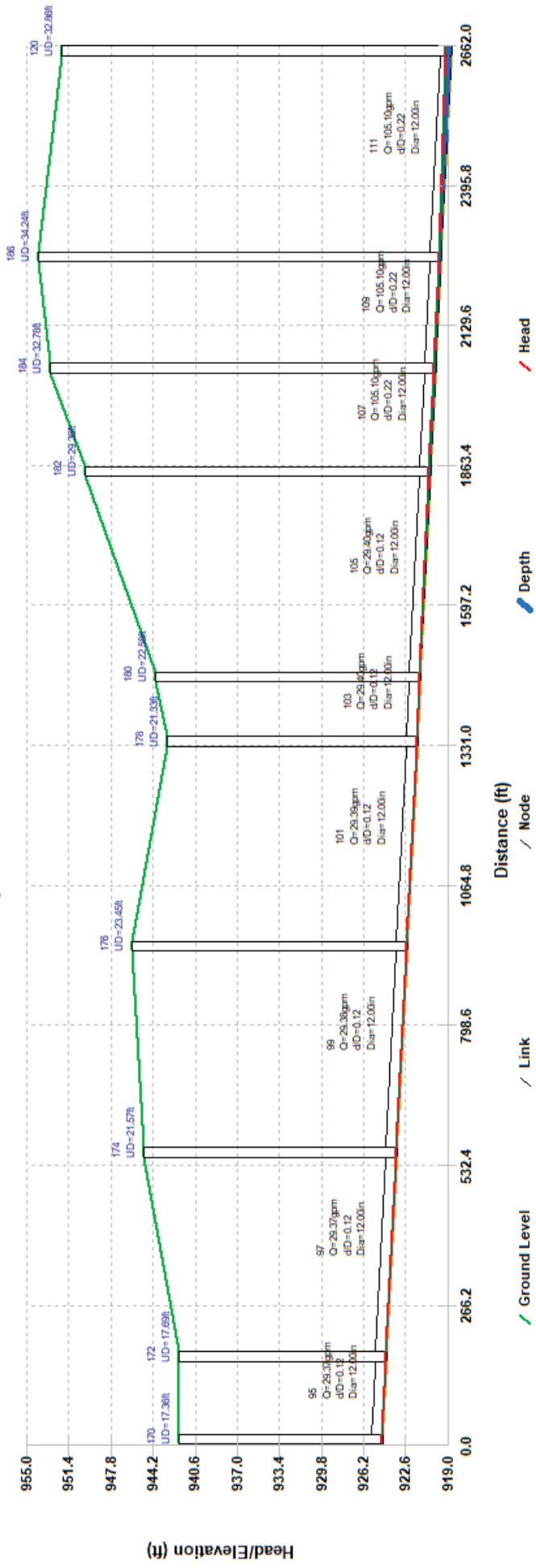
Scenario 5 MBC replaced with Medium Density Residential
Profile of sewer along 157th St from JCRR to English Ave

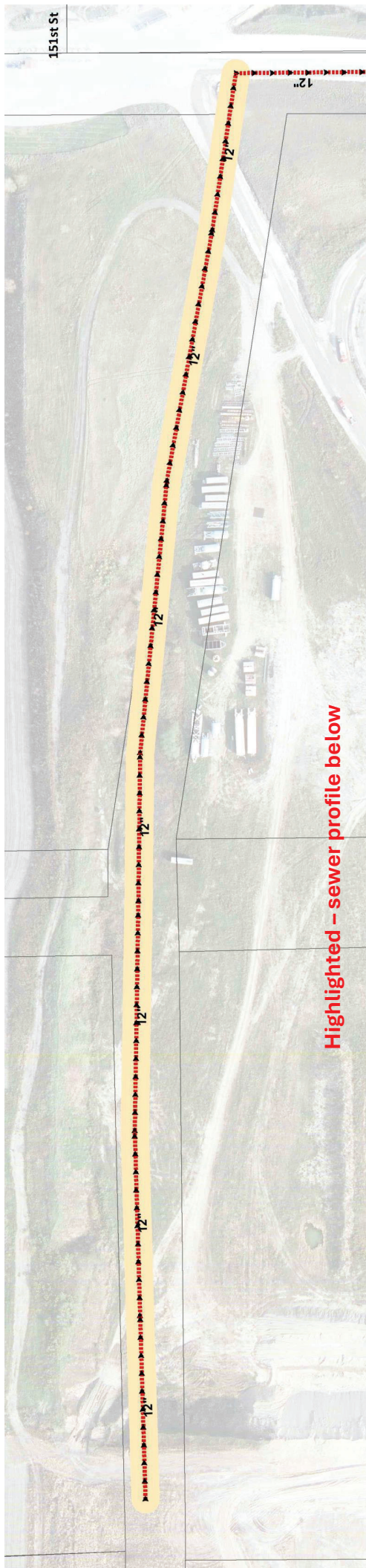


Scenario 5 MBC replaced with Medium Density Residential
Profile of sewer along JCRR from Data Center to 157th St

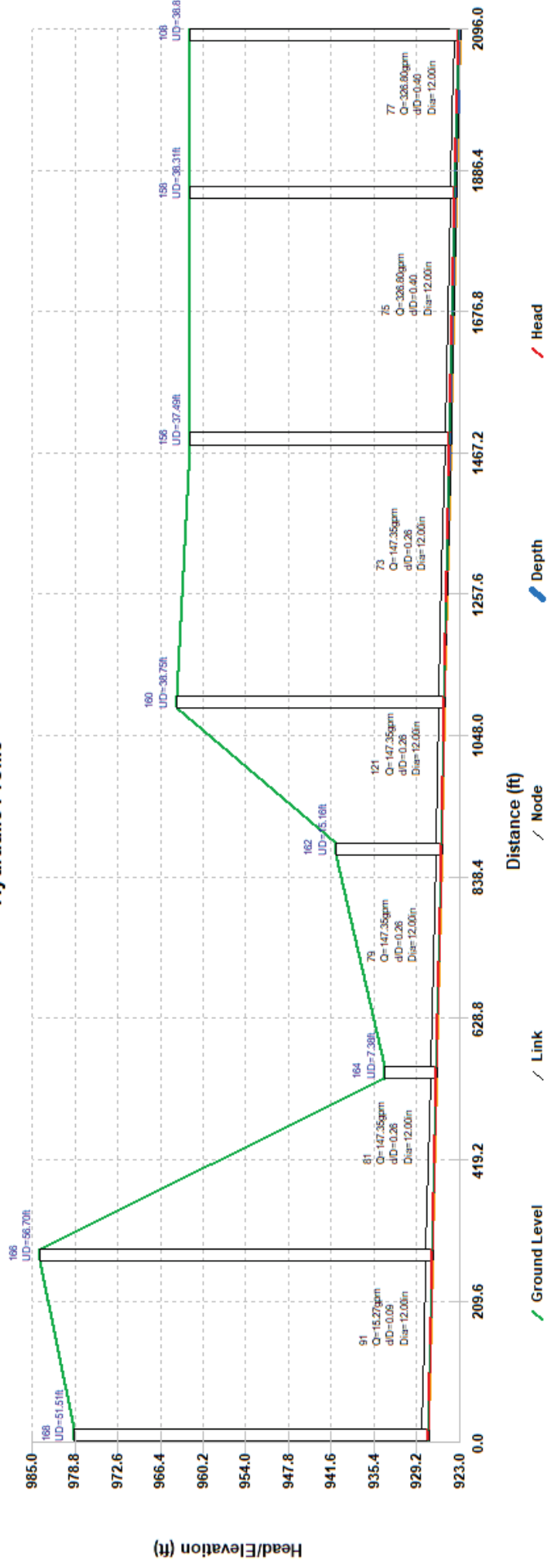


Hydraulic Profile





Hydraulic Profile



Scenario 5 MBC replaced with Medium Density Residential
Profile of sewer along 151st St from Flagstaff Ave to JCRR

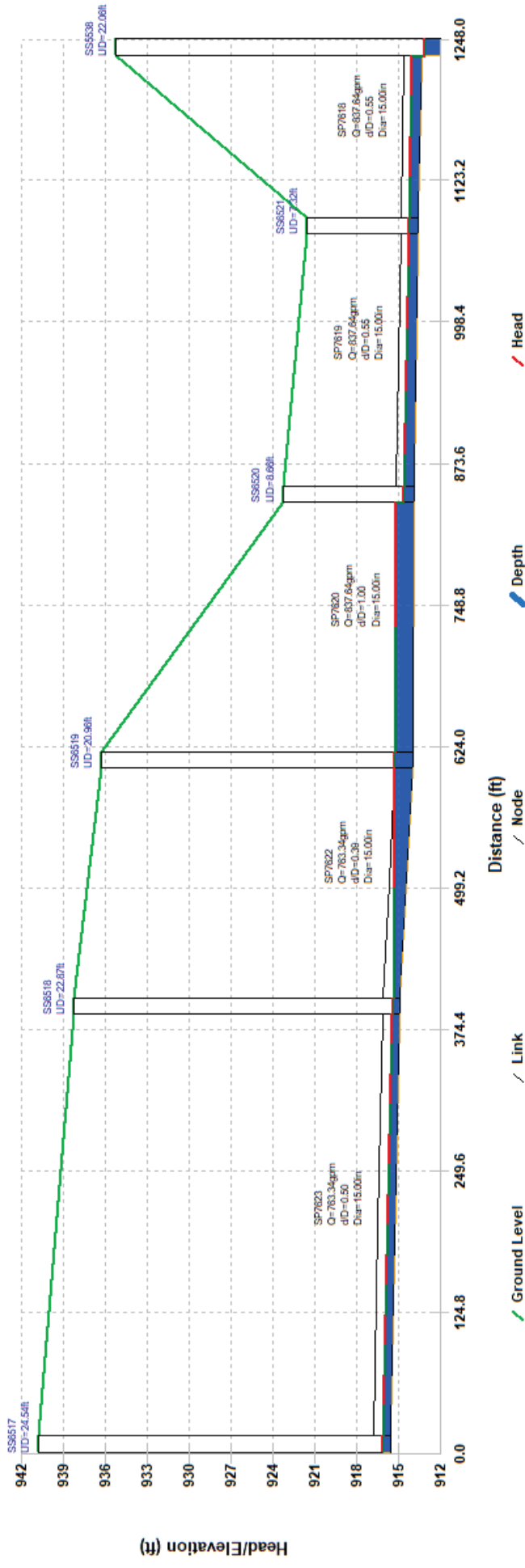


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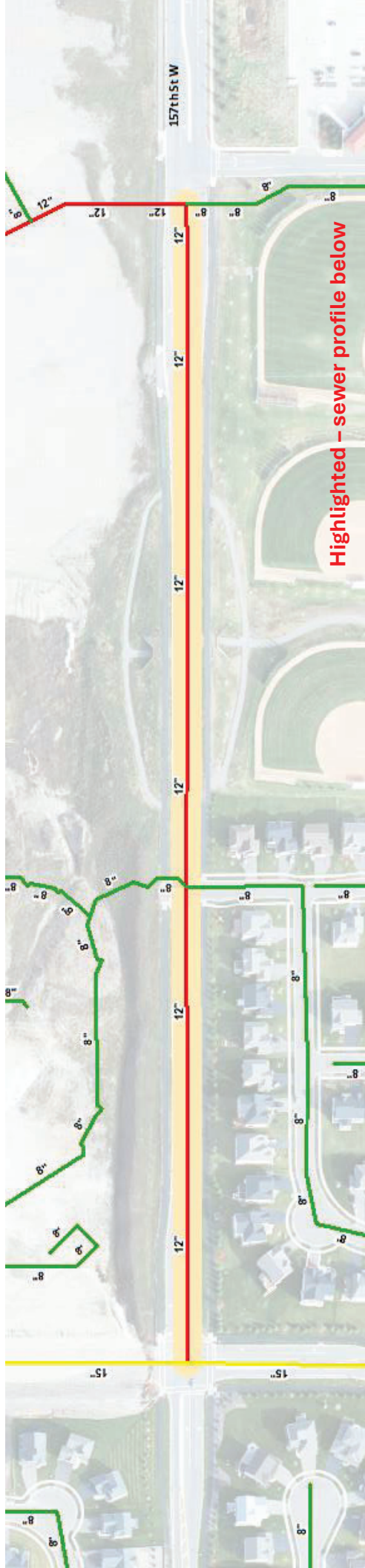
Coordinate System: Dakota - county coordinates - english | Edited by: BWEISS | E:\Projects\Apple Valley\Sanitary Sewer System\Miscellaneous Analysis\Orchard Place - Analysis - 2024\Updated Analysis - 2025 March 25\Scenario 6 - MBC replaced with Low Density Residential\Exhibit 6 - Scenario 6 - MBC replaced with LD Residential.mxd



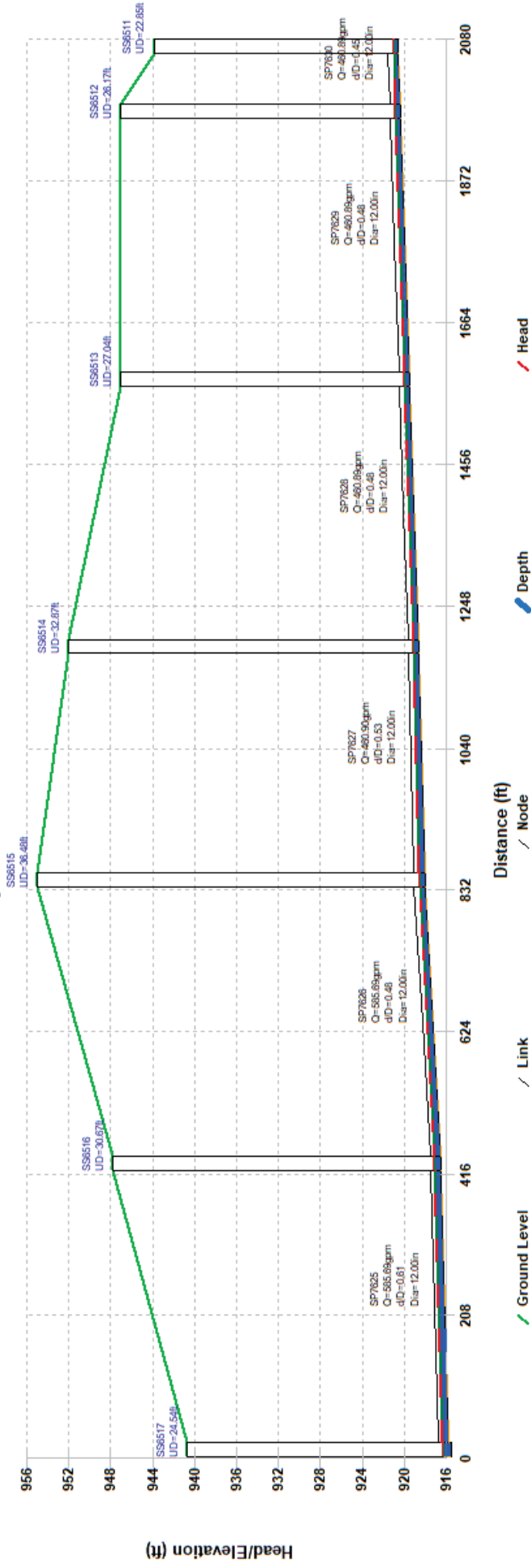
Hydraulic Profile



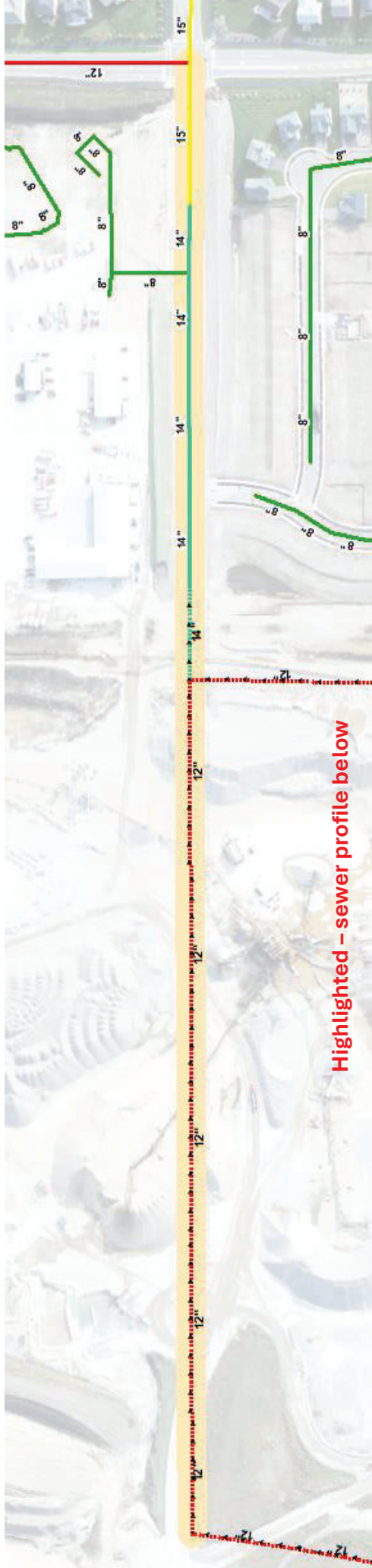
Scenario 6 MBC replaced with Low Density Residential
Profile of sewer along JCRR from Co Rd 46 to 157th St



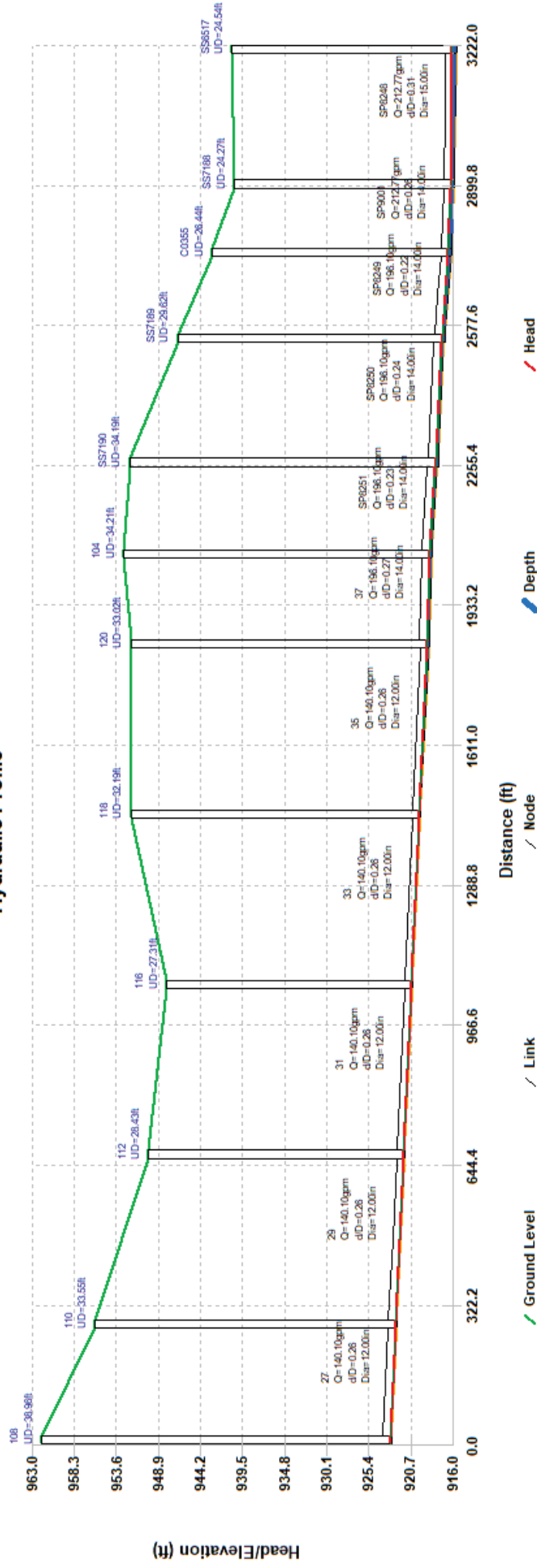
Hydraulic Profile



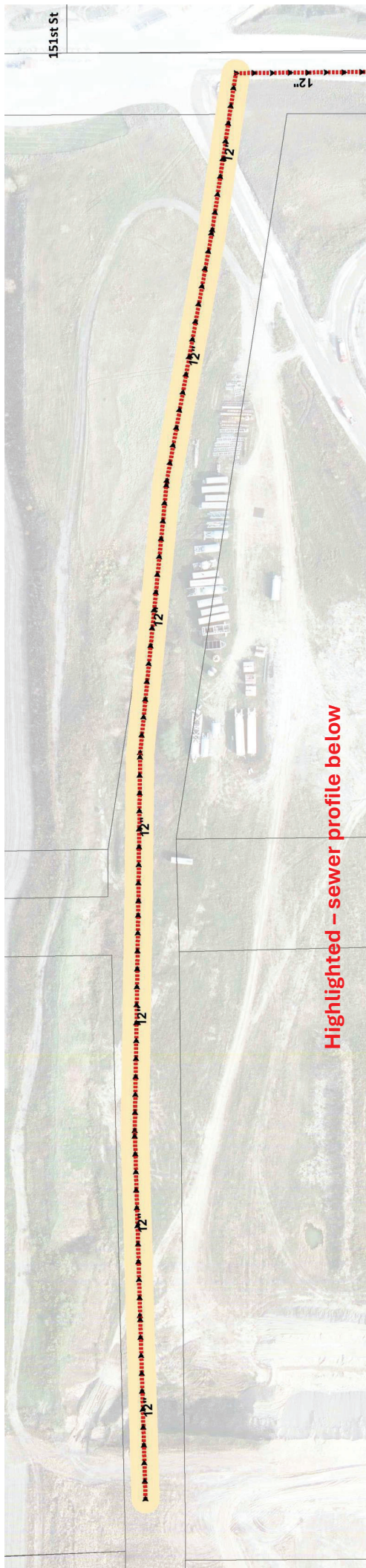
Scenario 6 MBC replaced with Low Density Residential
 Profile of sewer along 157th St from JCRR to English Ave



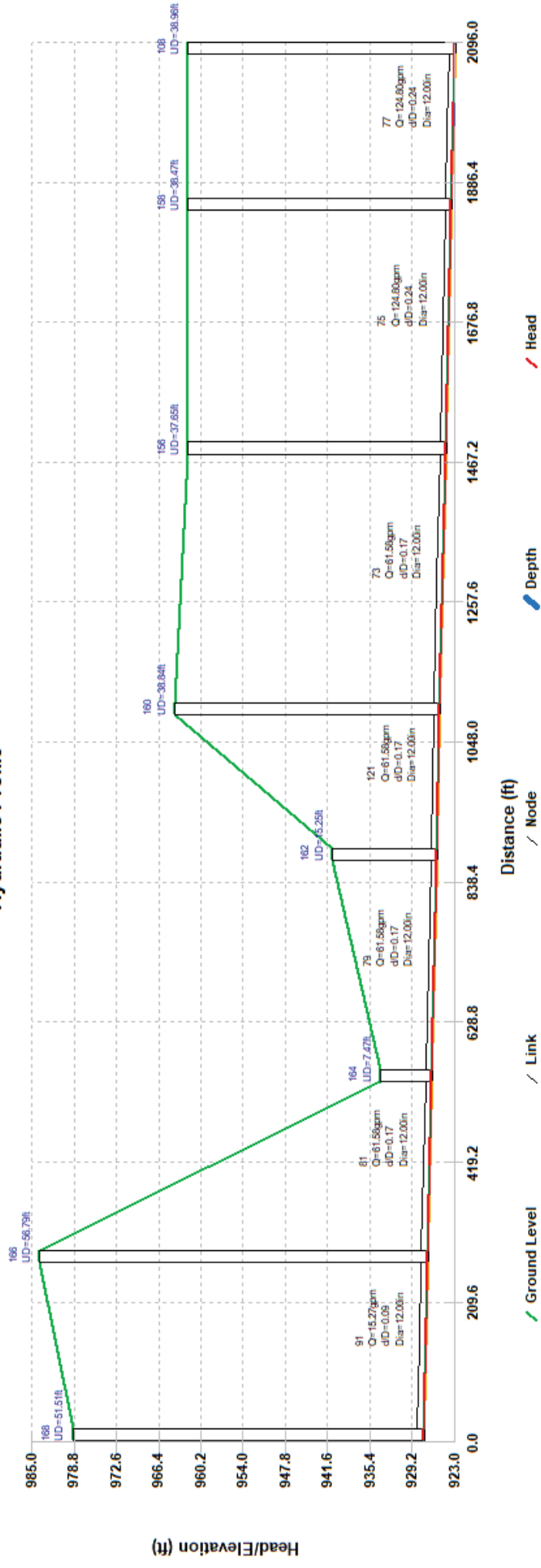
Hydraulic Profile



Scenario 6 MBC replaced with Low Density Residential
Profile of sewer along JCRR from Data Center to 157th St



Hydraulic Profile



Scenario 6 MBC replaced with Low Density Residential
Profile of sewer along 151st St from Flagstaff Ave to JCRR

Water System Demands

Table 1: Summary of Water Demands for Each Scenario

Planning Scenario	Water System				
	Maximum Day Demand (MDD) (gpd)	Difference		Required WTP Capacity	
		(gpd)	(gpm)	(gpd)	(MGD)
Scenario 1: Comprehensive Plan - 2040	1,166,784	NA	NA	19,090,000	19.1
Scenario 2: Without Data Center	1,207,471	40,687	28.3	19,130,687	19.1
Scenario 3: With Data Center	1,426,927	260,144	180.7	19,350,144	19.4
Scenario 4: Data Center + Data Center east of JCRR	1,604,047	437,263	303.7	19,527,263	19.5
Scenario 5: MBC replaced with Medium Density Residential	1,531,960	365,177	253.6	19,455,177	19.5
Scenario 6: MBC replaced with Low Density Residential	923,543	-243,241	-168.9	18,846,759	18.8
Scenario 7: With Phase 1 of the Data Center	1,068,998	-97,786	-67.9	18,992,214	19.0

Scenario 1: Comprehensive Plan -2040

Table 2: Scenario 1 Demands

Scenario 1: Comprehensive Plan - 2040						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	-	1.50	-
DATA CENTER - Domestic			N/A	-	1.50	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.50	-
DATA CENTER - Domestic - East of JCRR			N/A	-	1.50	-
MIXED-BUSINESS USE	164.5	1,725	N/A	283,822	2.50	709,555
COMMERCIAL	40.7	2,300	N/A	93,661	2.50	234,153
INDUSTRIAL - LIGHT		2,300	N/A	-	2.50	-
OFFICE		2,300	N/A	-	2.50	-
INSTITUTIONAL		2,300	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)			N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)			N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)			N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)			N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	33.8	725	N/A	24,515	2.50	61,288
MEDIUM DENSITY RESIDENTIAL			N/A	-	2.50	-
HIGH DENSITY RESIDENTIAL	20.9	3,100	N/A	64,715	2.50	161,788
OPEN SPACE	30.4		N/A	N/A	N/A	N/A
OPEN WATER	35.6		N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #4 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #6 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #9 - Defined Development			N/A	N/A	N/A	N/A
PARCEL ID #10 - Defined Development			N/A	N/A	N/A	N/A
TOTAL	326.0			466,713		1,166,784

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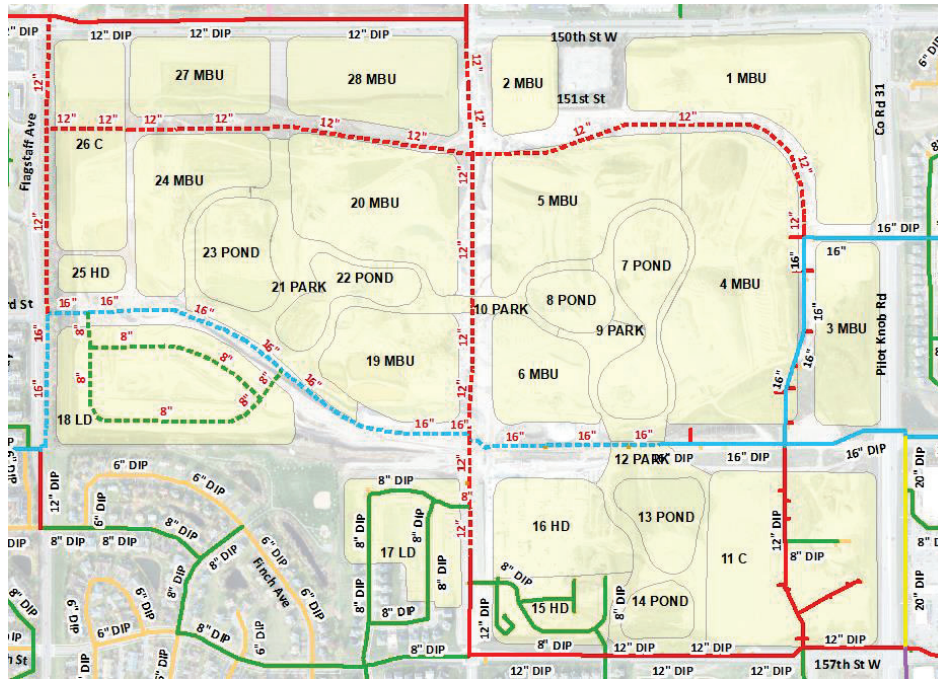


Figure 2: Layout of Scenario 1 – Comprehensive Plan - 2040

Scenario 2: Updated Planning without Data Center

Table 3: Scenario 2 Demands

Scenario 2: Future Planning - Without Data Center						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	-	1.50	-
DATA CENTER - Domestic			N/A	-	1.50	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.50	-
DATA CENTER - Domestic - East of JCRR			N/A	-	1.50	-
MIXED-BUSINESS USE	162.2	1,500	N/A	243,367	2.50	608,417
COMMERCIAL	13.7	500	N/A	6,864	2.50	17,160
INDUSTRIAL - LIGHT		1,500	N/A	-	2.50	-
OFFICE		1,100	N/A	-	2.50	-
INSTITUTIONAL		90	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,500	N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	24.9	800	N/A	19,896	2.50	49,739
MEDIUM DENSITY RESIDENTIAL	28.1	2,300	N/A	64,740	2.50	161,851
HIGH DENSITY RESIDENTIAL	3.8	3,200	N/A	12,012	2.50	30,031
OPEN SPACE	62.0		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	6,100	2.50	15,250
PARCEL ID #4 - Defined Development	12.1		N/A	19,871	2.50	49,677
PARCEL ID #6 - Defined Development	33.8		N/A	96,913	2.50	242,283
PARCEL ID #9 - Defined Development	7.3		N/A	8,625	2.50	21,563
PARCEL ID #10 - Defined Development	3.8		N/A	4,600	2.50	11,500
TOTAL	356.9			482,988		1,207,471

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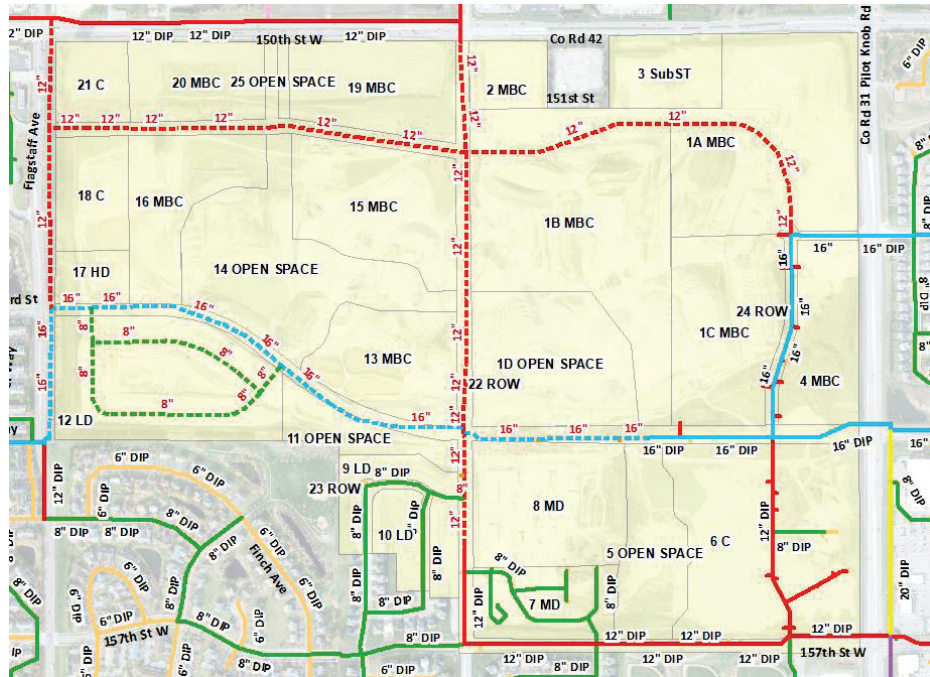


Figure 3: Layout of Scenario 2 – Updated Planning without Data Center

Scenario 3: Updated Planning with Data Center

Table 4: Scenario 3 Demands

Scenario 3: Future Planning - With Data Center						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	550,000	1.00	550,000
DATA CENTER - Domestic			N/A	6,750	2.50	16,875
DATA CENTER - Cooling Water - East of JCRR	73.5		N/A	-	1.00	-
DATA CENTER - Domestic - East of JCRR			N/A	-	2.50	-
MIXED-BUSINESS USE	69.6	1,500	N/A	104,400	2.50	260,999
COMMERCIAL	13.7	500	N/A	6,864	2.50	17,160
INDUSTRIAL - LIGHT		1,500	N/A	-	2.50	-
OFFICE		1,100	N/A	-	2.50	-
INSTITUTIONAL		90	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,500	N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	24.9	800	N/A	19,896	2.50	49,739
MEDIUM DENSITY RESIDENTIAL	28.1	2,300	N/A	64,740	2.50	161,851
HIGH DENSITY RESIDENTIAL	3.8	3,200	N/A	12,012	2.50	30,031
OPEN SPACE	81.1		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	6,100	2.50	15,250
PARCEL ID #4 - Defined Development	12.1		N/A	19,871	2.50	49,677
PARCEL ID #6 - Defined Development	33.8		N/A	96,913	2.50	242,283
PARCEL ID #9 - Defined Development	7.3		N/A	8,625	2.50	21,563
PARCEL ID #10 - Defined Development	3.8		N/A	4,600	2.50	11,500
TOTAL	356.9			900,771		1,426,927

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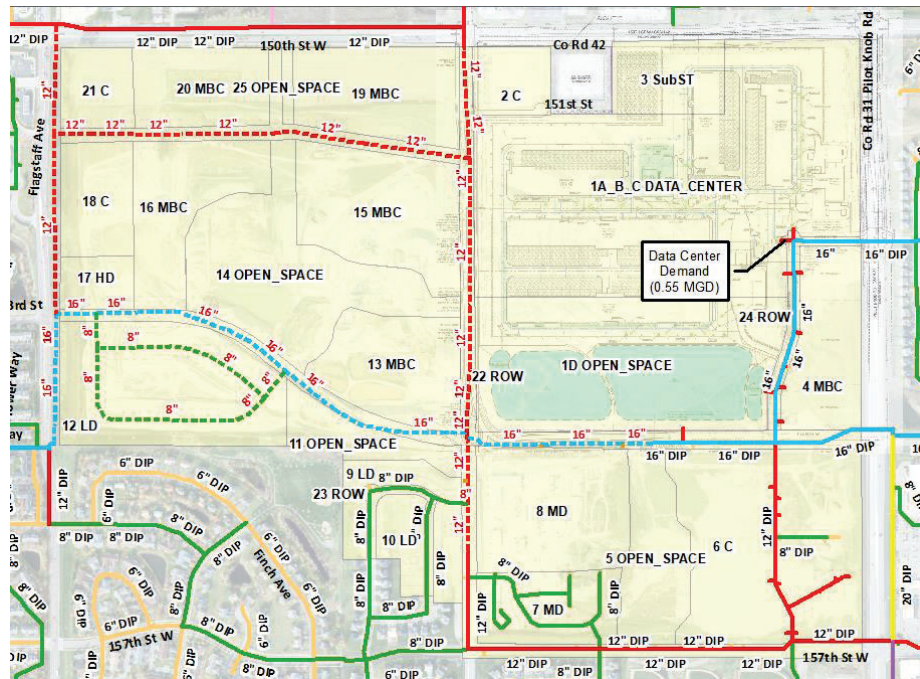


Figure 4: Layout of Scenario 3 – Updated Planning with Data Center

Scenario 4: Data Center and Data Center east of JCRR

Table 5: Scenario 4 Demands

Scenario 4: Future Planning - Two Data Centers						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	550,000	1.00	550,000
DATA CENTER - Domestic			N/A	6,750	2.50	16,875
DATA CENTER - Cooling Water - East of JCRR	73.5		N/A	335,500	1.00	335,500
DATA CENTER - Domestic - East of JCRR	45.0		N/A	4,200	2.50	10,500
MIXED-BUSINESS USE	24.6	1,500	N/A	36,847	2.50	92,118
COMMERCIAL	13.7	500	N/A	6,864	2.50	17,160
INDUSTRIAL - LIGHT		1,500	N/A	-	2.50	-
OFFICE		1,100	N/A	-	2.50	-
INSTITUTIONAL		90	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,500	N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	24.9	800	N/A	19,896	2.50	49,739
MEDIUM DENSITY RESIDENTIAL	28.1	2,300	N/A	64,740	2.50	161,851
HIGH DENSITY RESIDENTIAL	3.8	3,200	N/A	12,012	2.50	30,031
OPEN SPACE	81.1		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	6,100	2.50	15,250
PARCEL ID #4 - Defined Development	12.1		N/A	19,871	2.50	49,677
PARCEL ID #6 - Defined Development	33.8		N/A	96,913	2.50	242,283
PARCEL ID #9 - Defined Development	7.3		N/A	8,625	2.50	21,563
PARCEL ID #10 - Defined Development	3.8		N/A	4,600	2.50	11,500
TOTAL	356.9			1,172,919		1,604,047

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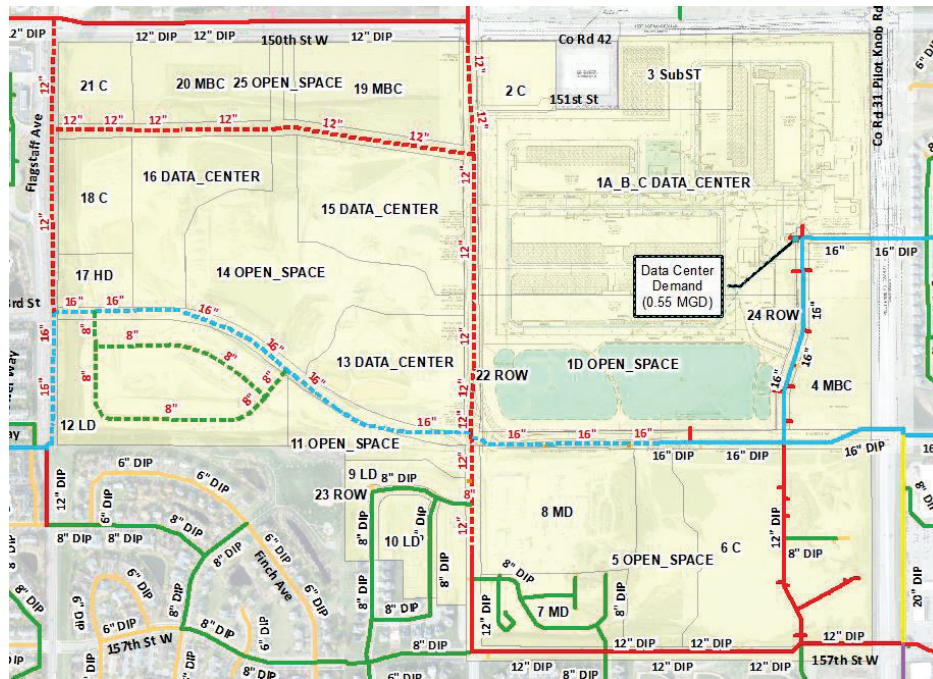


Figure 5: Layout of Scenario 4 – Data Center and Data Center east of JCRR

Scenario 5: MBC replaced with Medium Density Residential

Table 6: Scenario 5 Demands

Scenario 5: Future Planning - MBC replaced with MD Residential						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	-	1.50	-
DATA CENTER - Domestic			N/A	-	1.50	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.50	-
DATA CENTER - Domestic - East of JCRR			N/A	-	1.50	-
MIXED-BUSINESS USE	0.0	1,500	N/A	-	2.50	-
COMMERCIAL	13.7	500	N/A	6,864	2.50	17,160
INDUSTRIAL - LIGHT		1,500	N/A	-	2.50	-
OFFICE		1,100	N/A	-	2.50	-
INSTITUTIONAL		90	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,500	N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	24.9	800	N/A	19,896	2.50	49,739
MEDIUM DENSITY RESIDENTIAL	190.4	2,300	N/A	437,903	2.50	1,094,758
HIGH DENSITY RESIDENTIAL	3.8	3,200	N/A	12,012	2.50	30,031
OPEN SPACE	62.0		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	6,100	2.50	15,250
PARCEL ID #4 - Defined Development	12.1		N/A	19,871	2.50	49,677
PARCEL ID #6 - Defined Development	33.8		N/A	96,913	2.50	242,283
PARCEL ID #9 - Defined Development	7.3		N/A	8,625	2.50	21,563
PARCEL ID #10 - Defined Development	3.8		N/A	4,600	2.50	11,500
TOTAL	356.9			612,784		1,531,960

Technical Memorandum
Orchard Place Development – Water System Analysis
March 25, 2025

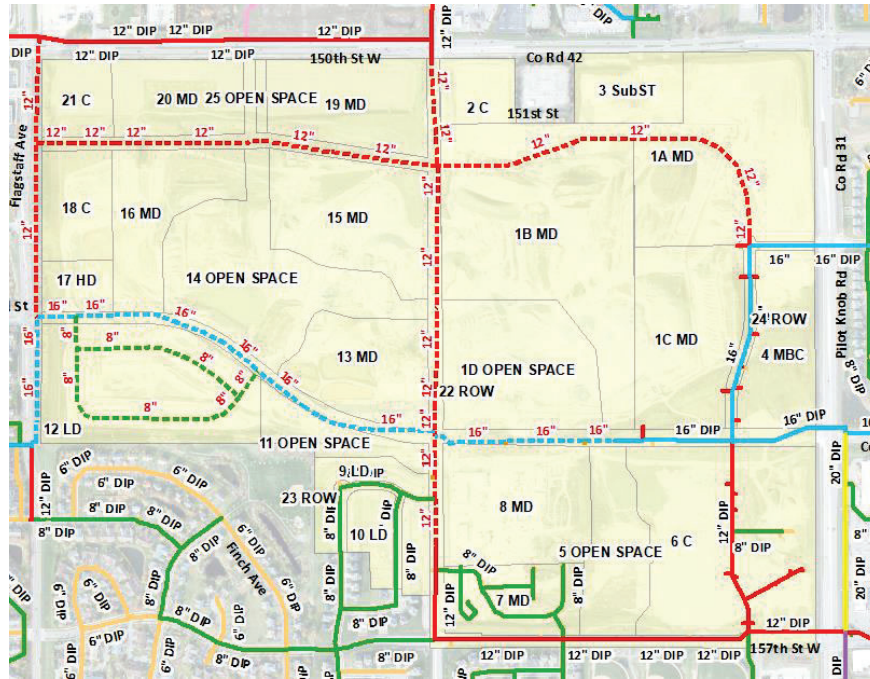


Figure 6: Layout of Scenario 5 – MBC replaced with Medium Density Residential

Scenario 6: MBC replaced with Low Density Residential

Table 7: Scenario 6 Demands

Scenario 6: Future Planning - MBC replaced with LD Residential						
LAND USE	Area (ac)	Average Day Demand (gpd/ac)	Usage per Unit (gpcd)	Average Day Demand (ADD) (gpd)	Peaking Factor (ADD to MDD)	Maximum Day Demand (MDD) (gpd)
DATA CENTER - Cooling Water			N/A	-	1.50	-
DATA CENTER - Domestic			N/A	-	1.50	-
DATA CENTER - Cooling Water - East of JCRR			N/A	-	1.50	-
DATA CENTER - Domestic - East of JCRR			N/A	-	1.50	-
MIXED-BUSINESS USE	0.0	1,500	N/A	-	2.50	-
COMMERCIAL	13.7	500	N/A	6,864	2.50	17,160
INDUSTRIAL - LIGHT		1,500	N/A	-	2.50	-
OFFICE		1,100	N/A	-	2.50	-
INSTITUTIONAL		90	N/A	-	2.50	-
HOTEL		2,300	N/A	-	2.50	-
OFFICE, INDUSTRIAL, MEDICAL (OIM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, HOTEL, MEDICAL (ORHM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL (ORM)		1,500	N/A	-	2.50	-
OFFICE, RETAIL, MEDICAL, IND, CORPORATE (ORMIC)		1,500	N/A	-	2.50	-
LOW DENSITY RESIDENTIAL	187.1	800	N/A	149,691	2.50	374,229
MEDIUM DENSITY RESIDENTIAL	28.1	2,300	N/A	64,740	2.50	161,851
HIGH DENSITY RESIDENTIAL	3.8	3,200	N/A	12,012	2.50	30,031
OPEN SPACE	62.0		N/A	N/A	N/A	N/A
OPEN WATER			N/A	N/A	N/A	N/A
RIGHT-OF-WAY (COLLECTORS AND ARTERIALS)			N/A	N/A	N/A	N/A
PARCEL ID #2 - Defined Development	5.1		N/A	6,100	2.50	15,250
PARCEL ID #4 - Defined Development	12.1		N/A	19,871	2.50	49,677
PARCEL ID #6 - Defined Development	33.8		N/A	96,913	2.50	242,283
PARCEL ID #9 - Defined Development	7.3		N/A	8,625	2.50	21,563
PARCEL ID #10 - Defined Development	3.8		N/A	4,600	2.50	11,500
TOTAL	356.9			369,417		923,543

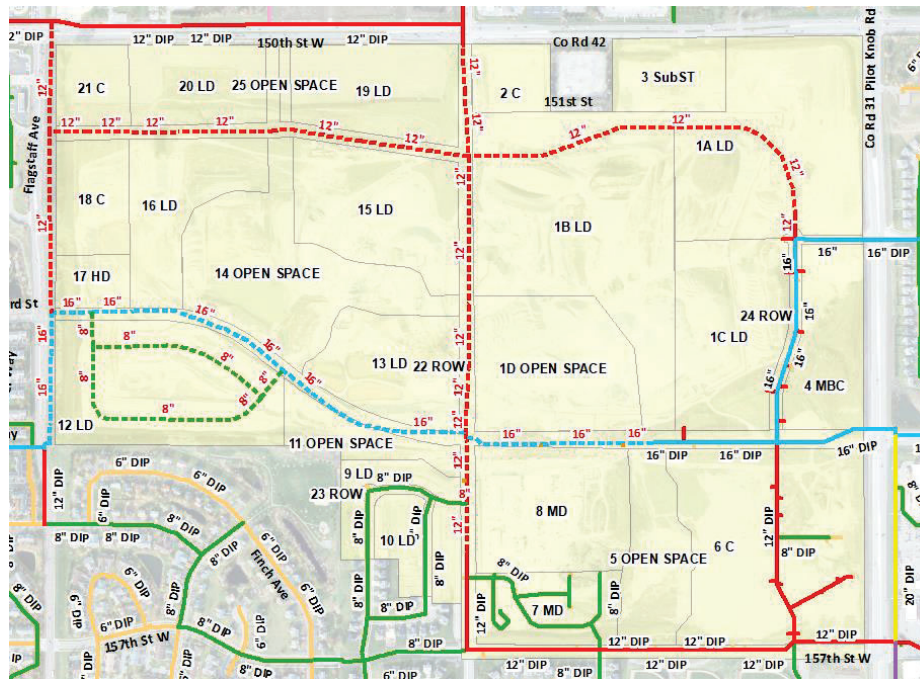


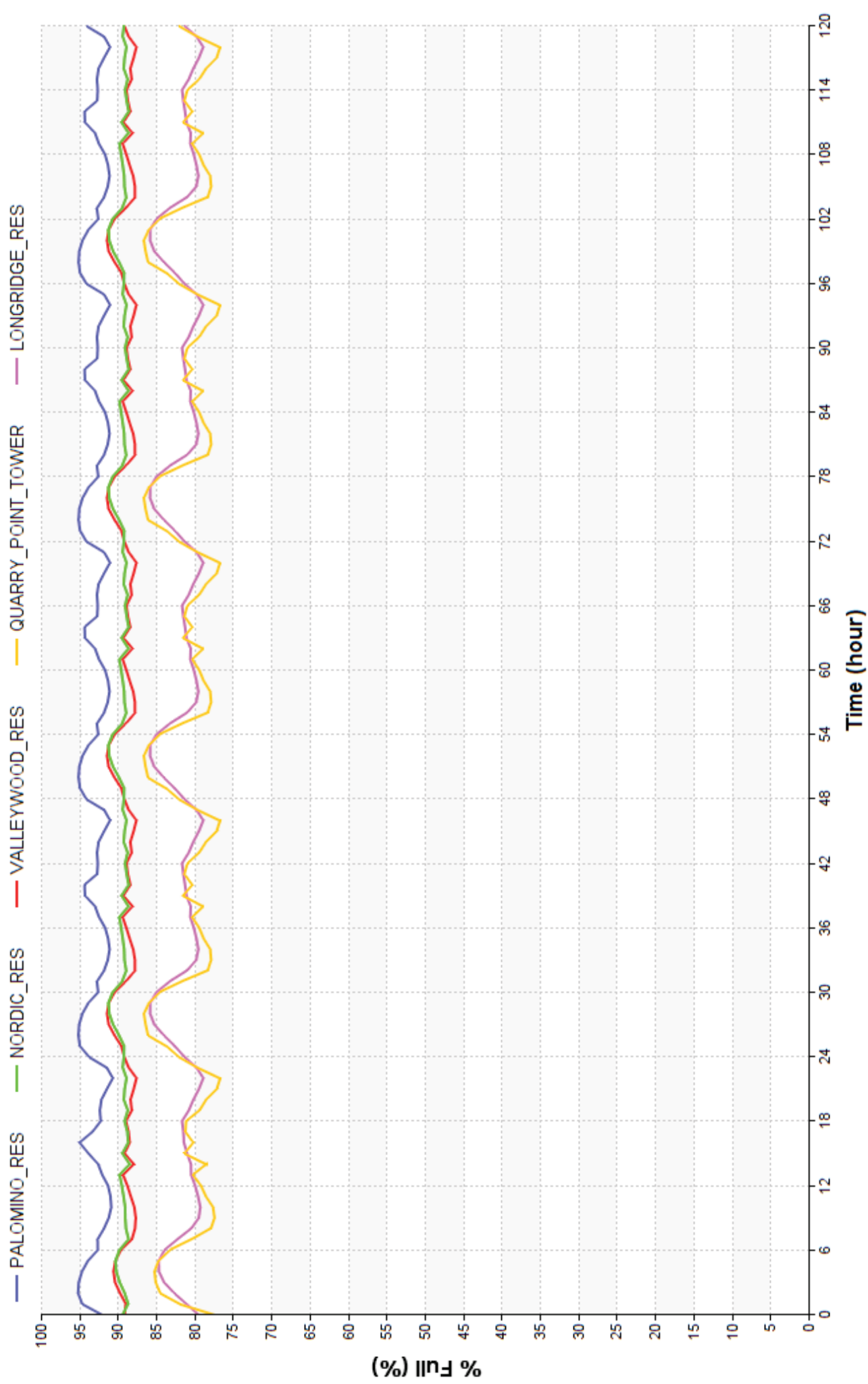
Figure 7: Layout of Scenario 6 – MBC replaced with Low Density Residential

System Analysis

Analysis was completed for the following scenarios and provide information on average pressure, available fire flow and water storage. Exhibits and figures are attached that show the results of the analysis.

- Scenario 1: Comprehensive Plan 2040
- Scenario 2: Without Data Center – current landuse and layout areas
- Scenario 3: With Data Center
- Scenario 4: With Two Data Centers
- Scenario 5: MBC replaced with Medium Density Residential
- Scenario 6: MBC replaced with Low Density Residential

Storage Analysis



Scenario 1 – Comprehensive Plan 2040
System Buildout of Future Water Main
Demand – MDD = 19.1 MGD

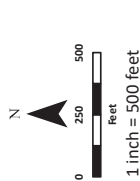


Exhibit 1A

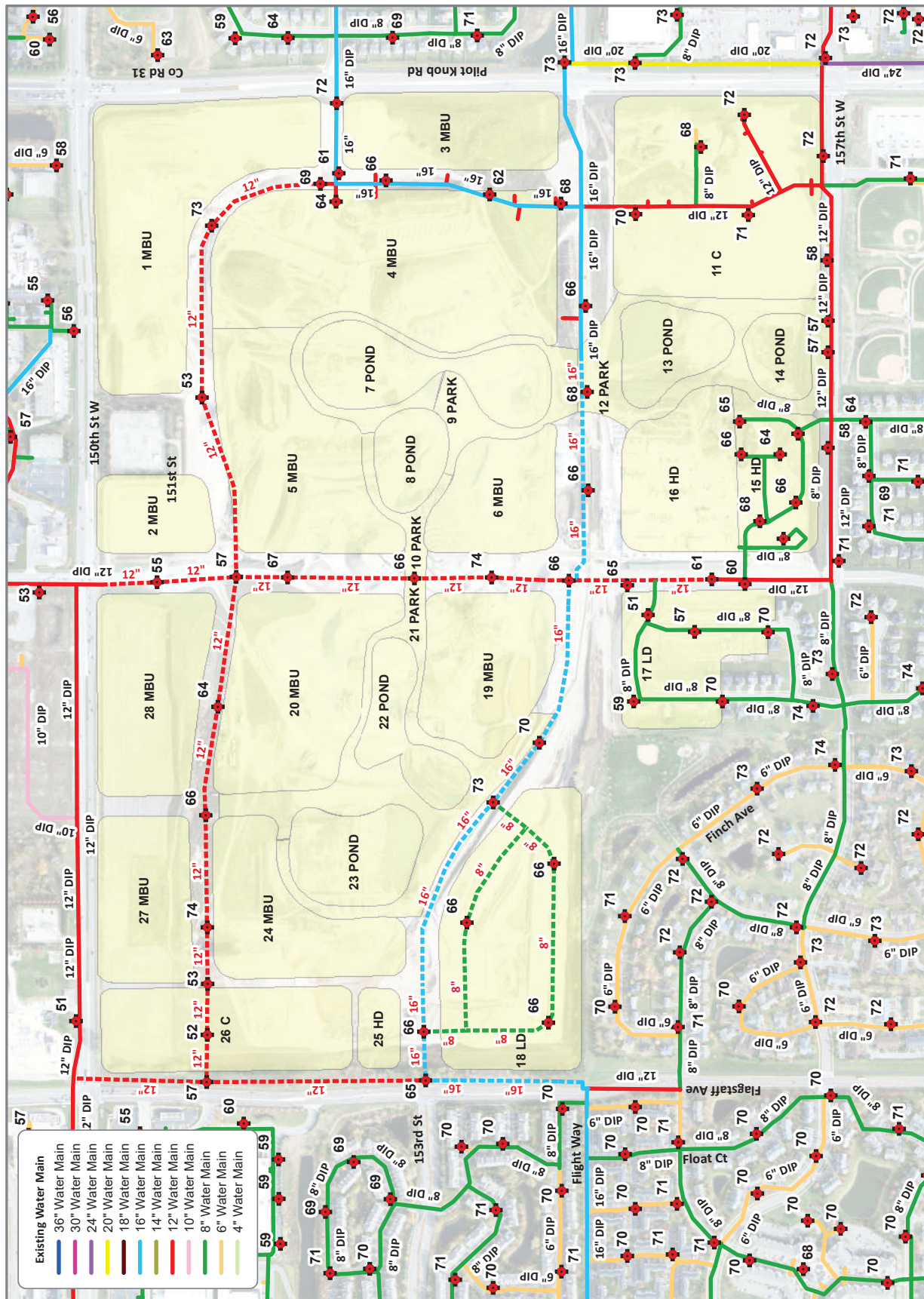
**AVERAGE
PRESSURE
(PSI)**

SCENARIO 1

**BASED ON
COMPREHENSIVE
PLAN 2040**

**MAXIMUM DAY
DEMAND**

Date: 3/25/2025



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Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 1 - Comprehensive Plan - 2040\Exhibit 1A - Ave Pressure.mxd

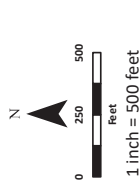


Exhibit 1B

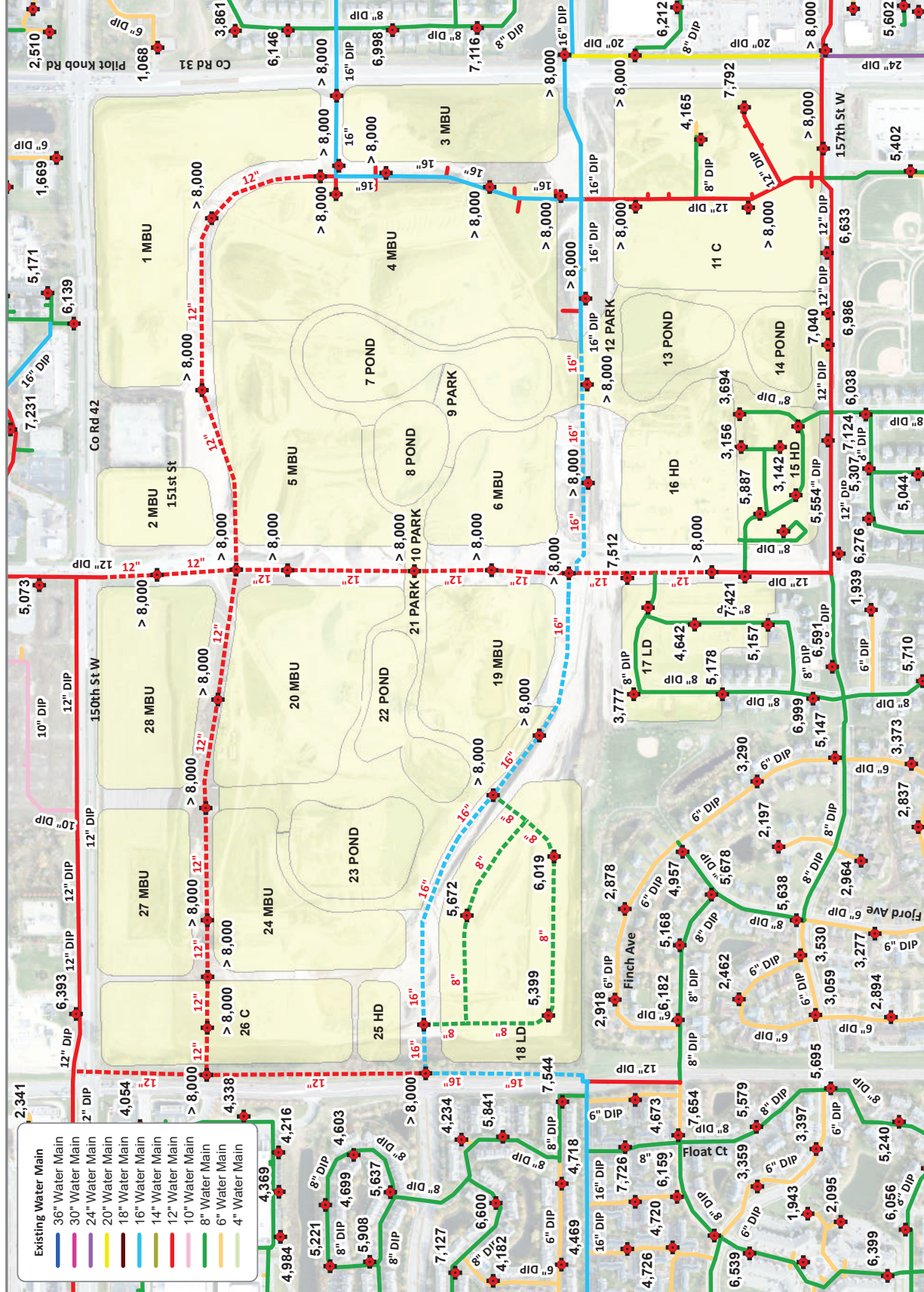
AVAILABLE FIRE
FLOW (GPM) AT
RESIDUAL PRESSURE
OF 20 PSI

SCENARIO 1

BASED ON
COMPREHENSIVE
PLAN 2040

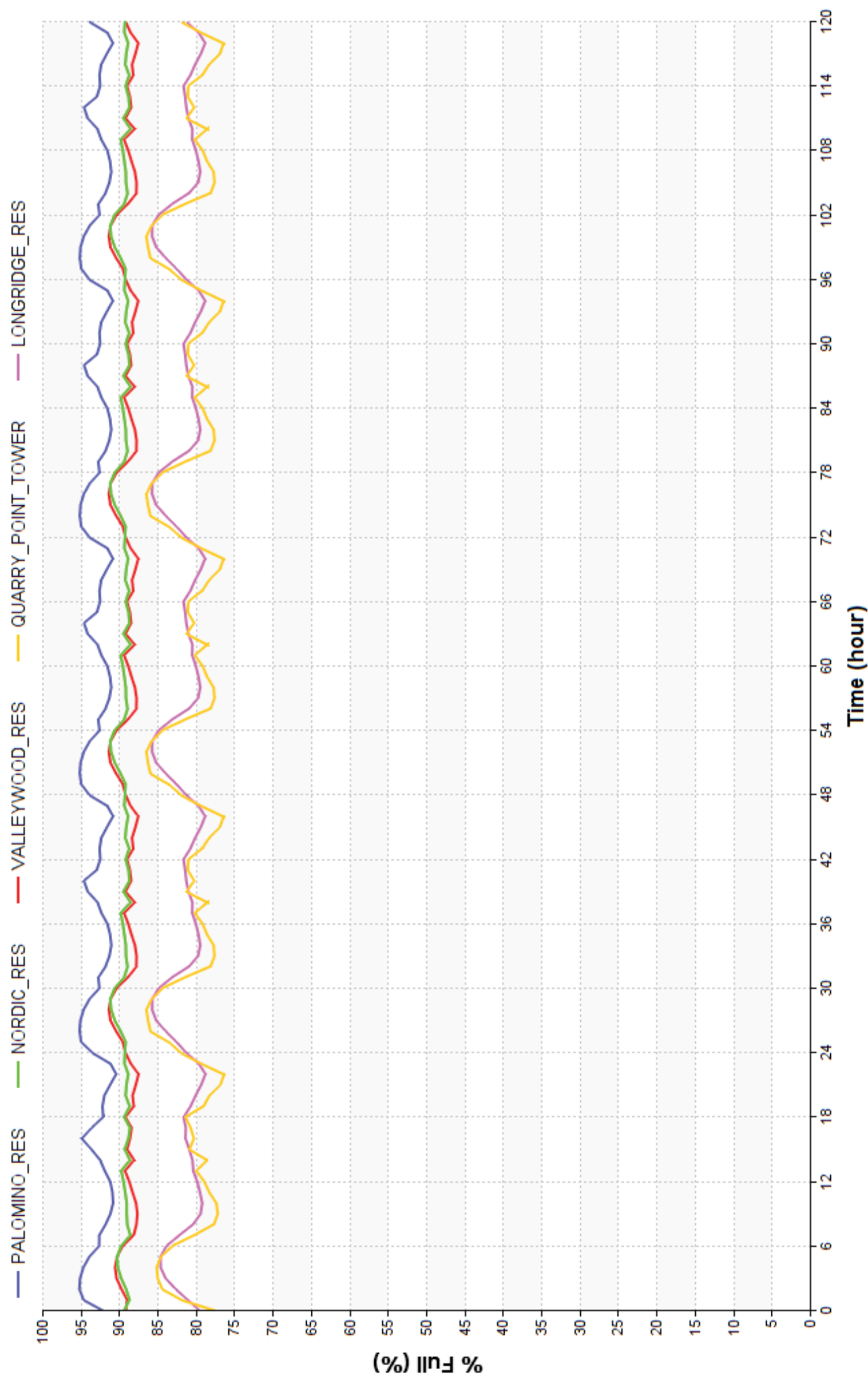
MAXIMUM DAY
DEMAND

Date: 3/25/2025



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Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2040 Modeling\Orchard Place Development\Scenario 1 - Comprehensive Plan - 2040\Exhibit 1B - Scenario 1 - AFF.mxd

Storage Analysis



Scenario 2: Updated Planning with No Data Center
System Buildout of Future Water Main
Demand – MDD = 19.1 MGD

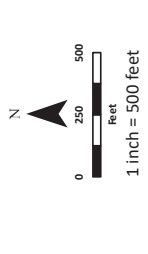


Exhibit 2A

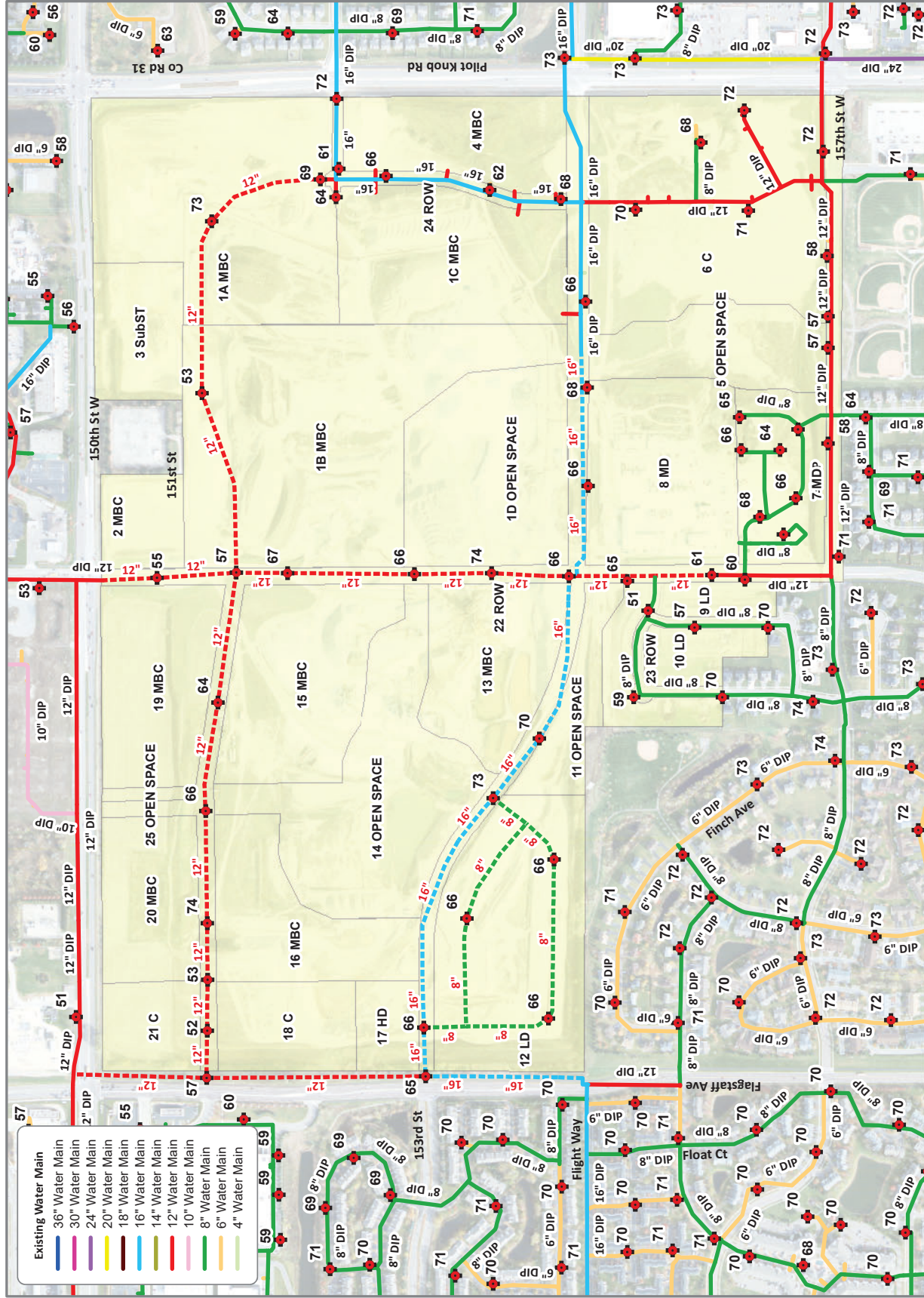
**AVERAGE
PRESSURE
(PSI)**

SCENARIO 2

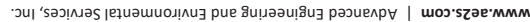
**UPDATED PLANNING
WITH NO DATA
CENTER**

**MAXIMUM DAY
DEMAND**

Date: 3/25/2025



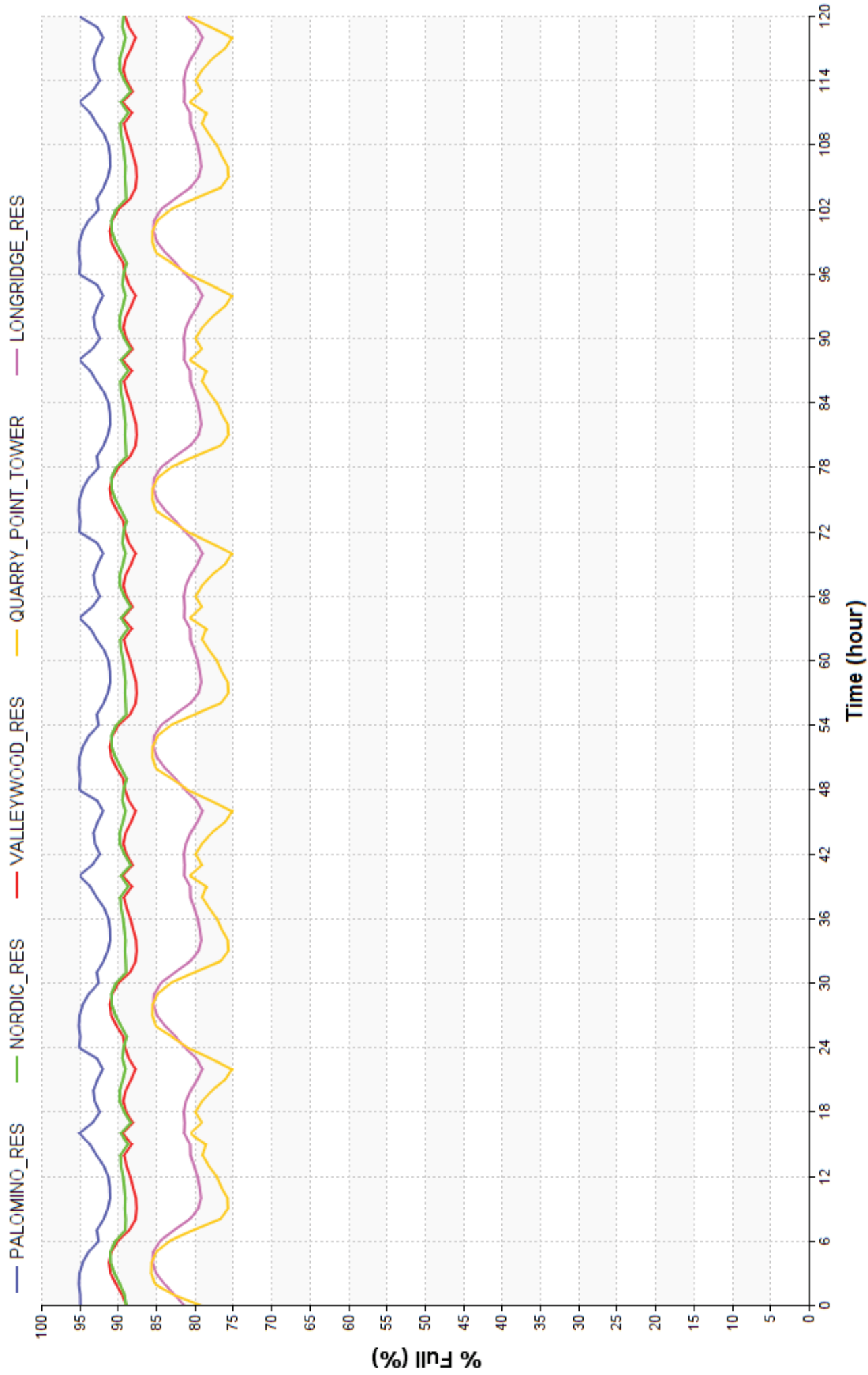
Information depicted may include data unverified by AES. Any reliance upon such data is at the user's own risk. AES does not warrant this map or its features are either spatially or temporally accurate.
Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 2 - Without Data Center\Exhibit 2A - Ave Pressure.mxd



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Coordinate System: Dakota - county coordinates - english | Edited by: BWEISS | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 2 - Without Data Center\Exhibit 2B - Scenario 2 - AFF.mxd

Storage Analysis



Scenario 3 – Updated Planning with Data Center
System Buildout of Future Water Main
Demand – MDD = 19.4 MGD

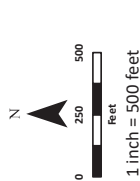


Exhibit 3A

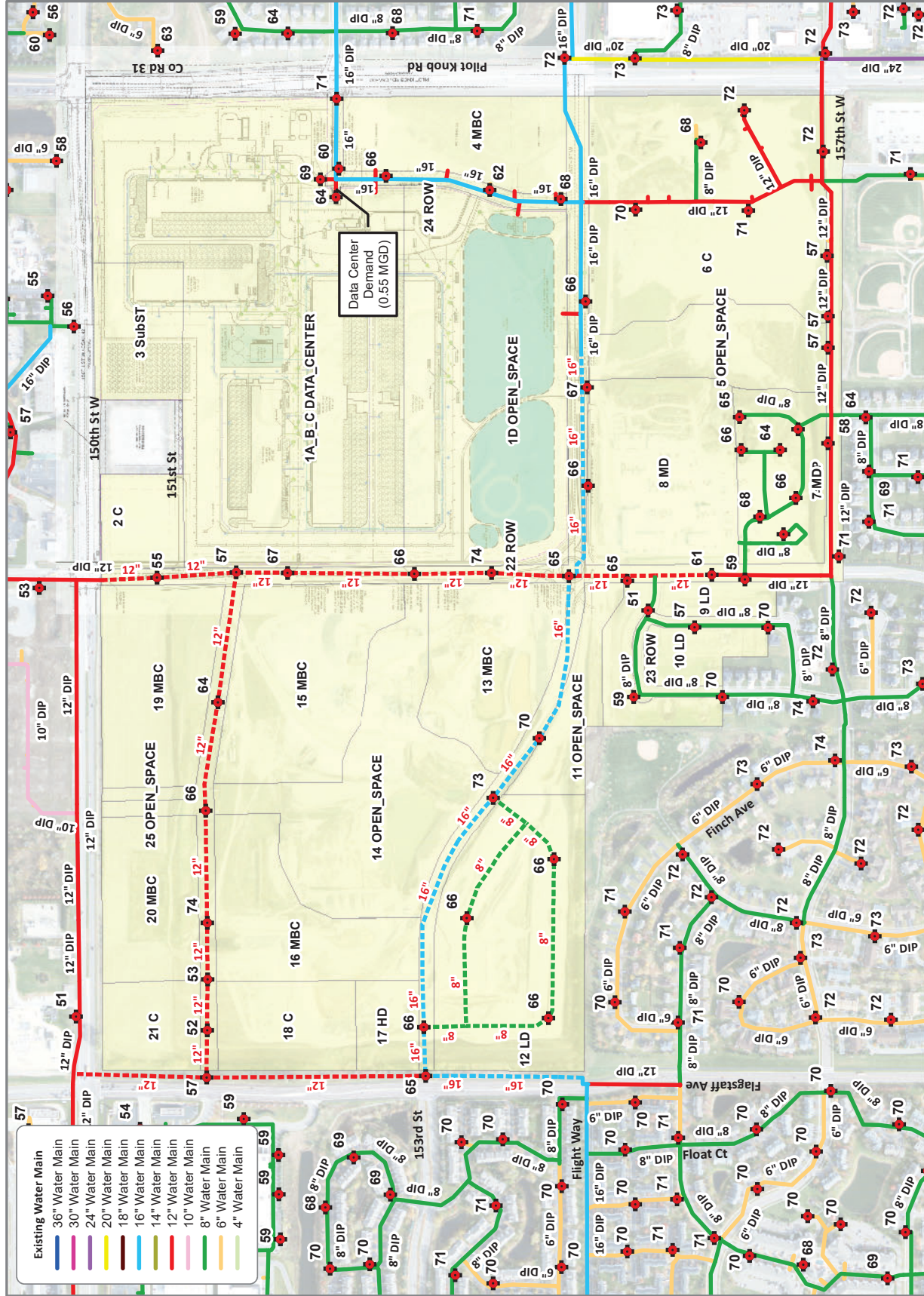
**AVERAGE
PRESSURE
(PSI)**

SCENARIO 3

**UPDATED PLANNING
WITH DATA CENTER**

**MAXIMUM DAY
DEMAND**

Date: 3/26/2025



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 Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 3 - With Data Center\Exhibit 3A - Ave Pressure.mxd

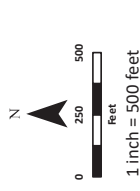


Exhibit 3B

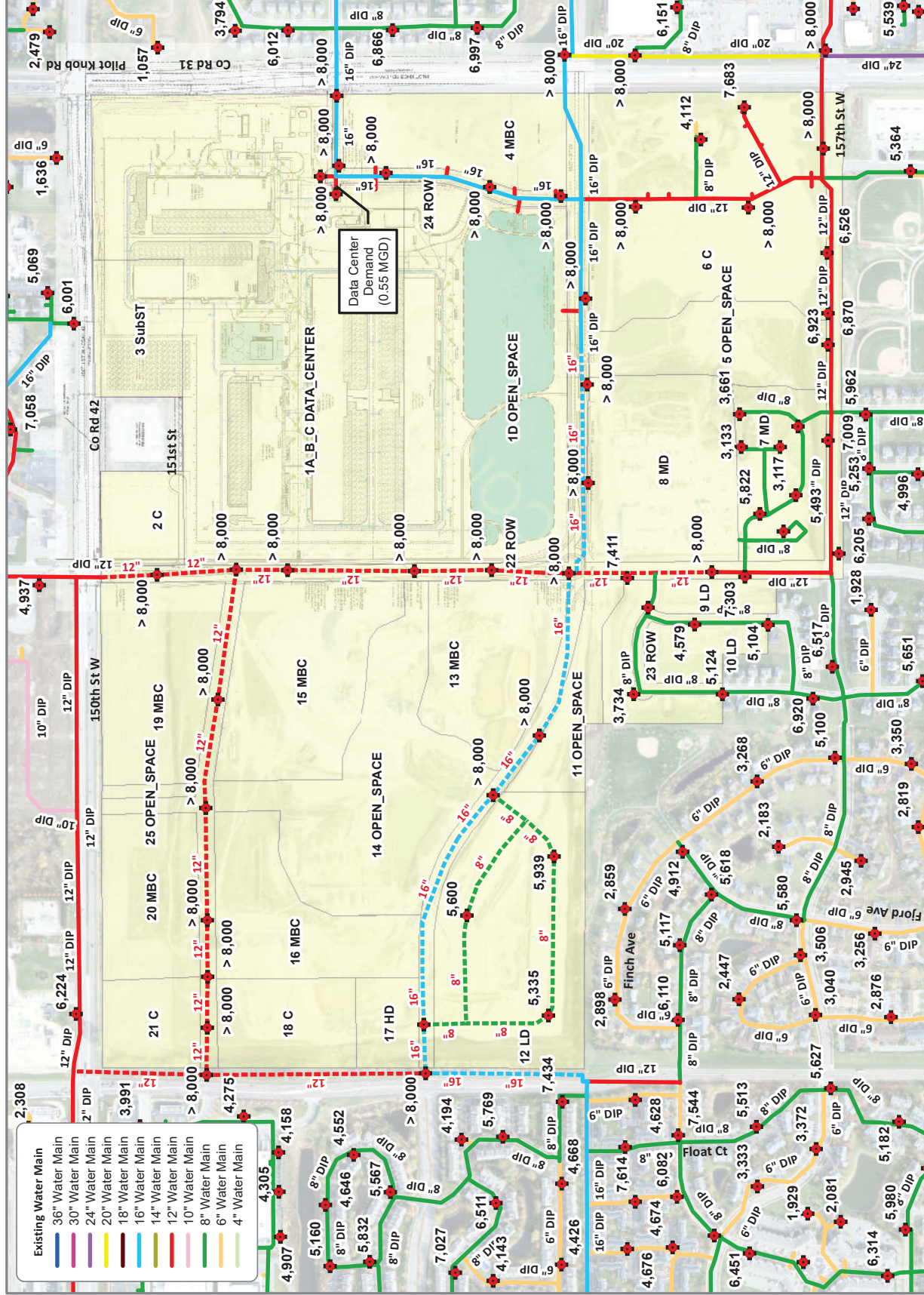
AVAILABLE FIRE
FLOW (GPM) AT
RESIDUAL PRESSURE
OF 20 PSI

SCENARIO 3

UPDATED PLANNING
WITH DATA CENTER

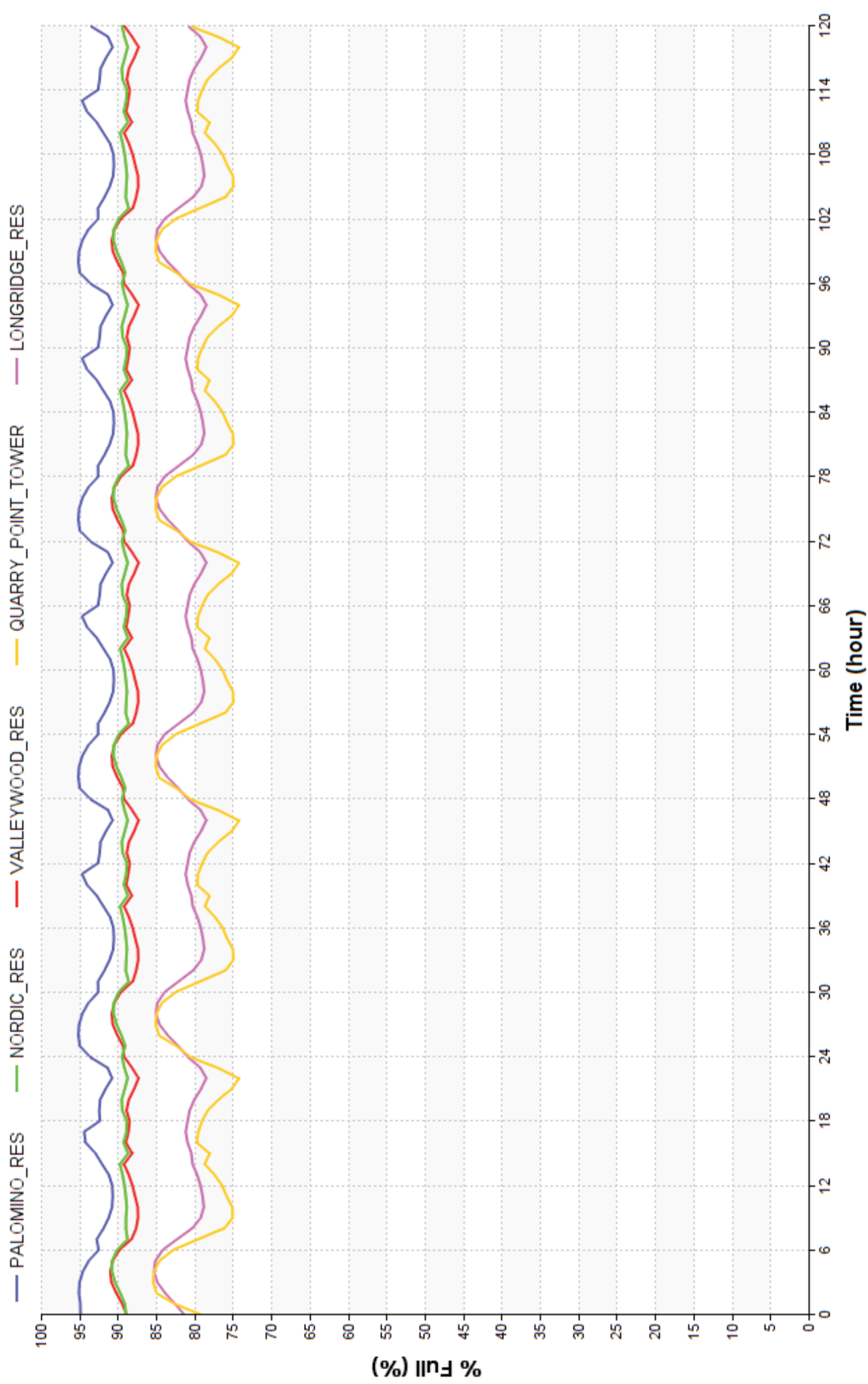
MAXIMUM DAY
DEMAND

Date: 3/26/2025



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Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 3 - With Data Center\Exhibit 3B - Scenario 3 - AFF.mxd

Storage Analysis



Scenario 4 – Updated Planning with Data Center + Data Center east of JCRR
System Buildout of Future Water Main
Demand – MDD = 19.5 MGD

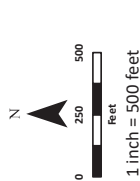


Exhibit 4A

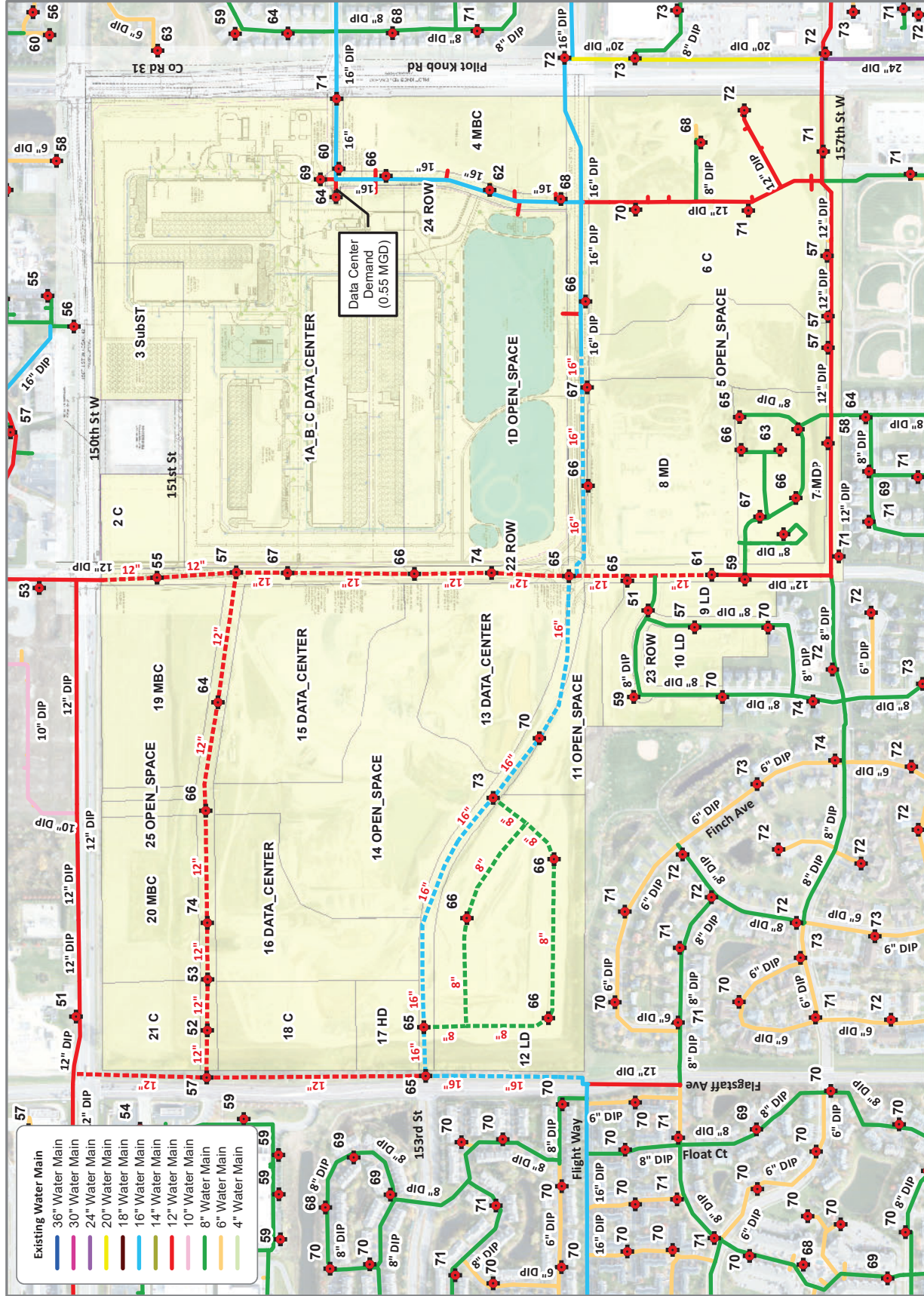
AVERAGE
PRESSURE
(PSI)

SCENARIO 4

DATA CENTER &
DATA CENTER EAST
OF JCRR

MAXIMUM DAY
DEMAND

Date: 3/26/2025



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Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Scenario 4 - Data Center + Data Center east of JCRR\Exhibit 4A - Scenario 4 - Ave Pressure.mxd

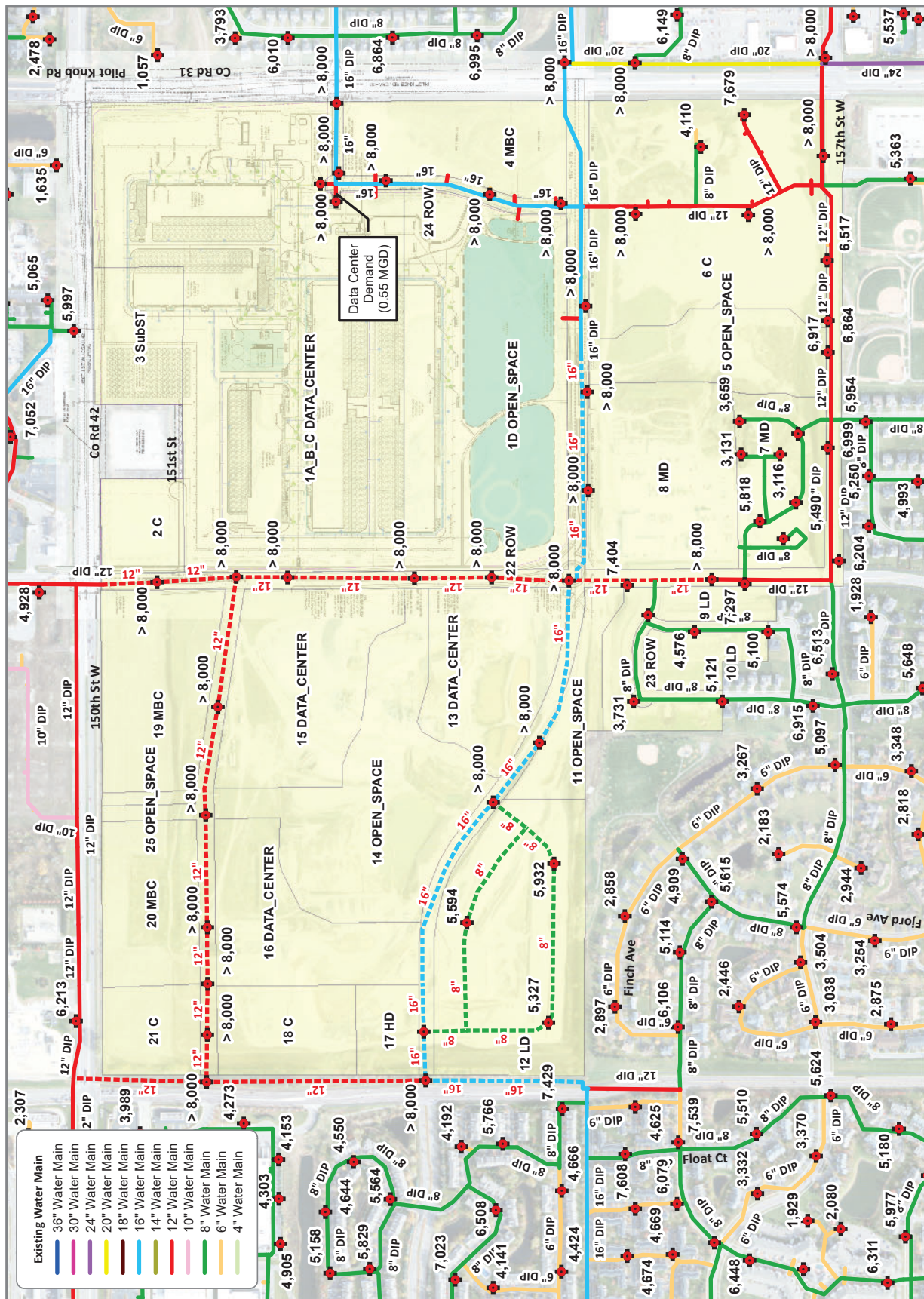
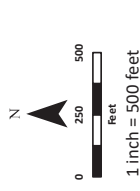


Exhibit 4B

AVAILABLE FIRE
FLOW (GPM) AT
RESIDUAL PRESSURE
OF 20 PSI

SCENARIO 4

DATA CENTER &
DATA CENTER EAST
OF JCRR

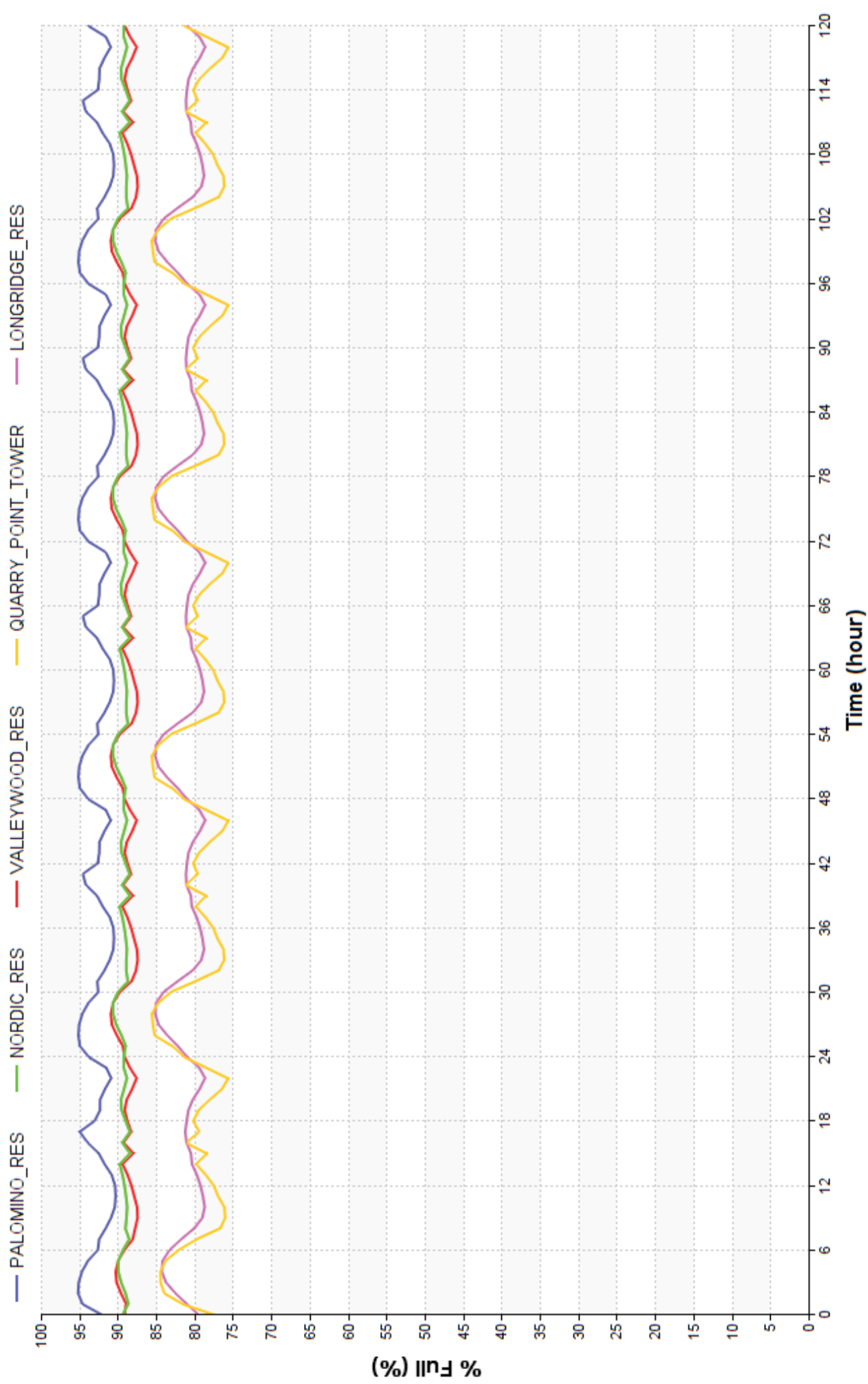
MAXIMUM DAY
DEMAND

Date: 3/26/2025



Information depicted may include data unverified by AES. Any reliance upon such data is at the user's own risk. AES does not warrant this map or its features are either spatially or temporally accurate.
Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 4 - Data Center + Data Center east of JCRR\Exhibit 4B - Scenario 4 - AFF.mxd

Storage Analysis



Scenario 5 – MBC replaced with Medium Density Residential
System Buildout of Future Water Main
Demand – MDD = 19.5 MGD



**AVERAGE
PRESSURE
(PSI)**

SCENARIO 5
MBC REPLACE
WITH MEDIUM
DENSITY
RESIDENTIAL
MAXIMUM DAILY
DEMAND

Date: 3/25/2025



Information depicted may include data unverified by AEP3. Any reliance upon such data is at the user's own risk. AEP3 does not warrant this map or its features are either spatially or temporally accurate.

Coordinate System: Dakota - county coordinates - english | Edited by: BWSL | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 5 - MBC replaced with Medium Density Residential\Exhibit 5A - Scenario 5 - Ave Pressure.mxd

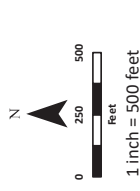


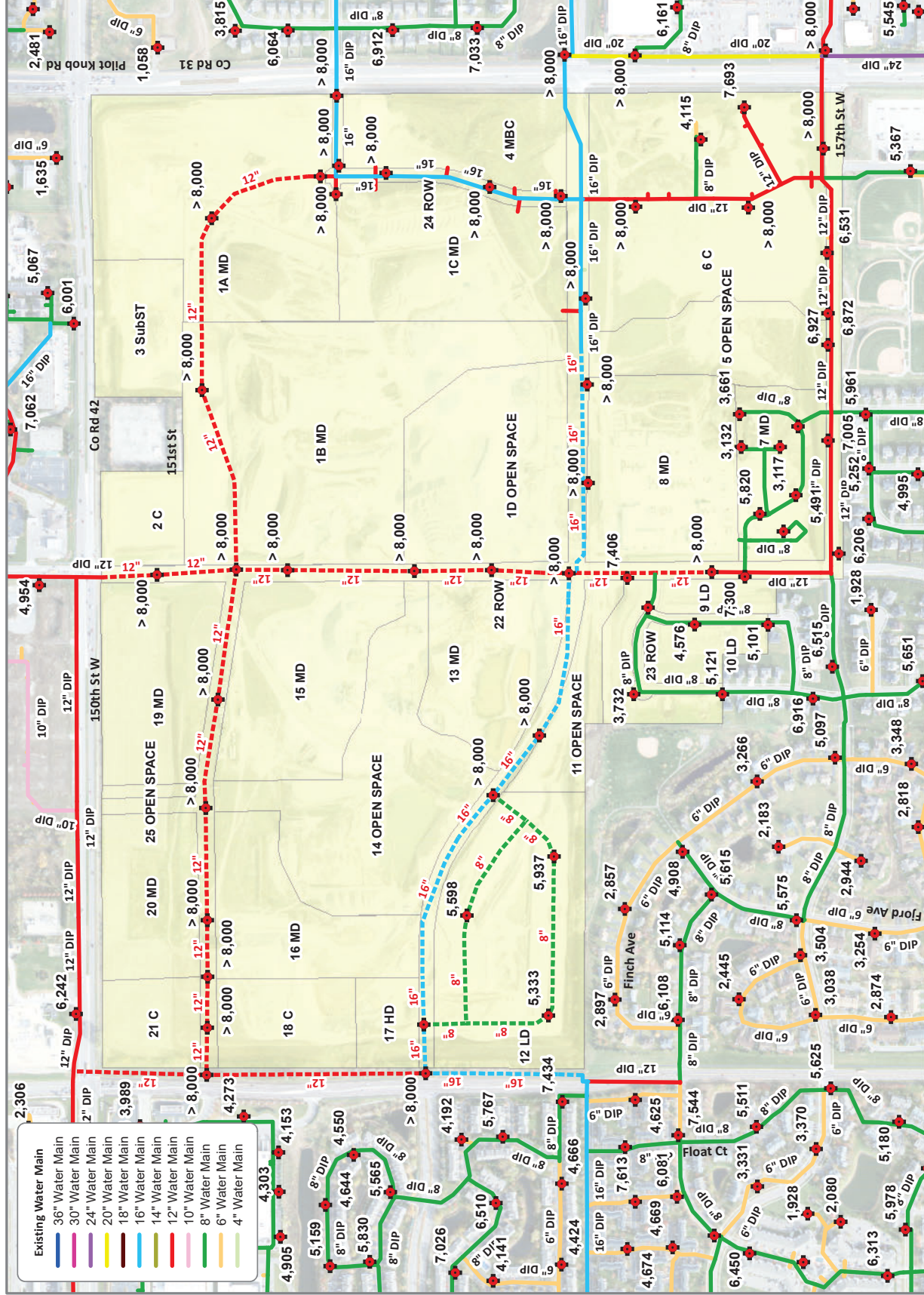
Exhibit 5B

AVAILABLE FIRE
FLOW (GPM) AT
RESIDUAL PRESSURE
OF 20 PSI

SCENARIO 5

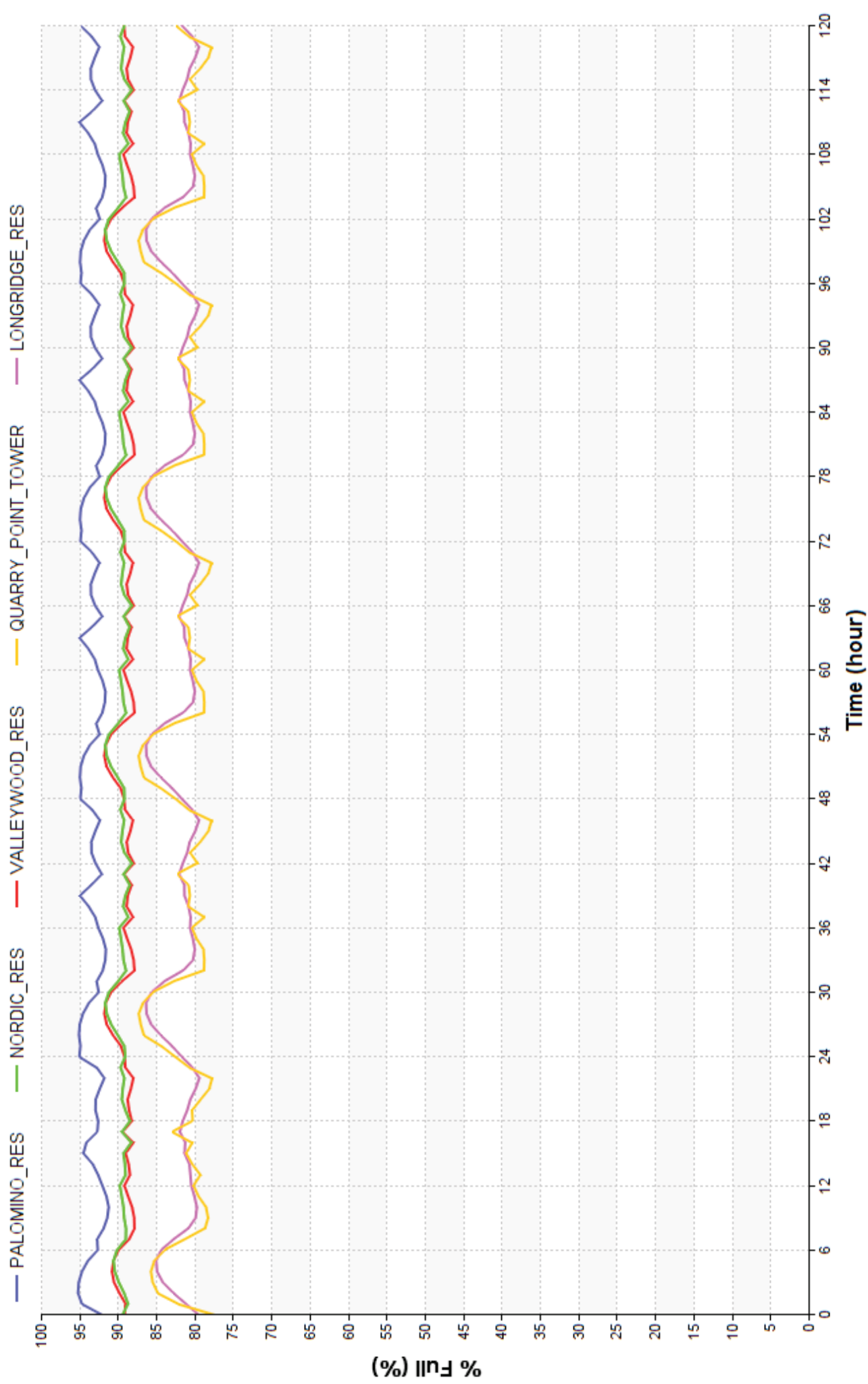
MBC REPLACED
WITH MEDIUM
DENSITY
RESIDENTIAL
MAXIMUM DAY
DEMAND

Date: 3/25/2025



Information depicted may include data unverified by AES. Any reliance upon such data is at the user's own risk. AES does not warrant this map or its features are either spatially or temporally accurate.
Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 5 - MBC replaced with Medium Density Residential\Exhibit 5B - Scenario 5 - AFF.mxd

Storage Analysis



Scenario 6 – MBC replaced with Low Density Residential
System Buildout of Future Water Main
Demand – MDD = 18.9 MGD

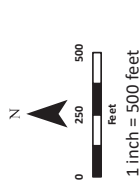


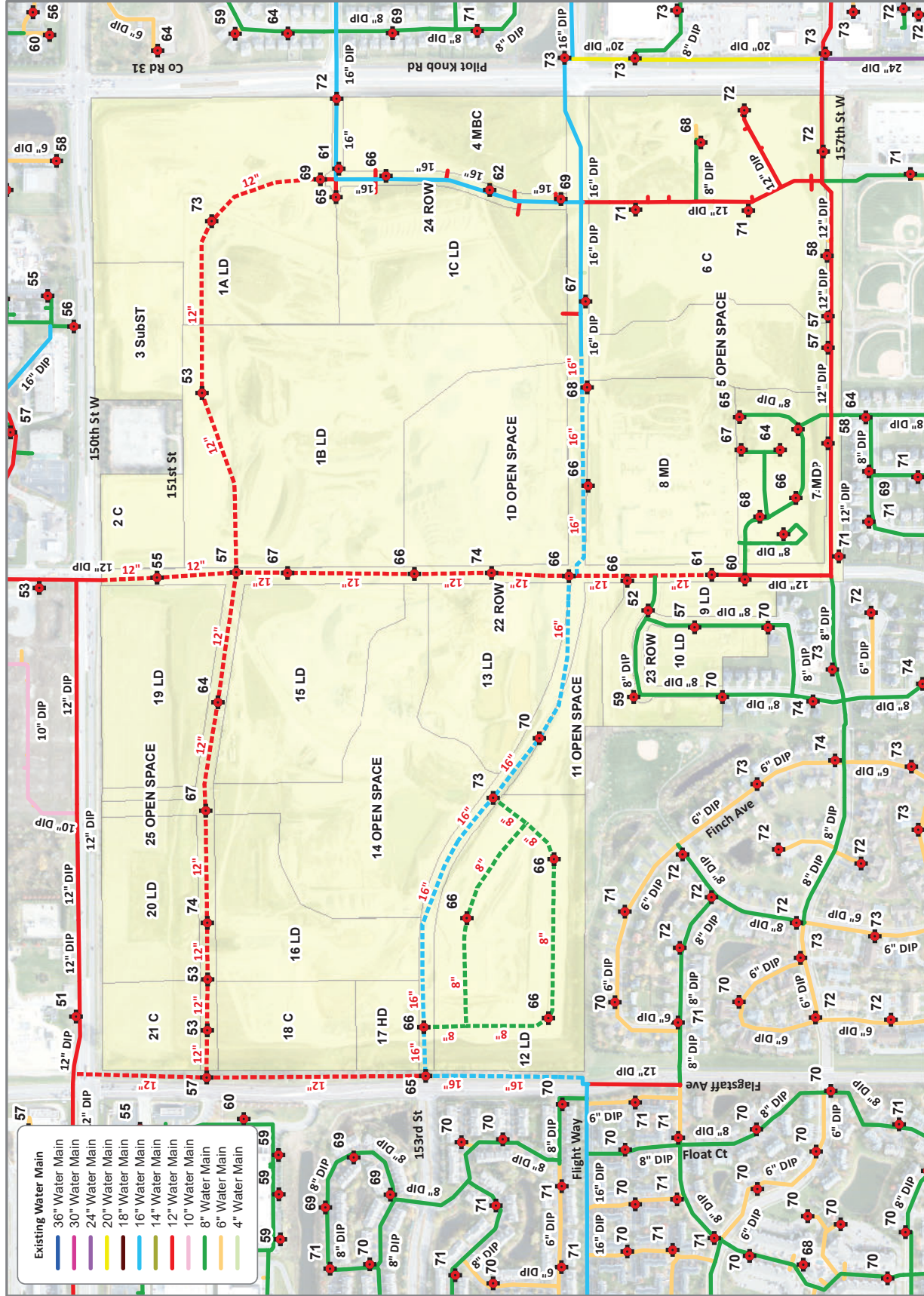
Exhibit 6A

**AVERAGE
PRESSURE
(PSI)**

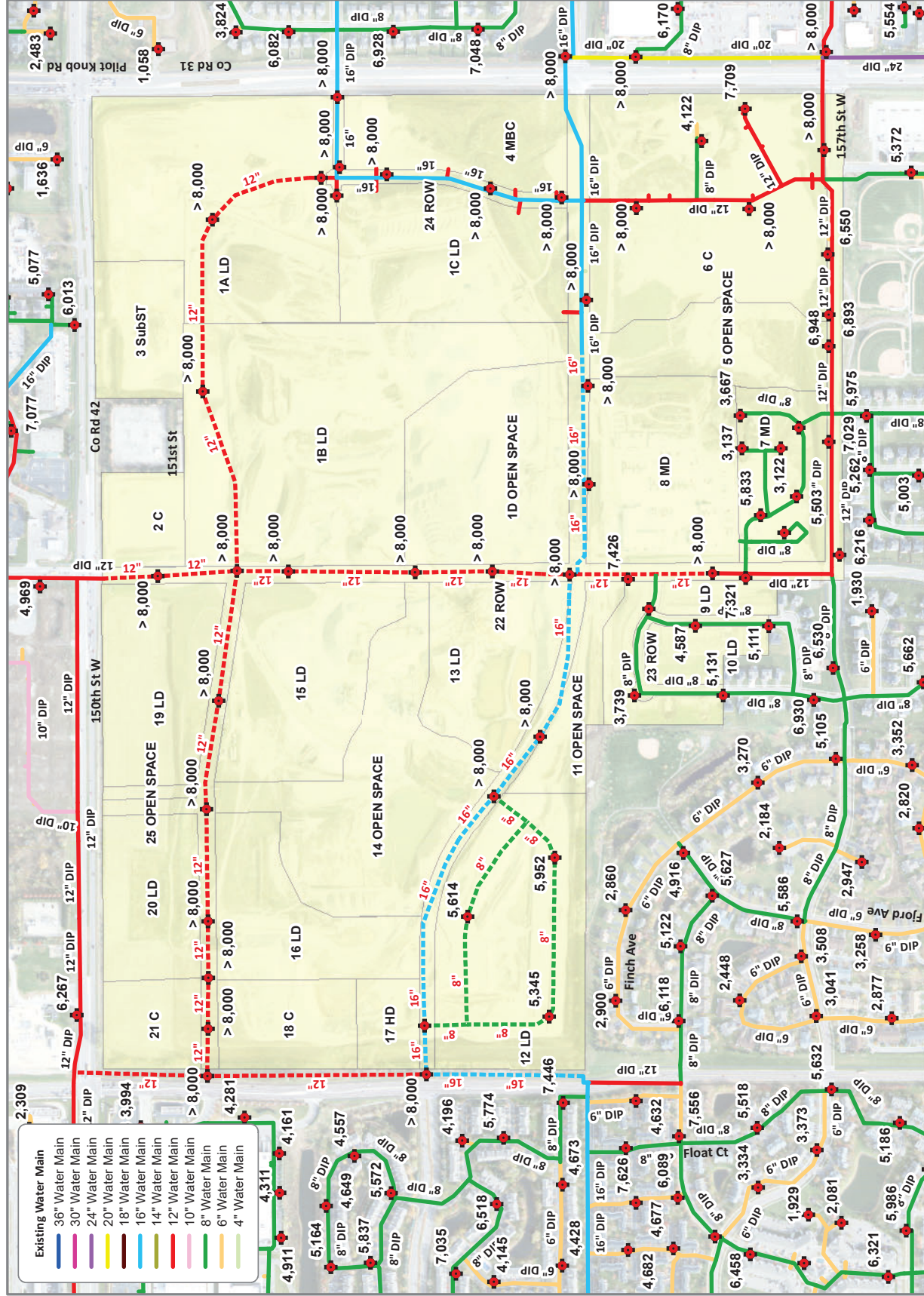
SCENARIO 6

**MBC REPLACED
WITH LOW DENSITY
RESIDENTIAL
MAXIMUM DAY
DEMAND**

Date: 3/25/2025



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Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Modeling\Orchard Place Development\Scenario 6 - MBC replaced with Low Density Residential\Exhibit 6A - Ave Pressure.mxd



Information depicted may include data unverified by AEZS. Any reliance upon such data is at the user's own risk. AEZS does not warrant this map or its features are either spatially or temporally accurate.

Coordinate System: Dakota - county coordinates - english | Edited by: BWeiss | E:\Projects\Apple Valley\Water Distribution System\Miscellaneous Modeling\2024 Model\Ing Orchard Place Development\Scenario 6 - MBC replaced with Low Density Residential\Exhibit 6B - Scenario 6 - AFF.mxd



ITEM:

4.B.

PLANNING COMMISSION MEETING DATE:

January 15, 2025

SECTION:

Public Hearings

Description:

Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment

Staff Contact:

Alex Sharpe, AICP, City Planner

Department / Division:

Community Development Department

Applicant:

Rockport, LLC

Project Number:

PC24-21-P

Applicant Date: 12/10/2024

60 Days: 2/8/2025

120 Days: 4/9/2025

ACTION REQUESTED:

Open the public hearing, receive comments, and continue or close the public hearing. It is the policy of the Planning Commission to not take action on an item the evening of the public hearing.

SUMMARY:

Rockport, LLC has submitted an application for a Comprehensive Plan Amendment to the Mixed Business Campus (MBC).

The MBC is located primarily within the active gravel mining area bordered by Flagstaff to the west, CSAH 42 to the north, Pilot Knob Rd. to the east and the future 153rd and 155th to the south. The total acreage of this area is approximately 290 acres and is some of the last undeveloped land within the City. Future alignment of Johnny Cake Ridge Road will split this acreage down the center of the site.

The adopted 2040 Comprehensive Plan guides the City's development patterns and land uses. It is a long-range plan that emphasizes the character of Apple Valley and the City's vision for development. It also has larger implications on how the city designs essential infrastructure. Specifically this affects roadway design, water treatment and the size of underground utilities, which are all based on the demands of the proposed land use types.

The MBC was a focus of the 2040 Comprehensive Plan. An excerpt of the purpose of the district is below:

"The Mixed-Business Campus District provides flexibility for a variety of business/industry clusters. As of 2017, the Orchard Place site plan illustrates the location of each cluster, and identifies a specific set of land use envisioned for each cluster."

"Mixed Business Campus (MBC) areas are intended to be high-quality settings for office campus, office with light industrial, office with biomedical manufacturing, health care

facilities, health care training, general office, corporate office, and other higher-intensity employment uses. Mixed retail and commercial service uses that serve the campus and adjacent neighborhoods will be limited in area and to activities that support the employment objectives of the MBC."

Figure 4.2, which is attached to this report, provided guidance on the land uses permitted in each "cluster." Figure 4.2 was created by Rockport, LLC as a plan with a proposed developer. The plan broke down the uses within the MBC with specific percentages as seen below:

"The mix of uses in the MBC district includes the following:

- 55 – 65% office*
- 10 – 20% light industry/manufacturing*
- 10% office warehouse/showroom*
- 5% commercial and retail uses"*

The applicant's full narrative is attached, but there are essentially three requests supported by background included in the narrative. These requests are:

1. "Revise the guidance stating that commercial retail uses are 'preferred to be located along County Road 42.'"
2. "Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport's property west of the future Johnny Cake Ridge Road."
3. "Add the land use 'Industrial,' to Area 'C' in the Conceptual Land Use Diagram Figure 4.2 on Rockport's property east of future Johnny Cake Ridge Road."

Further explanation of how each of these requests affects the 2040 Comprehensive Plan is within the background of this report.

BACKGROUND:

Comprehensive Guiding

The predominant guiding for the area is "MBC" Mixed Business Campus, as shown on the official guide map attached to this report. On the west side of the site are select areas that also include "C" Commercial, "HD" High Density Residential, and "LD" Low Density Residential.

Zoning

The site is predominately zoned "SG" sand and gravel and is an active mining area. On the west side of the site an approximately 15-acre site is zoned "RB" Retail Business from a prior application from Menards, which did not materialize.

Since the adoption of the 2040 Comprehensive Plan, staff has been working on a Mixed Use Business Campus (MUBC) ordinance. This ordinance must be consistent with the adopted

Comprehensive Plan. The ordinance is nearly complete and is consistent with current guidance.

The applicant and staff have met to discuss the proposed ordinance and the applicant's proposed amendments. Their proposal largely stems from a market study they commissioned after 2020, which highlighted the change to the office market in particular. The percentages of uses outlined within the Comprehensive plan called for up to 65% of the land to be office.

If the Planning Commission recommends, and the Council adopts the proposed Comprehensive Plan amendments, an adapted ordinance will be brought forward.

Applicant's Requested Amendments

As noted, the applicant has three primary requests. Each of these will be outlined with additional context and the effects these changes would have on the Comprehensive Plan.

1. "Revise the guidance stating that commercial retail uses are 'preferred to be located along County Road 42.'"

The comprehensive plan states that supportive uses should be adjacent to County Road 42, the direct quote from the Comprehensive Plan is below.

"Some examples of supportive uses include lodging, restaurants, daycare, banking, and other retail uses 2040 Comprehensive Plan update that may support the campus directly as well as adjacent neighborhoods. Such uses should generally be located along County Road 42."

Staff does not have a concern about the proposed language amendment as both are guidance rather than prescriptive. The applicant's narrative refers to the draft MUBC ordinance. This draft currently states that supportive uses not adjacent to County Road 42 would be a conditional use. The applicant's narrative states they are not in support of this proposal.

This application is for a Comprehensive Plan amendment. The ordinance will be reviewed at a future date.

2. "Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport's property west of the future Johnny Cake Ridge Road."

This request essentially seeks to remove Figure 4.2 for all MBC land west of Johnny Cake. The effect of this change would be that all land use types within the MBC would be permitted in this area in any location. This action essentially results in reverting to the adopted 2040 Comprehensive Plan map for the MBC. A list of all uses in the MBC is below:

- Office with biomedical manufacturing

- Warehouse
- Light industrial
- Health care facilities
- General office
- Hotel
- Commercial retail

The primary difficulty with this wide range of uses is planning for infrastructure needs. The large landmass of this area has significant implications if the site were to be 100% retail vs. 100% office vs 100% light industrial. While development is unlikely to be 100% of any single use, the City Engineer must model for the most intensive uses, such as industrial, to ensure City infrastructure can meet the demands. The City Engineer memo attached to this report provides additional information on this modeling.

3. “Add the land use 'Industrial,' to Area 'C' in the Conceptual Land Use Diagram Figure 4.2 on Rockport’s property east of future Johnny Cake Ridge Road.”

Area "C" on Figure 4.2 is designated for office, hotel, and medical uses. Area "C" is at the intersection of County Road 42 and Pilot Knob Road and runs adjacent to both. The applicant is seeking to add "industrial" as a land use category to this area. Area "G," which is immediately adjacent to area "C" but is more interior to the site, allows for industrial uses but would be significantly less visible from the primary roadways.

Staff Response

Requests two and three from the applicant are similar in nature and result in additional land uses being added to most of the MBC. Removal of Figure 4.2 for half of the MBC and utilizing Figure 4.2 for the other half is challenging.

If the Planning Commission is supportive of the applicant's request, staff suggests removal of Figure 4.2 entirely. This would revert the entirety of the MBC to the adopted 2040 Comprehensive Plan map, allowing all uses within the MBC anywhere within the MBC. This is not a staff recommendation but a clearer path to achieve the same outcome. As noted, this could result in a retail-heavy or industrial-heavy development pattern driven by market forces.

Removal of Figure 4.2 has larger implications than simply allowing all the land uses listed above. The adopted 2040 Comprehensive Plan includes several pages of text directly referring to or affected by Figure 4.2. Staff has identified all of these sections and included them as an attachment to this report.

Public Comments

All properties within 350 feet of this development were notified of the Comprehensive Plan Amendment. Public hearing signs were also placed on the corner of the property at prominent intersections. To date, staff has received two public comments, which are attached to this

report for the Planning Commission to review.

BUDGET IMPACT:

N/A

ATTACHMENTS:

Area Map
Comp Plan Map
Zoning Map
Applicant Letter
Exhibit
Exhibit
Correspondence
Correspondence
Memo
Memo
Memo

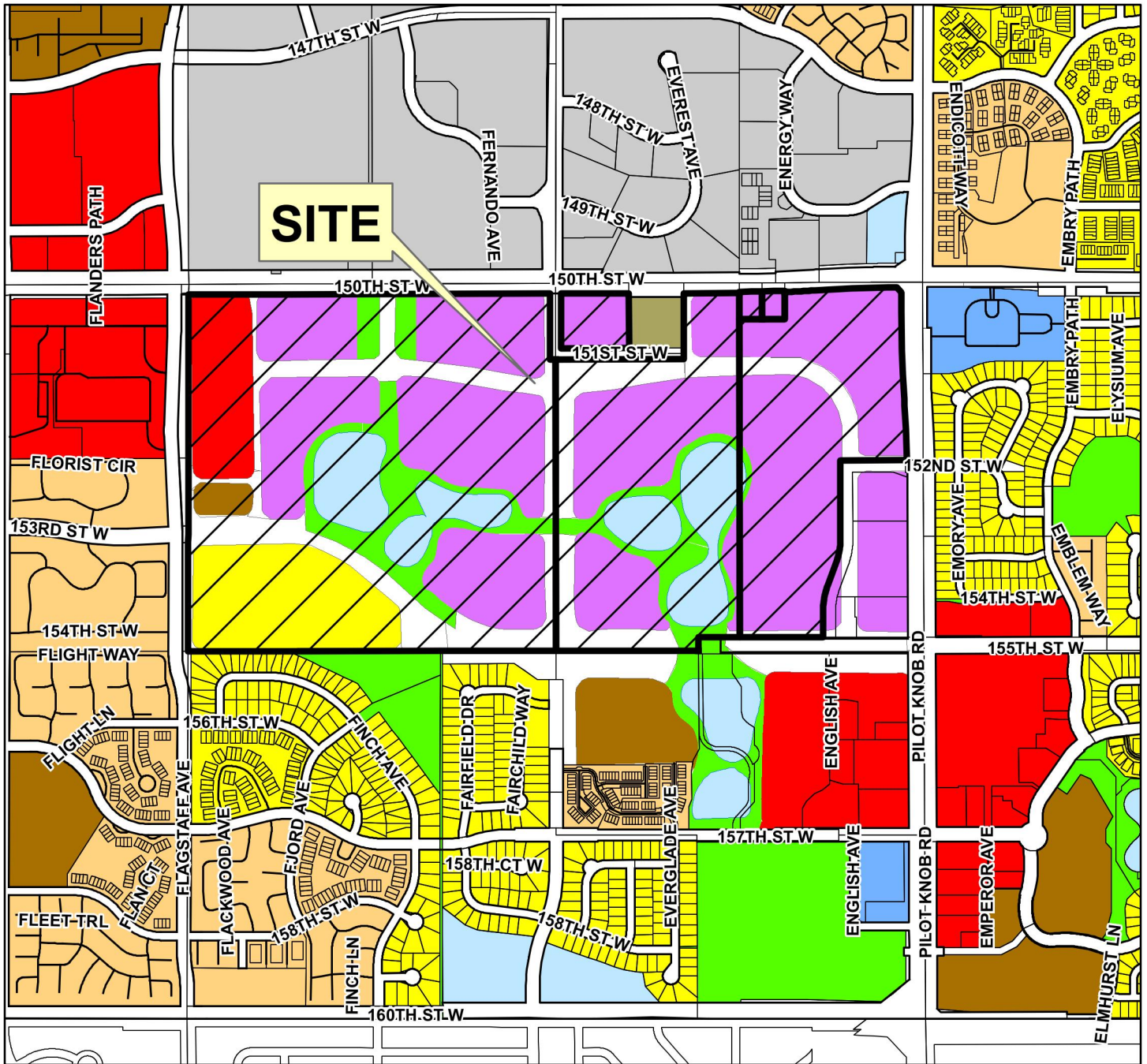


Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus



0 0.125 0.25 0.5 Miles



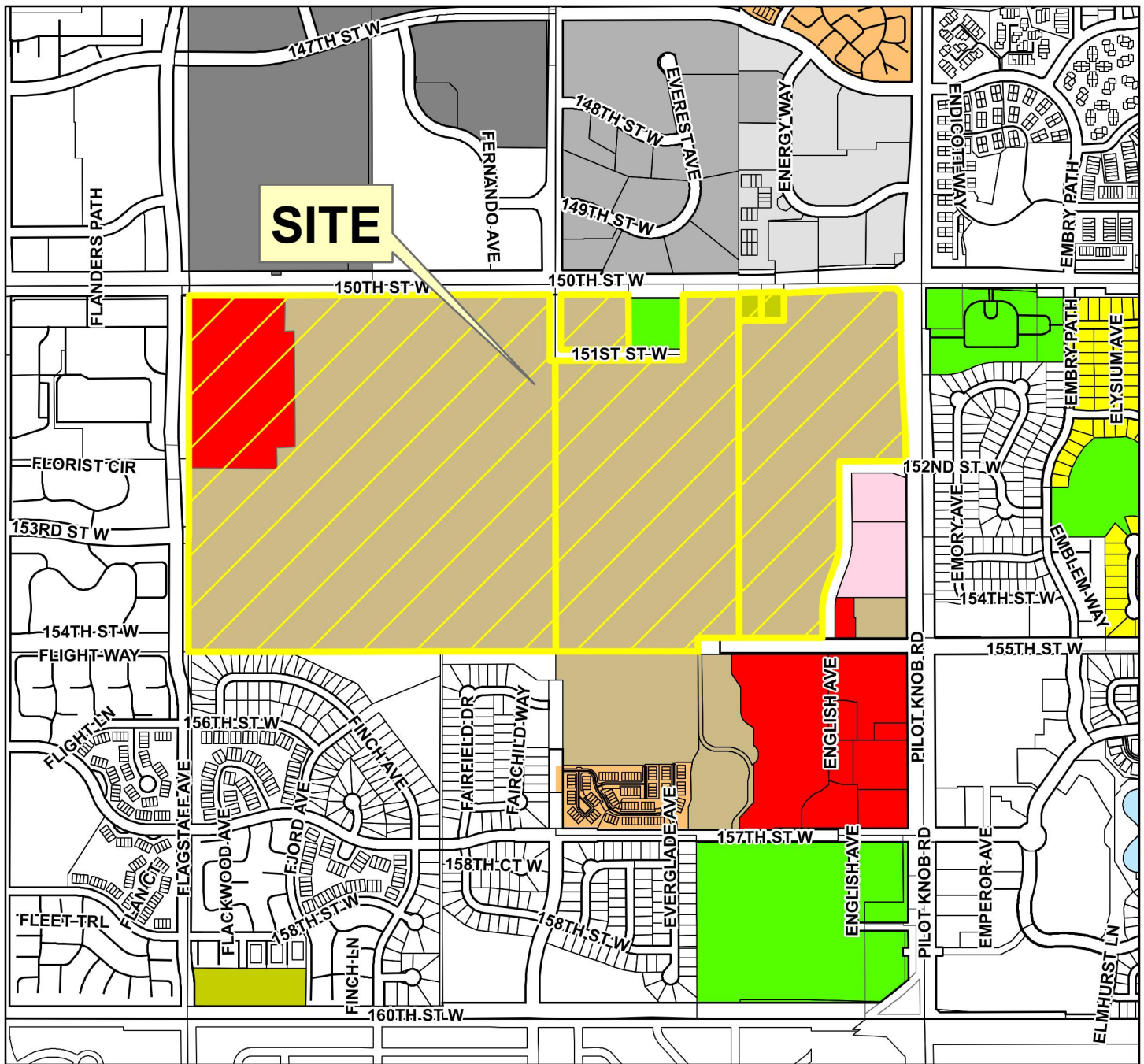


Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus



0 0.125 0.25 0.5 Miles





Rockport, LLC
Comprehensive Plan Amendment
Zoned "SG" Sand and Gravel
Guided "MBC"
Mixed Business Campus



0 0.125 0.25 0.5 Miles



Rockport– Comprehensive Guide Plan Amendments

1. Revise the guidance stating that commercial retail uses are “preferred to be located along County Road 42.”
 - The City’s draft Mixed-Use Business Campus Ordinance (“MU-BC”) states, “[c]ommercial retail uses shall be located upon a parcel adjacent and oriented to [CSAH] 42, unless the City Council approves upon a showing of good cause.” *See* MU-BC 155.---(B), p. 5 of the October 2024 draft.
 - It was represented to Rockport that this directive comes from the Comprehensive Guide Plan Update, which states in relevant part, “[s]uch uses should generally be located along County Road 42.” *See* Comprehensive Guide Plan, Section 4, p. 29. This language in the Comprehensive Guide Plan is permissive in nature stating a preference. Therefore, the MU-BC Ordinance should properly reflect the “preference” for that location.
 - Rockport is also requesting that the “mix of uses in the MBC district” references be removed including removing the following percentages associated with the MBC district (also Section 4, p. 29 and references to these percentages in Economic Development Chapter (6)):
 - 55-60% office
 - 10-20% light industrial/manufacturing
 - 10% office warehouse/showroom
 - 5% commercial and retail uses
 - Rockport is requesting that the Guidance be updated to state the City’s “*preference*” for locating commercial retail uses along CSAH 42, rather than stating those uses “shall” be located along CSAH 42, without City Council approval “upon a showing of good cause.” And removing the percentages associated with the MBC district.
2. Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport’s property west of the future Johnny Cake Ridge Road. Specifically:
 - Rockport’s request is for Rockport property west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) east of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2. In the Comprehensive Guide Plan, the City did not differentiate between those parcels east and west of future Johnny Cake Ridge Road. Rockport believes these properties will

develop differently and is requesting that the City differentiate between those large parcels for purposes of the Comprehensive Guide Plan and specifically the City's use of Figure 4.2 to describe uses on those parcels.

- Simply put, Figure 4.2 is out of date, having been completed in August 2017. With Covid-19 pandemic in 2020, the uses, particularly the “Corporate Campus” and “Office” markets have been detrimentally impacted. As it relates to the Rockport parcels west of future Johnny Cake Ridge Road, Rockport believes that the “Office” use, among other described uses, and the City’s suggested “Density” or F.A.R. Range Goals” are not consistent with current use trends or market data. Accordingly, Rockport is requesting that references related to Figure 4.2 be removed from and not apply to Rockport’s property west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) east of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2. Instead, Rockport intends to market its property consistent with Rockport proposed revisions to the MU-BC draft ordinance currently being reviewed by the City.
 - Further, Rockport never intended to use this blob plan to develop the site. Additionally, this blob plan was reviewed by industry experts who determined that other uses and more flexibility when developing the site is recommended.
 - Finally, this blob plan was compiled as a discussion tool with a national developer, who eventually rejected it, after determining it was not economically viable. This developer walked away from further discussions with Rockport and this plan was scrapped. Providing further evidence that the City’s reliance on Figure 4.2, particularly for those parcels west of future Johnny Cake Ridge Road, north of future 153rd Street and existing 155th Parkway, and excluding property currently zoned for commercial (identified as Area “D” in Fig. 4.2) and high-density residential (identified as Area “E” in Fig. 4.2) East of Flagstaff Avenue and south of County State Aid Highway 42, described as Areas A and F on Figure 4.2, is not reasonable and is likely arbitrary and capricious.
3. Add the land use “Industrial,” to Area “C” in the Conceptual Land Use Diagram Figure 4.2 on Rockport’s property east of future Johnny Cake Ridge Road. Specifically:
- Rockport’s request is for Rockport property south of County State Aid Highway 42, east of future Johnny Cake Ridge Road, north of 155th Parkway, west of English Avenue, north of 152nd Street and west of County State Aid Highway 31 (Pilot Knob Road), described as Area “C” on Figure 4.2.
 - Figure 4.2 should be updated to include “Industrial” in area “C.”

Focus Areas

In the 2040 Comprehensive Plan, two locations receive significant attention. These areas include the Fischer Mine Area, which will become Orchard Place, and Downtown. **Figure 4.1** depicts these areas, which are adjacent to each other. Downtown is and will remain Apple Valley's commercial center, while the focus of Orchard place is on high-quality employment. While these areas have different opportunities and constraints for redevelopment, development should integrate a mixture of compatible land uses, a connected grid of "great streets", and a transit-supportive density. A preliminary step to facilitate this transition is to extend the existing Ring Route east through Orchard Place, as depicted in **Figure 4.1**. The following sections describe Orchard Place, Downtown, the Ring Route, and other aspects of Apple Valley's focus areas in more detail.

In 2040, Downtown and Orchard Place will feature a mixture of residential, commercial, and employment uses; a connected grid of "great streets"; and suburban-intensive transit-supportive density.

Fischer Sand and Aggregate Mining Area and Adjacent Infill

Figure 4.2 shows the concept plan for the Fischer Sand and Gravel Mining Area. The master plan, called Orchard Place, designates 262 acres for nonresidential, employment-based use. The 2030 Land Use Plan guided most of this acreage as Mixed Business Campus. The area is intended to be a high quality setting for general office, corporate office, research and development, light manufacturing, and office showroom. The City also has a strong desire to attract health facilities with related offices and clinics to this location given market support for this use.

The Mixed-Business Campus District provides flexibility for a variety of business/industry clusters. As of 2017, the Orchard Place site plan illustrates the location of each cluster, and identifies a specific set of land use envisioned for each cluster. The plan sets clear goals for density and floor area ratios (FAR), which establish general parameters to achieve the desired development. FAR requirements encourage a denser development pattern.

In addition to the Fischer Sand and Aggregate reclamation project, infill development will continue in the adjacent Cobblestone Lake area, located east of Pilot Knob Road. This Planned Development area is nearing buildout, with construction continuing in 2017. Remaining vacant parcels are planned for multifamily residential development.

Figure 4.2 – Orchard Place Concept



CONCEPTUAL LAND USE DIAGRAM

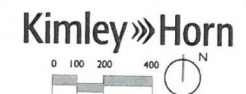
Acreage	Conceptual Land Uses Goals	Density or F.A.R. Range Goals
A 26.6	Office Hotel Medical Commercial Retail	0.25 to 0.35 0.35 to 0.50 0.25 to 0.40 0.18 to 0.30
B 7.0	Office Hotel Medical Commercial Retail	0.25 to 0.35 0.35 to 0.50 0.25 to 0.40 0.18 to 0.30
C 29.5	Office Hotel Medical	0.25 to 0.35 0.35 to 0.50 0.25 to 0.40
D 14.5	Commercial Retail Office Medical	0.18 to 0.30 0.25 to 0.35 0.25 to 0.40
E 2.8	Multi-Family Residential Senior Housing	4.0 to 30.0 12.0 to 30.0
F 60.6	Office Industrial Medical	0.25 to 0.35 0.30 to 0.45 0.25 to 0.40
G 70.1	Medical Corporate Campus Office Industrial Commercial Retail	0.25 to 0.40 0.25 to 0.35 0.25 to 0.35 0.30 to 0.45 0.18 to 0.30
H 12.9	Commercial Retail Office Hotel Medical	0.18 to 0.30 0.25 to 0.35 0.35 to 0.50 0.25 to 0.40
I 27.4	Single-Family Residential	3.0 to 4.0
J 16.6	Single-Family Residential	3.0 to 4.0
K 24.4	Multi-Family Residential Senior Housing	4.0 to 30.0 12.0 to 30.0
L 30.7	Commercial Retail Office Medical	0.18 to 0.30 0.25 to 0.35 0.25 to 0.40

TOTALS

Non-Residential Uses	251.9 Acres
Residential Uses	71.2 Acres
Amenity Features	35 Acres

ACCESS KEY

	Full Access
	3/4 Access
	Right-in/Right-out Only
	North Creek Greenway
	Orchard Place Trail



ORCHARD PLACE | APPLE VALLEY, MN
AUGUST 2017

Economic Development Potential

The Metropolitan Council projects that Apple Valley will support 17,100 jobs by 2040, an increase of 2,821 from the 2010 Census figure. However, the Economic Development Authority has set a goal of reaching 19,000 jobs. The City recognizes a significant opportunity to create high-quality jobs and retain local labor, given that most residents currently work in other jurisdictions. With its emphasis on employment-based uses, Orchard Place will substantially contribute toward this goal. Consistent with the keys identified as part of Apple Valley's vision, this employment-focused area will help provide a diversity of living-wage jobs and create opportunities for the City's residents to work closer to home. **The Mixed Business Campus land use category is intended to accommodate a mix of approximately 55% to 65% of office (1/3 of which would be targeted for health and medical related facilities), 10% to 20% light industry/manufacturing, and 10% office showroom or office warehouse. Because the area also includes other mixed uses, high-density housing and incidental retail and service, uses could also be considered to a limited extent.**

Transportation Network

The Orchard Place plan is centered around two internal collector roads, Johnny Cake Ridge Road and 153rd Street West/155th Parkway. Johnny Cake Ridge Road bisects the site from north to south, intersecting with 153rd Street

West/155th Parkway at a roundabout. These two streets provide the four primary access points to Orchard Place. They are each spaced approximately 1/2 mile from other signalized intersections. As the City looks to develop its east-west transit connection along County Road 42, a future transit station is envisioned at the intersection of County Road 42 and Johnny Cake Ridge Road, at the north entrance to the Orchard Place site. The City will engage the MTVA to develop future transit services.

Additional minor accesses are spaced at intervals of 1/8 mile to 1/4 mile around the perimeter of the site. The 153rd Street West/155th Parkway route is a vital east-west connection to Downtown. This road is a planned extension of the Ring Route. A gasline easement parallels the road to the south. An internal circulator route complements the primary north/south and east/west routes.

Environmental and Recreational Amenities

Three large ponds provide on-site storm water management and recreational amenities. The ponds are a practical use for the site, acting to counteract the effects of impervious surface runoff and reducing the amount of fill that is needed for development. Apple Valley's bedrock geology provides natural storm water filtration.

The ponds are connected through an internal trail system, three bridges, and two plaza/greenspace areas. One grade-separated trail connection is illustrated across 153rd Street, in the northwest quadrant of the site. Other midblock trail crossings should be explored.

Downtown

Downtown Apple Valley is located at the commercial crossroads of Cedar Avenue (CSAH 23/TH 77) and County Road 42. It contains a cluster of large retail uses and some smaller offices and services, as well as key institutions (City Municipal Center), high-density apartments, and some newer mixed-use development. Having developed largely during the 1970s and 1980s, Downtown was and continues to be primarily auto-oriented. The quadrants surrounding Cedar Avenue and County Road 42 consist of super-blocks containing big-box stores and large areas of surface parking. The scope of Downtown continues to evolve in form, use, and density. With the development of Central Village and the Fischer Marketplace, Downtown has expanded to the east. The highlighted Downtown Core on **Figure 4.1** contains approximately 600 acres.

One of the keys of this plan is a successful downtown. Apple Valley envisions a unique, identifiable, and thriving downtown. The building blocks are in place. Downtown is located adjacent to one of the busiest at-grade intersections in the state. It is served by the METRO Red Line Bus Rapid Transit (BRT) service, which connects riders to the central metropolitan region and other destinations. In 1990, the City invested in a series of road, sidewalk, and landscape improvements called the Ring Route; helping to further establish Downtown's identity and improve access to the area. There are large areas of

- Lighting is limited to parking lot and building illumination designed for customer and employee safety. Building and parking area lighting shall not be allowed during the time the businesses are closed, except as necessary for safety and security.
- Given its proximity to residential areas, hours of operation of the use(s) shall be limited.

Industrial and Mixed Business Employment Areas

As explained in the Community Context chapter (3), Apple Valley has a relative lack of high wage (above the hourly metro average) job opportunities. Therefore, it is important to designate property for the creation of jobs and to expand opportunities for people to live and work in Apple Valley. An overarching vision for the land use plan is to provide opportunities for higher-wage businesses and workers to thrive in the City. The land use plan does this by identifying ample areas that could be developed or redeveloped for business and employment purposes, including manufacturing facilities, office space, research and development sites, and medical and healthcare facilities. The Industrial (IND) and Mixed Business Campus (MBC) districts accommodate many of these uses, and help solidify the City's economic base.

Industrial (IND)

Use type examples: Goods manufacturing, processing, and warehousing



Industrial (IND) allows offices, assembly, warehouse, manufacturing, and other similar activities within an enclosed building to limit the amount of dust, noise, odor, and other adverse impacts. The current zoning district categories that regulate industrial uses include I-1, I-2, BP and PD. Performance standards in the Industrial district include the following:

- High-quality site design and building materials are expected to be used to promote pleasing off-site views of the development
- This land use designation shall not be located adjacent to residential land uses without a significant buffer, which consists of distance-berming, heavy landscaping, decorative fences/walls, or a combination thereof as determined by the area characteristics deemed adequate by the City. Loading and delivery areas shall be screened from off-site views.

- Landscaping shall consist of aesthetic treatment to provide interruption of long building walls and to soften parking lot areas.
- Exterior storage of materials and equipment shall be completely enclosed, or screened from all property lines by a fence or wall.
- Heavy freight vehicles are characteristic of uses in this land use category. Space for truck and vehicle maneuvering needs to be planned for these uses. Weekend trip attraction to industrial sites should be minimal.
- Driveway access to the development shall be from non-local streets or those designed for primarily non-residential traffic. No direct access to County Road 42 shall be allowed.
- Lighting is limited to parking lot and building illumination designed for employee safety.

Mixed Business Campus (MBC)

Use type examples: Research and development, office park, and hospital

Mixed Business Campus (MBC) areas are intended to be high-quality settings for office campus, office with light industrial, office with biomedical manufacturing, health care facilities, health care training, general office, corporate office, and other higher-intensity employment uses.

Mixed retail and commercial service uses that serve the campus and adjacent neighborhoods will be limited in area and to activities that support the employment objectives of the MBC. Some examples of supportive uses include lodging, restaurants, daycare, banking, and other retail uses

that may support the campus directly as well as adjacent neighborhoods. Such uses should generally be located along County Road 42.

The mix of uses in the MBC district includes the following:

- 55 – 65% office
- 10 – 20% light industry/manufacturing
- 10% office warehouse/showroom
- 5% commercial and retail uses

This modeling is further discussed in the Economic Development Chapter (6), which references land use percentages, FAR ratios, and job-creation goals.

The Mixed Business Campus is distinguished from Mixed Use by its economic development focus, higher intensity uses, and lower residential yield. The MBC area at Orchard Place will be developed through a site master plan and PUD process.

Parks, Institutions, and Open Space

Institutions (INST)

Use type examples: Schools, religious institutions, libraries, and civic buildings.

Institutional (INST) districts are public or quasi-public amenities, excluding parks that greatly impact the character of the community. Although public uses require public investment or donations and do not generate taxes of their own, the value of these amenities is reflected by increasing the



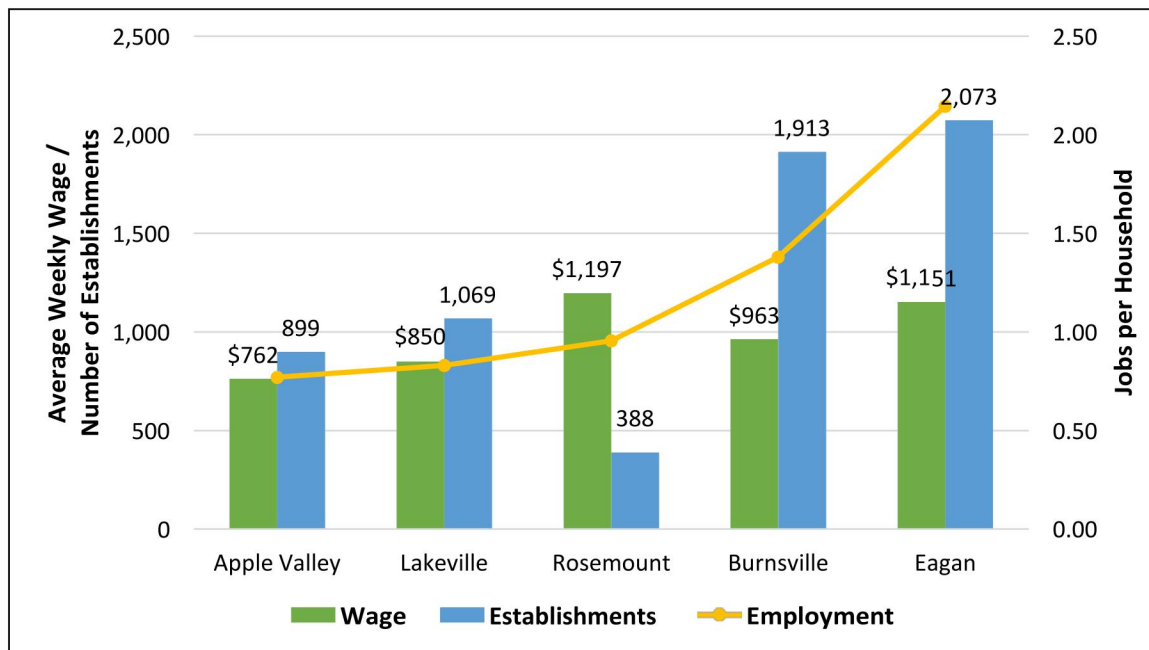
value of surrounding properties.

Schools, hospitals, and places of worship give neighborhoods definition. These uses are a source of community pride. They drive residential property values and neighborhood reinvestment. Apple Valley citizens are proud of their strong public school system. The largest institution is the Minnesota Zoo, which is an asset for the entire Twin Cities region. Government facilities are a prime example of institutional uses. The City Municipal Center, the Dakota County library, the Dakota County Western Services Center (WSC), and the US post office, etc., should be all concentrated in Downtown Apple Valley to best serve the community.

The City seeks to maximize the local benefits of regional park and institutional uses while avoiding expansion or changes in use that have a significant negative impact on adjacent residential properties. Undesirable impacts include traffic, light, and noise. Buffering techniques should be incorporated into the designs of planned institutional and similar land uses that are located adjacent to residential uses.

The implementing zoning districts for institutional properties are the P-Institutional District and the Planned Development (PD) district.

Figure 6.6 – Dakota County Wage and Employment Comparisons



Jobs/Housing Balance

A key consideration in the planning process is seeking a balance of jobs and housing in Apple Valley. This balance is both in terms of the number of jobs relative to the number of households, as well as the type of jobs relative to the education and interests of Apple Valley residents. Locating a wide range of housing close to employment may shorten commuting distances. High vehicle-miles traveled produces highway congestion and air pollution, reduces pavement life, and diminishes leisure time.

A standard measure of jobs-housing balance is the ratio of jobs to housing units. (This measure

is similar as the ratio of jobs to households.) The American Planning Association recommends a ratio of 1.3 to 1.7. However, in metropolitan areas where jobs are more regionally allocated, cities demonstrate a range of jobs-housing ratios (See **Figure 6.6**). From a regional perspective, the high degree of variance indicates that some communities have less than the ideal number of jobs given their number of households, while others have higher employment. This is more a regional issue than a local one – many communities have an imbalanced supply of housing and jobs. These imbalances should be addressed through compre-

hensive housing policy and transportation planning, as well as economic policy.

The Metropolitan Council projects 17,100 jobs and 24,900 households in 2040, for a jobs/household ratio of 0.69. This projection would be a reversal of current trends, which show improving jobs/housing balance. **With the addition of a job center in the mixed business campus area, Apple Valley is targeting a higher jobs goal – 19,000 jobs – for 2040. This goal reflects the Vision for Apple Valley that seeks to create more local jobs and more jobs with wages capable of sustaining a family and fostering greater economic resilience.**

Apple Valley seeks to expand job opportunities, prioritizing jobs which pay wages capable of sustaining a family. 

Commuting Costs

The jobs/housing relationship directly impacts quality-of-life. After housing, transportation is the largest cost for most households. The Housing and Transportation (H + T) Index provides a snapshot of these effects for Apple Valley (**Figure 6.7**). On average, Apple Valley households spend 27 percent of their income on housing and 20 percent of their income on transportation (for a total of 47 percent). For comparison, Lakeville households spend 53 percent of their income on housing and transportation, while Burnsville households spend only 43 percent of their income

with shared interest in economic development and redevelopment.

- Work with property owners to address unique development challenges including the maintenance, revitalization, and redevelopment of existing buildings and parking lots.
- Take advantage of opportunities to use public improvements and private development to enhance the image and identity of Apple Valley.
- Foster private investment and economic activity that supports sustainability and resiliency objectives.
- Attract development of regional industry clusters to Apple Valley.
- Develop the mixed business campus, Orchard Place, to improve the jobs/housing balance.
- Encourage Orchard Place to demonstrate energy efficiency objectives by incorporating renewable/local energy sources, such as solar, wind biomass on-site or in partnership with Dakota Electric.

Economic Development Policies

The City seeks to achieve its economic development goals through application of the following policies:

- Actively investigate and pursue opportunities to attract a medical center/campus district and other medical and health care businesses to Apple Valley.
- Engage with businesses that create jobs with incomes that can sustain a family.
- Develop business partners that share the objective of high-quality, sustainable, efficient development, expansion of the property tax base, match market desires and land use plans of Apple Valley.
- Periodically review and amend if necessary the Comprehensive Plan to ensure land resources leverage value and employment-producing.
- Encourage and facilitate infill commercial, industrial, and retail development on remaining vacant parcels to ensure the resource is fully utilized.
- Encourage and facilitate redevelopment of underutilized or distressed properties into viable commercial, industrial, or retail and horizontal and vertical mixed use developments by work-

ing with property owners and developers.

- **Create a medical campus district to encourage and facilitate development of medically related uses such as health services, bioengineering and manufacturing, and transportation or shipping supportive facilities.**
- Work with local businesses and industries in support of expansion strategies where the land resource is fully utilized.
- Work with local businesses, Dakota County, and the Minnesota Valley Transit Authority (MVTA) to provide transit services that support the economic development goals of Apple Valley.
- Encourage and promote the development of advanced, state-of-the-art telecommunication technology to and within Apple Valley.
- Work with service providers to ensure adequate supplies and reliable distribution systems for electricity and natural gas and increasingly emphasize renewables.
- Pursue ways to streamline the development approval process, while still maintaining high quality development standards.
- Review new and innovative economic development incentives for application in Apple Valley.

Implementation

Figure 6.8 shows the overall structure of the Economic Development Strategy. The top of the pyramid represents the highest achievements sought. The base of the pyramid represents the foundational work that is needed to succeed. The highest goal is to attract new business and industry to Orchard Place and Downtown. Apple Valley recog-

nizes that the framework for sustainable growth emerges from within, often referred to as organic growth over time. Retaining existing businesses and workforce talent is vital to demonstrate local potential to prospective employers. Developing within established and emerging clusters will help solidify the economic base and leverage the strengths of the region.

Figure 6.8: Economic Development Strategy



Extending the Strategic Plan

This chapter introduced six core pillars for economic development to 2040. To summarize, they are:

- Attract large employers
- Unify the Downtown
- Reinvest in Downtown
- Develop connections within the Twin Cities

Metro and beyond

- Support STEM-related businesses and workforce development
- Develop economic resilience



The following material expands on these themes.

1. Attract large employers primarily in the designated Mixed Business Campus area

The biggest economic challenge for Apple Valley is to increase the number of local jobs – specifically, to improve the jobs/household ratio. It is not uncommon for a metropolitan economy to produce clusters of employment that benefit some communities more than others, especially in suburban areas, resulting in a regional jobs/housing imbalance and complex commuting patterns. Because there are regional forces at work, Apple Valley will benefit through intergovernmental collaboration as much as through competition with other communities.

The economic potential of development proposals must be evaluated based on the number of jobs that businesses create and the wages they provide.

Potential economic development opportunities must be evaluated based on the number of jobs they create – both directly and indirectly – and the wages they provide. The amount of public incentives, if they are used to attract new employers or retain existing employers, should reflect these factors. The City will target employers which pay above area median income, especially businesses that are compatible with existing industry clusters or which represent emerging technologies.

In the near-term, the City will work to develop relationships with commercial, office, and industry partners in the community. Conducting periodic meetings with the largest employers will help the City identify opportunities and threats to its existing jobs base and develop local partnerships. This will help the City improve career development pathways, such as that used by Uponor, to meet industry needs. Another strategy is to expand local employment data, and the application of data, to monitor and communicate characteristics of the municipal workforce and local employers. The QCEW provides detailed data regarding the types of jobs that are located within a geography, but not the jobs which are held by the population of that geography. A survey of residents would give the City a clear-

er picture of local job resilience and workforce skills. It could also be used to demonstrate local demand for certain industries and cultivate jobs training programs.

Orchard Place

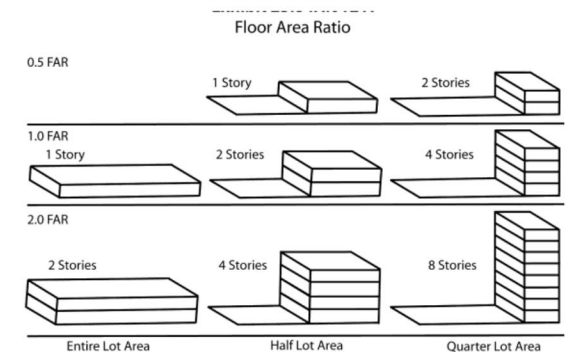
The long-term goal is to redevelop Orchard Place as a mixed-business employment center. The redevelopment of this 400-acre sand and gravel mining area will take several years. Strong systems of trails, transit, and parks offer amenity enhanced environment. The Orchard Place master plan captures this strategy by guiding acreage for open space, water features, pedestrian connections, and the supported network of great streets. Careful attention to preliminary design and promotion of the plan will attract larger specialty businesses to the site.

The Orchard Place concept plan guides approximately 400 acres for the Mixed Business Campus, supportive commercial rights-of-way, open space, and ponds. Based on historical development within the Metropolitan area, **it is suggested that at least 40 acres of the Mixed Business Campus be considered for the medical center campus.** The Orchard Place concept plan guides approximately 50 acres for the most iconic development to be located in the northeast corner of the site. Adjacent tracts are illustrated for potential medical-related uses; office, hotel, and commercial/industrial uses.

Utilizing FAR to guide development and model development intensity

One guiding principle for development intensity is floor area ratio (FAR). Floor-area ratio guides intensity by maximizing the amount of total floor space in all buildings on a given site. Within these parameters, developers maintain some flexibility to adjust building height and bulk and fully utilize available land. (Figure 6.9). Intensity increases with more building space and higher FAR.

Figure 6.9: FAR Graphic



FAR standards regulate density while giving developers greater design flexibility. The City's FAR guidelines help it project employment density, assess site impacts, and address traffic needs for future development.

Employment potential can also be correlated to FAR, since jobs are traditionally measured as the number of employees within a building area. **The conceptual plan for Orchard Place includes a range of FAR goals for each land use. Table 6.2 summarizes these goals.**

Table 6.2: FAR Goals for Orchard Place

Use	FAR Range
Corporate Campus	0.25 to 0.35
Medical	0.25 to 0.40
Office	0.25 to 0.35
Industrial	0.30 to 0.45
Commercial Retail	0.18 to 0.30
Hotel	0.35 to 0.50

As of March 2017, the concept plan for Orchard Place retains flexibility for further refinement. The precise acreage for each use and the intensity of development will be further evaluated in cooperation with the land owner and the project developer. In the meantime, these numbers are useful for conceptualizing a range of intensity scenarios, refining economic development objectives, and developing an understanding of likely traffic impacts and utility needs. If, for example, a 50-acre corporate campus were constructed to 0.35 FAR, there would be 17.5 acres of floor space, or approximately 762,300 square feet. A typical hospital might staff 2.6 employees per 1,000 square feet. Thus, a 50-acre hospital site might support a staff of roughly 1,980 employees. As actual development potential is determined, Apple Valley can adjust its FAR and/or acreage assumptions accordingly to promote the most efficient use of the Fischer site.

The Metropolitan Council projects 17,100 jobs in 2040, with only 1,300 additional jobs from 2020 to 2040. This forecast may prove to be an underestimate of both need and opportunity. Instead,

Apple Valley would like to increase employment to 19,000 jobs by 2040. It is estimated that the Mixed Business Campus yields about 75 percent of the growth in jobs. Upon completion of the Mixed Business Campus, about 25 percent of all jobs in the City would be located there. Implementing the FAR framework will help the City achieve the desired development intensity – and associated employment growth – for Orchard Place and other sites.

If a portion of the site is developed at lower-than-average FAR, then the City knows that the remaining space must be developed at a higher intensity to produce the desired jobs outcome. The present marketplace readily builds at .25 to .30 FAR. Building at higher intensities may require the application of financial incentives and/or modifications to City code.

2. Unify Downtown by taking advantage of future redevelopment opportunities, using Cedar Avenue and County Road 42 and transit system improvements as catalysts

Downtown is the engine of Apple Valley's economy. Improvements that unify Downtown, support greater development intensity, and enhance connectivity will improve economic potential. Future redevelopment opportunities can be supported by transit and other transportation improvements in the Cedar Avenue corridor and the County Road 42 corridor. The Cedar Avenue Transitway Implementation Plan guides improvements to the Red Line from 2010 to 2040, with five stages for devel-

opment. Stage 1 was completed in 2013 when BRT service was launched, connecting Apple Valley to the Mall of America transit station hub. Stage 2 is programmed for 2015-2020 and calls for expansion of the Apple Valley transit station and bicycle and pedestrian improvements. Stage 3 is programmed for 2020-2025, and calls for a new station at Palomino Drive with potential Park and Ride expansion. Stages 4 and 5 are scheduled for completion by 2040, with extension to Lakeville.

The City is targeting land use and transportation improvements that unify the Downtown and mitigate the physical barriers presented by traffic volume and multiple lanes of traffic on Cedar Avenue and County Road 42. Enhanced pedestrian connections across these thoroughfares, coupled with stronger connections to transit, are sought. The addition of bus rapid transit to the transportation network has already supported several development projects in the Cedar Avenue transitway. However, significant opportunities remain, especially in the four major quadrants surrounding the intersection of Cedar Avenue and County Road 42 and the expansion of east/west transit services to the mixed business campus in cooperation with Dakota County. Momentum from transit-supportive development and the extension of the Red Line south to Lakeville will eventually influence these superblocks as well.

Lid Concept

A 2008 study of transit-oriented development in-

Alex Sharpe

From: Community Development
Sent: Thursday, January 2, 2025 11:11 AM
To: Tim Benetti; Alex Sharpe; Sydnee Stroeing
Subject: FW: Notice of Public Hearing | Proposed Amendments to the Comprehensive Plan | City of Apple Valley

Sent: Tuesday, December 31, 2024 1:54 PM
To: Community Development <commdev@AppleValleyMN.gov>
Subject: Notice of Public Hearing | Proposed Amendments to the Comprehensive Plan | City of Apple Valley

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam:

I am in receipt of your notice of public hearing scheduled for January 15, 2025, regarding the proposed amendments related to The Rockport, LLC.

I have lived south of this section since 2004. It would be great if a large portion of this area remain undeveloped due to the presence of wildlife living in the area. There is an active coyote pack that has made the area their home for several years. Additionally, I have witnessed the presence of deer, Great-Horned owls and eagles.

The City of Apple Valley has an overabundance of liquor stores, medical facilities, fast food establishments, etc.

It would be great to retain an area within the city for wildlife.

I appreciate the opportunity to voice an opinion.

Thank you.

Sincerely,

Amy PirkI
[REDACTED]

Alex Sharpe

From: Community Development
Sent: Thursday, January 9, 2025 1:35 PM
To: Tim Benetti; Alex Sharpe; Sydnee Stroeing
Subject: FW: Comment on proposed amendments to The Rockport LLC sand and gravel mining area

See below.



Breanna Vincent | Planning Department Assistant

☎ (952) 953-2575

✉ breanna.vincent@applevalleymn.gov

🌐 www.applevalleymn.gov

📍 7100 147th Street W. | Apple Valley, MN 55124

From: [REDACTED]
Sent: Thursday, January 9, 2025 1:21 PM
To: Community Development <commdev@AppleValleyMN.gov>
Subject: Comment on proposed amendments to The Rockport LLC sand and gravel mining area

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City of Apple Valley
Community Development Department

Good afternoon and thank you for the opportunity to provide comment on the proposed amendments to The Rockport LLC sand and gravel mining area and Mixed Business Campus in advance of the hearing scheduled for January 15, 2025.

We are homeowners adjacent to the parcel for which the amendment to the land use is proposed, as owners of 15233 Florist Circle, Apple Valley, MN 55124. As homeowners next to the proposed land use change, we would like to provide our comments and discontent with the proposed changes.

Our neighborhood is residential and very family oriented. There are many elementary and secondary school children living in the neighborhood and who walk to bus stops and to the pool within our community. When we purchased this property, that family, residential feel was a major reason we selected this neighborhood. This amendment to the land use of the adjacent property concerns us, in that an increase from a majority office use to industrial use would impact the quality of life in our neighborhood.

The increase of industrial development would likely bring more noise, pollutants, and large truck traffic to our community. We purchased this home with the understanding that the adjacent property was zoned for mostly office space. I understand the notice mentions that after COVID the demand for office space decreased, however more and more employers are requiring staff to come back into the office, and the pendulum appears to be swinging back toward in office work for many businesses.

Please consider the community and adjacent homeowners and do not amend the land use to allow for an increase in industrial use of this property. The neighborhood is more appropriate for office, retail or residential use. We previously lived in Rosemount, MN and are very familiar with the community concerns surrounding the refinery and industrial areas by homeowners there. We are very disappointed to be faced with a potential increase in industrial land use to be permitted next door to our property in Apple Valley. This proposed amendment in land use would negatively impact the nature of our neighborhood and our property values.

Thank you,

Rebecca Arsenault Herize
Luis Herize Lopez

TO: Alex Sharpe, AICP, City Planner

FROM: Evan Acosta, Assistant City Engineer

DATE: January 10, 2025

SUBJECT: Orchard Place Comprehensive Plan Amendment

Alex,

The following are comments regarding the Orchard Place Comprehensive Plan Amendment.

The requested land use changes in the comprehensive plan amendment require additional watermain and sanitary sewer modeling to understand the potential impacts to water distribution and sanitary sewer flow with the applicant's request.

TO: Alex Sharp (AICP) City Planner

FROM: George Dorn, Building Official

DATE: January 2, 2025

SUBJECT: Apple Valley Technology Park east of the future Johnny Cake Ridge Road, north of 155th St. W South of CSAH 42 and East of Pilot Knob Road.

- SAC determination is required from Met Council prior to permit issuance from the city.
- Geotechnical Report, Boring Log and Special Inspector Agreement are required prior to permit and soil corrections on site.
- Indicate Trash and recycling area calculations, Per MSBC 2020 1303.1500 Subpart 1, recycling space is required in accordance with Table 1-A on plans issued for permit. Please designate this recycling space at the time of permit submittal.
- Per MSAC 1104.4.1 at least one accessible route shall connect each accessible story, mezzanine, in multilevel buildings.
- Submit plans to Minnesota Department of Labor, Plumbing Division for review of proposed plumbing, sanitary and storm design.
- Platting the property lines must be completed prior to permit issuance.
- Architectural, Structural and Civil plans are required to be signed with the permit application.
- The domestic and fire suppression water supply is required to be split outside the building with separate shut off valves. Contact our City Engineer for acceptable connections.
- The allowable area and building heights will be determined once the code analysis has been completed.
- Mechanical equipment and appliances on roofs or elevated structures shall be accessed in accordance with the 2020 Minnesota Mechanical Code 306.5. Depict on your plans how you intend to access mechanical equipment if it is to be elevated.
- Include roof top screening drawings with the plan submittal.
- The City of Apple Valley has adopted the 2020 MSBC 1306, subpart 3 Special Fire Protection systems. This section would require the buildings to have an automatic sprinkler system installed based on occupancy type and square footage.
- Separate sign permits are required. Signed structural drawings will be required for review with the Building Permit application.
- Per MSAC 502.4.4, the access aisles for the accessible areas shall be marked with a designation sign that says "no parking. Review areas under consideration for accessible parking areas.
- Accessible parking required will be required per the Minnesota State Accessibility Code Table 1106.1.
- Provide energy and lighting compliance calculations at the time of permit submittal.

January 27, 2023

MEMORANDUM (EXECUTIVE SUMMARY)

TO: Rockport, LLC

FROM: Ms. Mary C. Bujold
Maxfield Research and Consulting, LLC

RE: Update of Market Conditions for Office and Industrial Space and Land Use
Allocations for Mixed-Use/Business Campus Property in Apple Valley, MN

Introduction

This Executive Summary presents an overview and update of current and long-term market conditions for development and acceptance and absorption of various uses, including those articulated in the City of Apple Valley's proposed Mixed Use-Business Campus (MU-BC) ordinance for Apple Valley and a broader review of the surrounding communities in the Market Area including Burnsville, Eagan, Lakeville and Rosemount. Based on current and projected market conditions in the Market Area submarket, we comment on the proposed land uses for the Mixed-Use/Business Campus zoning on the Rockport property immediately south of County Road 42 and the proposed land use allocation.

Maxfield's review of the City's proposed MU-BC Ordinance concludes that the proposed allocations do not coincide with current and/or projected market conditions for office, industrial and commercial uses in Apple Valley or the surrounding northern Dakota County area. Further, based on current and projected future market conditions, the proposed allocations contained in the MU-BC Ordinance for office and industrial uses are not realistic over the next ten years on Rockport's Property or even the broader Market Study area. In sum, Maxfield concludes that the MU-BC Ordinance as drafted will have a negative development impact on Rockport's Property, including reducing market interest in the Property, decreasing potential development on the Property, and ultimately reduce Rockport's expected development opportunities and income.

Overall, the MU-BC's proposed use percentages do not reflect market conditions for development in the area and should be rejected in favor of market uses and trends that are present in Apple Valley and surrounding Market Study Area. Based upon Maxfield's review of the Market Study Area, the proposed MU-BC Ordinance percentage allocations should be rejected entirely or revised significantly to reflect current and projected market trends.

(612) 338-0012 fax (612) 904-7979

2823 Hamline Avenue North, Roseville, MN 55113
www.maxfieldresearch.com

MAXFIELD RESEARCH AND CONSULTING, LLC

Office Market***Metro Area Summary***

In 4th Quarter 2022, the direct office vacancy rate rose by 8.7%, accounting for most of the newly vacant space. Sublet space however, rose by a dramatic 33%.

Almost all office tenants with leases coming up in 2023 will elect to downsize their footprint.

The 4th Quarter 2022 posted a negative absorption of just over 1.5M square feet of space.

In 4th Quarter 2022, despite a decline in asking rents, there was still year-over-year rent growth. Class A office vacancy however, particularly in suburban locations rose above Class B and C space. The overall Class A vacancy rate was 15.8% as compared to 12.4% for Class B space and 7.5% for Class C space.

There is a concern that declining office building values may lead to a drop in property taxes which loss may then be transferred onto homeowners in Minnesota.

Vacancies have spiked upward in response to large users downsizing. Many have chosen to vacate and sublease. No new buildings were delivered and office construction continues to decline.

More buildings are up for sale or are having loans debt restructured considering current market conditions.

Class A office proposals are down significantly, companies have vacated or not even occupied new space and notices have been placed that some corporate campuses will be downsized and/or redeveloped.

Lease transactions in 2022 were down 50% from 2021's transaction activity which was about 1,200 transactions Metro-wide.

The Twin Cities medical office market however, has remained strong throughout the pandemic. The overall market remains very stable with an on-campus vacancy rate of 8.6% and an off-campus rate of 10.6%. There is strong demand for off-campus locations for non-acute care for location access and cost savings. Rents have increased due to continued demand and higher costs for new construction. Providers are focused on expanding close to their customer base, providing full-service medical hubs offering outpatient surgery and specialty services to communities while offering low-cost care away from a hospital campus.

According to a recent medical office report, outpatient volumes in Minneapolis are expected to grow by nearly 33% in Minneapolis making it one of the most promising medical office markets in the US.

According to conversations with commercial office brokers, some tenants are taking an opportunity to “move-up” in the market to obtain higher quality space at a concession price. While this creates turnover in the market, it is not expected to lead to an increase in new construction of office space for some time. Office users are continuing to sort out their space needs considering the “new workplace.”

Although owners are hopeful that the recession will be shallow and that rising unemployment rates will draw works and subsequently, demand back to office buildings, the current return-to-work landscape has not occurred as rapidly as was expected. Tenants are likely to continue to downsize when given the opportunity.

Dakota Co Submarket Summary

Office vacancy increased substantially in 2022 as more companies downsized or vacated space in the submarket. Class A office vacancy rose to 40% as several large spaces became available and new deliveries went unleased or unoccupied. Companies are placing vacant space on the market to sublet, but with a greater number of smaller users than larger ones, it will take a longer time to absorb vacant space.

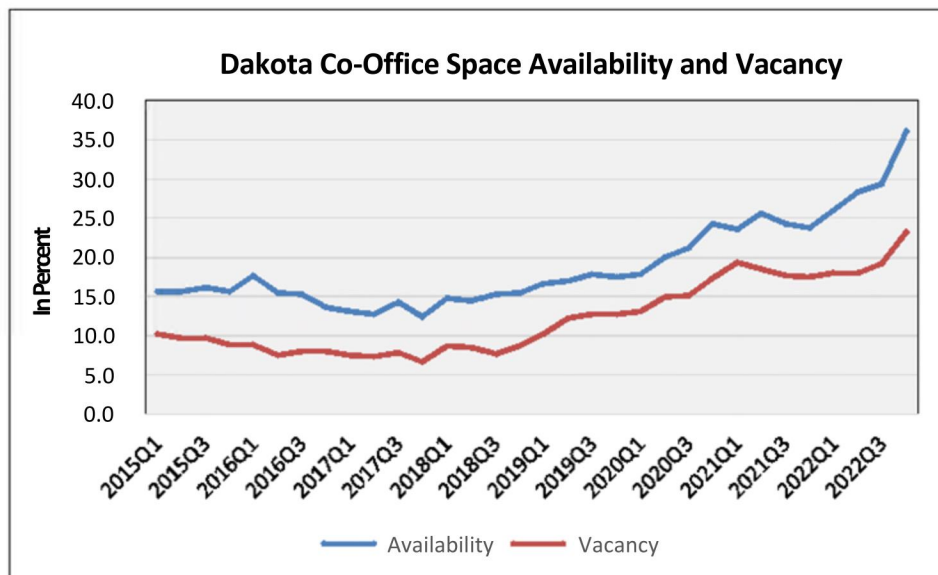
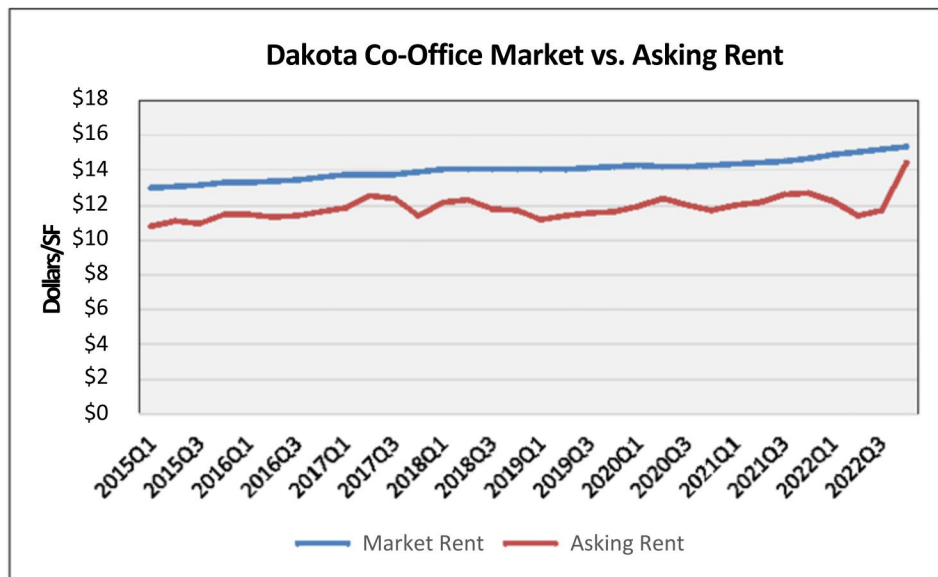
As mentioned previously, vacancy increased in 2022 in the submarket and negative absorption ranked third among the Twin Cities submarkets behind Minneapolis CBD and the I-494 Corridor.

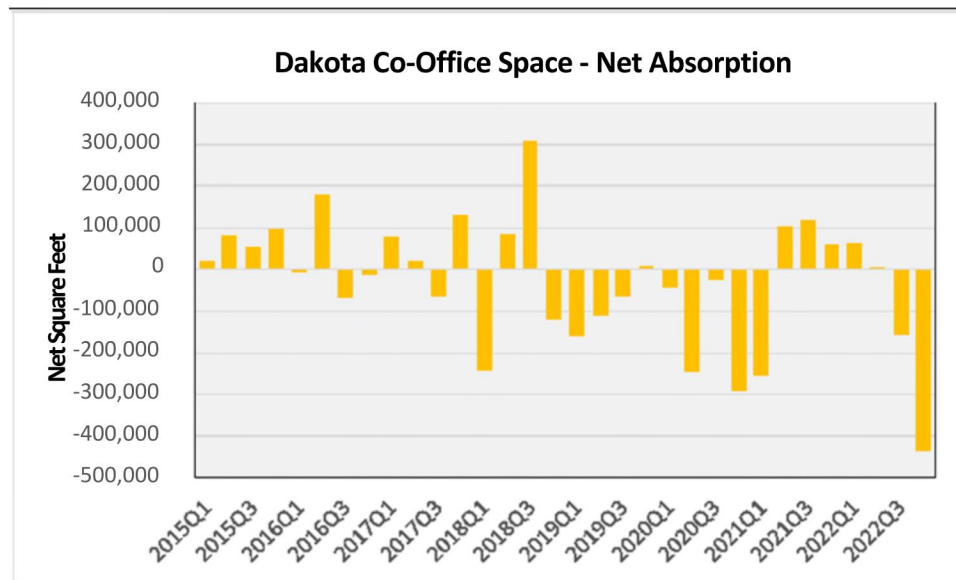
In terms of leasing activity and overall vacancy rates, suburban submarkets are faring better than the central business districts. Some owners are renovating Class C and Class B spaces trying to attract tenants to better quality. This is a difficult balance to achieve given the costs of upgrading and higher interest rates. Between 2021 and now, absorption has consisted primarily of smaller spaces in smaller buildings (less than 60,000 square feet). Many larger buildings remain substantially vacant or entirely vacant.

Health care vacancies are much lower than for traditional office space and there has been continued leasing activity in the medical space sector. New medical space is under construction and it is anticipated that new clinics are likely to attract smaller health care tenants that will tap into the traffic generated by the larger clinic. Small health care tenants however are likely to occupy in-line spaces in retail commercial rather than office space in traditional format buildings.

Prime Therapeutics, a health care benefits company, which was to have moved into its two new buildings in Eagan, decided it no longer needed the new headquarters considering employees working remote and have decided to place the buildings on the market for sublease.

Thompson-Reuters, the largest employer in Eagan, recently announced it is downsizing its corporate office space and will carve up its existing campus to make way for incorporating other uses on the site including residential, industrial and retail space. This will enhance the ability of Eagan to accommodate more space in the city.





Industrial

Twin Cities Metro

The Industrial real estate market in the Twin Cities is moving toward a buyer's and tenant's market. Tenant demand for small to mid-size warehouse-distribution spaces continues to exceed supply, but other market challenges such as labor stagnation, rising interest rates and reduced demand from larger users are placing pressure on the constant growth over the last two years. This is placing tenants in a stronger position to negotiate lease terms.

Office-showroom space is bearing the brunt of these forces. Vacancies in this segment of the market are struggling to fill as owners and users of flex space experience a wide gap in expectations regarding acceptable lease terms. Much of the office-showroom inventory in the metro was built over 40 years ago. These older properties need improvement to attract tenants away from the competition, but with increased challenges in lending, the proportion of office and warehouse space in these buildings determine their potential upside in the market.

Much of the office showroom space in the market has more office finish than what tenants want, therefore placing landlords in a tough position to reduce office space and increase warehouse space while maintaining operational viability. Without improvements, flex space cannot command market rents and rental rates on office showroom space have fallen from the previous quarter. The ongoing demands of more warehouse, less office space and tenant improvements are making economics difficult on both the landlord and tenant sides.

Construction of new industrial space continues to push forward in the Metro Area, as opposed to little to no new construction of office space. Seven million square feet of warehouse distribution space is scheduled to deliver in 2023. As a potential recession nears, vacancy rates are expected to rise across the board, and new developments are likely to have competition in vacated older warehouses.

Although the Twin Cities Metro Area currently has one of the lowest unemployment rates in the US and the lowest of other larger Midwestern cities such as Chicago, Milwaukee and Des Moines, concern is increasing about the long-term growth of Minnesota's labor pool.

Land prices are falling and, in some cases, by as much as half the value. Despite the drop, land deals are stopping across the market because of the inability to make the economics work. Outdoor storage is still a tight market with high demand, but this use faces significant zoning challenges outside of locations along Highway 13.

Rental rate expectations are changing as the market dips and asking rents are increasingly negotiable for landlords to lease up space. Asking rates in office-showroom buildings have dropped by one dollar in the last three quarters of 2022. Office-showroom space was asking for more than \$10 per square foot, which rate has now dropped to \$9 per square foot. By contrast, Manufacturing and Warehouse/Distribution rental rates rose. The bulk of new construction is warehouse/distribution space still demands a premium as the market for small and mid-sized warehouses continues to tighten.

Absorption for warehouse and distribution buildings in 2022 was down 58% and there are fewer larger users looking for space of more than 100,000 square feet. There is concern about the demand for larger warehouse spaces over the next two to three years.

Financing new construction is increasingly difficult as supply chain shortages have created extended delays in obtaining the necessary materials and equipment. Although there has been some let up in these shortages, it is not enough to push additional supply into the market.

South Central Submarket

A survey of market conditions as of the 4th Quarter 2022 for the South Central submarket identified that the industrial/flex space segment of the market remains relatively strong with generally low vacancy rates, although the vacancy rate for office/showroom space has increased to 6.4% from 5.7% back in late 2021. In addition, this segment experienced negative absorption year-to-date.

The only industrial space segment to have experienced deliveries in 2022 was the warehouse/distribution segment, which had 462,500 square feet of space open during the period. There is an additional 1,255,416 square feet of warehouse/distribution space under

construction. There is no pending development of office/showroom or manufacturing space in the submarket and no deliveries in either of these two segments in 2022.

Lease rates by industrial segment as of 4th Quarter 2022 were as follows:

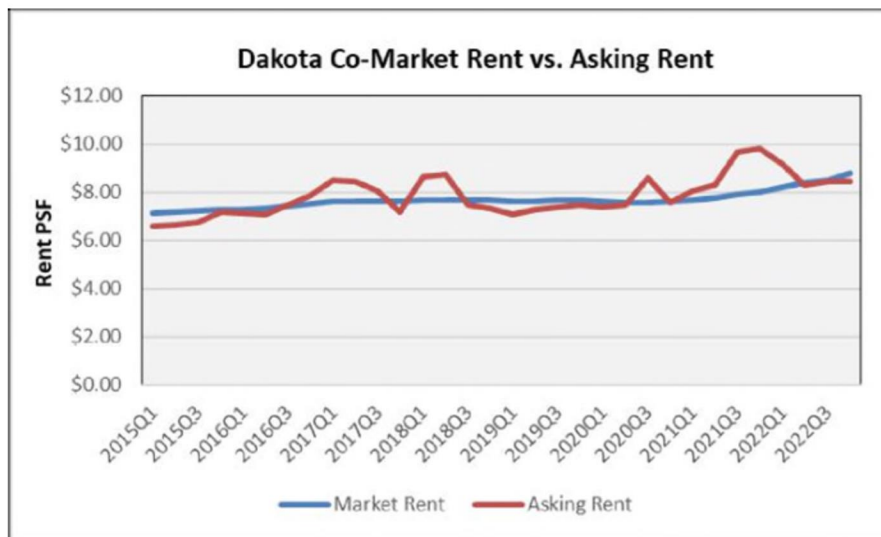
\$9.63 psf – Manufacturing

\$7.47 psf – Office Showroom

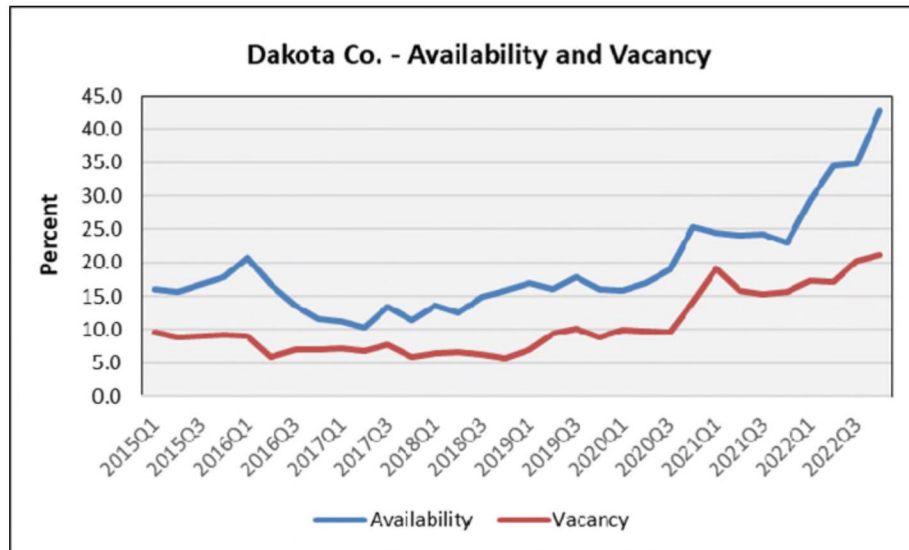
\$7.44 psf – Warehouse/Distribution

Market Rent vs. Asking Rent

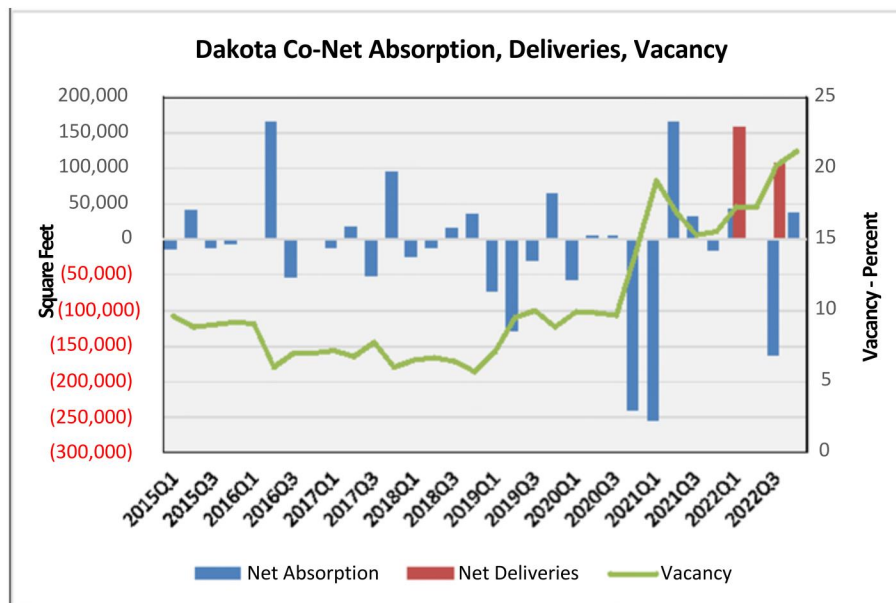
Asking rents increased over market rents in mid to late 2021 as demand increased. Asking rents dropped off in 2022 as demand slacked off, primarily in the office showroom category, although demand in all segments have dropped.



As shown below, availability and vacancy climbed in 2022 with availability surging above vacancy.



Net Absorption has been mixed but as new deliveries came on board in 2021 and 2022 and economic conditions have faltered, rents have dropped and vacancies have increased.



Proposed Land Uses and Allocations in the City's Proposed Ordinance

Based on Maxfield's review of the City's proposed uses contained in the Mixed Use-Business Campus (MU-BC) Ordinance, the proposed allocations do not coincide with current and/or projected market conditions for office, industrial and commercial uses in Apple Valley or the surrounding northern Dakota County area. Further, based on current and projected future market conditions, the proposed allocations for office and industrial uses are not realistic for the foreseeable future at the designated location and will detrimentally impact development on Rockport's Property for the foreseeable future.

Maxfield specifically reviews the following proposed uses within the context of acceptance and absorption in the Market Study Area:

- Corporate offices or headquarters
- Research or testing laboratories conducted in a building
- Professional offices and offices of a general nature where the operations do not include over-the counter retail sales or warehousing
- Marketing and research buildings
- Clinics for human care
- Hospital
- Comprehensive, intensive or full care facility
- Hotel
- Restaurants, Class I and Class III only
- On-sale Wine and/or 3.2% liquor in conjunction with a restaurant facility;
- Fitness centers, gyms or athletic clubs when contained within a hotel or office building
- Banks and savings and loan
- Day care centers
- Municipal buildings

- Institutional uses such as a library, swimming pool, church, public school, religious center and community building

Regarding current market conditions for these types of uses, many of these uses should be allocated to other commercial districts such as restaurants, banks, day care centers, hotel and health care facilities. Although medical office is expanding in Apple Valley, as reflected by recent development activity, including HealthPartner's proposed building on a portion of Rockport's property, these uses are locating in areas adjacent to other commercial retail areas. Generally, these medical office uses prefer areas with high commercial traffic. Clusters are likely, but a large-scale hospital is unlikely to be attracted to Apple Valley as other health care facilities are already in place or will be in place soon. Also, area hospitals are expanding, renovating, and remodeling existing area facilities, which makes it even less likely that a hospital user would be attracted to the area for development of a new hospital building.

Based on our recent discussions with real estate professionals in the market, and specific to the Market Study Area, many corporate campuses are downsizing and corporate offices will have a different style and design moving forward. All the market indicator numbers are consistent, with high vacancy rates and negative net absorption, and that is even more acute in the Market Study Area. A number of markets are seeing existing corporate office buildings being converted to or proposed plans to construct corporate office buildings that are shifting to residential, hospitality or commercial uses. Further, the cost to support new corporate headquarters buildings in today's market is precipitously high, generally requiring significant tax incentives, abatement, or other public money tools to entice developers to consider development in particular areas. Without this public/private partnership, it is extremely unlikely that development of corporate campuses will locate within the Market Study Area, including Apple Valley. Making it even less likely for development of corporate campuses, is the continuing infrastructure considerations, difficulty with access to highways/interstates and traffic concerns in and around the Apple Valley area.

Markets fluctuate regularly and City land use considerations should be compatible with adjacent and surrounding land uses and reflect current market trends, market absorption, and development expectations. Specifically in Apple Valley, buildings are anticipated to be filled with small to mid-size users with smaller footprints with compatible and complimentary uses such as commercial, retail, and service type uses that attract people to the area. This is also true of warehouse/distribution space which is seeing an increase in the number of small to midsize users, while office/showroom space (flex) is exhibiting lower demand, unless specific users are identified and the buildings are built to user specifications.

Compatible land use planning should be considered in conjunction with current uses rather than relying on arbitrary proportional allocation by percentage with no consideration for market trends, demands, or development potential. Using arbitrary percentages will likely be rejected by the market and dissuade developers or users from considering Rockport's Property because of the prospect of increased costs to change zoning or guidance to better reflect expected or anticipated uses on the Rockport Property. Further, market trends and development potential demonstrate that flexible zoning and land use designations will enable the property owner and developers to work together to provide compatible development with surrounding land uses, including on Rockport's Property. In conclusion, the MU-BC Ordinance must be rejected as drafted and likely revised significantly to properly track with market trends and development potential in Apple Valley, including removing percent allocations and expanding potential permitted uses, and more broadly the Market Study Area. If not, the MU-BC Ordinance will have a detrimental impact on development in Apple Valley and, more specifically, on Rockport's Property.

Maxfield recommends that the City remove from MU-BC Ordinance the percent use allocations entirely and focus on expanding permitted uses to reflect current market trends, absorption, and development expectations. Expanding permitted uses will provide the necessary market flexibility to capture market trends and development Rockport's Property at the highest and best use for Apple Valley and the Market Study Area.

C. Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment

Consultant Planner Haskamp provided a brief presentation.

Commissioner Scanlan asked for clarification on if the approval of this amendment would alter the 19.1 MGD water treatment plant capacity.

Assistant City Engineer Acosta and *City Engineer Anderson* provided additional details regarding the water treatment plant (WTP) capacity and issues that are currently impacting the City's water and stated that there would be mitigation required if any applicants come forward that exceed that number. The 19.1 MGD figure is the goal the City is committed to reaching.

Commissioner Prewitt asked how close the City is to achieving the 19.1 MGD goal.

City Engineer Anderson believed that the maximum daily demand (from about June to August) is 15 to 15.5 MGD.

Commissioner Prewitt asked what mitigation options there would be.

City Engineer Anderson stated that the main concern is the WTP and mitigation would need to be able to expand the capacity of the WTP and further review would need to occur.

The attorney for Rockport LLC, Matt Duffy (Monroe Moxness Berg), was present for additional questions and comments.

Chair Kurtz opined that if the water supply cannot be accommodated, then it is not feasible to make the change. There was a vision behind the 2040 Comprehensive Plan, and this does not seem to complement that vision.

Commissioner Prewitt stated that this Comprehensive Plan amendment feels linked to the data center.

Commissioner Sandahl agreed with the City's infrastructure not supporting this change.

Commissioner Scanlan voiced concerns over whether this Comprehensive Plan Amendment was the best option for the applicant to achieve their goals while keeping the goals of the City intact and in line with the 2040 Comprehensive Plan.

Commissioner Schindler stated that he would be okay with the Comprehensive Plan Amendment as it would only take away the restrictions of how the land is used and the data center would still need to come forward as a separate item for approval.

Commissioner Hlas agreed with Commissioner Schindler on the fact that the data center would still need to come forward separately and provide mitigation options if the WTP cannot accommodate.

Commissioner Sandahl asked for clarification regarding the addition of Industrial uses being proposed.

Consultant Planner Haskamp stated that the Industrial use is only being proposed to be added in Area C of Figure 4.2.

MOTION: Chair Kurtz moved, seconded by Commissioner Sandahl, to recommend denial of the requested Comprehensive Plan Amendment with the following findings: water supply issues, sanitary issues, noise, and altering the vision of the 2040 Comprehensive Plan, as supported with the facts of the report. Roll call vote: Ayes – 5 – Nays – 1 (Schindler).

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, April 16, 2025, 7:00 p.m. The next City Council meeting is Thursday, April 10, 2025, 7:00 p.m.

7. ADJOURNMENT

Chair Kurtz asked for a motion to adjourn.

MOTION: Commissioner Scanlan moved, seconded by Commissioner Sandahl, to adjourn the meeting at 10:08 p.m. Roll call vote: Ayes – 6 – Nays – 0.

Respectfully submitted,

Breanna Vincent

Breanna Vincent, Planning Department Assistant

Approved by the Apple Valley Planning Commission
on 04/16/2025.



Paul Scanlan, Vice Chair

shared that her group has made a documentary regarding data centers and provided contact information, if the Commission would like more information on it.

Resident Martin Mitrenga (4760 138th St. W.) asked for City staff to consider the low frequencies and any electromagnetic frequencies that could interfere with aircraft traffic.

Resident Julie Murray (4684 138th St. W.) implored that the Commission and City staff do more research on other communities and their experience with data centers.

Resident Will Griesbach (6411 157th St. W.) asked for clarity on the amount of water usage expected as the numbers did not appear to line up (peak time vs. annual usage).

Chair Kurtz kept the public hearing open so that further comments from the public could be obtained if needed.

5. LAND USE

A. Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment

This item was pulled from the agenda and will be discussed at a later date.

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, February 19, 2025, 7:00 p.m. The next City Council meeting is Thursday, February 13, 2025, 7:00 p.m.

CD Director Benetti shared that City Planner Alex Sharpe has accepted a new position at the City of Wayzata as their Community Development Director and will be resigning effective February 14, 2025.

7. ADJOURNMENT

Chair Kurtz asked for a motion to adjourn.

MOTION: Commissioner Scanlan moved, seconded by Commissioner Mahowald, to adjourn the meeting at 10:36 p.m. Roll call vote: Ayes – 6 – Nays – 0.

MOTION: Commissioner Sandahl moved, seconded by Commissioner Hlas, to recommend approval of a setback variance to allow a class-II restaurant within 1,000 feet of a residential use. Roll call vote: Ayes – 6 – Nays – 1 (Scanlan).

MOTION: Commissioner Sandahl moved, seconded by Commissioner Schindler, to recommend approval of a site plan/building permit authorization for a 3,859 sq. ft McDonalds restaurant on Lot 2, Block 1, McDonalds Orchard Place. Roll call vote: Ayes – 6 – Nays – 1 (Scanlan).

B. Rockport, LLC Mixed Business Campus Comprehensive Plan Amendment

Chair Kurtz opened the public hearing.

CD Director Benetti provided a presentation.

Commissioner Schindler was unclear as to why the applicant would want to make this change as the uses are already allowed under the original comprehensive plan.

Chair Kurtz reasoned that the applicant likely is not getting many commercial inquiries as a lot of things have changed post-Covid.

Commissioner Scanlan commented that he would like to see more job creation from this area. Commissioner Scanlan asked if there would be limited access points from CR 42.

CD Director Benetti stated that the access points shown on the “blob plan” were conceptual and not set in stone. The two access points on the northeast part of the site will likely not be needed if the proposed use is approved.

Commissioner Prewitt asked if the applicant had provided any new percentages for the different uses.

CD Director Benetti stated that the developer could best answer but that the consultant advised that the uses be re-evaluated as the market has changed and other large office users have needed to close.

City Attorney Hills clarified that the request this evening is to remove Figure 4.2 from the Comprehensive Plan. This Figure shows the uses that are allowed and where they are to be placed. If the Figure is removed from the Comprehensive Plan, any of the allowed uses can go in any of the parcels.

Commissioner Scanlan asked if staff and the applicant could compromise on the percentages and bring that forward at the next meeting.

City Attorney Hills stated that application presented to the City must be acted on as-is. The City does not get to make revisions to it.

Commissioner Schindler asked if there have been companies turned away from these sites because of Figure 4.2 being included.

CD Director Benetti deferred to the applicant.

The applicants, Matt Duffy (Monroe Moxness Berg) and Russ McGinty (North Central Commercial Real Estate) were present for additional comments and questions.

The Planning Commission had a five-minute recess.

Chair Kurtz asked if there were any comments from the public.

Resident, Cindi Dayus (169 Strese Lane), stated some considerations the City and applicants should follow regarding environmental best practices for this site.

With no further comments, Chair Kurtz closed the public hearing. This item will be brought forward at the next meeting.

5. LAND USE

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, February 5, 2025, 7:00 p.m. The next City Council meeting is Thursday, January 23, 2025, 7:00 p.m.

7. ADJOURNMENT

Vice Chair Scanlan asked for a motion to adjourn.

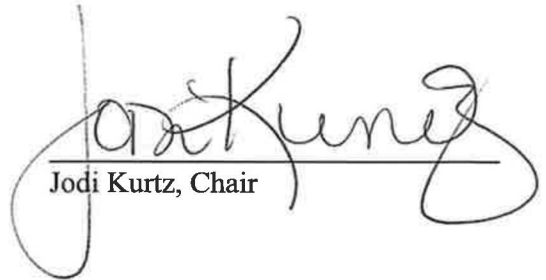
MOTION: Commissioner Scanlan moved, seconded by Commissioner Hlas, to adjourn the meeting at 9:10 p.m. Roll call vote: Ayes – 7 – Nays – 0.

Respectfully submitted,

Breanna Vincent

Breanna Vincent, Planning Department Assistant

Approved by the Apple Valley Planning Commission
on 02/05/2025.



Jodi Kurtz, Chair

Alex Sharpe

From: Community Development
Sent: Thursday, January 2, 2025 11:11 AM
To: Tim Benetti; Alex Sharpe; Sydnee Stroeing
Subject: FW: Notice of Public Hearing | Proposed Amendments to the Comprehensive Plan | City of Apple Valley

Sent: Tuesday, December 31, 2024 1:54 PM
To: Community Development <commdev@AppleValleyMN.gov>
Subject: Notice of Public Hearing | Proposed Amendments to the Comprehensive Plan | City of Apple Valley

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam:

I am in receipt of your notice of public hearing scheduled for January 15, 2025, regarding the proposed amendments related to The Rockport, LLC.

I have lived south of this section since 2004. It would be great if a large portion of this area remain undeveloped due to the presence of wildlife living in the area. There is an active coyote pack that has made the area their home for several years. Additionally, I have witnessed the presence of deer, Great-Horned owls and eagles.

The City of Apple Valley has an overabundance of liquor stores, medical facilities, fast food establishments, etc.

It would be great to retain an area within the city for wildlife.

I appreciate the opportunity to voice an opinion.

Thank you.

Sincerely,

Amy PirkI
[REDACTED]

Alex Sharpe

From: Community Development
Sent: Thursday, January 9, 2025 1:35 PM
To: Tim Benetti; Alex Sharpe; Sydnee Stroeing
Subject: FW: Comment on proposed amendments to The Rockport LLC sand and gravel mining area

See below.



Breanna Vincent | Planning Department Assistant

☎ (952) 953-2575

✉ breanna.vincent@applevalleymn.gov

🌐 www.applevalleymn.gov

📍 7100 147th Street W. | Apple Valley, MN 55124

From: [REDACTED]
Sent: Thursday, January 9, 2025 1:21 PM
To: Community Development <commdev@AppleValleyMN.gov>
Subject: Comment on proposed amendments to The Rockport LLC sand and gravel mining area

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Apple Valley
Community Development Department

Good afternoon and thank you for the opportunity to provide comment on the proposed amendments to The Rockport LLC sand and gravel mining area and Mixed Business Campus in advance of the hearing scheduled for January 15, 2025.

We are homeowners adjacent to the parcel for which the amendment to the land use is proposed, as owners of 15233 Florist Circle, Apple Valley, MN 55124. As homeowners next to the proposed land use change, we would like to provide our comments and discontent with the proposed changes.

Our neighborhood is residential and very family oriented. There are many elementary and secondary school children living in the neighborhood and who walk to bus stops and to the pool within our community. When we purchased this property, that family, residential feel was a major reason we selected this neighborhood. This amendment to the land use of the adjacent property concerns us, in that an increase from a majority office use to industrial use would impact the quality of life in our neighborhood.

The increase of industrial development would likely bring more noise, pollutants, and large truck traffic to our community. We purchased this home with the understanding that the adjacent property was zoned for mostly office space. I understand the notice mentions that after COVID the demand for office space decreased, however more and more employers are requiring staff to come back into the office, and the pendulum appears to be swinging back toward in office work for many businesses.

Please consider the community and adjacent homeowners and do not amend the land use to allow for an increase in industrial use of this property. The neighborhood is more appropriate for office, retail or residential use. We previously lived in Rosemount, MN and are very familiar with the community concerns surrounding the refinery and industrial areas by homeowners there. We are very disappointed to be faced with a potential increase in industrial land use to be permitted next door to our property in Apple Valley. This proposed amendment in land use would negatively impact the nature of our neighborhood and our property values.

Thank you,

Rebecca Arsenault Herize
Luis Herize Lopez

Breanna Vincent

From: Denise Siewert [REDACTED]
Sent: Monday, January 27, 2025 11:51 AM
To: Community Development
Subject: Rockport LLC Hearing

You don't often get email from dsiewert68@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I have received notice of the hearing and I am unable to attend. I wanted to point out that there is an active Eagles nest in the area in or next to the property being discussed. The nest is in a tree on the boundary of the quarry and Regatta Park. It is a young nest that I had the pleasure of watching the Eagles build. I wanted to make sure that the city was aware as I believe that is where the eventual expansion of 155th street will be.

We enjoy being able to watch the eagles and photograph them. We just want to be sure that the appropriate actions are taken to protect them.

Denise Siewert
15579 Finch Ave

February 1, 2025



Apple Valley City Council Members	Apple Valley Planning Commission
Apple Valley City Administrator	Apple Valley Community Development Director
The Fischer Family	Rockport, LLC
Senator Erin Maye Quade	Rep. Robert Bierman Rep. John Huot

State and City Leaders, Commissioners, and Property Representatives,

Apple Valley Eco Advocates (AVEA) is a community-based volunteer organization whose members are actively restoring and maintaining natural spaces in local parks, providing outreach on sustainable practices, and advocating in the public, business, and private sectors to promote sustainability for a resilient community. As President of AVEA and a resident of Apple Valley and Minnesota, I am writing to you about data centers. According to the City of Apple Valley's website, a technology center with a total of five data center structures is proposed at the Orchard Place development. Our neighbors in Rosemount, Farmington, Eagan, and Hampton are in various stages of developing their own data centers. While such developments bring technological advancement and economic growth, it is essential to carefully assess and mitigate their potential impacts on the community and environment. I appreciate recent efforts at the legislative level with HF 245 to restrict data center development to industrial zones under a Conditional Use Permit (CUP). This is a fair approach to allow public input on the data centers coming into their neighborhoods. Minnesotans have made significant investments in clean energy. It is vital that our progress towards net-zero carbon emissions by 2050 and 100% carbon-free electricity by 2040 is not compromised by high-energy land use.

I attended the January 15th Planning Commission Meeting, and I appreciate the thoughtful questions and careful consideration shown by the Commissioners to the requested changes to the 2040 Comprehensive Plan. It was clear to me that the decision makers are concerned about our community with this high-energy, large-scale proposed development being presented for approval. With a significant number of data centers proposed in Dakota County, the concern is mounting over how to meet the incredible amount of energy required to operate so many facilities in a condensed geographic area, while also supporting clean energy initiatives in other sectors such as transportation and building heating/cooling.

A second concern with data center development is the environmental impact of the facility's cooling method. To reduce energy consumption for cooling, some data centers pull water from groundwater aquifers. The DNR's response to the AUAR 2024 Update highlighted this concern we share – it is unknown what impact multiple data centers, located in the same general area and fed by the same aquifer, will have on the community's drinking water supply. The Met Council projects significant reduction in stormwater infiltration due to urbanization by 2040 (Page 30: [Met Council Water Supply Planning](#)). I appreciate that the AUAR 2024 Update includes more robust water reuse strategies with the addition of water storage tanks and with an enlarged volume of holding water in the stormwater ponds. Water harvesting and greywater systems are integral to include in development to ensure communities have access to safe and healthy drinking water with our region's projected decline in water infiltration due to urbanization.

*Advocating for practices that preserve the environment
avecoadvocates@gmail.com*

In the City of Apple Valley's 2040 Comprehensive Plan, it emphasizes the importance of sustainable growth, water conservation, renewable energy integration, and habitat preservation. To ensure that the Orchard Place development aligns with community and environmental priorities, we respectfully ask:

1. Whether a data center or other development is built at Orchard Place, integrate sustainable energy systems and energy-efficient technologies to minimize grid impact and to support Minnesota's zero-carbon commitments.
2. Whether a data center or other development is built at Orchard Place, integrate sustainable water systems that protect and conserve our drinking water, and reduce wastewater generation.
3. Whether a data center or other development is built at Orchard Place, integrate native grassland and tallgrass prairie into the site to help support the Rusty Patched Bumblebee and other pollinators.

Minnesota residents and businesses have stepped up for our environment by investing in net-zero carbon initiatives. With the unprecedented climate realities we are currently experiencing – intense rains and flooding impacts, periods of drought and dangerous heat waves, increased number of poor air quality days, more intense and destructive wildfires – we cannot backtrack on our progress towards clean energy. It is vitally important that the commitment to 100% carbon -free electricity by 2040 not be compromised in the name of data centers. Attached to this letter is more information on the impact data centers have on the environment, and potential strategies to consider in mitigating those impacts, as Minnesota contemplates more of these developments.

We urge all stakeholders to prioritize sustainability measures in the Orchard Place project to ensure a harmonious integration of this project into our community and ecosystem. Thank you for considering these recommendations. We look forward to the continued work of the legislature to protect our communities and their environments, and we welcome an Orchard Place that reflects the values of our livable community here in Apple Valley.

Sincerely,

Cindi Dayus

Cindi Dayus

Apple Valley Eco Advocates

President

Key Environmental Issues Associated with Data Centers and Potential Mitigation Strategies

Until technological innovations are developed to reduce energy consumption of data centers, a region-wide Comprehensive Plan would help guide decision makers on the impact of multiple data centers concentrated in close geographic proximity.

- **Energy Consumption:** Data centers are among the largest consumers of energy globally, with a typical facility consuming 50 to 100 MW annually—equivalent to powering tens of thousands of homes (<https://energyinnovation.org/expert-voice/how-much-energy-do-data-centers-really-use/>). Without sustainable energy strategies, reliance on fossil fuels exacerbates carbon emissions and strains the energy grid. Failing to implement sustainable energy strategies in data center operations can hinder Minnesota's renewable energy goals by increasing the demand for non-renewable energy sources. This not only counteracts efforts to transition to clean energy but also contributes to higher greenhouse gas emissions, undermining the State's commitment to achieving net-zero carbon emissions by 2050 and 100% carbon-free electricity by 2040.

Sustainable Energy Strategies:

- **Renewable Energy Integration:** Renewable energy options are just one component of a sustainable energy strategy to support Minnesota's renewable energy and carbon reduction goals. Data centers could invest in renewable energy production, coupled with battery storage, to reduce grid reliance (<https://www.whitecase.com/low-carbon-data-center>).
- **Heat-to-Power Conversion:** Waste heat from servers can be reused (<https://datafloq.com/waste-heat-usage>).
- **Water Usage:** Traditional water-cooled systems consume millions of gallons annually, often pulling from drinking water aquifers. This not only reduces local water availability but also generates wastewater requiring municipal water treatment.

Water Conservation Strategies:

- **Closed-Loop Cooling Systems:** These systems recycle water within the facility, significantly reducing water consumption and wastewater generation (<https://www.datacenterknowledge.com/closed-loop-cooling>).
- **Liquid Immersion Cooling:** In this method, servers are submerged in a thermally conductive but electrically insulating liquid. This approach drastically reduces water usage and can improve cooling efficiency by directly managing heat at the component level (<https://datacenters.lbl.gov/liquid-cooling>).
- **Direct-to-Chip Cooling:** This technology uses liquid-cooled plates attached directly to server chips to transfer heat away. Direct-to-chip cooling minimizes water use and is significantly more efficient than traditional air cooling (<https://www.datacenterknowledge.com/direct-chip-cooling>).



Primrose School of Apple Valley
15455 Embury Path
Apple Valley, MN 55124
952.683.9595
fax 952.222.3983
PrimroseAppleValley.com

4/2/2025

To: City of Apple Valley Planning Commission, City Council, and all City Staff involved in planning, development, and land use decisions

From: Primrose School of Apple Valley; Vincent Schultz

Re: Proposed comprehensive plan amendment and technology park application for the 134-acre data center campus at the former Fischer Sand and Aggregate site

Dear Members of the Apple Valley Planning Commission and City Staff,

We are writing as concerned Apple Valley business owners to urge you to reject or delay the proposed comprehensive plan amendment and technology park application for the 134-acre data center campus at the former Fischer Sand and Aggregate site. While we recognize the potential for economic growth, the project's significant risks to our community's resources, quality of life, and long-term planning outweigh its promised benefits. We respectfully request that you consider the following issues before moving forward.

First, the data center's resource demands threaten our infrastructure. At a peak water usage of 4 million gallons per day—even with an annual estimate of 8 million gallons—this project could strain our local aquifers at a time when groundwater sustainability is a growing concern across Minnesota. The state's 2023 water use already neared its appropriation limit (2.32 billion gallons vs. 3 billion), and adding data centers risks tipping the balance. Similarly, the power demands, likely in the tens of megawatts, burden Xcel Energy's grid as it transitions from coal and faces rising electrification needs. Without a transparent, third-party impact study, approving this risks overextending our water and power capacity for an uncertain return.

Second, the noise from this campus could erode Apple Valley's suburban livability. Oppidan claims operational noise will stay below 50 dB(A) at the property line, but industry examples—like Amazon's Virginia data centers, where noise reached 50-60 dB(A) over 600 feet—suggest a constant hum from cooling systems could disturb residents near Pilot Knob Road and County Road 42. Construction noise, potentially 70-85 dB(A) during the day, only adds to the disruption. Our zoning code sets strict noise limits to protect residential areas, and this project's scale (five buildings, 860,000-1,050,000 square feet) raises doubts about compliance. An independent noise assessment, not just developer assurances, is essential to safeguard our community's peace.

Third, the economic benefits appear overstated. The promise of 200 permanent jobs and a \$1.08 billion GDP boost relies heavily on temporary construction work (11,982 job-years over three years), while data centers elsewhere, like Meta's in Rosemount, sustain fewer than 100 long-term positions. Tax incentives, common in such projects, could further shrink



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revenue for Apple Valley. Compared to the hype, the reality looks thin—Farmington residents suing over a similar data center's unfulfilled promises echo this skepticism. We deserve a hard look at these numbers, not just MN DEED projections, to ensure this isn't a net loss for our city.

Finally, approving this sets a troubling precedent. Rezoning 134 acres for a sprawling technology park aligns with the 2040 Comprehensive Plan's "Industrial" label, but risks clashing with its broader vision for balanced growth near residential zones. If this moves forward unchecked, it could invite more resource-intensive projects, drifting from the sustainable, community-focused development Apple Valley has prioritized. A pause for state-level data center guidelines would better protect our city's future.

We urge you to deny or delay this proposal until Oppidan provides rigorous, independent studies on water, power, noise, and economic impacts, and until Minnesota clarifies policies for data centers statewide. Apple Valley's residents and businesses deserve caution over haste, ensuring our resources and quality of life aren't sacrificed for speculative gains.

Thank you for considering our concerns—we trust you'll prioritize our community's long-term well-being in your decision.

Sincerely,

Vincent & Melisa Schultz

Vincent Schultz, CPA

Franchise Owner

Primrose School of Apple Valley

The Leader in Early Education and Care®

15455 Embry Path

Apple Valley, MN 55124

952-683-9595 (school)

952-222-3983 (fax)

www.primroseapplevalley.com

Breanna Vincent

From: Cindi Dayus <[REDACTED]>
Sent: Saturday, April 5, 2025 11:57 AM
To: Clint Hooppaw; Lisa Hiebert; John Bergman; Tom Melander; Ruth Grendahl
Cc: Community Development
Subject: 2040 Comp Plan Amendment Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor Hooppaw and City Council,

I attended the April 2nd Planning Commission meeting when the Commissioners decided on the requested 2040 Comp Plan amendments specific to Orchard Place development. I'm extremely proud of the Commissioners that voted

- 1) to deny recommending the amendment in the effort to protect the rights and wellbeing of the nearby neighbors who made home purchasing decisions based on the current Comp Plan and would be impacted by the noise, heat, and pollution emissions of data center operations;
- 2) to protect our water systems that were not designed for the excessive water treatment required by data center operations;
- 3) and to protect equitable access to drinking water for Apple Valley residents in the face of decreasing groundwater availability.

During the presentation by City staff regarding the 2040 Comp Plan amendments, data was provided to the Commissioners on water system modeling performed by the city's consultant engineers that indicated any data center development at Orchard Place would exceed the 19.1 MGD max rate the built water system infrastructure anticipated. While there was mention by City staff that with investments the water system infrastructure could be upgraded, no justification for doing so was made by either City staff or the applicant, nor does increasing the water treatment capacity address the water supply concerns.

When the issue is brought before the Council, will you vote to protect the rights and well-being of the residents living near the proposed site who would be impacted by the noise, heat, and pollution from emissions, to protect our precious drinking water from an unsustainable draw rate, and to protect our climate against a high-energy priority user that could undermine taxpayer investments into 100% carbon-free electricity by 2030?/

In that April 2nd Planning Commission there was a Public Notice that resulted in a recommendation for Skyline Social & Games as well as the high-density residential development just to the South of the proposed Technology Park. Skyline Social & Games is an exciting development for Apple Valley as the business model is one that will be popular with the residents of Apple Valley and beyond. The tournaments that the business hosts will bring in spending from beyond our borders and benefit the broader community. It was unfortunate that the applicants for Skyline Social & Games did not stay for the remainder of the meeting to learn of the proposed data center development that would impact their small business – Skyline's outdoor patio and games won't be so popular when patrons are subjected to the noise, heat, and pollution emissions from a data center across the street.

I urge you and the other Council members to prioritize a harmonious integration of the Orchard Place developments into our community and ecosystem. Thank you in advance for consideration of the health and welfare of Apple Valley residents and businesses when the proposed amendment to the 2040 Comp Plan is presented to you for vote. I welcome an Orchard Place that reflects the values of our livable community here in Apple Valley, and hope that your vote continues to uphold those values.

Sincerely,

Cindi Dayus

169 Strese Lane



Breanna Vincent

From: Breanna Vincent
Sent: Monday, April 21, 2025 1:31 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, April 17, 2025 6:36 PM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address	
Subject	NO to 2049 Comp Plan Amendment!
Message	Do not support 2040 Comp Plan Amendment! Bad for nearby residences/ neighbors, bad for the city!
Name	Martha Zappe
Phone Number	

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Tim Benetti
Sent: Thursday, May 1, 2025 12:53 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <Charles.Grawe@applevalleymn.gov>
Sent: Thursday, May 1, 2025 11:34 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: Fw: Online Form Submittal: Council Contact

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, May 1, 2025 11:31:01 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address	
Subject	Proposed Changes to the 2040 Comp Plan
Message	Dear City Council Members,

I am a longtime Apple Valley resident writing to you with concerns about the possibility of a data center being built on the corner of County Rd. 42 and Pilot Knob Road. I am asking you to follow the example set forth by our Planning Commission in their review of this proposal, and to deny the

proposed 2040 Comp Plan Amendment.

Allowing the proposed changes to the 2040 Comp Plan would permit a single land user such as a data center. The creation of a data center at this site (or anywhere in Apple Valley for that matter) would have the following impact:

- It would threaten Job Creation Zone intent of the 2040 Comp Plan. A data center does not provide continual employment as proposed in the 2040 plan.
- It threatens the energy security and equity of the community due to the significant energy requirements and critical operations of data centers.
- It threatens noise and emissions protections to nearby residents and businesses if industrial use is expanded to encompass the entire area.
- And above all it threatens the drinking water quantity and quality of Apple Valley due to significant water usage and would exacerbate Apple Valley's PFAS problem with less groundwater for dilution. After being told of the quality of our current water, I have started filtering my drinking and cooking water. We cannot sustain more drains on our water sources. This is of paramount importance.

As a City Council you are tasked with great responsibility to the citizens of this city. In addition, as I'm sure you are aware, we do not exist in a bubble and whatever happens in our city has an impact on our neighboring communities. In the same vein, what goes on in our adjacent cities affect us. I mention this because as you are aware, Dakota County has a number of other data centers and facilities that will draw on our resources. I ask you to take this into consideration as you prepare to vote on this all important issue. As I stated to the Planning Commission, Apple Valley has been a livable community with a great quality of life. I hope that we can keep it that way.

Thank you for your time and thoughtful attention to this matter.

Barbara Landes
14398 Embassy Way

Name

Barbara Landes

Phone Number

██████████

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Breanna Vincent

From: Breanna Vincent
Sent: Friday, May 2, 2025 8:13 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, May 1, 2025 4:06:13 PM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address

[REDACTED]

Subject

Upcoming council meeting

Message

I just want to once again express my opinion regarding the possible allowance for allowing the data center to be allowed in Apple Valley. I am strongly opposed to this for many reasons. As a long time Apple Valley resident, I have been impressed by the long-term planning that this city has functioned so well for so long. Changing the plan for the last remaining plot of land to allow the data center does not make sense, that plot should stay as the original long-term plan. The data center will require lots of water. I am well aware that the city is facing water problems dealing with Pfas. The cost to do that will be expensive and to put added pressure on our water source will create even more money. With the possible water pressure possibly put on our aquifer by existing and planned data centers it does not make sense. The data center will also require on our electricity on grid. The data center will also be an eyesore for existing housing. Once the building is built, what will happen when and if it closes down. Who will take over a building seven times bigger than the new menards? Small businesses will provide an increase in the tax base and if one fails it can easily be repurposed. Again, the long-term pressure on water use needs to be addressed I believe at the state level which is out of your hands, put why add more stress by letting one be in Apple Valley? The planning commission did a great job weighing the pros and cons and I fully support and respect their diligence in nixing the change to the long term plan. As a

taxpayer I see no short or long term value in allowing the data center to be built. Thanks for all you do, please do not allow the data center to be built, stay with the long term plan.
Sincerely Len and Luana Bierlein

Name	Leonard A Bierlein JR
Phone Number	[REDACTED]

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Breanna Vincent

From: Breanna Vincent
Sent: Monday, April 28, 2025 8:18 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, April 25, 2025 5:32:09 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address	
Subject	no to comp plan amendment
Message	The city does not need an industrial endeavor butting up right next to the residential and business developments in the area proposed for the data center. The water and energy demands alone of this center would affect delivery of services to those living and working in the area. Too much is unknown and can't be known about this development to make it something in Apple Valley's best interests.
Name	LYNN BAUMERT
Phone Number	

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Breanna Vincent

From: Breanna Vincent
Sent: Monday, May 5, 2025 2:05 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, May 4, 2025 9:40 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address

[REDACTED]

Subject

no to comp plan change/data center

Message

Minnesota is being invaded by data center plans, which I don't think have our best interests in mind. The present map I've seen on the one proposed for Apple Valley does not fit in with the surrounding communities. Its water and energy consumption will not make it a good neighbor. The lack of head-of-household jobs provided make the project not healthy to the business community. I've lived in a community in the past where the tax breaks a large business received didn't translate into support for the schools or larger community issues. Please put energies toward acquiring other concerns that have the interests of the whole of Apple Valley in mind. Thank you for your consideration!

Name

LYNN BAUMERT

Phone Number

[REDACTED]

Email not displaying correctly? [View it in your browser.](#)

From: Charles Grawe
To: Christina M. Scipioni; Tim Benetti
Subject: FW: Online Form Submittal: Council Contact
Date: Monday, December 29, 2025 9:22:16 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, December 24, 2025 11:24 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

Data center delays

Message

I'm writing in regards to the data center voting that keeps getting brought up in the council meeting minutes and continually gets delayed by the developer. How long are we going to continue allowing this delay. I'm pretty sure you are aware of the growing opposition to this data center in the center of town. It is my hope that you allow no more delays. The advisory council already voted no to the current proposal. What has changed to allow a new vote? Are they addressing the water usage? The noise and vibration of the surrounding areas? The increased cost we must bear to higher utilities? I can't believe with all the current news out there about the negative impacts of these buildings, we're still considering the project.

I would like to know where this council stands in this issue. Did you have to sign NDA's? What assurances going forward is the council going to provide that the best interest of the city is involved and not the interest of a few.

Name

BJ Knight



Email not displaying correctly? [View it in your browser.](#)

From: Community Development
To: Tim Benetti
Subject: FW: Comp Plan Amendment for AV Technology Park
Date: Monday, December 29, 2025 8:30:11 AM

From: Karla & David McKenzie [REDACTED]
Sent: Friday, December 26, 2025 3:16 PM
To: Community Development <commdev@applevalleymn.gov>
Subject: Comp Plan Amendment for AV Technology Park

We were in attendance at the December 23 City Council meeting when the CPA action was tabled to January 22, 2026 and share the frustration of many at the meeting that this keeps getting delayed.

It was implied that this new information from the developer is about the private well issue from the State. We would hope that your department can post this information along with all supporting data to your data center website, well before the next meeting, so we can understand the new information and properly address it.

In addition, we would be helpful that the data center website can be updated with all the meeting minutes, engineering reports, developer correspondence, citizen's comments and updated drawings. There have been several meetings that this issue has been discussed, and the various support documents are located in several places, making it difficult to find information.

Thanks for all your help and patience during this last year.

Dave & Karla McKenzie
6403 131st Court
Apple Valley
[REDACTED]

Breanna Vincent

From: Chad Rainwater <[REDACTED]>
Sent: Wednesday, December 17, 2025 9:34 AM
To: Community Development
Subject: "Technology Park"

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning and thank you for reading this email. I'm writing to express my concerns regarding the proposed technology park.

When Orchard Place was in conception the city had excellent plans to make this a destination area for residence and community engagement through restaurants, medical, residential and commercial uses.

This is the last of the major developmental areas in our city and you still have the opportunity to do something unique that will attract visitors, create LASTING employment, build a sense of community and help elevate the living environment in Dakota County.

Other than tax dollars, there is no benefit for the city with this proposal. The job gains are short term and often not benefiting Dakota County employees.

I know people will write in about the negative impacts of the Data Centers but even beyond that I'd encourage the city to have the confidence in the original plans, exercise patience in the development process and stay the course of the master plan without using prime real estate for data centers. Let's create a destination center that ties in with our downtown development. We can do better!

Thank you

Chad Rainwater
15855 Dumont Lane
Apple Valley, MN

Website Inquiry Form:

Submitted Time: December 18, 2025 3:31 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Tere Michels

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

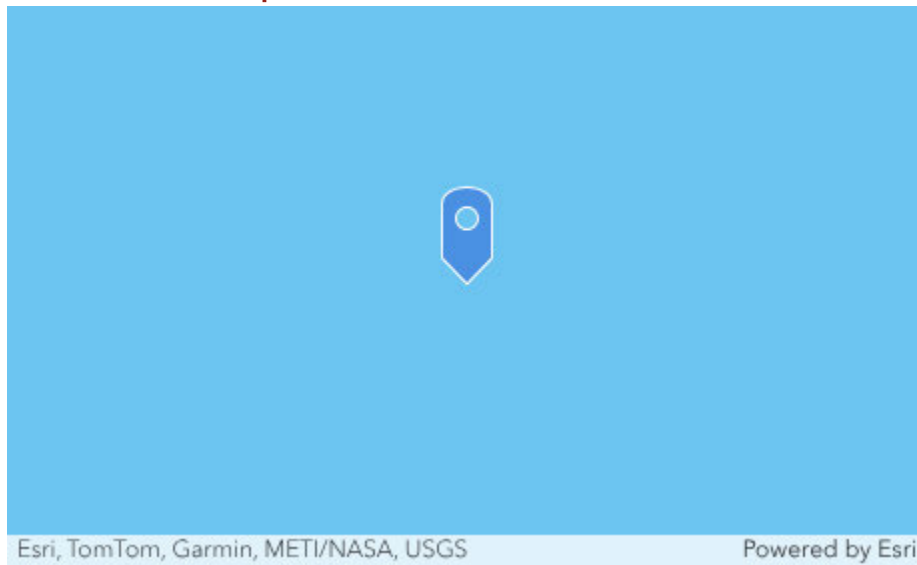
Request, Question or Comment:

Did AV sign a NDA w/ Oppidan re: a data center? I thought so. I have heard yes and no with regard to a data center being buildt here. As a constituent, I say NO. NO. NO. Transparency is key to honesty. Apple Valley is better than secrets. Apple

Valley is better than the disadvantages a data center will bring to our city. I appreciate the work you do, but I expect better of the Council.

Location Description

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: Stacey Nguyen <[REDACTED]>
Sent: Monday, December 22, 2025 8:38 PM
To: Community Development
Subject: Proposed Data Center - questions and concerns

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Subject: Concerns Regarding Proposed Apple Valley Technology Park / Data Center

Dear Mayor Hooppaw, City Council, Planning Commission Members, and City Staff,

I am a resident who lives near the proposed Apple Valley Technology Park / data center site. I appreciate the opportunity to provide public input and would like to share several concerns before any approvals are considered.

First, I am concerned about water usage associated with large data center facilities. Given existing demands on local water resources, I would like to understand how this project could affect residents.

Second, I have concerns about electric infrastructure and reliability. Please clarify what upgrades may be required, who will bear the costs, and whether residential service or rates could be impacted.

Third, I am worried about quality-of-life and public health impacts for nearby neighborhoods, including noise from cooling systems and backup generators, negative impacts on property values. Health impacts from air pollution are a serious concern, including asthma, lung cancer, other cancers, heart attacks, cognitive decline, and other medical issues. A large residential community is located across the street from the proposed data center, on the opposite side of Pilot Knob Road.

I also request greater transparency in the planning process. Clear, publicly available information about environmental impacts, Public Health impacts, and infrastructure demands is important so residents can make informed comments.

Thank you for your time and consideration.

Sincerely,

Stacey Nguyen
Apple Valley, MN resident

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:54 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Hooppaw Contact



Tim Benetti | Community Development Director



(952) 953-2576



tim.benetti@applevalleymn.gov



www.applevalleymn.gov



7100 147th Street W. | Apple Valley, MN 55124

From: Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov>
Sent: Monday, December 22, 2025 9:38 PM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>; Tom Lawell <Tom.Lawell@applevalleymn.gov>
Subject: Fw: Online Form Submittal: Hooppaw Contact

Please add to the public comments.
Thanks.



Clint Hooppaw, Mayor

City of Apple Valley, Minnesota

7100 West 147th Street

Apple Valley, MN 55124

(952) 953-2501

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 22, 2025 7:49 PM
To: Clint Hooppaw <clint.hooppaw@applevalleymn.gov>
Subject: Online Form Submittal: Hooppaw Contact

Hooppaw Contact

Return e-mail address	████████████████████
Subject	Data center
Message	Mayor Hooppaw - I live on 134th St Ct in Apple Valley. As you convene to vote on the data center topic, please remember your constituents during your vote. We do NOT want a data center in Apple Valley. How city council votes on this topic will absolutely be central to how citizens vote next election. Please make the right choice for Apple Valley residents and don't let a data center plunder our resources while adding little value to the community.
Name	Josh Richards
Phone Number	██████████

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:55 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <charles.grawe@applevalleymn.gov>
Sent: Tuesday, December 23, 2025 8:21 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 6:32 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

No to zoning change for data center

Message

The takeaway from the Sunday Star-Tribune story on data centers in the state: they make demands on cities with no promises to contribute significantly to residents' well-being. The proposed center will be a drain on our energy and power needs. Please put the brakes on Oppidan's development plan. There are too many unanswered questions and too much reluctance to answer them. Keep Apple Valley anchored to Minnesota. Thank you for the tough decisions that await you.

Name LYNN BAUMERT

Phone Number



Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:55 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
(952) 953-2576
tim.benetti@applevalleymn.gov
www.applevalleymn.gov
7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <charles.grawe@applevalleymn.gov>
Sent: Tuesday, December 23, 2025 8:21 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 7:28 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

rezoning Orchard Lake development

Message

Dear City Council Members,
My family and I have lived in Apple Valley since 2015. We want to strongly communicate our opposition to a data center right down the road from our houses in the Orchard Lake development. Data centers contribute nothing to creating a strong community, endanger our water supply, provide few jobs, take valuable land away from more productive and community-oriented issues, and have a limited lifetime. I can simply think of no reason that is in the public interest to allow

for a data center right in the heart of our community. I understand a vote is before the Council tonight on amending the 2040 plan to allow for a MBUC in the development. Please vote no on the amendment.

Name	Danya Leebaw
------	--------------

Phone Number	
--------------	---

 not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: John Winter [REDACTED] >
Sent: Tuesday, December 23, 2025 9:47 AM
To: Community Development
Subject: 12/23 Agenda - Resident concern/position on the data center MBC zoning topic (Proposed Technology Park)

You don't often get email from the [REDACTED] [Learn why this is important](#)

As a resident of Apple Valley, I am urging you not to allow the rezoning of the Orchard Place concept in the 2040 Comprehensive Plan for a Mixed-Business Campus (MBC). I cannot attend the meeting this evening, but have been following the issue and have read through all the meeting files.

I don't feel the applicants have adequately addressed the committee's environmental and water/sewer infrastructure concerns AND I do not think a data center is a good use of city land. As we have seen throughout the country, data centers driving this AI bubble:

-
-
- place an incredible burden on a city's water/sewer/power infrastructure, resulting in
- higher costs and lower quality services for residents/businesses
-
-
-
- Have negative impacts on noise/air/water quality which we here in MN hold of high importance
-
-
- Are shortsighted in that they take our resources and gives very little in return (jobs,
- income, etc.)
-

In addition to the committee concerns and lack of transparency from the applicants, please strongly consider the desires of residents in rejecting the MBC zoning request.

Thank you,

John Winter
15789 Highview Dr.
Apple Valley, MN 55124

Website Inquiry Form:

Submitted Time: December 23, 2025 3:58 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Nancy Speaker

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

I am an Apple Valley resident of over 30 years and am very concerned about the proposed Data Center - 2040 Mixed Business Campus. This is not what our city needs.

You have been serect and sneaky in letting the citizens you represent know what exactly is going on. I have always been so proud of my city and how it is run (thanks to Mayor Mary) but not now with the NDA's you have apparently signed regarding this project.

I don't see how this is a good outcome for our city... we already have a water shortage problem specific during drought years along with higher water costs due to the clean up needed to remove PFAS in our water. And nobody needs higher electricity prices along with the negative environmental impacts that will surely follow.

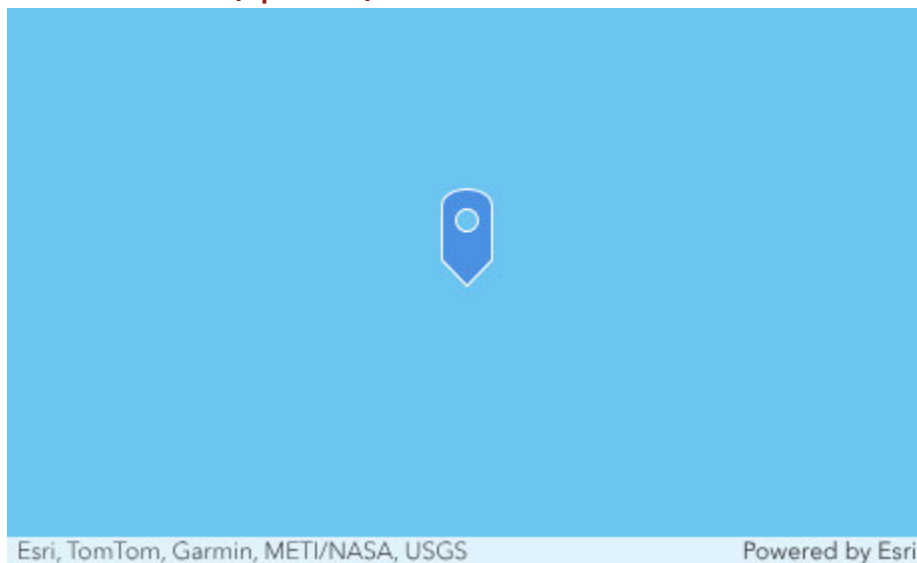
I ask that you continue to place your faith in the Planning Commission's research on this issue and vote NO on the proposed 2040 Comprehensive Plan Amendment.

sincerely,
Nancy Speaker
Palomino Drive Apple Valley

Location Description

cty rd 42 & johnny cake

Issue Location (optional):



Transcription of Voicemail received December 23, 2025

From: Maryann Frietsche / [REDACTED]

“Hi, my name is Maryann and I am a new resident of Apple Valley. I purchased a townhome in the Cobblestone area last year and I truly think Apple Valley is an incredible place to live and the Cobblestone area is genius and I know that the City was very involved in establishing it with the parks it has access to the public and is incredible. I lived in the Twin Cities 30 years ago in St. Paul and I came back because my kids grew up here of course. When I saw there was going to be redevelopment where the big dig is over there which you’re addressing tonight, I thought what a good opportunity for Apple Valley to create another community like Cobblestone residential because there’s only so much real estate left in Apple Valley and that development there has incredible residential of all kinds and make Apple Valley the pre-eminent town or suburb in the Twin Cities area and in my opinion, is really amazing. Putting a data center there shocked me, the thought of it. Not just the environmental part but that real estate, once used, that’s it. The biggest plot I can see left in Apple Valley, why not make the most of it for the people that live here and not put something heavy construction like the data center? I know data centers are very bad for the environment and using water up and we can’t afford that and electricity which will make our bills go up and is bad in general. Just imagine what could happen in that area and I’ve thought about that since I moved here and what could happen there. I hope you’ll be inspired by my phone call. My name is Maryann Frietsche, I live in Cobblestone Lake and my phone number is [REDACTED]. Thank you for all you do in the City of Apple Valley and happy holiday!”

Breanna Vincent

From: Breanna Vincent
Sent: Tuesday, December 23, 2025 12:10 PM
To: Breanna Vincent
Subject: FW: Data center

-----Original Message-----

From: NANCY GREENLY <[REDACTED]>
Sent: Tuesday, December 23, 2025 11:56 AM
To: Christina M. Scipioni <cityclerk@applevalleymn.gov>
Subject: Data center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Apple Valley city council members,

I am emailing you today, to express my hope that you vote against a data center being built in Apple Valley. Data centers emit a large amount of air pollution, water pollution and noise pollution. Data centers emit nitrogen oxide, formaldehyde, forever chemical gas(pfas gas) and fine particulate matter as small as 2.5 microns (pm2.5). These chemicals put into the air can travel hundreds of miles, and the fact that they are already building a data center in Rosemount will give citizens in our area double the pollution. Public health costs associated with U. S. Data centers are projected to reach 10 to 20 billion annually by 2030. There is no safe level of pm 2.5, so any emitted by a data center is unsafe. An example is in California, data center health impacts tripled in 4 years. There are reports in numerous states of young women having increased miscarriages, middle aged men with organ failure and an increased rate of rare cancers and lung cancer in people who have never even smoked. In Louisiana areas around data centers are called "cancer alley", and in general, areas right around data centers are called "sacrifice zones" because they know the disease that they will cause. Let's talk noise pollution, safe sound levels are 70 decibels or lower according to the American speech-language-hearing association, exposure to sounds 85 decibels and above are considered harmful to hearing. Data centers can run between 85 and 100 decibels, and they run 24 hours a day. Some residents have described it as having a lawn mower in your living room 24 hours a day. Other residents describe low-pitched roars interspersed with high-frequency screeches. Data centers, like this one in Apple Valley, are increasingly being built in densely populated areas so they can access their power grids. That brings me to the cost. Wholesale electricity costs have gone up as much as 267% from 5 years ago near data centers and that cost is being passed on to consumers. I am not interested in being forced to subsidize costs for big tech. They not only use an exorbitant amount of electricity but also water. Apple Valley does not need this strain on our resources resulting in higher costs for us. Also, the average data center employs fewer than 150 workers and most of them are not local, so we would not even be reaping the benefits increased jobs. The lives of the people in the city you represent should be your number one priority, a vote for this data center would demonstrate that they are not. I want you to know that I will work tirelessly to ensure that any of you who vote for this data center will never be elected again, and people who value human life put into office.

Website Inquiry Form:

Submitted Time: December 23, 2025 8:46 PM

Contact Information:

Contact Preference:

No follow up needed

Phone Number:

Email Address:

Name or Business Name:

Maureen Dilley

Topic:

Planning and Zoning

Sub-Category:

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

I would like to express my concern regarding a possible data center in Apple Valley. I am very strongly against it. The past 2 years we have received requests to conserve water through the summer. Obviously, our system can not handle the

necessary demands of such a facility.

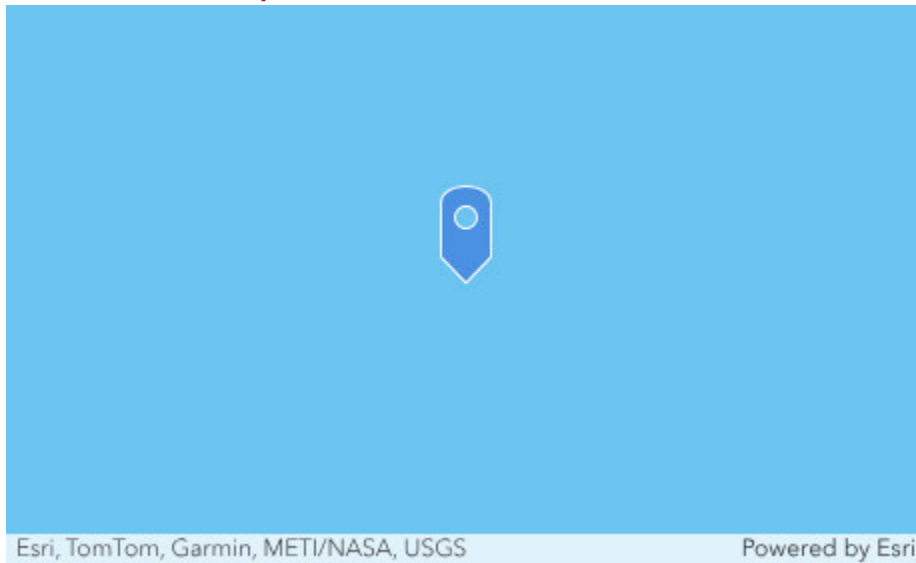
We don't need the stress on our electrical grids and I certainly don't want to hear the constant noise that would probably be produced. Please vote against this.

Maureen Dilley

Apple Valley resident

Location Description

Issue Location (optional):



Add a Photo:

Christina M. Scipioni

From: bonita szymanski [REDACTED]
Sent: Tuesday, December 23, 2025 3:34 PM
To: Christina M. Scipioni
Subject: feedback for tonights council meeting

ADVERTISEMENT You don't often get email from bonita_email@yahoo.com. [Learn why this is important](#)

I would like to share my input for tonight's vote regarding the data center for Apple Valley. In the strongest of terms, I am apposed Apple Valley allowing for a data center. These centers are a tremendous strain on energy/ water resources and will put a drain on utilities (which often result in higher costs). They typically come with significant noise, and very few local jobs.

Frankly, it is getting very expensive to live in Apple Valley. It seems like there is a property tax increase and / or levy every year. As you know, property taxes are going up significantly for 2026. Residents cannot afford higher utility / energy costs also.

Please vote against allowing a data center in Apple Valley !!!

Very concerned citizen
Bonita Szymanski

Christina M. Scipioni

From: Charles Grawe
Sent: Tuesday, December 23, 2025 1:17 PM
To: Christina M. Scipioni; Tim Benetti
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 11:53 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address

Subject

Data center

Message

Hello Mayor Hooppaw and City Council,

You have an important decision before you on December 23rd when you vote on agenda item 5.B: Amendment to 2040 Comprehensive Plan Regarding Mixed-Business Campus (MBC) Land Use Guidance & Related Text. During the Public Hearing on the matter in February of this year the Planning Commissioners heard from residents and voted not to recommend the amendment after careful consideration. You have trusted the Planning Commissioners to perform their duties and bring the resident voice to the design process with almost no differing voting history. As a resident of Apple Valley myself, I ask that you continue to place your faith in the Planning Commission's considerable due diligence and thorough research on this issue and vote no on the proposed 2040 Comprehensive Plan Amendment.

The reasons laid out in the proposed Resolution Denying the Request for a Comprehensive Plan Amendment (CPA) included in the City Council Meeting Agenda packet for the December 23rd meeting could not make clearer all the reasons voting no is the right decision for this application at this time. As President of Apple Valley Eco Advocates, I am gravely concerned that a data center - which is the land use the CPA

means to accommodate - will negatively impact the environment and with it the quality of life for residents. It appears I am not the only one; a significant portion of residents have contacted the city to vocalize their opposition to the data center at Orchard Place. While their reasons vary, the common motivation behind the opposition of residents are concern over the environmental impacts and the negative impact to the quality of life of those living with a data center in their neighborhood - there are examples all over the country of what those impacts to do a community. The applicant has done little to alleviate those concerns, and in fact has not yet even provided the requested data necessary for city staff to assess how the requested CPA will impact both the East and West portion of the undeveloped Orchard Place parcel. On behalf of the members of Apple Valley Eco Advocates, we are urging you to vote no on the proposed CPA. Thank you in advance for considering the health and welfare of Apple Valley residents and businesses as you cast your vote on the amendment to the 2040 Comp Plan. We welcome an Orchard Place that reflects the values of our livable community here in Apple Valley, and hope that your vote continues to uphold those values.

Sincerely,
Cindi Dayus
Apple Valley Eco Advocates

Signing and agreeing with this statement as well. I do not want anymore data centers in our backyards. The statistics show how dangerous they're for our health and environment. Our electricity and water. This is not wanted in our neighborhood. Please do not allow this!

Name	Michelle
------	----------

Phone Number	<i>Field not completed.</i>
--------------	-----------------------------

Email not displaying correctly? [View it in your browser.](#)

Charles Grawe

From: noreply@civicplus.com
Sent: Tuesday, December 23, 2025 9:35 AM
To: Charles Grawe; Clint Hooppaw; John Bergman; Ruth Grendahl; Lisa Hiebert; Tom Lawell; Tom Melander
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

Proposed Data Center CPA

Message

Hello Mayor Hooppaw and City Council,

I am writing to share my input ahead of your council meeting today, December 23rd on agenda item 5.B: Amendment to 2040 Comprehensive Plan Regarding Mixed-Business Campus (MBC) Land Use Guidance & Related Text.

As a resident of Apple Valley, I ask that you continue to rely on the Planning Commission's efforts and research on this issue and vote no on the proposed 2040 Comprehensive Plan Amendment.

There are examples all over the country of communities building these data centers in the middle of where people live, just like this proposed plan, that have wreaked havoc on the community surrounding the data center.

These real existing examples have me worried about the following for our community:

Impact on our area's electrical grid, increasing electricity costs for all residents at a time when living expenses are already high.

Use of generators has a significant impact on air quality.

The extensive use of water and its impact on residents.

Noise and light pollution

The applicant has not provided any information to alleviate

these real concerns.

Please vote no on the proposed CPA. Thank you for considering the health and welfare of Apple Valley residents and businesses as you cast your vote on the amendment to the 2040 Comp Plan.

Thank you for considering my input.

Name

Heather Winter

Phone Number



Email not displaying correctly? [View it in your browser.](#)

Charles Grawe

From: noreply@civicplus.com
Sent: Tuesday, December 23, 2025 9:16 AM
To: Charles Grawe; Clint Hooppaw; John Bergman; Ruth Grendahl; Lisa Hiebert; Tom Lawell; Tom Melander
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address [REDACTED]

Subject data center

Message City council: please at this time vote against data centers, numerous reasons, noise within city area is unacceptable, the usage of power, may adversely affect the available power for our homes (air cond) especially with the 2040 plan for natural power generation, water consumption for cooling and adverse affect on water table especiall in summer, we currently have watering restrictions for a reason, correct,

Respectfully Richard Olson

Name Richard Olson

Phone Number [REDACTED]

Email not displaying correctly? [View it in your browser.](#)

Charles Grawe

From: noreply@civicplus.com
Sent: Sunday, December 21, 2025 1:12 PM
To: Charles Grawe; Clint Hooppaw; John Bergman; Ruth Grendahl; Lisa Hiebert; Tom Lawell; Tom Melander
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

Vote No on Apple Valley Data Center

Message

Dear Mayor and Council Members, I am writing to express my opposition to the proposed AI data center in Apple Valley. First, our city already has water issues with some wells shut down due to PFAS. The taste of our water has changed since I moved here in 1992 (including excessive chlorination and an off smell) resulting in my family investing in an expensive drinking water purification system. A data center could further erode water quality and quantity. When our water sources are empty, there are no free refills. Second, noise and environmental pollution (including from backup generators) are issues. Who will be ensuring compliance and policing violations? That is an issue faced by other communities that greatly impact livability much further than the .5 miles who received notices from the city. Third, that land parcel could be put to better use to meet ever-increasing needs for affordable and senior housing. Fourth, such centers are reminiscent of the death star—offering no aesthetic benefit to the community—quite contrary to the amazing things happening in Apple Valley parks and schools. Fifth, electrical costs are likely to skyrocket. Finally, data centers don't actually offer many long-term jobs and top positions are usually given to management with expertise who move in from other areas—thus it would be of little benefit to the local work force. Please vote NO on the proposed data center in our community.

Name

Patrice Siefert

Phone Number



Email not displaying correctly? [View it in your browser.](#)

Charles Grawe

From: noreply@civicplus.com
Sent: Sunday, December 21, 2025 10:10 AM
To: Charles Grawe; Clint Hooppaw; John Bergman; Ruth Grendahl; Lisa Hiebert; Tom Lawell; Tom Melander
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address

[REDACTED]

Subject

AV technology Center

Message

Mayor and Council,
I feel sorry for you in trying to digest the huge volume of information included in the Tuesday night council packet on the data center. It feels like the developer and landowner are trying to bully the City into a quick decision without proper information.

For the last large remaining parcel of undeveloped land in AV to settle for a data center with no jobs, would be tragic. Please support the planning commission and deny the CPA request.

Dave & Karla McKenzie

Name

David McKenzie

Phone Number

[REDACTED]

Email not displaying correctly? [View it in your browser.](#)

Christina M. Scipioni

From: Charles Grawe
Sent: Tuesday, December 23, 2025 11:13 AM
To: Tim Benetti; Christina M. Scipioni
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 10:55 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

Data Center Vote

Message

Please vote no to the proposed Data Center. The increased energy and water consumption is not beneficial to the community, and aside from the initial jobs during construction, Data centers offer very little jobs and even smaller contribution to the community.

Name

Wesley Nacara

Phone Number



Email not displaying correctly? [View it in your browser.](#)

F [REDACTED]

From: Dana Penkivech [REDACTED]
Sent: Sunday, December 22, 2024 12:13 PM
To: Community Development <Community.Development@applevalleymn.gov>
Subject: Data Center

[REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello-

I'm not sure it is factually accurate but there are rumors going around about a potential data center being added to AV. I would be very much opposed to this, for multiple reasons. 1st and foremost, I'm under the impression that they do not generate a significant number of long term jobs. 2nd-I understand they utilize a very significant amount of water and energy. I am not supportive of utilizing our resources to subsidize a company that does not produce a significant return to our community.

Please advise if these comments are inaccurate.

dana

Dana Penkivech

[REDACTED]
[REDACTED]

From: Tim Benetti
Subject: FW: Public Comment: Apple Valley Data Center Proposal
Date: Friday, January 17, 2025 3:39:50 PM

From: Mike Nistler [REDACTED]
Sent: Friday, January 17, 2025 1:33 PM
To: Community Development <Community.Development@applevalleymn.gov>
Subject: Public Comment: Apple Valley Data Center Proposal

[REDACTED]

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Hi, I saw State Senator Maye-Quade's newsletter that Public Comment is available.
Here is my comment:

If the data center is lawful and complies with regulations, then approve it and let commerce happen. State Senator Maye-Quade notes that data centers can be used for illegal or shady purposes. Yes, that is true of any data center anywhere, but not a reason to subject it to additional scrutiny different from any other business.

Mike Nistler
13750 Hanover Way
Apple Valley, MN 55124
[REDACTED]

From: [Community Development](#)
To: [Tim Benetti](#)
Cc: [Alex Sharpe](#)
Subject: FW: AUAR & Possible Data Center
Date: Friday, January 17, 2025 8:07:50 AM

-----Original Message-----

From: Susan Wehrenberg <[REDACTED]>
Sent: Thursday, January 16, 2025 6:52 PM
To: Community Development <commdev@applevalleymn.gov>
Subject: AUAR & Possible Data Center

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Hello Tim,

I heard you mention last night that the “other” Rockport issue will be discussed at a future Planning Commission meeting or meetings. Can you please share when you will have items related to a data center on the agenda?

I’m new to this and only know what I’ve read in the papers. From this point, what are the steps for a data center to get approved for that space?

For the record, I am not opposed to data centers. We need them. But I am very hopeful that any new ones built will use renewable energy, as the President’s recent executive order requires for data centers on federal land.

I also believe data centers should use best water conservation practices since we know our aquifer is slowly being exhausted.

My overarching goal is to leave the planet in somewhat decent shape for my grandkids.

Thanks in advance for any info you can share.

Sue Wehrenberg
13550 Hershey Ct
[REDACTED]

Breanna Vincent

From: Monique Strong <[REDACTED]>
Sent: Friday, January 24, 2025 2:32 PM
To: Community Development
Cc: Darcy Strong
Subject: Proposed data center

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I'm writing with concern for the land use application received for a technology park/data center. I see many potential demands: water use, electricity use, and potential noise generated by the proposal, but I'm not seeing the benefit. As an Apple Valley resident for 15 years, I'm not interested in seeing this built 2.5 miles away from me unless I see clear benefits, of which at this point there are none.

Thanks for your consideration,
Monique Strong
12640 Eveleth Path

Breanna Vincent

From: Denise Siewert <[REDACTED]>
Sent: Monday, January 27, 2025 11:51 AM
To: Community Development
Subject: Rockport LLC Hearing

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To whom it may concern,

I have received notice of the hearing and I am unable to attend. I wanted to point out that there is an active Eagles nest in the area in or next to the property being discussed. The nest is in a tree on the boundary of the quarry and Regatta Park. It is a young nest that I had the pleasure of watching the Eagles build. I wanted to make sure that the city was aware as I believe that is where the eventual expansion of 155th street will be.

We enjoy being able to watch the eagles and photograph them. We just want to be sure that the appropriate actions are taken to protect them.

Denise Siewert
15579 Finch Ave

Breanna Vincent

From: ROBERT J LINDA CRAWFORD <[REDACTED]>
Sent: Wednesday, January 29, 2025 8:41 PM
To: Community Development
Subject: Proposed Data Center

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I believe the proposed data center/technology park should not be built, it will use a tremendous amount of electricity and water, bottom line I do not feel it is the right fit for Apple Valley.

Thank you,

RJ Crawford
12024 Gantry Lane
Apple Valley, Mn 55124

Alex Sharpe

From: Charles Grawe
Sent: Sunday, February 2, 2025 3:12 PM
To: Tom Lawell; Tim Benetti; Alex Sharpe
Subject: Fw: Online Form Submittal: Bergman Contact

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, February 1, 2025 7:05:20 AM
To: Charles Grawe <cgrawe@ci.apple-valley.mn.us>; John Bergman <John.Bergman@AppleValleyMN.gov>
Subject: Online Form Submittal: Bergman Contact

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Bergman Contact

Return e-mail address

[REDACTED]

Subject

Data Center proposal

Message

I am an Apple Valley resident who is very concerned about the proposed Data Center. The real strain on our water supply is being underestimated. MN continues to struggle with year over year droughts: Summer 2022, Summer 2023, Winter 2023-2024, Fall 2024 and now currently Winter 2024-2025. We must guard our precious natural resources. A very large Data Center is already being built nearby in Rosemount. We don't need another one so close to us.

The other concern is the constant noise they produce for homeowners living nearby. Rezoning an area to allow an industry in, at the detriment to the neighborhood, is horrible. The Apple Valley Council Members are supposed to represent and advocate for its residents. To value industry tax dollars over residents' needs is frustrating. I have been following the Farmington residents' concerns over the proposed Data Center being built in their backyard. Farmington council members decided money was more important than residents' needs. Now the entire project is on hold as Castle Rock is suing Farmington. Sadly, it was Castle Rock who listened to

Farmington residents' concerns. A residents' home is supposed to be a place of refuge, of peace and often a person's greatest asset. Don't devalue the home of a tax paying, voting resident of Apple Valley!! Please LISTEN to your residents and advocate for our best interests.

Jill Dunbar
Apple Valley Resident

Name	Jill Dunbar
Phone Number	

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Alex Sharpe

From: Charles Grawe
Sent: Sunday, February 2, 2025 3:12 PM
To: Tim Benetti; Alex Sharpe
Subject: Fw: Online Form Submittal: Council Contact

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, February 1, 2025 11:08:04 AM
To: Charles Grawe <cgrawe@ci.apple-valley.mn.us>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@AppleValleyMN.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Tom Goodwin <Tom.Goodwin@AppleValleyMN.gov>; Tom Lawell <tlawell@ci.apple-valley.mn.us>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

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--

Council Contact

Return e-mail address	[REDACTED]
Subject	Data centers
Message	I spent last evening with a longtime good friend who lives in Farmington who lives next to a proposed data center site. It was eye opening to find out that there is not any updated state supervision of data centers. Water usage can be huge with the ability to affect the water availability and quality for all of us. The long term usage of water can certainly go up over time. I feel that the city of apple valley and certainly the state of Minnesota should be aware of anticipate the short- and long-term problems involved in supporting a data center such as water usage, noise, and electricity drain. Thanks for your response on this question....
Name	Leonard A Bierlein JR
Phone Number	[REDACTED]

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Breanna Vincent

From: Len Bierlein <[REDACTED]>
Sent: Monday, February 3, 2025 1:36 PM
To: Community Development; Cathy Johnson; Susan Wehrenberg
Subject: Added questions

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commdev@applevalleymn.gov

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I got a response from Alex about my input and if I had a question. I actually do, I will try to be specific... How much water will the proposed data center use? What percent is that of the use currently? The use for Apple Valley proper, and for Dakota County?

Will the data center use a closed circuit to limit water use?

When and if a cap is generated for water usage will it be unchanged in the future? I had heard that a cap was placed on the new center in Rosemount yet if they needed more at some point it was guaranteed.

How will the electricity generated by the data center be used? Will it all go to the data center?

What are the benefits for the city, for the county, for me as a long term AV resident?

What incentives are being discussed for the eventual data center?

Thanks for the opportunity to respond....Len

Len Bierlein

Breanna Vincent

From: Kelly Perrine <[REDACTED]>
Sent: Tuesday, February 4, 2025 4:03 PM
To: Community Development
Subject: Public Comment - Proposed Technology Park
Attachments: Article 13.pdf

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City of Apple Valley
Community Development
7100 147th Street West
Apple Valley, MN 55124

RE: Proposed Apple Valley Technology Park

Apple Valley Planning Commission,

Thank you for the opportunity to comment on the proposed Rockport LLC Technology Park within the Fischer Mining and Apple Valley Redi-mix site.

In reviewing the Alternative Urban Areawide Review (AUAR) published in December, 2024, I have found several concerns which should be addressed as you review the proposed technology park. Please see below.

- The area is currently zoned as Sand & Gravel, Retail Business and Limited Business, and the Planning Commission is proposing to amend Chapter 155 of the City Code of Ordinance to create a new zoning district of Mixed-Use Business Campus. This amendment is poised to pave the way to allow for the technology park to be implemented within the proposed development. However, Minnesota Sen. Bill Lieske introduced a bill that, if passed, will require data centers spanning more than 800,000 square feet to be constructed under a conditional use permit in an industrial district (see attached Pioneer Press Article). The proposed technology park is in excess of 800,000 square feet, and would, as such, be required to be built in area zoned as industrial. Approving this proposed development while there is still pending legislation that would result in this facility to not be allowed for construction in this location is not in the best interest of the public.
- The AUAR states, in Section 25. Dust, Odors, Noise, on page 64, "A site-specific noise study will be conducted to ensure that state and local requirements for noise are being met." It is not in the public's best interest for the City to approve the proposed development when there is not an updated 2024 noise study included in the AUAR. The 2007 AUAR update included a noise study for the proposed development at that time (pages 60-62).
- The AUAR states, in Section 26. Visual Impacts, pages 64-65 that the project will not create adverse visual impacts. It also states, "To the extent possible, visual impacts will be reduced by placing the structures below adjacent roadway grade, berms, building materials and other design or landscaping. Future development designs could consider incorporating the use of MnDOT Approved Products for luminaries to minimize blue light, which can be harmful to birds, insects and fish." The technology park will require extensive lighting for safety as it requires 24/7 operation. Visual Impacts will clearly result from the lighting during nighttime hours.

This will impact residential areas, as well as migratory bird and pollinator populations. The National Audubon Society, U.S. Fish and Wildlife Service (USFWS) and other agencies have done extensive studies on the negative impacts caused by light pollution relating to migratory birds. The Mississippi Flyway, of which the City of Apple Valley is within, is used by 325 bird species and roughly 40 percent of shorebirds and waterfowl in North America. Permitting the technology park to be developed in this location would cause extensive light pollution and threaten these species. In addition, the USFWS announced a proposed rule to list the monarch butterfly as threatened under the Endangered species Act, accompanied by a 4(d) rule and critical habitat designation. The Monarch Joint Venture cites recent publication indicating substantial probability for "quasi-extinction" of the Eastern monarch butterfly migratory population within 20 years if ambitious habitat restoration and conservation goals are not achieved. Several studies have been published which show that nighttime light pollution can disturb diurnal migratory monarch butterflies, disrupt the circadian clock of monarchs and induce abnormal activity.

- Oppidan Investment Company, and the subsidiary Colorado-based Tract, which are the entities proposing the technology park, have several pending litigations relating to the construction of data centers in the United States. One such litigation is against the City of Farmington, and claims that "Tract has a proven history of preying on unsuspecting small municipalities in states that have no regulation on the data center building industry." Key 1 within the 2040 Comprehensive Plan Update's Vision for Apple Valley states, "Governance in Apple Valley encourages and facilitates public involvement." The City of Apple Valley should learn from the disregard that the City of Farmington paid to public comments submitted relating to the technology park that now has pending litigation, and should reconsider if the technology park aligns with the Vision for Apple Valley.

- Section 13. Water Use, page 28 shows that expected water use is to be 2,555,548 gallons per day. However, studies have shown that 1 megawatt data centers can use up to 7 million gallons a day for cooling. What modeling was done to come up with the 2,555,548 gallons per day included in the AUAR? What mega watt size is the proposed data center going to be? The proposed development should not be approved until the applicant has done their due diligence to provide accurate water usage estimations.

I appreciate your consideration of these matters. I will also be sharing my comments with Mayor Clint Hooppaw.

Thank you,



Kelly Perrine
Apple Valley Resident

AT THE CAPITOL

Bill would restrict new data centers

Industrial zoning would be required



By Mars King

mking@pioneerpress.com

Minnesota Sen. Bill Lieske introduced a bill Wednesday that, if passed, could limit where new data centers can be built.

The bill would require data centers spanning more than 800,000 square feet to be constructed under a conditional use permit in an industrial district, a contrast to current zoning laws that allow for the centers to be built in mixed-use commercial industrial areas.

“By no means is this an anti-data center bill. It’s meant to be a guideline for where they can be placed,” said Lieske, a Republican representing parts of Dakota County including Farmington.

Lieske, chief author of the bill, said it is a bipartisan effort with co-authors including DFL Sens. Erin K. Maye Quade and Judy Seeberger.

The bill defines “industrial district” as an area of land that allows manufacturing facilities.

By restricting data centers to such properties, Lieske said, “people will not have to live within 250 feet of a data center.”

Lieske has already received praise from some Farmington residents who are suing the city over a cluster of data centers to be built near their neighborhoods.

The project, called the Farmington Technology Park, could result in up to 12 data center buildings totaling over 2.5 million square feet. Tract, the developer for the project, said at full buildout the project could approach \$5 billion.

Eight miles north in Rosemount, Meta, the parent company of Facebook, is constructing an \$800 million data center spanning some 700,000 square feet, just under the threshold described in the bill.

Data centers over 800,000 square feet are considered “hyper-scale,” Lieske said, as

they use significant amounts of water and electricity.

In terms of pushback on the bill, "Some representatives are concerned with removing the rights of local government bodies," Lieske said Wednesday.

"We need data centers, it's necessary, let's just do it wisely," he said.

If passed, the bill notes an effective date of June 20 and "applies to enterprise data centers constructed on or after that date."

Rep. Drew Roach, a newly-elected Republican representing Farmington, will carry the companion bill in the House, Lieske said.

Breanna Vincent

From: lynn baumert <lynnbaumert@hotmail.com>
Sent: Friday, February 7, 2025 9:52 AM
To: Community Development
Subject: Data center proposal

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Too many questions regarding water and energy uses. Those resources belong first to the people of Apple Valley.Thanks but no thanks to locating a data center there.

Sent from my iPhone

Breanna Vincent

From: Brad Blackett <[REDACTED]>
Sent: Friday, February 7, 2025 12:56 PM
To: Community Development
Subject: Question for the extended open comment period for Public Hearing on the Data Center Proposal

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Tim

I have a quick question about park dedication funding.

My questions stem primarily from the presentation at the Planning Commission meeting. There, the Oppiden representative made it sound that the required setbacks, landscaping berms, and native grasses, combined with the construction of required stormwater treatment ponds and paved trails to meet the project's Natural Resources Permit, also go towards satisfying the project's contribution to the Park Dedication Fund.

Also, are design and right-away allowances adequate for bike trail alignment and traffic separation for the Johnny Cake Road Greenway Corridor? Then would this easement also be considered as a concession to the Park Dedication Fund?

Is it true that the city will allow those measures in lieu of cash to support park enhancement elsewhere in the city?

Brad Blackett
457 Reflection Rd
Apple Valley

Breanna Vincent

From: Lorene'S Gmail <[REDACTED]>
Sent: Friday, February 7, 2025 2:58 PM
To: Community Development
Subject: Public comment data center

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Public comment data center: my neighborhood is bordered by 158th and Pilot Knob. The development of this large plot will impact Apple Valley for generations. The mixed use of shops and restaurants and housing so far seems to fit community needs. I am concerned about the density we have allowed so far, more green areas should be included overall and myself and my family object to a data center with large water and power usage in the middle of our city. The development teams need to know that while we accept growth, that large businesses with small employment opportunities are not where the citizens of Apple Valley want to use limited space. Please count my feedback against the data center development.

Lorene Schwab
Apple Valley resident
Sent from my iPad

Breanna Vincent

From: jean anderson <[REDACTED]>
Sent: Saturday, February 8, 2025 8:43 AM
To: Community Development
Subject: Data Center

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Long term Apple Valley resident here. I have no opposition to the new proposed data center. We need to keep up with the times. Would prefer natural gas usage for generators as opposed to diesel, cleaner and better for the environment. Jean Anderson 13362 Greenleaf Ct. Apple Valley

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Breanna Vincent

From: Karla & David McKenzie <[REDACTED]>
Sent: Sunday, February 9, 2025 5:01 PM
To: Community Development
Subject: Please, no Data Center in Apple Valley

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Hello,

There are several reasons why a data center should not be located in Apple Valley:

- Apple Valley has limited space available. The last thing that should occupy that space is a data center. We don't have the wide open areas that some of our neighboring cities do.
- A data center doesn't produce anything. It only takes up space. As I mentioned in my first point, space is a valuable commodity in Apple Valley.
- The number of jobs created by a data center is limited in regards to the amount of area it uses.
- The aesthetics of it will be minimal. It will look like a jail with huge, nondescript buildings surrounded by double fencing. This is in a very prominent area of Apple Valley. It just doesn't suit the site.

In addition to these concerns, the developer of the data center says they want to locate in Minnesota because our goal of clean energy production by 2040 matches their clean energy policies, too. Besides paying for the cost of connecting to our grid, which they said they would, they should also contribute to Minnesota's clean energy production, rather than just take from it.

There are also water concerns. Many neighboring cities are already either in the process of building or are considering data centers. Will the use of water to cool all of those computers affect the aquifer that we all depend on for our municipal water needs?

There are just too many unknowns, and the known aspects of this data center, in my opinion, just don't fit with the direction or vision of Apple Valley's future.

Thank you for your consideration,
Karla McKenzie

Breanna Vincent

From: Alex Sharpe
Sent: Wednesday, February 12, 2025 10:00 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

Please place this in the public record folder and redact email and phone number.

Thank you,
Alex



Alex Sharpe (AICP) | City Planner
☎ (952) 953-2569
✉ alex.sharpe@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Tom Lawell <tlawell@ci.apple-valley.mn.us>
Sent: Tuesday, February 11, 2025 5:26 PM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>; Alex Sharpe <Alex.Sharpe@applevalleymn.gov>
Cc: Charles Grawe <Charles.Grawe@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

This one came in to the City Council tonight. Please respond back to Mr. Bierlein letting him know we received his message and noting it will become part of the official public record.

Thanks,
Tom



City of Apple Valley
Tom Lawell, City Administrator
Phone: 952-953-2578
Email: tom.lawell@applevalleymn.gov
7100 147th Street W
Apple Valley, MN 55124
www.applevalleymn.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, February 11, 2025 5:16 PM
To: Charles Grawe <cgrawe@ci.apple-valley.mn.us>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@AppleValleyMN.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Tom Goodwin

<Tom.Goodwin@AppleValleyMN.gov>; Tom Lawell <tlawell@ci.apple-valley.mn.us>; Tom Melander
<Tom.Melander@applevalleymn.gov>

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Council Contact

Return e-mail address

[REDACTED]

Subject

Upcoming council meeting

Message

Sorry that I will not be able to attend the next meeting, I will be in New York spoiling two grandkids.... I did attend the last meeting of the planning commission. I was impressed with the staff for their professionalism and the discussion of having a data center in the last remaining section of AV development. I am deeply concerned about the placing of a data center which would take up half of that area. I am concerned for many reasons, the primary one is the added usage of water, I just don't think that is a good reason to have it there. With the possibility that there could be 10 data centers in Dakota County, the overuse of water is a probability. I also am not sure the why of having a data center there, of what value will it be to me as a long term resident and taxpayer of AV. The planning committee had many hard questions if that was the best use of that area which if I understand was originally planned for mixed business. I believe that more jobs would be created with the original plan, and it would be a much better use of the area. I am also concerned that a building 5 times the size of Menards would not be a facility that would be of use if it was abandoned in the future whereas replacing smaller buildings would be much easier to handle in the future as needed. A well-constructed center is already planned in Rosemount in a much more industrial site. I am also concerned about the amount of electricity that will be needed for the data center. In the planning commission there was some concern about electrical output for the other half of the section. I have always been impressed with the short- and long-term planning that the city has shown. To me this is not a change to be made for this area for a data center. I believe the developer has already failed to get a data center in Dakota County and is not necessarily trustworthy. In summary, I do not believe that the data center should be placed in that area and will be deeply disappointed if the council sees otherwise.

Thanks for the opportunity to express my opinion. Len Bierlein

Name Leonard A Bierlein JR

Phone Number



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Breanna Vincent

From: Patrick Luke <[REDACTED]>
Sent: Tuesday, February 11, 2025 11:56 AM
To: Community Development
Subject: Data center

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Comments on Planning Commission Meeting - February 5

I attended the Planning Commission meeting on February 5, where I listened to the presentation on the proposed data center. The area in question is currently being zoned as a business park.

I appreciated all the comments from Planning Commission members regarding the concerns about water availability for residents and the future implications of data centers. I believe these are crucial points that need careful consideration.

I urge the Planning Commission to give thoughtful consideration to the rezoning issues. It is known that business parks can often turn into other uses, such as churches, making future predictions challenging. I strongly believe that data centers should be zoned as utilities, regardless of the developer's perspective.

Historically, the phone company was considered a utility because it received and transferred information. Similarly, today we are transferring information through data centers. Those who utilize these centers for storage or as transfer stations pay fees, which aligns with the utility model.

There should be specific criteria to define what constitutes a business park, such as the requirement for a storefront or the way it serves the community. While utilities might have office spaces, their primary work areas may differ significantly from that of a business park.

In conclusion, I recommend that the Planning Commission carefully evaluate the zoning criteria and consider reclassifying data centers as utilities to better reflect their function and impact on the community.

Patrick Luke
13647 Holyoke Lane
Apple Valley, MN 55124

Patrick T. Luke
NEW e-mail address [REDACTED]

Breanna Vincent

From: Karla & David McKenzie <[REDACTED]>
Sent: Tuesday, February 11, 2025 3:05 PM
To: Community Development
Subject: AV Planning Commission Rezoning for Orchard Place

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Dear Tim,

After attending the Feb 5 commission meeting and reviewing the video from the 1/15 meeting, I have the following comments:

Timing

There is a strict calendar that the City needs to follow in rezoning requests, normally 120 days. The project memo stated that the time started 12/30/2024. How can the timing be considered when the submittal lacks several important documents such as traffic studies, employment goals, noise limits, hours of operations.

Also the rezoning application is for a zone that doesn't yet exist. The MUBC zoning passed the planning commission but has not yet been added to the City Council agenda. When will that happen and how long does the Met Council review take?

Submittal Application

The proposed technology campus is a single light industrial use for most of the site. This is not in the spirit of mixed use. The subdivision immediately to the east has an understanding that this development would have a commercial buffer between them and the light industry. It was also reasonable to assume building heights would be consistent with other Apple Valley light industrial uses, not 80 foot tall structures.

The proposed use doesn't come close to the anticipated job creation envisions in the comp plan for this site.

The 134 acres shown as the site is very misleading. The preliminary plat shows 95.89 acres of platted land after ponds and public right of way areas are removed. Another 6 acres should be removed for the substation and commercial lot in the northwest corner. The City staff memo correctly comments that this needs to be resolved before any action can be taken. The rezoning request that Outlot A (53.229 acres) be platted at an outlot, yet the building permit authorization and CUP shows two large buildings on this outlot.

The plan states that the building coverage will be about 15% and the floor area ratio (FAR) of about 20%. The comp plan had envisioned a FAR of 30 to 40 %.. Using a corrected plat size, the FAR would be about 25%.

The plan does not meet the proposed building setbacks in the new ordinance.

Where is the traffic study? How many trucks per day will arrive at the site? How many construction workers are expected on a per day basis? Where will they park? Where will the construction equipment be staged? Will they be required to meet the City curfew for construction work? (The 12,000 job years over 3 years quoted by Rockport translates to 2,000 to 3,000 construction personnel per day) .

The substation area should also have a screening berm.

The plan does not show any fence details..

There is about 13.5 acres of "trafficable gravel surface". There is no mention of where the backup generators will be located. but it is assumed that it will be on those large gravel parking lots. Are gravel parking lots permitted by the light industrial code? Should these areas be counted towards the square footage of the buildings? How many generators are being proposed? How often will they need to be tested? How are they screened? Will there be an hourly restriction on this testing? Will there be a limit on how many hours of week that testing will be allowed? How much diesel will be used on a daily or weekly schedule for testing? Will there be a spill containment system for the diesel storage? How much total storage of diesel will be on site?

What percentage of the buildings will be over 50' tall?

Matt Duffy from Rockport in the January 15, 2025 planning commission meeting described Orchard Place as being a "cool development" for the City and he was 95% sure that remaining undeveloped land would not be a single use. Neither of these comments are transparent. The proposed MUBC zoning district was intended to be a mixed use development allowing the developer flexibility in bringing job creating jobs to Apple Valley, not a massive single use computer center with minimal jobs.

Until many of these questions and discrepancies are addressed, the application should be delayed or rejected until a better plan is developed.

Dave McKenzie
6403 131st Street Court
Apple Valley MN 55124

Breanna Vincent

From: Josh Richards <[REDACTED]>
Sent: Thursday, February 13, 2025 8:47 PM
To: Community Development
Subject: Data Center Feedback

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To whom it may concern:

I live at 8429 134th St. I'd like to voice my concerns over the proposed Data Center in Apple Valley.

My concerns revolve around the environmental impact of the data center on Apple Valley. Specifically, water and energy usage.

I'm concerned we'll be dealing with shortages of water, especially given our city's recent history. Will the data center be doing anything to catch / reuse rain water instead of pulling from our aquifers? Can they take from other non-potable water sources?

I know other entities have tried purchasing our water and shipping it to other geos before. I know the DNR strengthened regulations, but I'm concerned this is going to become a trend. Which becomes a bigger problem if the county is adding other data centers.

Will they be building any solar panels to be able to operate on solar power? What other environmentally friendly costs will they invest in to offset their local impact?

With all the data centers being proposed in the area, do we really need one within Apple Valley? Im guessing it wouldn't be hard to buyers for the area that have less of an environmental impact.

Josh Richards
[REDACTED]

Breanna Vincent

From: mary jean charlebois <[REDACTED]>
Sent: Friday, February 14, 2025 2:25 PM
To: Community Development
Subject: Data center

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How will the water usage affect the Mpls and StPaul supply 10-20 years from now if we continue to have droughts?
Mary Jean

Breanna Vincent

From: Cindi Dayus <[REDACTED]>
Sent: Friday, February 14, 2025 5:53 PM
To: Community Development
Subject: Public Hearing: Technology Park Public Comment

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Hello,

I am wondering if the applicant has addressed potential harmonic distortion issues that could occur in our community during favorable conditions if the 300 MW data center is built. I understand that sudden changes in load demand such as that of AI data centers can contribute to voltage instability, exacerbating harmonics.

Furthermore, with the substation in such close proximity to the data center development, has the applicant studied potential Electromagnetic Interference (EMI)? I understand EMI can significantly exacerbate harmonic distortion by introducing additional noise and irregularities into power systems, leading to inefficiencies, malfunctions, and equipment failures. What mitigation measures are available to mitigate EMI exposure to avoid impacting poorly shielded electronics in homes and businesses that may otherwise experience harmonic-related issues?

Thank you,
Cindi Dayus
169 Strese Ln, Apple Valley, MN 55124
[REDACTED]

Breanna Vincent

From: David Slotten <[REDACTED]>
Sent: Friday, February 14, 2025 11:48 AM
To: Community Development
Cc: Don and Ruth Grendahl
Subject: Technology park or job creation zone?

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Tim and team,

I was reviewing the feedback from staff following the public hearing. The document posted online indicates public comments were to be attached.

I am looking for those comments but cannot locate them on the website. Please direct me to those comments. I am trying to understand what we all should be considering here: What do we get and what do we give up if the project proceeds?

As a citizen of AV and long time supplier to the data center industry, I am very concerned about this project as a weak job creator and natural resource hog, inconsistent with existing long term plans. I would like to find details shared to date on expected jobs and related tax revenue forecasts. While staff properly indicates more info is needed from the developers, I believe the limited data to date should already be public information. Perhaps I'm missing it.

The limited (and decreasing!) job density of operating data centers, especially in the context of very limited development land remaining in AV, is very concerning. Hopefully I'm missing vast, reliable tax revenue that is being guaranteed to the city and it's taxpayers. I'm definitely missing the baseline expectations for jobs and tax revenue tied to more "typical", people-dense developments underlying the existing comprehensive plan.

Please increase transparency so citizens can understand what real tradeoffs are being discussed. I understand the process requires diving into countless site details, but the more substantive tradeoffs lack supporting, urgent public information and discussion.

Sincerely,
David Slotten
7719 138th St W, Apple Valley, MN 55124

Breanna Vincent

From: John Stadler <[REDACTED]>
Sent: Friday, February 14, 2025 12:59 PM
To: Community Development
Subject: Proposed Apple Valley data center

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John Stadler, a resident of Apple Valley, MN, opposes the development of a data center near his home at 42 and Pilot Knob. I am concerned about the negative impact on property values and noise levels, water usage, future limitations of resources, electrical shortages and suggests building housing instead.

This data center will not enhance but likely reduce our home values.

John Stadler

15242 Emory Ave

Apple Valley, MN 55124

Breanna Vincent

From: Barbara Bothof [REDACTED] >
Sent: Saturday, February 15, 2025 6:54 PM
To: Community Development
Subject: Proposed Technology Park

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I would like to voice my strong opposition to the Data Center being considered in the Technology Park proposed at County Road 42 and Pilot Knob Road. The amount of water when completed will have a huge impact on the water usage of Apple Valley and surrounding area ground water. I believe water is becoming our most important resource and we should be very protective of it. There is not a guaranteed forever supply of this resource. Please Do Not put this burden on the residents and taxpayers of Apple Valley.

Barbara Bothof
14356 Heywood Avenue
Apple Valley MN. 55124

Sent from my iPad

Breanna Vincent

From: Barbara Landes <[REDACTED]>
Sent: Saturday, February 15, 2025 3:07 PM
To: Community Development
Subject: Proposed Data Center

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Dear Members of the Planning Commission,

My name is Barbara Landes. I have been a resident of Apple Valley for nearly 37 years and reside at 14398 Embassy Way. I am writing to express my concerns about the proposed data center to be built on the corner of Pilot Knob and County Rd 42.

I was able to view the Planning Commission meeting/Public Hearing on February 5, including the comments from Dakota Electric and the citizens who asked to speak. I am asking that you give strong consideration to denying the change in zoning request and abandon the plans for the data center.

I am grateful for the opportunity to share these concerns with you. It seemed clear to me from the meeting that you are willing to give this matter thorough investigation. I thank you for that and for the time you have already put into becoming knowledgeable about data centers.

- My most significant concern is the high potential for water demand, especially during our hot summer months. We have had drought conditions recently that will also place demand on this resource. Is our water supply truly capable of providing for the needs of a data center and meeting the needs of the residents and businesses during these conditions? Can our water supply be sustained over a long period of time if we draw what the Data Center will require? I understand that the Met Council has projected a decline in groundwater availability by 2040. It also appears that numerous other data centers may be built within our county. Will our reserves be able to meet the demand?
- Another issue is the amount of energy that would be required by the proposed data center. Again, the peak demand for energy would be the hot summer months. Residents and businesses also experience peak demand during these months. Will our grid be able to supply all of these needs without blackouts? I'm also concerned about the number of generators this facility would require and the emissions they would produce. Air quality needs to be a high priority.
- Another environmental concern is the amount of e-waste that data centers generate. My understanding is that the generators a data center uses are replaced every 20 – 25 years. Servers are also replaced frequently. Due to the lack of state regulations or oversight, much of this obsolete equipment is not recycled for other uses, but ends up in the landfill.
- As I've mentioned in the preceding comments, there currently are not state regulations that govern or oversee the building or management of data centers in MN. We are a popular target for developers of data centers because of this lack of oversight, our favorable climate, and the tax breaks that are available for this type of industry. Who will guarantee that they are run at maximum efficiency for the sake of our environment?
- The site that is proposed for this data center is prime real estate. However the number of jobs this project would generate is estimated to be 200. That seems inadequate for the size of the space required. Can we find a better solution?

- My last question is: How does this benefit Apple Valley? For all the time I have been an Apple Valley resident, it has continued to thrive as a livable community. I trust that you have the admirable goal of continuing that quality of life for our residents and businesses.

Thank you very much for your consideration of my concerns. Your time is very much appreciated.

Respectfully,

Barbara Landes

14398 Embassy Way

Breanna Vincent

From: Susan Wehrenberg [REDACTED] >
Sent: Saturday, February 15, 2025 10:59 AM
To: Community Development
Subject: Data Center

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Planning Commission Members,

Thank you for your diligence and thoroughness in considering the impacts of the proposed data center.

I agree 100% with the points Cindi Dayus made in her well-researched letter on behalf of our Apple Valley Eco Advocates group. The energy, water and noise issues are true concerns. I feel coordination at the state level is needed to ensure area data centers are located in a strategic way that protects our water supply and enables us to meet state clean energy goals.

I also feel the site plan and elevations for this large, fence-enclosed complex show that it would be inappropriate for the location. To me, it looks like a large prison complex and would not be a good fit with the nearby residential, retail, medical and other smaller-scale buildings. I would not want to live by it nor drive by it to get to the restaurants and shopping on that side of town.

Thank you for considering our input as you make decisions for our community.

Sincerely,

Susan Wehrenberg
13550 Hershey Ct
[REDACTED]

Breanna Vincent

From: Rebekah Weum <[REDACTED]>
Sent: Saturday, February 15, 2025 10:46 AM
To: Community Development
Subject: Data Center Feedback

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I was unable to attend the meeting on Feb 5, but I wanted to share my opinion.

Please do not build a data center here. I am very concerned about noise pollution to the surrounding community, and the affect on our natural resources - especially water.

I find it ironic that city council refused to allow a few backyard chickens over concerns about noise and affect on ground water - yet they are considering a massive data center for our precious city. Ridiculous.

Thank you for your time. I hope we can continue to build a community that we all love and enjoy.
Rebekah

Breanna Vincent

From: Wendy Lu <[REDACTED]>
Sent: Sunday, February 16, 2025 1:08 AM
To: Community Development
Subject: Urgent Community Feedback: Prioritizing Family Needs for Apple Valley's Last Land Parcel

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Dear Apple Valley Community Leaders and Building Department,

As a concerned resident, I am writing to urge the city to reconsider the proposed data center development for our last remaining parcel of land. While economic growth is important, this land represents a rare opportunity to address gaps in amenities that directly impact families like mine. Below, I've outlined my concerns about the data center and alternative ideas to better serve Apple Valley's diverse and growing population:

1. Health and Infrastructure Concerns:

Data centers demand immense energy and water resources, which could strain our utilities and raise long-term environmental questions. Before approving such a project, I ask the city to transparently share studies on noise, electromagnetic fields, and projected utility costs to residents.

2. Family-Centric Spaces Are Lacking:

Apple Valley has limited affordable, year-round indoor spaces for families. For instance:

- **Urban Air** is a fantastic trampoline park for kids, but it's geared toward children and lacks amenities for all ages.
- While we **do** have a community pool, its pricing and limited facilities (e.g., no attached gym, childcare, or multipurpose rooms) make it less accessible for families compared to centers in Eagan or Inver Grove Heights.
- Southern Minnesota winters leave families scrambling for indoor recreation. A **full-service Apple Valley Community Center** (with a gym, pool, affordable membership tiers, and programming for all ages) would fill this void and keep spending local.

3. Cultural and Economic Opportunities: Our Asian community is growing rapidly, yet we lack dedicated spaces like a **large Asian supermarket** or **cultural mall**. Such a venue would not only serve residents but also attract visitors, boosting local business. The proposed data center feels like a missed chance to invest in projects that unite and uplift residents. A community center, cultural hub, or family recreation complex would:

- Improve quality of life year-round, especially in winter.
- Reduce the need for families to travel to neighboring cities for amenities.
- Foster inclusivity and community pride.

I respectfully ask the city to pause this proposal and host a public forum to gather resident input. A survey or town hall would ensure this pivotal decision reflects the needs of Apple Valley's families, seniors, and diverse communities. Thank you for your time and dedication to our city's future. I'm happy to discuss these ideas further or assist in rallying community support.

Sincerely,
Wendy Lu

Breanna Vincent

From: Diane Grier [REDACTED] >
Sent: Tuesday, February 18, 2025 9:06 AM
To: Community Development
Subject: Proposed Data Center

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Hello,

I am writing to you as a concerned citizen of Apple Valley who has lived here since 1982. I have seen many changes to our city in that time and most of it has been for the better, but I am concerned about putting a data center on prime land for development in our city. I understand the projected need for such a data center, but I don't believe this is the correct location and I am very concerned about the use of water from our aquifers. Already we are having to conserve in the summer and I am one of those folks who does let my lawn go dormant when it is a very dry summer. Not so for many of my neighbors. I would like to ask you in the planning commission to consider not approving this plan. I know you will do your due diligence on this matter. So thank you for your efforts.

Sincerely,
Diane Grier
217 Park Lane
Apple Valley, MN

Breanna Vincent

From: Annie Huntington <[REDACTED]>
Sent: Tuesday, February 18, 2025 8:58 AM
To: Community Development
Subject: Data Center Proposal

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Hello,

I am a resident of Apple Valley and wanted to share that I oppose the proposal to build a data center in technology park. These data centers are noisy, waste and destroy our natural water resources, and are known to create heat "islands" within neighborhoods.

I find it particularly disturbing that the city is willing to consider this proposal after denying residents own proposals requesting to raise backyard chickens. One of the main reasons the council denied chickens was due to potential noise, which seems like a ridiculous excuse now. We continue to be the only city in Dakota County that does not allow chickens. At a time when grocery prices are soaring and eggs are in great shortage, this city continues to prioritize profits over the wellbeing of its citizens.

So, again, I oppose the proposal to build a data center here in Apple Valley.

Thank you,

Anne Huntington

Breanna Vincent

From: Kelly Perrine [REDACTED] >
Sent: Tuesday, February 18, 2025 10:12 AM
To: Community Development
Subject: Public Comment-City Code 155 Amendment and Proposed Technology Park

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City of Apple Valley
Community Development
7100 147th Street West
Apple Valley, MN 55124

RE: Proposed Apple Valley Technology Park

Apple Valley Planning Commission,

Thank you for the opportunity to comment on the proposed Rockport LLC Technology Park within the Fischer Mining and Apple Valley Redi-mix site.

In reviewing the Alternative Urban Areawide Review (AUAR) published in December, 2024, as well as the proposed amendment to City Code 155, I have found several concerns that should result in denial of the proposed Code amendment and proposed Development Plan. Please see below.

- There are currently 10 data centers being proposed within Dakota County. As presented in my previous comment (submitted 02/04/2025), the AUAR study submitted with the technology campus development proposal identified 2,555,548 gallons per day of water usage. Although the AUAR does not identify what modeling was performed to generate this nearly 2.6 MGD usage, and actual water usage could potentially be more, how is the City assessing the potential impacts to groundwater resources, and subsequently City of Apple Valley residents, that are likely to be realized resultant of this project? Quantification of groundwater aquifer reserves and impacts due to over withdrawal are highly complex scientific topics that have not been addressed in studies to date. The City of Apple Valley Planning Commission and City Council would be doing residents an injustice in approving the proposed development without scientific data proving that aquifer drawdown would not result attributed to the cumulative impact of this proposed, and other Dakota County proposed, technology park developments.

- The proposed amendment to Chapter 155 of the City Code includes the addition of a Mixed Use Business Campus District. Section 155.310, (H) includes no reference to the need to conduct a water use sustainability study, more specifically, the potential for data centers to result in aquifer drawdown or cones of depression. There is no reference to water usage in the proposed code amendment,

whatsoever. The Planning Commission and City Council should not approve the proposed amendment in its current form as there is no consideration for how to preserve groundwater resources with these proposed developments.

I appreciate your consideration of these matters. I will also be sharing my comments with Mayor Clint Hooppaw.

Thank you,

Kelly Perrine
Apple Valley Resident

Breanna Vincent

From: lynn baumert [REDACTED] >
Sent: Wednesday, February 19, 2025 10:01 AM
To: Community Development
Subject: data center concerns

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The plan concerning Apple Valley doesn't show enough thought put into water and energy uses. Please put the brakes on it and examine what other proposals are doing across the state. The recent Star-Tribune story on Amazon wanting a permit to use diesel fuel in its backup generators demonstrates the possibility of problems not even dealt with. Yet the developers will pursue their wish/want lists once they're in a community. Please look out for Apple Valley's future. Thank you for your work.

Lynn Baumert

Breanna Vincent

From: [REDACTED]
Sent: Wednesday, February 19, 2025 4:43 PM
To: Community Development
Subject: AUAR 2024
Attachments: Planning Commission Data Cetner Questons.docx

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Good afternoon, I am an Apple Valley resident and interested in expressing concerns about the planned data center or Tech Park plan. I have attached what was to be a presentation at the planning meeting this evening. Is it possible to talk to someone about my questions?

Thank you

Respectfully,

John Stadler

**John
Stadler**

phone [REDACTED]
email [REDACTED]
address Apple Valley MN
55124

Thank you to the planning commission for allowing me to speak. As a city resident I have common concerns with over 100 residents of Apple Valley. I am summarizing my questions for you to save time and ask for a response from the commission. I recognize the need for progress, having worked in IT for 25 years. As a resident of Apple Valley, I kindly request the commission to take the following questions into account during your decision-making process:

- **Impact on Property Values**

Have studies been conducted regarding the potential impact of the data center on property values within 500 feet of the facility? If so, what are the findings, and how does the commission plan address any potential negative effects on local property values?

- **Noise and Visibility Concerns Along Pilot Knob**

The project on CR 42 addresses noise and visibility with adequate mitigation, but the plan for Pilot Knob has minimal provisions in this regard. Would the developer consider implementing a wall or other barriers on the east side of Pilot Knob to help reduce both noise and visual impact for nearby residents?

- **Water Usage and Treatment Plant Capacity**

What is the comprehensive plan for managing the project's water usage? Specifically, how will this impact the capacity of the water treatment plant, and is there a plan in place to ensure it can handle the increased demand?

- **Impact on Energy Pricing**

With the projected energy consumption of the proposed data center, how do you foresee this affecting local energy prices for residents? What steps are being taken to mitigate potential increases in electricity costs for Apple Valley residents?

- **Job Creation and Market Competitiveness**

How many long-term jobs will the data center create, and what is the expected skill level required for these positions? Will these jobs be competitive in the current job market, and how will they benefit the local workforce?

- **Long-Term Revenue for Apple Valley**

Will the data center generate a sustainable revenue stream for the city, potentially offsetting costs for residents in the form of reduced taxes or other benefits? What projections are in place regarding its financial impact on the city's budget?

- **Risks and Future Use of Closed Data Centers**

Considering Delta recently closed a data center in Eagan, MN, what risks do we face if the proposed data center in Apple Valley were to close in the future? Additionally, what are the plans for the future use of the campus if the data center becomes obsolete or is no longer operational?

- **Noise Levels Along Pilot Knob**

What is the projected noise level, in decibels, at a distance of 100 feet from the data center along Pilot Knob? How does this compare to existing noise levels in the area, and what measures will be taken to mitigate any potential disturbance to nearby residents?

- My email for responses is: avcitizenstadler@gmail.com

Breanna Vincent

From: Tim Benetti
Sent: Thursday, February 20, 2025 1:21 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Tom Lawell <Tom.Lawell@applevalleymn.gov>
Sent: Thursday, February 20, 2025 1:14 PM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Cc: Charles Grawe <Charles.Grawe@applevalleymn.gov>
Subject: Fwd: Online Form Submittal: Council Contact

Tim, this came in addressed to the City Council today.

Thanks,
Tom

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, February 20, 2025 12:31 PM
To: Charles Grawe; Clint Hooppaw; John Bergman; Ruth Grendahl; Lisa Hiebert; Tom Lawell; Tom Melander
Subject: Online Form Submittal: Council Contact

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Council Contact

Return e-mail address	
Subject	Proposed data center
Message	City of Apple Valley Community Development 7100 147th Street West

Apple Valley, MN 55124

Hello,

I am writing to express my strong opposition to the proposed construction of a data center within a portion of the Fischer Aggregate sand and gravel mining operation in Apple Valley. I believe this development would have several negative impacts on our community, environment, and infrastructure that need to be thoroughly considered.

We live very nearby in the Cortland neighborhood near the intersection of 155th Street and Pilot Knob Road. So far, we have been very pleased with the city's mixed residential and commercial development in the corridor between Pilot Knob Road and Flagstaff Avenue. We hope that the city will continue on this positive trajectory instead of choosing to develop this area for industrial use.

Many residents, including myself, are deeply concerned that a data center would diminish the quality of life and appeal of our area. Data centers generate significant noise pollution and ambient heat islands (where the air temperature is significantly warmer than surrounding areas due to the large amount of heat generated by the servers).

The operation of the proposed data center would represent a staggering environmental impact. It's my understanding that building this data center would require increasing the size of the electrical substation on the northwest corner of the property from the two acres it currently occupies to 5 acres in size—expanding from a 115,000-volt transmission line to a 300-megawatt facility. That is a dramatic increase in electrical usage and also visual blight. In addition, the data center's projected peak water usage is 4 million gallons per day. With data centers also in the approval process for Rosemount and Farmington, I'm concerned about the burden on local aquifers.

Furthermore, there are concerns about the long-term economic impact. Data centers tend to create few jobs relative to the amount of real estate they consume. While data centers can provide some primarily low-wage jobs, these positions are increasingly automated and do not create the number of employment opportunities that other types of development, such as retail centers, would offer. This raises the question of whether this development truly serves the long-term economic interests of our community.

In short, the proposed data center facilities would consume

outsize quantities of land, energy and water compared to any potential benefits to our community. The sea of power lines, substations, large industrial buildings, heat, and noise would certainly be detrimental to the appeal of the part of Apple Valley that I and my neighbors call home, and I would expect to see that negative reflection in the surrounding property values.

I strongly urge you to consider these concerns and take them into account as you make decisions regarding this development. I believe there are more sustainable and beneficial ways to foster growth in Apple Valley without sacrificing the wellbeing of our community and environment.

Thank you for your attention to this matter. I would appreciate any updates regarding the status of this proposal, and I hope my concerns will be considered as part of the decision-making process. I look forward to hearing from you.

Sincerely,

Arla Dauscher

Name

Arla Dauscher

Phone Number

[REDACTED]

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Breanna Vincent

From: Tim Benetti
Sent: Monday, February 24, 2025 8:47 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <Charles.Grawe@applevalleymn.gov>
Sent: Monday, February 24, 2025 8:43 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, February 21, 2025 2:39 PM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

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Council Contact

Return e-mail address



Subject

Recommended documentary

Message

In light of Meta's (Facebook's) proposed data center in Apple Valley, I highly recommend viewing the recent documentary The Click Trap. Meta plays a huge role in the spread of hate and disinformation in today's society. This film's content

couldn't be more relevant today with the rise of big tech, and with it, their need for large data centers. The film brings the issues and workings of social media forward in an understandable way. This feels like the crux of our current polarized and divisive state - so harmful to all of us.

More info on the film can be found here:

www.videoproject.org/the-click-trap

I feel strongly that The Click Trap needs to be seen by a much wider audience. It explains so well how the proliferation of digital advertising is feeding the spread of hate and disinformation. In North America, Java Films has an educational distributor taking care of screenings and making it available to Universities, colleges, libraries, etc. Contact is Olivier Semonnay at olivier@javafilms.tv. Perhaps a screening offered to the Apple Valley mayor, city council members, and community at large is in order.

Name	Jean Abbott
------	-------------

Phone Number	
--------------	-------------

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Breanna Vincent

From: Breanna Vincent
Sent: Tuesday, February 25, 2025 8:52 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Hooppaw Contact- Technology Park

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, February 24, 2025 3:49 PM
To: Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>
Subject: Online Form Submittal: Hooppaw Contact

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Hooppaw Contact

Return e-mail address

[REDACTED]

Subject

Data Center

Message

Read that you want to allow a company build another BIG Data Center by Menards. Why?
Also the data center's will require a large consumption of water and electricity. Can you promise that it will NOT increase our usage cost?

Thank you

Name

Gene Schultz

Phone Number

[REDACTED]

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Breanna Vincent

From: Tim Benetti
Sent: Thursday, February 27, 2025 7:00 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

Please add to the list



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <Charles.Grawe@applevalleymn.gov>
Sent: Thursday, February 27, 2025 6:50 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: Fw: Online Form Submittal: Council Contact

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, February 27, 2025 6:46:37 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

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Council Contact

Return e-mail address

[REDACTED]

Subject

Proposed large data center

Message

You may be interested in attending this press conference for a greater understanding of the harm large data centers do to communities.

Thu, Feb 27, 2025; 9:00 AM

Organized By: Sierra Club and partners

Location: Room B971 (basement press room), Minnesota State Capitol, St. Paul

Please attend the press conference on SF 769, which would offer new tax breaks for massive data centers being proposed by some of the wealthiest corporations in the world.

The press conference is at 9AM in the basement press room of the State Capitol -- Room # B971.

The data centers being proposed today are on a vastly different scale than those of the past, bringing unprecedented risks to Minnesota's economy, environment, and communities. Unlike traditional data centers, these massive facilities consume extraordinary amounts of electricity and water while delivering minimal long-term economic benefits to Minnesota residents, a pattern documented in analyses of data center subsidy deals. Yet, Minnesota taxpayers are being asked to subsidize some of the wealthiest corporations in the world—Amazon, Google, Microsoft, etc—while shouldering the financial and environmental burden. As our state faces a structural budget deficit, it is fiscally reckless to continue handing out blank checks to billion-dollar corporations with no meaningful public benefit.

Specific concerns include:

Strain on the energy grid compromising clean energy goals. If built, the planned data centers could consume as much electricity as all 2.3 million households in Minnesota.
Impacts on consumers. Rate payers could be left footing the bill for the increased infrastructure required by data centers
Water consumption and contamination. Researchers estimate that a mid-sized data center uses approximately 300,000 gallons of water a day, and the cooling process often involves chemicals like PFAS.

Name	Jean Abbott
Phone Number	

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Breanna Vincent

From: Kelly Perrine <[REDACTED]>
Sent: Friday, February 28, 2025 2:07 PM
To: Community Development
Subject: Public Comment - Proposed Technology Park

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RE: Proposed Apple Valley Technology Park

Apple Valley Planning Commission,

Thank you for the opportunity to comment on the proposed Rockport LLC Technology Park within the Fischer Mining and Apple Valley Redi-mix site.

In reviewing the Alternative Urban Areawide Review (AUAR) published in December, 2024, I have found several concerns that should result in denial of the proposed Development Plan. Please see below.

- As a follow-up to my comment submitted on Tuesday, February 18, regarding the need to model regional aquifer impact associated with the proposed technology park – In reviewing all AUARs associated with ten proposed data centers located in Dakota County, if all are approved, the amount of annual groundwater usage by said data centers would amount to a water usage equal to 7 billion gallons, which is seven times the amount of the full City of Rosemount annual usage. Without a scientifically sound groundwater model accounting for these uses, it is a disservice to the residents of the City of Apple Valley, as they may be subject to negative impacts realized from aquifer drawdown and developed cones of depression.
- The technology park applicant is currently taking advantage of loopholes with the city public review process in hopes of getting approval with limited residential comment. By proposing the technology park as within the full Fischer Mining and Apple Valley Redi-mix site, residents that are unfamiliar with planning and zoning or environmental code and statutory languages are unable to distinguish what exactly is being proposed within the technology park. It is uncommon that an individual not familiar with planning and zoning or environmental review processes would be able to navigate the lengthy AUAR to distinguish the proposed development's impacts.
- The technology park applicant is also taking advantage of loopholes within the state of Minnesota's environmental review process. The technology park is being proposed as a part of the full Fischer Mining and Apple Valley Redi-mix site development. In doing so, the applicant was able to submit an AUAR, and not a full Environmental Impact Statement or Environmental Assessment Worksheet study. As such, they are reviewing the technology park in a lens much more limited than a comprehensive review, which is a cornerstone of the State of Minnesota.
- The Metropolitan Council is currently working with a consultant to develop a white paper for municipalities to use when considering a data center development. It is forecasted to be complete within 6 months. The Planning Commission and City Council are strongly urged to deny the proposed technology park until said paper has been published, and staff and elected officials are able to utilize it for consideration of the proposed development.
- In 2023, the Minnesota House passed a bill requiring carbon-free electricity by 2040, which was subsequently signed into law. Currently, the State of Wisconsin is being tasked with the requirement to build out a number of

new fossil fuel plants to meet the demand of a singular Microsoft data center. Should a development application be approved, the City of Apple Valley and the energy provider are required to ensure that the approved development is provided adequate power to meet their approved demand. It would be unwise for the City of Apple Valley to approve the proposed technology development as: 1) it is a disservice to the State of Minnesota for the City to support a set back in progress towards the 2040 carbon-free law due to a singular industry; and 2) the City of Apple Valley would be financially impacted by the need to provide power to the development should the approved demand not be met.

- The Minnesota Center for Environmental Advocacy is heavily involved in legislation being proposed concerning data centers, as well as scientific study concerning environmental impacts posed by data center development. It is advised that City staff and/or elected officials contact this group when considering the proposed technotechnology development.

I appreciate your consideration of these matters. I will also be sharing my comments with Mayor Clint Hooppaw.

Thank you,

Kelly Perrine

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Breanna Vincent

From: Susan Wehrenberg <[REDACTED]>
Sent: Tuesday, March 4, 2025 5:11 PM
To: Community Development; Clint Hooppaw; John Bergman; Tom Melander; Lisa Hiebert
Cc: Matt Saam; Tom Lawell
Subject: Data Center Water Use

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To All Concerned,

We feel very apprehensive regarding potential data center water use, particularly with our current PFAS problem.

With 4 wells out of commission due to PFAS or radium and a total of 11 wells currently impacted by PFAS, it seems shortsighted and risky to stretch our water supply further by allowing hundreds of gallons per day to be used by one entity. Peak use would happen during summer months, when residential water use is also highest. With our warming average temperatures, the volume for both users will continue to increase over time. The stress on our water supply is acknowledged on our City PFAS webpage:

"However, with the newly released regulations from the EPA, it may be more difficult to stay compliant, especially during peak water usage in the summer months. The City is working on water conservation strategies to address high usage during this period."

We residents should not be asked to do our part to conserve water while a data center is using extremely high amounts. We residents should not have the risk of increased PFAS contamination because of a data center's water demands.

While tax revenue is important and data centers will be built, ensuring that Apple Valley residents have a safe and adequate water supply should take precedent.

Sincerely,

Susan and Steven Wehrenberg
13550 Hershey Court

Breanna Vincent

From: Cameron Hager <[REDACTED]>
Sent: Wednesday, March 5, 2025 9:00 PM
To: Community Development
Subject: Quarry Project Support

You don't often get email from [REDACTED]. [Learn why this is important](#)

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To whom it may concern:

My name is Cameron Hager. As an Apple Valley resident, I write to you in support of the data center development proposed by Oppidan Development at the quarry site. My recommendation is on the basis of the incremental increase in tax basis it will provide the city. These revenues can then be used for other community needs. Additionally, I believe the proposed development would introduce higher quality jobs. I appreciate your consideration.

Warm Regards,

Cameron Hager

Breanna Vincent

From: Breanna Vincent
Sent: Monday, March 10, 2025 8:17 AM
To: Breanna Vincent
Subject: FW: Data Centers

From: NW D <[REDACTED]>
Sent: Sunday, March 9, 2025 11:48 AM
To: Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov>
Subject: Data Centers

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From a Concerned Resident:

I am writing because it is clear that there is a genuine need for data centers. That said, I also believe we need local oversight/guardrails to deal with water and energy use and noise pollution.

Most of the data centers being built use water as a coolant. Those systems can be self-contained, or they can use a single-pass system. The second is the cheapest, but it makes a huge draw on groundwater and may also impact surface bodies of water like Lake Vermillion.

As I understand it, the current proposed data center in MN would likely use electricity equal to all the homes in the state. "In terms of energy, if all 10 data centers currently proposed come online, they would consume as much energy as all of the homes in Minnesota. Since Minnesota has a law that requires utilities to serve customers that move into their territory, our state could be left scrambling to meet the seismic jump in energy demand, which could lead to delays in scheduled coal plant retirements or the construction of new fossil fuel plants. Either development would gravely jeopardize Minnesota's ability to reach our urgent climate goals." – MN Center for Environmental

Advocacy.” I know a number of the data centers have proposed using diesel-fired generators as back-up supply for electricity. This would also impact our need to reach climate goals.

There is a real concern about the location of new data centers due to the amount of noise they produce. I gather , Noise levels can reach 96dBA inside a data center, according to C&C Technology Group. Exposure over half an hour at this level could damage hearing.”

The current state regulatory framework appears to only address the peripherals, like generators. As I understand it, developers are able to avoid more rigorous environmental assessment by piggy-backing on municipality water permits via AUAR’s (Alternative Use Areawide Review) which are less transparent. Also, I know nondisclosure Agreements have been employed in cities like Farmington which can make it a secretive process.

It's clear we need a cost-benefit analysis before permitting data center land use. I support the bills that have been introduced to allow data centers only in areas zoned for industrial use. In short, we desperately need more transparency.

I am planning on attending future Planning Commission and City Council meetings.

Sincerely,

Nika Davies



15755 Henna Court
Apple Valley

Breanna Vincent

From: Breanna Vincent
Sent: Monday, March 10, 2025 8:17 AM
To: Breanna Vincent
Subject: FW: Data Center Size limitation comment

From: Cindi Dayus <[REDACTED]>
Sent: Wednesday, February 12, 2025 5:32 PM
To: Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov>
Subject: Re: Parks and Recreation Advisory Committee

Hello Mayor Hooppaw, I'd be happy to expand on my comment to limit building footprint to a maximum of 400,00 square feet in the definition of a Data Center under the new Mixed Use Business Campus zoning category. The data centers being built in Minnesota today are hyperscale facilities - a size upwards of 1 million square feet (about the size as the overall footprint of the data center development being proposed for Orchard Place). Considered a CoLocation (CoLo) development, this situation does not always produce good neighbors in a community. There are plenty of news articles around the country of these massive data centers owned by the likes of Meta, Amazon, Google, Microsoft, etc, that have become extremely problematic to the communities in which they are located.

However, there are other justifications for limiting the size of data centers under the MUBC zoning category to a maximum of 400,000 square feet. I recently attended a meeting with Dakota County Commissioner Joe Atkins, where he provided a lot of information with the unique perspective of the County (and he stated the County does not have a lot of say regarding data center development in its municipalities). I learned from Commissioner Atkins that these facilities are in a state of construction every 2-3 years due to changing technology. Commissioner Atkins expressed again that the tax benefit implications are not yet clear because of this constant state of equipment replacement and facility renovations - tax benefits will depend on how those upgrades are categorized. What stood out to me as I was learning this information is that there will be a lot more heavy truck traffic impacting our road infrastructure, construction noise impacting our neighbors, and more activity at the data center than what was indicated by the applicant at the Public Hearing. Apple Valley's MUBC designation is intended to create a balanced, sustainable, and economically diverse environment. However, allowing large-scale data centers to exceed this 400,000 square foot threshold may conflict with the City's goals. A 400,000 square foot maximum helps ensure Apple Valley's infrastructure remains sustainable without placing excessive burdens on existing systems.

At the February 5th Planning Commission meeting the applicant presented data from their noise study. When all backup generators were running at the same time, which would occur in the case of an emergency situation, the noise from the generator operations would exceed the allowable decibel threshold in the nearby neighborhoods. I imagine this scenario could occur during a prolonged and extreme heat wave on top of severe drought conditions, a statistically probable scenario in our current climate conditions in Minnesota. The applicant stated they are still looking into ways to mitigate that. A viable solution would be to reduce the number of required generators by reducing the size of the overall facility. A smaller facility fits into a MUBC designation; the MUBC zoning category was created to foster a

mix of commercial, office, light industrial, and retail uses, supporting a vibrant, walkable environment. Hyperscale data centers occupy large parcels, limiting opportunities for diverse businesses. By capping data center size, we preserve space for a broader mix of employers and commercial uses, ensuring long-term economic resilience.

I also have concerns over the impact on nearby residents and businesses from the emissions of the diesel generators and heat island effects of hyperscale facilities - the 300MW facility proposed for Orchard Place will need between 60-200 generators, depending on the capacity of the generators. Data centers produce a lot of waste heat as well as large areas of impervious surfaces. I did ask the applicant if the heat island impact had been calculated; a smaller facility would have less of an impact on diesel emissions and potential heat island effects on nearby residents and businesses.

Additional environmental impacts from data centers are high energy and water demands. Peak water demand for the proposed data center at Orchard Place is estimated to be 1.5MGD. While the applicant projects that a draw rate of this magnitude would only occur during a small portion of the year, it will occur during the hot, dry summer months when groundwater availability is limited. The Met Council projects a decline in water availability in the Prairie du Chien aquifer due to urbanization by 2040. Residents are already being asked to conserve water during periods of drought, and there is concern that a peak water draw rate of 1.5 MGD by the data center will impact water availability to residents and businesses. I also have concerns that the data center's high energy usage will occur during extreme heat waves in the summer, causing a grid blackout when residents and businesses are relying on air conditioning to stay safe. A size limitation encourages responsible development with sustainability measures, rather than over-concentration of resource-intensive facilities.

Apple Valley's MUBC was designed to be pedestrian-friendly, with buildings that promote street-level interaction and mixed-use integration. Large, single-use data centers do not contribute to an active streetscape, often featuring blank facades, minimal entrances, and large setbacks. A 400,000 square foot maximum ensures new developments align with the zoning category's walkable, mixed-use vision. Large data centers typically provide few direct jobs per square foot, limiting economic returns compared to office, retail, or light industrial uses. If Apple Valley allows excessively large data centers, we risk over-reliance on a single industry in that development, making the city vulnerable to shifts in the data center market. A building size maximum also prevents single-purpose data centers from displacing higher-employment businesses that contribute to long-term tax base growth. Placing a 400,000 square foot limit on data centers within the MUBC zoning district aligns with Apple Valley's planning priorities by protecting infrastructure, preserving land use balance, promoting sustainability, maintaining walkability, and encouraging economic diversity. This approach ensures that data centers remain a complementary—not dominant—land use within the district.

I am happy to discuss further if you are interested. I really appreciate you reaching out, Mayor Hooppaw!

On Wed, Feb 12, 2025 at 11:20 AM Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov> wrote:

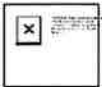
Good morning,

Thanks for the response, and the engagement.

I also appreciate the time and commitment to the community through volunteering. I know how hard it is to find time for these activities, and your prioritizing time for it speaks volumes about your commitment.

Unrelated to the committee opening, at the last planning committee meeting you advocated for a cap on the size of a data center facility - I believe you mentioned 400,000 square feet. What was the source of that size limitation?

Thanks again!



Clint Hooppaw, Mayor

City of Apple Valley, Minnesota

7100 West 147th Street

Apple Valley, MN 55124

(952) 953-2501



Primrose School of Apple Valley
15455 Embury Path
Apple Valley, MN 55124
952.683.9595
fax 952.222.3983
PrimroseAppleValley.com

4/2/2025

To: City of Apple Valley Planning Commission, City Council, and all City Staff involved in planning, development, and land use decisions

From: Primrose School of Apple Valley; Vincent Schultz

Re: Proposed comprehensive plan amendment and technology park application for the 134-acre data center campus at the former Fischer Sand and Aggregate site

Dear Members of the Apple Valley Planning Commission and City Staff,

We are writing as concerned Apple Valley business owners to urge you to reject or delay the proposed comprehensive plan amendment and technology park application for the 134-acre data center campus at the former Fischer Sand and Aggregate site. While we recognize the potential for economic growth, the project's significant risks to our community's resources, quality of life, and long-term planning outweigh its promised benefits. We respectfully request that you consider the following issues before moving forward.

First, the data center's resource demands threaten our infrastructure. At a peak water usage of 4 million gallons per day—even with an annual estimate of 8 million gallons—this project could strain our local aquifers at a time when groundwater sustainability is a growing concern across Minnesota. The state's 2023 water use already neared its appropriation limit (2.32 billion gallons vs. 3 billion), and adding data centers risks tipping the balance. Similarly, the power demands, likely in the tens of megawatts, burden Xcel Energy's grid as it transitions from coal and faces rising electrification needs. Without a transparent, third-party impact study, approving this risks overextending our water and power capacity for an uncertain return.

Second, the noise from this campus could erode Apple Valley's suburban livability. Oppidan claims operational noise will stay below 50 dB(A) at the property line, but industry examples—like Amazon's Virginia data centers, where noise reached 50-60 dB(A) over 600 feet—suggest a constant hum from cooling systems could disturb residents near Pilot Knob Road and County Road 42. Construction noise, potentially 70-85 dB(A) during the day, only adds to the disruption. Our zoning code sets strict noise limits to protect residential areas, and this project's scale (five buildings, 860,000-1,050,000 square feet) raises doubts about compliance. An independent noise assessment, not just developer assurances, is essential to safeguard our community's peace.

Third, the economic benefits appear overstated. The promise of 200 permanent jobs and a \$1.08 billion GDP boost relies heavily on temporary construction work (11,982 job-years over three years), while data centers elsewhere, like Meta's in Rosemount, sustain fewer than 100 long-term positions. Tax incentives, common in such projects, could further shrink



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fax 952.222.3983
PrimroseAppleValley.com

revenue for Apple Valley. Compared to the hype, the reality looks thin—Farmington residents suing over a similar data center's unfulfilled promises echo this skepticism. We deserve a hard look at these numbers, not just MN DEED projections, to ensure this isn't a net loss for our city.

Finally, approving this sets a troubling precedent. Rezoning 134 acres for a sprawling technology park aligns with the 2040 Comprehensive Plan's "Industrial" label, but risks clashing with its broader vision for balanced growth near residential zones. If this moves forward unchecked, it could invite more resource-intensive projects, drifting from the sustainable, community-focused development Apple Valley has prioritized. A pause for state-level data center guidelines would better protect our city's future.

We urge you to deny or delay this proposal until Oppidan provides rigorous, independent studies on water, power, noise, and economic impacts, and until Minnesota clarifies policies for data centers statewide. Apple Valley's residents and businesses deserve caution over haste, ensuring our resources and quality of life aren't sacrificed for speculative gains.

Thank you for considering our concerns—we trust you'll prioritize our community's long-term well-being in your decision.

Sincerely,

Vincent & Melisa Schultz

Vincent Schultz, CPA

Franchise Owner

Primrose School of Apple Valley

The Leader in Early Education and Care®

15455 Embry Path

Apple Valley, MN 55124

952-683-9595 (school)

952-222-3983 (fax)

www.primroseapplevalley.com

Breanna Vincent

From: Jennifer Duoos <[REDACTED]>
Sent: Thursday, April 3, 2025 2:49 PM
To: Community Development
Subject: Proposed Data Center

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To whom it may concern,

Please do not approve the Data Center Proposal for the Apple Valley Technology Park by the Oppidan Investment Company (Project Number:PC24-23-BCSZ). This will bring very little value, if any, to our community. Few, if any jobs, increased demand on our natural resources and decreased land for community engagement of any kind.

Thank you,
Jennifer Duoos
[REDACTED]

452 Walnut Lane
Apple Valley MN, 55124

Breanna Vincent

From: Breanna Vincent
Sent: Tuesday, April 15, 2025 11:17 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, April 15, 2025 11:01 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

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Council Contact

Return e-mail address



Subject

Opposition to the Data Canter Proposal

Message

City of Apple Valley
Community Development
7100 147th Street West
Apple Valley, MN 55124

Hello,

I am writing to express my strong opposition to the proposed construction of a data center within a portion of the Fischer Aggregate sand and gravel mining operation in Apple Valley. I believe this development would have several negative impacts on our community, environment, and infrastructure that need to be thoroughly considered.

We live very nearby in the Cortland neighborhood near the intersection of 155th Street and Pilot Knob Road. So far, we have been very pleased with the city's mixed residential and commercial development in the corridor between Pilot Knob Road and Flagstaff Avenue. We hope that the city will continue on this positive trajectory instead of choosing to develop this area for industrial use.

Many residents, including myself, are deeply concerned that a data center would diminish the quality of life and appeal of our area. Data centers generate significant noise pollution and ambient heat islands (where the air temperature is significantly warmer than surrounding areas due to the large amount of heat generated by the servers).

The operation of the proposed data center would represent a staggering environmental impact. It's my understanding that building this data center would require increasing the size of the electrical substation on the northwest corner of the property from the two acres it currently occupies to 5 acres in size—expanding from a 115,000-volt transmission line to a 300-megawatt facility. That is a dramatic increase in electrical usage and also visual blight. In addition, the data center's projected peak water usage is 4 million gallons per day. With data centers also in the approval process for Rosemount and Farmington, I'm concerned about the burden on local aquifers.

Furthermore, there are concerns about the long-term economic impact. Data centers tend to create few jobs relative to the amount of real estate they consume. While data centers can provide some primarily low-wage jobs, these positions are increasingly automated and do not create the number of employment opportunities that other types of development, such as retail centers, would offer. This raises the question of whether this development truly serves the long-term economic interests of our community.

In short, the proposed data center facilities would consume outsize quantities of land, energy and water compared to any potential benefits to our community. The sea of power lines, substations, large industrial buildings, heat, and noise would certainly be detrimental to the appeal of the part of Apple Valley that I and my neighbors call home, and I would expect to see that negative reflection in the surrounding property values.

I strongly urge you to consider these concerns and take them into account as you make decisions regarding this development. I believe there are more sustainable and beneficial ways to foster growth in Apple Valley without sacrificing the wellbeing of our community and environment.

Thank you for your attention to this matter. I would appreciate any updates regarding the status of this proposal, and I hope my concerns will be considered as part of the decision-making process. I look forward to hearing from you.

Name Jamal Awow

Phone Number



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Breanna Vincent

From: Breanna Vincent
Sent: Monday, April 21, 2025 1:31 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, April 17, 2025 4:42 PM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address	
Subject	Data
Message	I am completely against the data center in our city. If it's not going to bring in more taxes, it's going to destroy our availability of water, noise, this is not what our city needs. Please vote no! 
Name	Amy Kasel
Phone Number	

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Breanna Vincent

From: Breanna Vincent
Sent: Friday, April 18, 2025 1:36 PM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Friday, April 18, 2025 5:54 AM

To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>

Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address	[REDACTED]
Subject	Data center
Message	I am opposed to building a data center in orchard place. I am a resident and this is too close to my home.
Name	Jennifer Frost
Phone Number	[REDACTED]

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Breanna Vincent

From: Breanna Vincent
Sent: Monday, April 28, 2025 8:18 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, April 25, 2025 5:32:09 AM
To: Charles Grawe <Charles.Grawe@applevalleymn.gov>; Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>; John Bergman <John.Bergman@applevalleymn.gov>; Ruth Grendahl <Ruth.Grendahl@AppleValleyMN.gov>; Lisa Hiebert <Lisa.Hiebert@AppleValleyMN.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <Tom.Melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address [REDACTED]

Subject no to comp plan amendment

Message The city does not need an industrial endeavor butting up right next to the residential and business developments in the area proposed for the data center. The water and energy demands alone of this center would affect delivery of services to those living and working in the area. Too much is unknown and can't be known about this development to make it something in Apple Valley's best interests.

Name LYNN BAUMERT

Phone Number [REDACTED]

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Meredith Nordin <[REDACTED]@com>
Sent: Thursday, August 21, 2025 4:57 PM
To: Community Development
Subject: Data Center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I don't know if there has been a decision made on the proposed data center. Recently there have been several articles about the impact these centers have on their communities. Having read several of these articles and understanding their impact negative impact on their surrounding areas I hope that Apple Valley rejects this proposal. The very short term gains of jobs and tax revenue is of little benefit to the long term problems it will cause to our city.
Meredith Nordin

Sent from my iPhone

Breanna Vincent

From: BJ Knight <[REDACTED]>
Sent: Friday, October 17, 2025 5:48 PM
To: Community Development
Subject: Proposed data centers

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good evening. My name is William Knight and I'm a resident of Apple valley since 2001. I'm writing in response to the proposed data center along 150th and Pilot Knob. I'm not sure of any benefits of allowing this project to go through. The unsightly size (height) of these buildings does not fit into any current plan in that area. The idea that you've created a welcoming area to sustain restaurants and parks and shops only to diminish the quality of life by putting these noisy (humming) structures in this area. Not only do they require enormous amounts of water to cool, they will bring down property values anywhere with the vicinity. I would urge you to watch this video about how it affects people. This is not a good for Apple Valley and I would hope you will vote against.

<https://youtube.com/watch?v=t-8TDOFqkOA&si=QFX-oY4PNyUywlZq>

Sincerely,

William Knight
[REDACTED]

Breanna Vincent

From: Kelly Tabara <[REDACTED]>
Sent: Monday, October 20, 2025 11:40 AM
To: Community Development
Subject: Proposed Apple Valley Technology Park (Data Center)

You don't often get email from [REDACTED]. [Learn why this is important](#)

To whom it may concern,

My name is Kelly Tabara, and I have lived in Apple Valley since 2008. I learned of the proposed Apple Valley Technology Park, and I want to express my concerns about this possible development in our city.

These types of facilities are very large consumers of water and have a very high energy usage. These strains on our resources could be detrimental to our city and resources. These facilities also produce an extensive amount of noise and even vibrations that will be extremely disruptive to the environment, residences and businesses in the area. Lastly, Apple Valley has very limited land left to develop. Any development should be something that is beneficial for the city and its residents and completed with very careful thought. For these reasons I strongly oppose any and all development of this technology park (data center) in the city of Apple Valley.

Thank you for your consideration,
Kelly Tabara

Breanna Vincent

From: Justin Haffner <[REDACTED]>
Sent: Tuesday, October 21, 2025 9:05 AM
To: Community Development
Subject: Data center feedback

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

My name is Justin Haffner and I live in apple valley at 7025 upper 136th street west. I also am a part owner in a local business in apple valley as well.

I strongly do not want a data center anywhere near our city. From my perspective, it's at best a zero sum gain proposition while it's being built, but has significant potential to be a long term net negative for the people in the city.

All it will take is for the water to not be treated properly or for energy demands to spike causing an inflation of monthly local energy prices to wipe out any potential positives this center might bring.

No protection clauses or promises of future improvements will ever be satisfactory enough for me to feel this is a positive risk for our city to undertake. Once it's built, the company owning the data center will be past the well intentioned promises stage and will have shifted into profit generation stage. That suggests that getting them to pay for improvements will be slow, just like the construction of those project will be.

Assuming that there's a need for more infrastructure for power or water, that could take years to figure out while citizens of apple valley face higher costs from water/energy.

It ain't worth it, shut it down.

Thanks
Justin haffner
[REDACTED]

Yahoo Mail: Search. Organize. Conquer

Breanna Vincent

From: Austin Wohlenhaus <[REDACTED]>
Sent: Friday, November 7, 2025 5:02 PM
To: Community Development
Subject: Unsolicited Feedback from a Concerned Citizen

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Community Development Team,

I am writing this to share some feedback and concerns regarding the potential development of the technology park at the AVR mining site.

I'd like to start by acknowledging the need for communities to grow. Apple Valley has done a commendable job developing the area up to this point, and I hope that will continue in the future. While I am aware that considerations for revenue from property taxes and other such considerations must be made when planning development, I hope that sight of the primary objective is not lost; developing a city that allows for the flourishing of its citizens. With a proposal for a data center and technology park on the table, I fear this addition may be contrary to that stated objective.

My family will be moving from Eagan to Apple Valley in December. We love the community and the intentional balance of many quiet residential neighborhoods, open spaces such as Lebanon Hills, and commercial spaces that provide workspace, food, shopping, etc. Another attractive aspect of the city is its minimal industrial footprint.

Over the past few years, there has been a substantial increase in interest from technology and data companies to develop massive facilities in suburban areas. While I recognize the revenue and jobs this may bring to a community, I also see many drawbacks that are increasingly evident to these same communities and their residents. These facilities have an astronomically high resource consumption of both electricity and water. While the numbers may indicate the current infrastructure can handle it, we don't have any data to show how this may affect resource consumption over time. Some of these communities are already seeing exponential increases in utility costs as the utility providers spend millions to accommodate these facilities. It would seem some of those costs are quickly being passed on to consumers. With limited experience building massive data centers in densely populated residential areas, we also don't know the long-term environmental or health effects they may have on nearby residents.

When I envision a thriving community like Apple Valley, I see tree-lined streets, kids biking to school, a line out the door at Texas Roadhouse on a Friday night, clean streets, and fresh air. A modern rendition of the traditional American suburb. I hope that as my family settles in and makes Apple Valley home, my kids will have the opportunity to grow up in a city like that. With every one million square foot concrete block that gets developed, the city will look less and less like the quaint suburb I described, and more and more like a dystopian industrial site.

I certainly understand the position you are in, as I work in real estate myself. I've been on both the development side and the disgruntled homeowner side. As more plans are approved for these projects, I

see more and more people near these sites reluctantly leaving cities like Eagan, Farmington, and Rosemount to find a place where they can be free from these developmental intrusions.

I hope you can understand my concern. I certainly appreciate your consideration on this matter. Thank you for your hard work in making Apple Valley a flourishing suburb for its residents.

Thank you,



wohlenhaus
REAL ESTATE

Austin Wohlenhaus

Realtor with RE/MAX Advantage Plus



[Redacted phone number]



[Redacted email address]



@WohlenhausRealEstate



Wohlenhaus.com

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, November 17, 2025 11:22 AM
To: Clint Hooppaw <Clint.Hooppaw@AppleValleyMN.gov>
Subject: Online Form Submittal: Hooppaw Contact

Return e-mail address



Subject data center

Message

Please be more active in keeping the public informed about the proposed data center. It should not be developed in the shadows. Please allow public comments at any Council or Committee meeting where the data center is discussed. Thank you.

Name Jerry Nagel

Phone Number



From: Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov>
Sent: Tuesday, November 18, 2025 11:24 AM
To: jl Nagel1983@gmail.com <jl Nagel1983@gmail.com>
Subject: Re: Online Form Submittal: Hooppaw Contact - Data Center / Technology Park application

Good morning Jerry,

Thanks for reaching out on this topic. It's one we are all currently watching closely and doing all we can to keep the public informed on the process. I'd like to assure you that there are no decisions being made "in the shadows." At the moment, there's simply no new information to share or to act upon, which is why you've not seen much in the way of updates if you are monitoring the project page on the City's website. I've included information below that is available on the city's website and since there's a lot of information available, I've included some direct links to save some searching.

After the April 2025 Planning Commission's decision to recommend denial of the Comprehensive Planning Amendment, the applicants for both the Comprehensive Plan Amendment and the rest of the land use actions requested extensions to allow time to review their applications and provide additional information. (You can review this minutes of that meeting here: [2025.04.02 Planning Commission Minutes](#)) Prior to that decision, the Planning Commission heard and considered public comments offered at the February 5, 2025 Planning Commission meeting, as well as all comments received via email or mail.

At this point, city staff is still awaiting this additional information, so at this point there is no new information to be shared. At this time, no further action has been taken or proposed. The agenda ([2025.02.05 PC Agenda](#)) and Minutes ([2025.02.05 PC Minutes](#)) will provide a background of both the staff report and discussion of the project.

We all recognize that public hearing times may not work for everyone, so we also welcome any public comments sent to commdev@applevalleymn.gov or mailed to City Hall, and those will be included and provided to the commission and council.

You can also find information about the progress and status of this project here [Proposed Tech Park](#) and/or subscribe to receive updates on upcoming meetings and land use actions here: <https://www.applevalleymn.gov/1163/Stay-Informed-Of>.

The following land use actions all need to be review and approved for this project to move forward. All of which will provide for further opportunity for public comment and input.

1. Comprehensive Plan Amendment, submitted by the Land Owner. This is a separate, but related, action from the Technology Park, but directly impacts if the Technology Park can proceed as proposed. This was heard by the Planning Commission and acted on on April 2, 2025. The Planning Commission recommended denial. No date has been set for City Council yet due to the extensions discussed previously.
2. Rezoning of the site from Sand and Gravel to Mixed Use Business Campus (at the request of the applicant, further Planning Commission review has been postponed until further notice)
3. Subdivision and re-platting (at the request of the applicant, further Planning Commission review has been postponed until further notice)
4. Conditional Use Permit (at the request of the applicant, further Planning Commission review has been postponed until further notice)

5. Site Plan/Building Permit Authorization (at the request of the applicant, further Planning Commission review has been postponed until further notice)

Should you have further questions, I'm happy to have the Community Development Staff work to answer those for you.

Thanks again for reaching out.

Clint Hooppaw, Mayor

City of Apple Valley, Minnesota

7100 West 147th Street

Apple Valley, MN 55124

(952) 953-2501

Website Inquiry Form:

Submitted Time: December 13, 2025 8:41 PM

Email Address:



Name or Business Name:

Barbara Landes

Topic:

Planning and Zoning

Request, Issue, or Comment:

Request, Question or Comment:

I would like to express my grave concerns about the possible development of a Data Center in Apple Valley. I urge you to again deny the proposal due to the unsustainable water demands. It is clear that there are many significant concerns about the impact the project would have on our city – our water supply, electricity consumption, and traffic issues. I have to keep coming back to the issue of water. This is not an unlimited resource. Our very quality of life depends on protecting and preserving clean water.

There are other impacts to consider as well – noise pollution, light pollution. Even the aesthetic appearance of such a structure would be a blight on the area. There are residential neighborhoods near this site that could be very negatively affected by the proposed project.

I would greatly appreciate you denying the request to proceed with this project in any form.

Thank you for your time and consideration of this dire matter.

Barbara Landes

14398 Embassy Way

Location Description

The Southwest Corner of Pilot Knob Road and County Rd 42

Breanna Vincent

From: Karla & David McKenzie <[REDACTED]>
Sent: Sunday, December 14, 2025 10:11 AM
To: Community Development
Subject: Av 12/172025 planning commission - Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mr. Benetti and Mr. Lawell,

The 12/17/2025 planning commission agenda item for the Apple Valley Technology Park came as a surprise to us. We had been tracking this project closely all of 2025 and kept waiting for the City Council to act on the Comprehensive Plan Amendment (CPA). Based on Mr. Benetti's email on 2/18/2025 to me, this was the next step (see below).

If both the MUBC Zoning District and CPA are approved, the separate applicant group, Oppidan, may proceed with their applications for the eastern portion of the gravel pit site. Their requests will include:

- ***Rezoning***
- ***Preliminary Plat (Subdivision)***
- ***Site & Building Plan Authorization***
- ***Conditional Use Permit***

These applications are related to the proposed technology park/data center project.

Simplified Roadmap:

1. ***City Council considers the new MUBC Mixed-Use Business Campus District.***
2. ***Planning Commission makes a recommendation on Rockport's CPA request.***
3. ***City Council decides whether to:***
 - ***Forward the CPA to the Metropolitan Council***
 - ***Reject the CPA request***
 - ***Return the CPA to the Planning Commission for further study***
4. ***If sent to the Metropolitan Council, their review/comment period may take up to 60 days.***
5. ***After the Metropolitan Council's review, the City Council will:***
 - ***Approve or deny the CPA***
 - ***Request further study by the Planning Commission***
6. ***If both the MUBC District and CPA are approved, Oppidan may proceed with their applications for the Technology Park/Data Center.***

I have read through the 12/17/2025 packet and have serious concerns that it is meeting the city standards. Is the Oppidan request (12/11/22025 email) for the Council to pass the CPA onto the Met Council or is it for the planning commission to vote on rezoning, platting and site plan approvals? It is way too premature to be voting on the zoning, platting and building permit actions.

A few of our concerns are:

1. Water use was the primary concern. Rockport and Oppidan provided an update report (Sundt Engineering) that the City has not had time to review. The Sundt report is not attached to the commission packet.
2. The plans that are attached to the commission packet are unreadable. It appears that they have been scanned 3 or 4 times.
3. The MUBC ordinance requires a data center to operate under a CUP. Should a CUP be included in these actions?
4. The policy of the planning commission is not to act on the same night as the public hearing. Why is this not a requirement for this very important matter.

5. The MUBC does not allow an industrial zoning on a parcel abutting County Road 42 and/or Pilot Knob Road.
6. Oppidan/Rockport missing the deadlines for submittals of information as outlined on page 4 of the staff report is very unprofessional and should be an immediate request to table the planning commission item to a future date.
7. The 2/25/2025 memo from Oppidan did not address all of the comments.
 - a. Where is the construction traffic parking? The new drawing that shows the phasing of the work is disconnected from the Johnny Cake Ridge Road access point.
 - b. In an industrial zone, gravel parking lots are not allowed, yet all the generators are all on gravel.
 - c. The storage of 868,00 gallons of fuel on site is probably the second largest storage facility in the City. What will be the containment system?
 - d. What is the total impervious percentage?
 - e. What are the details of the fencing?

It will be a major mistake to allow a major industrial development on a parcel that the City has so much hope for as a job creator. Rockport should go back to square one with a new vision.

We will not be able to attend the Wednesday meeting.

Dave and Karla McKenzie
6403 131st Street Court
[REDACTED]

Breanna Vincent

From: Chad Rainwater <[REDACTED]>
Sent: Wednesday, December 17, 2025 9:34 AM
To: Community Development
Subject: "Technology Park"

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning and thank you for reading this email. I'm writing to express my concerns regarding the proposed technology park.

When Orchard Place was in conception the city had excellent plans to make this a destination area for residence and community engagement through restaurants, medical, residential and commercial uses.

This is the last of the major developmental areas in our city and you still have the opportunity to do something unique that will attract visitors, create LASTING employment, build a sense of community and help elevate the living environment in Dakota County.

Other than tax dollars, there is no benefit for the city with this proposal. The job gains are short term and often not benefiting Dakota County employees.

I know people will write in about the negative impacts of the Data Centers but even beyond that I'd encourage the city to have the confidence in the original plans, exercise patience in the development process and stay the course of the master plan without using prime real estate for data centers. Let's create a destination center that ties in with our downtown development. We can do better!

Thank you

Chad Rainwater
15855 Dumont Lane
Apple Valley, MN

Website Inquiry Form:

Submitted Time: December 18, 2025 3:31 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

Name or Business Name:

Tere Michels

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

Did AV sign a NDA w/ Oppidan re: a data center? I thought so. I have heard yes and no with regard to a data center being buildt here. As a constituent, I say NO. NO. NO. Transparency is key to honesty. Apple Valley is better than secrets. Apple

Valley is better than the disadvantages a data center will bring to our city. I appreciate the work you do, but I expect better of the Council.

Location Description

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:55 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <charles.grawe@applevalleymn.gov>
Sent: Tuesday, December 23, 2025 8:21 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 6:32 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

No to zoning change for data center

Message

The takeaway from the Sunday Star-Tribune story on data centers in the state: they make demands on cities with no promises to contribute significantly to residents' well-being. The proposed center will be a drain on our energy and power needs. Please put the brakes on Oppidan's development plan. There are too many unanswered questions and too much reluctance to answer them. Keep Apple Valley anchored to Minnesota. Thank you for the tough decisions that await you.

Name LYNN BAUMERT

Phone Number



Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:54 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Hooppaw Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Clint Hooppaw <Clint.Hooppaw@applevalleymn.gov>
Sent: Monday, December 22, 2025 9:38 PM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>; Tom Lawell <Tom.Lawell@applevalleymn.gov>
Subject: Fw: Online Form Submittal: Hooppaw Contact

Please add to the public comments.
Thanks.



Clint Hooppaw, Mayor
City of Apple Valley, Minnesota
7100 West 147th Street
Apple Valley, MN 55124
(952) 953-2501

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 22, 2025 7:49 PM
To: Clint Hooppaw <clint.hooppaw@applevalleymn.gov>
Subject: Online Form Submittal: Hooppaw Contact

Hooppaw Contact

Return e-mail address

[REDACTED]

Subject

Data center

Message

Mayor Hooppaw - I live on 134th St Ct in Apple Valley. As you convene to vote on the data center topic, please remember your constituents during your vote. We do NOT want a data center in Apple Valley. How city council votes on this topic will absolutely be central to how citizens vote next election. Please make the right choice for Apple Valley residents and don't let a data center plunder our resources while adding little value to the community.

Name

Josh Richards

Phone Number

[REDACTED]

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Stacey Nguyen <[REDACTED]>
Sent: Monday, December 22, 2025 8:38 PM
To: Community Development
Subject: Proposed Data Center - questions and concerns

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Subject: Concerns Regarding Proposed Apple Valley Technology Park / Data Center

Dear Mayor Hooppaw, City Council, Planning Commission Members, and City Staff,

I am a resident who lives near the proposed Apple Valley Technology Park / data center site. I appreciate the opportunity to provide public input and would like to share several concerns before any approvals are considered.

First, I am concerned about water usage associated with large data center facilities. Given existing demands on local water resources, I would like to understand how this project could affect residents.

Second, I have concerns about electric infrastructure and reliability. Please clarify what upgrades may be required, who will bear the costs, and whether residential service or rates could be impacted.

Third, I am worried about quality-of-life and public health impacts for nearby neighborhoods, including noise from cooling systems and backup generators, negative impacts on property values. Health impacts from air pollution are a serious concern, including asthma, lung cancer, other cancers, heart attacks, cognitive decline, and other medical issues. A large residential community is located across the street from the proposed data center, on the opposite side of Pilot Knob Road.

I also request greater transparency in the planning process. Clear, publicly available information about environmental impacts, Public Health impacts, and infrastructure demands is important so residents can make informed comments.

Thank you for your time and consideration.

Sincerely,

Stacey Nguyen
Apple Valley, MN resident

Breanna Vincent

From: Breanna Vincent
Sent: Tuesday, December 23, 2025 12:10 PM
To: Breanna Vincent
Subject: FW: Data center

-----Original Message-----

From: NANCY GREENLY <[REDACTED]>
Sent: Tuesday, December 23, 2025 11:56 AM
To: Christina M. Scipioni <cityclerk@applevalleymn.gov>
Subject: Data center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Apple Valley city council members,

I am emailing you today, to express my hope that you vote against a data center being built in Apple Valley. Data centers emit a large amount of air pollution, water pollution and noise pollution. Data centers emit nitrogen oxide, formaldehyde, forever chemical gas(pfas gas) and fine particulate matter as small as 2.5 microns (pm2.5). These chemicals put into the air can travel hundreds of miles, and the fact that they are already building a data center in Rosemount will give citizens in our area double the pollution. Public health costs associated with U. S. Data centers are projected to reach 10 to 20 billion annually by 2030. There is no safe level of pm 2.5, so any emitted by a data center is unsafe. An example is in California, data center health impacts tripled in 4 years. There are reports in numerous states of young women having increased miscarriages, middle aged men with organ failure and an increased rate of rare cancers and lung cancer in people who have never even smoked. In Louisiana areas around data centers are called "cancer alley", and in general, areas right around data centers are called "sacrifice zones" because they know the disease that they will cause. Let's talk noise pollution, safe sound levels are 70 decibels or lower according to the American speech-language-hearing association, exposure to sounds 85 decibels and above are considered harmful to hearing. Data centers can run between 85 and 100 decibels, and they run 24 hours a day. Some residents have described it as having a lawn mower in your living room 24 hours a day. Other residents describe low-pitched roars interspersed with high-frequency screeches. Data centers, like this one in Apple Valley, are increasingly being built in densely populated areas so they can access their power grids. That brings me to the cost. Wholesale electricity costs have gone up as much as 267% from 5 years ago near data centers and that cost is being passed on to consumers. I am not interested in being forced to subsidize costs for big tech. They not only use an exorbitant amount of electricity but also water. Apple Valley does not need this strain on our resources resulting in higher costs for us. Also, the average data center employs fewer than 150 workers and most of them are not local, so we would not even be reaping the benefits increased jobs. The lives of the people in the city you represent should be your number one priority, a vote for this data center would demonstrate that they are not. I want you to know that I will work tirelessly to ensure that any of you who vote for this data center will never be elected again, and people who value human life put into office.

Breanna Vincent

From: Tim Benetti
Sent: Tuesday, December 23, 2025 8:55 AM
To: Breanna Vincent
Subject: FW: Online Form Submittal: Council Contact



Tim Benetti | Community Development Director
☎ (952) 953-2576
✉ tim.benetti@applevalleymn.gov
🌐 www.applevalleymn.gov
📍 7100 147th Street W. | Apple Valley, MN 55124

From: Charles Grawe <charles.grawe@applevalleymn.gov>
Sent: Tuesday, December 23, 2025 8:21 AM
To: Tim Benetti <Tim.Benetti@applevalleymn.gov>
Subject: FW: Online Form Submittal: Council Contact

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 23, 2025 7:28 AM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address



Subject

rezoning Orchard Lake development

Message

Dear City Council Members,
My family and I have lived in Apple Valley since 2015. We want to strongly communicate our opposition to a data center right down the road from our houses in the Orchard Lake development. Data centers contribute nothing to creating a strong community, endanger our water supply, provide few jobs, take valuable land away from more productive and community-oriented issues, and have a limited lifetime. I can simply think of no reason that is in the public interest to allow

for a data center right in the heart of our community. I understand a vote is before the Council tonight on amending the 2040 plan to allow for a MBUC in the development. Please vote no on the amendment.

Name	Danya Leebaw
------	--------------

Phone Number	
--------------	-------------

not displaying correctly? [View it in your browser.](#)

Website Inquiry Form:

Submitted Time: December 23, 2025 3:58 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Nancy Speaker

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

I am an Apple Valley resident of over 30 years and am very concerned about the proposed Data Center - 2040 Mixed Business Campus. This is not what our city needs.

You have been serect and sneaky in letting the citizens you represent know what exactly is going on. I have always been so proud of my city and how it is run (thanks to Mayor Mary) but not now with the NDA's you have apparently signed regarding this project.

I don't see how this is a good outcome for our city... we already have a water shortage problem specific during drought years along with higher water costs due to the clean up needed to remove PFAS in our water. And nobody needs higher electricity prices along with the negative environmental impacts that will surely follow.

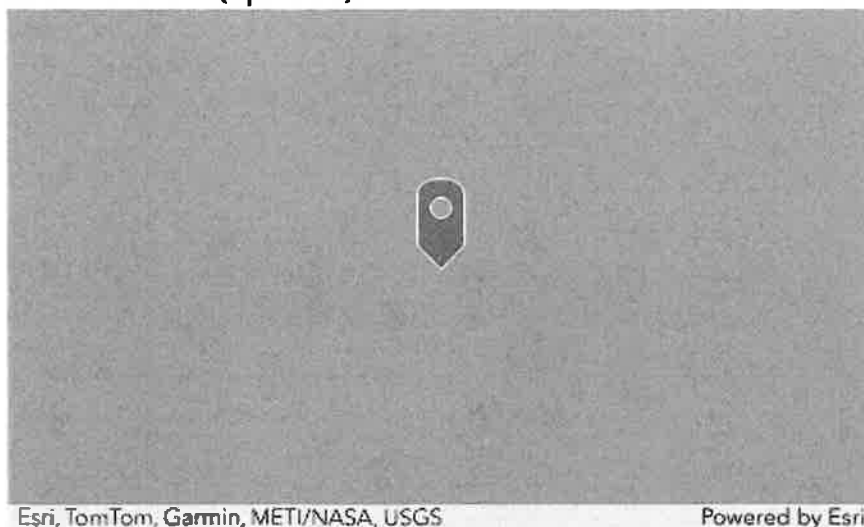
I ask that you continue to place your faith in the Planning Commission's research on this issue and vote NO on the proposed 2040 Comprehensive Plan Amendment.

sincerely,
Nancy Speaker
Palomino Drive Apple Valley

Location Description

cty rd 42 & johnny cake

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: John Winter [REDACTED] >
Sent: Tuesday, December 23, 2025 9:47 AM
To: Community Development
Subject: 12/23 Agenda - Resident concern/position on the data center MBC zoning topic (Proposed Technology Park)

You don't often get email from the [REDACTED] [Learn why this is important](#)

As a resident of Apple Valley, I am urging you not to allow the rezoning of the Orchard Place concept in the 2040 Comprehensive Plan for a Mixed-Business Campus (MBC). I cannot attend the meeting this evening, but have been following the issue and have read through all the meeting files.

I don't feel the applicants have adequately addressed the committee's environmental and water/sewer infrastructure concerns AND I do not think a data center is a good use of city land. As we have seen throughout the country, data centers driving this AI bubble:

-
-
- place an incredible burden on a city's water/sewer/power infrastructure, resulting in
- higher costs and lower quality services for residents/businesses
-
-
- Have negative impacts on noise/air/water quality which we here in MN hold of high importance
-
-
- Are shortsighted in that they take our resources and gives very little in return (jobs,
- income, etc.)
-

In addition to the committee concerns and lack of transparency from the applicants, please strongly consider the desires of residents in rejecting the MBC zoning request.

Thank you,

John Winter
15789 Highview Dr.
Apple Valley, MN 55124

From: Charles Grawe
To: Tim Benetti; Christina M. Scipioni
Subject: FW: Online Form Submittal: Council Contact
Date: Tuesday, December 30, 2025 8:17:26 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, December 29, 2025 5:27 PM
To: Charles Grawe <charles.grawe@applevalleymn.gov>; Clint Hooppaw <clint.hooppaw@applevalleymn.gov>; John Bergman <john.bergman@applevalleymn.gov>; Ruth Grendahl <ruth.grendahl@applevalleymn.gov>; Lisa Hiebert <lisa.hiebert@applevalleymn.gov>; Tom Lawell <tom.lawell@applevalleymn.gov>; Tom Melander <tom.melander@applevalleymn.gov>
Subject: Online Form Submittal: Council Contact

Council Contact

Return e-mail address

[REDACTED]

Subject

Data center

Message

Hi,
I am strongly against the data center being built in Apple valley. I want to know what city council members are for and against it being built.

Name

Georgie anderson

Phone Number

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

Breanna Vincent

From: Shannon Masera <[REDACTED]>
Sent: Monday, December 29, 2025 3:10 PM
To: Community Development
Subject: No Data Centers in Apple Valley Mn

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear City Council Members,

I am writing as a resident of Apple Valley to express my strong opposition to the proposed data center. This project poses significant threats to our community's quality of life, resources, and character.

Specifically, I am concerned about depleting our local water supplies, noise, and pollution. Such developments strain our power grid and infrastructure without creating many local permanent jobs.

The scale and nature of this industrial facility are incompatible with our existing neighborhoods and parks.

Approving this project, especially near residential areas, would be a step backwards for our community's well-being, impacting property values and public health for minimal local return.

I urge you to vote NO on this or any other data center proposal and prioritize development that enhances our city not burdens it.

Best,
Shannon Masera
13435 Gunflint Ct.

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Monday, December 29, 2025 2:12 PM

To: Mayor/City Council of Apple Valley, MN

Subject: Online Form Submittal: Council Contact Council Contact

Return e-mail address [REDACTED]

Subject Data Center

Message Hello and thank you for your attention to this matter. We understood that the decision to NOT allow a data center to be built in Apple Valley until we received an email saying otherwise. We are not able to attend the 1/8/26 council meeting so I am writing to share with you our adamant NO TO DATA CENTERS. We believe they will not offer a significant economic advantage to our city and will cause undo damage to our environment and quality of life. Further we believe that the citizens of Apple Valley will bear an serious and unnecessary cost of living increase and the threat of interruption to our water and electricity supply. Please do not allow this to happen to our community. Respectfully

Judith Christianson
Rick Christianson

Name Judith A Christianson

Phone Number [REDACTED]

Breanna Vincent

From: Shelley Anne <[REDACTED]>
Sent: Friday, January 2, 2026 7:34 AM
To: Community Development
Subject: data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

I am writing to convey my opposition to any expansion of the industrial footprint at Orchard Place as requested by Rockport, LLC.

Apple Valley is a family friendly town and a data center adjacent to residential neighborhoods in the heart of our city is not in the best interests of those who live here.

While I understand that there is a need for data centers, I'm sure there are more appropriate locations where residents are not living so close by and may welcome the jobs. I am also extremely concerned about the impact on our utilities and I do not trust the projections that developers provide.

As a long-time homeowner in Apple Valley, I hope the City Council respects the wishes of its residents and votes against any changes that negatively impact our city, including this proposed amendment.

Michele Hake

14344 Embassy Way, Apple Valley, MN 55124

Breanna Vincent

From: cu.rasoul <[REDACTED]>
Sent: Thursday, January 1, 2026 8:06 PM
To: Community Development
Subject: Proposed data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

To whom it may concern,

I am a resident of Apple valley and I wishes to express me strong feelings of opposing thie data center. This data center means a drain on resources for us and the environment. Please do as you did the last time this came for a vote and please vote no.

Thank you,

Cara Urabe-Rasoul
Apple valley reaident

Sent from my Verizon, Samsung Galaxy smartphone

Breanna Vincent

From: Jenny <[REDACTED]>
Sent: Thursday, January 1, 2026 5:20 PM
To: Community Development
Subject: Public comment - data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

I am a resident of Apple Valley's Regent Point neighborhood. I oppose the proposed data center/ technology park. My main concerns are environmental and a drain on the community as these centers have proven problematic.

Water consumption, noise pollution, electricity pull and land use are all of great concern to me! We can use this land in different ways that will acutely create meaningful jobs, enhance the community and bring more economic benefits to Apple Valley.

Data centers bring significant community issues, primarily massive energy and water consumption straining local resources, increased utility costs for residents, noise and light pollution, and air quality problems from backup generators, impacting public health, especially in vulnerable areas.

Communities often face shifting financial burdens despite tax breaks, with concerns over ineffective economic benefits and irreversible changes to landscapes and infrastructure.

Thanks!

Jen Recknor

[REDACTED]

Breanna Vincent

From: Marge Pierce <[REDACTED]>
Sent: Thursday, January 1, 2026 3:24 PM
To: Community Development
Subject: Rockpoint LLC proposal for Orchard Place

You don't often get email from [REDACTED]. [Learn why this is important](#)

Please do not approve the disingenuously named Technology Park proposal for Orchard Place.

Please listen to your planning commissioners (who refused to approve this resource sucking debacle) and their stated concerns over water supply and water treatment, the required expensive upgrades to the infrastructure (already designed and installed based on the existing 2040 Comp Plan), and the impact to the community that a monster data center offering limited permanent jobs would have in an area slated as a Job Creation zone.

Please don't let this happen in our city. The current comp plan for a MUBC Job Creation Zone will serve to bring new companies, jobs, and families to Apple Valley. A monstrous data center will ensure potential residents and businesses look elsewhere. Having lived very happily in Apple Valley for 12 years i have yet to find anyone in my community who wants this.

Thank you,

Marge Pierce
13234 Downey Trail
Apple Valley, MN 55124

Breanna Vincent

From: Graziela Ostler <[REDACTED]>
Sent: Friday, January 2, 2026 4:34 AM
To: Community Development
Subject: Data Center in Apple Valley

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

I am writing to share how I feel about having a data center close to my home. I am opposed to having a data center close to where families live. The data center would negatively affect my neighborhood. I am aware of the pollution and health hazard this type of center causes. I have worked to hard to keep my family healthy and safe and I would feel very disappointed and disrespected if a data center is placed close to my home and harms my family and friends. Even in a financial perspective a data center would affect the price value of my property. Data centers do not belong close to families homes. Thank you.

My address is 5980 158th St W, Apple Valley, MN 55124.

My cell phone number is [REDACTED]

Regards,

Graziela Ostler

Breanna Vincent

From: Amy Newell <[REDACTED]>
Sent: Thursday, January 1, 2026 9:15 PM
To: Community Development
Subject: Proposed Technology Park (Data Center)

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello-

I am an Apple Valley resident and I am very concerned about the proposed technology park (data center) to possibly be approved/ built in the city. I am worried about the noise and high water usage. I am also worried there may be future health concerns that could affect the community.

I would not like this approved in Apple Valley.

Amy Newell

15539 Flyboat Lane

Sent from my iPhone

Breanna Vincent

From: Travis Misslin <[REDACTED]>
Sent: Thursday, January 1, 2026 4:21 PM
To: Community Development
Cc: Travis Misslin
Subject: Resident concerns regarding proposed data center development

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and Members of the Apple Valley City Council,

I am writing as a concerned resident of Apple Valley to express strong opposition to the proposed data center development planned for our community.

While data centers may serve a role in regional or national infrastructure, they offer little tangible benefit to Apple Valley residents while introducing significant and long-lasting drawbacks. These facilities typically provide very few permanent jobs relative to their size, consume vast amounts of electricity and water, and contribute minimal economic activity beyond property tax revenue. This imbalance places a disproportionate burden on local resources without delivering meaningful community value.

Residents are especially concerned about the strain a data center would place on our electrical grid and water supply, particularly during peak usage periods and as our region faces increasing environmental and climate-related challenges. Additionally, the constant noise from cooling systems, increased industrial traffic, and the visual impact of a large, utilitarian structure are incompatible with the character of nearby residential neighborhoods.

Apple Valley has long prioritized thoughtful development that supports families, local businesses, and quality of life. A data center does not align with these goals. It does not foster walkable spaces, community engagement, or diverse employment opportunities, and it risks setting a precedent for further industrial-style development that residents do not support.

Many residents feel their concerns have not been adequately considered in this process. We respectfully urge the City Council to listen to the voices of the community, reevaluate

this proposal, and explore alternative developments that better reflect the values, needs, and long-term vision of Apple Valley.

Thank you for your time and for your service to our city. I hope you will prioritize the interests and quality of life of current residents in your decision-making.

Sincerely,

Travis Misslin

Breanna Vincent

From: Kathy M <[REDACTED]>
Sent: Thursday, January 1, 2026 2:55 PM
To: Community Development
Subject: Data Center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello

As an Apple Valley resident I am opposed to the Data Center development. I don't see that a data center would enhance the quality of life in Apple Valley in any way & could be detrimental to water and perhaps electrical supply. The center would not provide many jobs nor provide any services to the community. This development is not needed in Apple Valley.

Thank you

Katherine Mataya

Sent from my iPhone

Breanna Vincent

From: Liz Langley <[REDACTED]>
Sent: Thursday, January 1, 2026 5:30 PM
To: Community Development
Subject: Data Center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom It May Concern,

I have watched Apple Valley change and grow since 1980. I have raised children here and worked for ISD 196 for 27 years and plan to hopefully spend my remaining years here. I have always been proud to say I live in one of the most family friendly areas with vast park, trails and playground systems. With that said I am encouraging the planning commission of this fine city to adhere to and not change land usage permits to allow for the proposed data center.

Currently 2 wells are offline due to PFAs and millions of dollars will be needed to install proper filtration. From the research I have done the money to do so isn't coming from 3M as there is no way to identify how they got this far outside of the metro area.

Minnesota is recording 10 years of climate change involving increased temperatures and decreased precipitation. Data centers use vast amounts of water that cannot be recycled for consumption. They contribute to air pollution, increased electrical costs and are harmful to native ecosystems.

I strongly oppose the idea of placing one in Apple Valley and urge you to vote no and/or deny the proposed land use change permit. The small number of short term jobs are not worth what will be removed from a family community.

I look forward to attending the meetings on January 8th and 22nd. I encourage you to stick with the decision of denial from 2025.

Thank you,
Liz Langley
[REDACTED]
Sent from my iPad

Breanna Vincent

From: Ben Baglio <[REDACTED]>
Sent: Thursday, January 1, 2026 7:48 PM
To: Community Development
Subject: Public Comment on Proposed Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor Hooppaw, City Council Members, and other city officials,

I am reaching out to express my strong hope that the City Council will, at their first meeting in January 2026, reject the proposal put forward by Rockport, LLC to develop an enormous data center in our city. Given our community's reliance on groundwater, and a demand already outpacing the long-term supply, it would be unwise for the future of our community to permit something that will drain our most valuable resource. The minimal sustainable, permanent jobs created by this proposed project are nothing compared to the damage it could (and will likely, eventually) cause.

Our city needs a serious, viable long-term sustainability plan for land use. Rejecting this data center does not eliminate that need, but it would also go a long way for this council in proving that they're serious about protecting the environment and listening to the concerns of residents.

Please reject any attempts to bill this data center in our city.

Respectfully,

Ben Baglio
176 Walnut Ln, Apple Valley, MN 55124

Breanna Vincent

From: Chrissie A [REDACTED] >
Sent: Thursday, January 1, 2026 9:46 PM
To: Community Development
Subject: Regarding data centers

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I live by cobblestone lake. I have lived here since 2021 and watched it grow. Please do not allow data centers in Apple Valley, especially not so close to residences. We already struggle with yearly price increases (HOA fees, property tax increases, grocery price increases, mortgage cost increases, electric bill increases, etc). Data centers will drastically add to that list. They steal water resources and drive up local energy bills, offering nothing in return to the local community it burdens. This area should be reserved for actual business or housing to help build up communities. Building data centers to help power AI helps no one but the rich. Please, please do not allow this data center to be built here.

-apple valley resident, Christine Acton

Figure 4.2 – Orchard Place Concept



Breanna Vincent

From: Debbie Carter <[REDACTED]>
Sent: Friday, January 2, 2026 1:02 PM
To: Community Development
Subject: Rezoning & Proposed Data Center

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As an Apple Valley resident & homeowner in the Cobblestone Lake neighborhood, I'm very disappointed that the City Council is even considering rezoning the land not that far from our wonderful neighborhood, to allow a massive Data Center to be built. When we chose to move from Eagan to here, one reason we did is because we loved the look & feel of the area. It's only gotten better with the development happening across Pilot Knob, with the many stores, restaurants, & HealthPartners Clinic being built. Why would you even consider rezoning to allow a massive data center so close to so many residential areas? The look & feel of the area will change tremendously, & this wasn't in the city's zoning plan for the area.

There is also the very valid concern re: water usage & how that will affect residents in both supply & water rate increases, power demand & power rate increases, air quality changes if backup generators are used, noise pollution, etc. Why are you even thinking of risking the area, when other development wouldn't need such zoning changes, & wouldn't come with such potential high risks? Your very own planning commission recommended against doing this. Why are you not listening to them?

Why is the City Council even considering this zoning change for a massive data center next to so many residential neighborhoods (and next to a huge medical clinic dedicated to making people healthier)?

Why are you considering changes for the detriment of such a lovely area, one of the main reasons we moved here? The Cobblestone Lake neighborhood is known for the outdoor sidewalks & paths around the lake, to have a healthier lifestyle & enjoy the natural setting. Any change in the area re: air quality, noise pollution, visual aesthetics, this will have a big negative effect on quality of life. I've got to believe this will also have a negative effect on the whole area's property values & desirability.

Data centers, especially massive data centers, don't belong in such residential areas. We'll be very upset & heartbroken if the City Council allows this to happen. Many neighbors, even if you're not hearing from them, are all saying the same thing. Please don't allow this to happen to our beautiful city.

Debbie & Steve Carter

Website Inquiry Form:

Submitted Time: January 2, 2026 7:34 PM

Contact Information:

Contact Preference:

Phone or Email

Phone Number:

[REDACTED]

Email Address:

Fillingtime1@charter.net

Name or Business Name:

Richard Fuller

Topic:

Planning and Zoning

Sub-Category:

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

Data center plan for Orchard Place

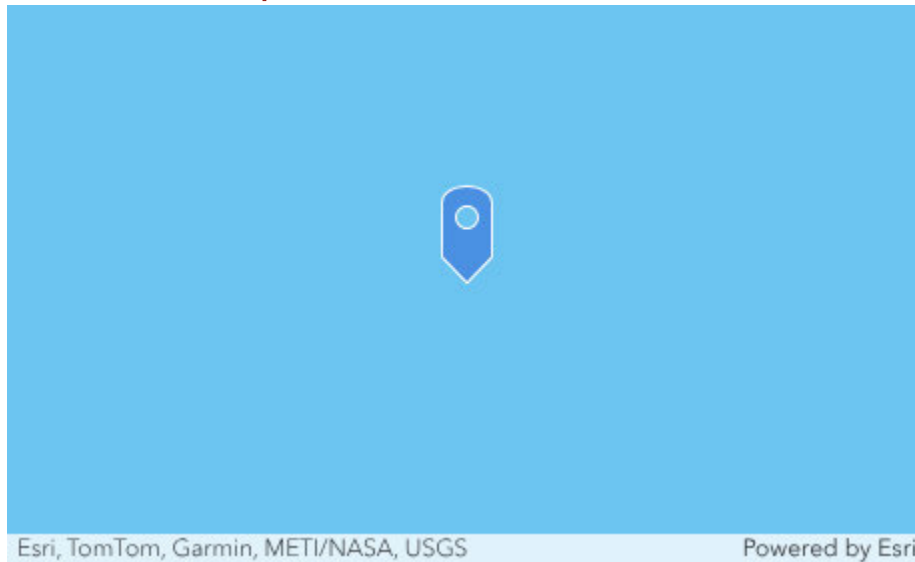
I am very concerned about water and electricity usage and it's affect on our city facilities and infrastructure.

I am not sure this facility is in the best interest of our city and tax base....
Please deny this application.

Location Description

Orchard place data center proposal

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: Will Gallmeier <[REDACTED]>
Sent: Friday, January 2, 2026 3:20 PM
To: Community Development
Cc: Tom Melander; Ruth Grendahl; Lisa Hiebert; John Bergman
Subject: Opposition of Apple Valley Data Center

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Members of the City Council and Planning Commission,

My name is Will Gallmeier, and I am a resident of Apple Valley, living on the corner of Pilot Knob Road and County Road 42, writing to formally express my opposition to the proposed data center planned for placement within our community—specifically in an area designated as a Job Creation Zone and an area so close to my home.

This designation exists to encourage developments that create meaningful employment opportunities and long-term economic benefits for local residents. Unfortunately, data centers are well known to generate very few permanent jobs once construction is complete, making them a poor fit for an area formally intended to promote job growth and workforce development.

Beyond the limited employment impact, the proposed data center raises serious concerns regarding environmental strain on our growing city. Data centers require significant water usage for cooling and contribute to increased energy demand and pollution. Apple Valley is already experiencing rapid growth, and adding a high water- and energy-consuming facility places unnecessary pressure on local resources and infrastructure—especially in close proximity to residential neighborhoods.

There are far better uses for this land that would align with the intent of a Job Creation Zone while also respecting the health and well-being of the surrounding community. Developments such as office, medical, or mixed-use commercial projects could create substantially more jobs, support local families, and do so with far less environmental impact.

I also believe the rezoning, specifically in regards to the data center, can be a slippery slope as data centers can often stretch into a heavy industrial zone. Data centers fit into a light industrial zoning for their indoor operations, but often exceed it with large generators, cooling systems, and power demands, which lead to general debates on whether they should be classified heavier in the first place. If we change the zoning now, what's to stop a rezoning in the future that would further harm our community?

Additionally, there are many other locations—outside of dense and growing residential areas—that would be far more suitable for a data center. Placing such a facility in the center of a developing community like Apple Valley does not reflect thoughtful or future-focused planning.

I respectfully urge the city to reconsider this proposal and rezoning, and prioritize development that truly supports job creation, sustainability, and quality of life for residents. Thank you for your time, consideration, and commitment to the future of our community.

Sincerely,
Will Gallmeier
Apple Valley Resident

Website Inquiry Form:

Submitted Time: January 3, 2026 7:41 AM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Megan Berger

Topic:

Planning and Zoning

Sub-Category:

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

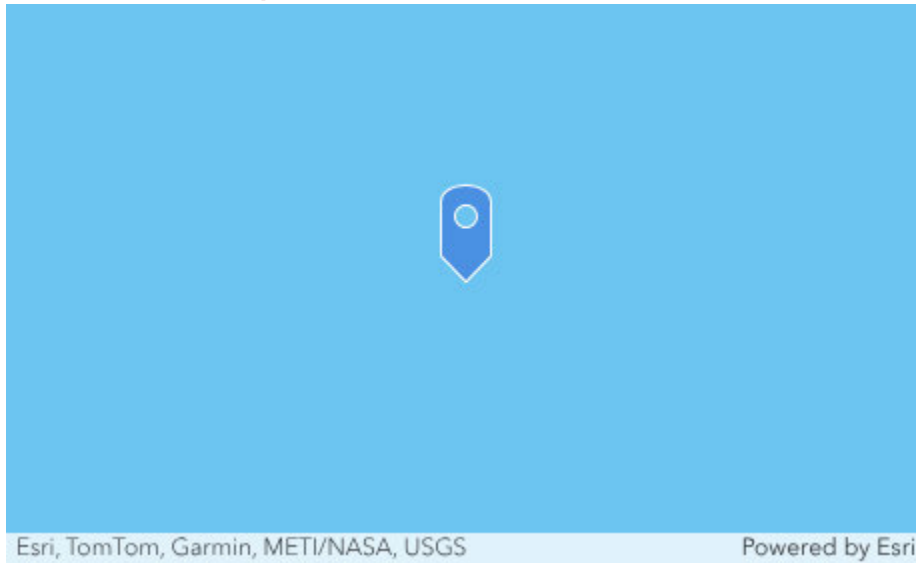
I would like to express my concern regarding the data center which has been proposed at Orchard Place. My main concerns are that this is going to be a major source of light pollution for the many residents who live nearby. Also, it seems like

relatively prime real estate to build something which is better suited for “the middle of nowhere”. The one is Rosemount is lit up night and day and takes up an enormous footprint. Let’s not be like them...

Location Description

Orchard place

Issue Location (optional):



Add a Photo:

Apple Valley Proposed Technology Park (Data Center) Concerns

C.R. Whiting / Cobblestone Community – Apple Valley / Retired IT Security Professional

General Concerns

- It is unclear what, if any, benefits of this proposal will have on the average AV community citizen. There are no apparent decrease in city tax benefits or other benefits that I'm aware of, for instance. It doesn't even sound like it will produce many, if any, additional AV jobs. (i.e. Why, exactly, would we want this in our back yard again?)
- There is a concern that property within a mile (or two) of this park will see their property values decrease.
- AI data centers consume orders of magnitude more energy and other resources than traditional data centers – which I cannot believe will not impact me personally. Water consumption. Electricity consumption. Traffic. Sewage. Etc. Some estimates cite 25-50x more than a traditional DC. These are data centers on steroids.
- Most other communities have rejected such proposals that are within the bounds of homestead properties. These types of services need to be on the outer borders or completely outside of major living areas, not embedded in the interior of one.
- The enormous land consumption (over 500 acres?) will prevent other types of development as well as decrease the relative value of surrounding land yet to be developed.
- Historically data centers are major sources of noise pollution. Even sound levels that are within the bounds of an industrial park can be more than just annoying to the surrounding homes. This noise pollution, especially the mid-to-high frequencies, can travel a mile or more into the surrounding communities. Although the proposed noise level of under 50db is cited it should be understood that the mid-to-high frequency whines created by such A/C systems even at lower db levels can be quite annoying, and those types of sounds can carry quite far. Meaning, we're not talking about traffic noises here, we are talking about a persistent whine which even at 10 or 20 db at a half mile would force residents to always have their windows closed. Such noises have been suspected of health issues as. Although the developer will downplay the noise issues, it shouldn't be taken lightly.
- This data center is an AI data center meaning it's power and A/C consumption are (again) orders of magnitude more than traditional DC's. Even if, on paper, it would meet requirements for noise pollution being acceptable per the surrounding property owners, any increase over time, or aging of A/C and other infrastructure could dramatically increase that noise pollution to well above acceptability. What recourse would the nearby property owners, or even city, have once the DC is built and operational? You build this bed and you have to sleep in it.
- Water consumption is a major problem for data centers that provides the A/C systems with sufficient cooling. Tapping into the ground water for this resource within the city dependent itself on ground water for surrounding homes and businesses is reckless. During college I worked for the South Carolina Water Resource Commission as a programmer assisting the staff geologists as they studied the ground water impacts of golf courses and the resulting intrusion of salt water from the ocean as fresh ground water was depleted, I can tell you that ground water systems are extremely fragile systems. Even, as suggested, tapping into a higher water table than what is being used for our tap water can impact the whole table. Water tables are

ecosystems in themselves. Water shortages and water contamination are likely going to be experienced. And once all this water is used it has to go somewhere. Closed systems are a possibility, but the noise from those systems are far greater than a water cooled evaporator system. Who is going to manage and pay for the ongoing monitoring of the ground water system due to this park? And if that monitoring discovered major issues, are we prepared to close that data center down? Would we even have the legal right to close it down?

- Electrical consumption for such an AI data center will likely rival all of the electrical consumption of Apple Valley. The impact on the South Metro electrical grid will not be insignificant. Power shortages and transformer loads are tricky things to navigate within a city infrastructure. It would be tantamount to AV doubling or even tripling its size overnight. Even if it doesn't impact my home personally, it will possibly drive my electric bill up as a result of the infrastructure changes that will be required. This is ditto with my water bill.
- Potential legal issues could arise over time as the surrounding communities sue the city for noise pollution, and possibly infrastructure problems, including potentially contaminated ground water. Is the city ready to respond to possible class action lawsuits?
- A data center fire, god forbid, could introduce major air contaminants into the surrounding communities. Most electrical systems, including wiring, incorporate forever chemicals which have been directly linked to cancer and other serious medical problems. How many people will be living within 10 miles of this data center? What would the city think if half of AV became a superfund site?
- Though I have left this to last, I can't leave this topic without commenting on the ethical concerns over AI in general. More than just a few of the leading AI experts in the world have cited generative AI as being one of the most dangerous ventures man has done since the atomic bomb was invented and used. Having such a data center less than a mile from my home raises even more questions and concerns for me. The 'Terminator' jokes are funny, but not entirely unfounded. I've spent 45 years in IT, and over 20 years in IT Security and my last 2 years researching AI for a Fortune 100 company in the Twin Cities area, and I can tell you that these AI services are a major security problem.

I vote NO to this proposal.

A simple Google search will show you how many problems have been reported by people living next to, or near, large data centers. Putting one in the middle of Apple Valley within a mile of thousands of single family homes is, I believe, an insane idea. Please don't do it.

Clark R Whiting / 15647 Duck Crossing Way, AV, MN 55124
Retired IT and Security Professional

Breanna Vincent

From: Pam Winthrop Lauer <[REDACTED]>
Sent: Monday, January 5, 2026 10:41 AM
To: Community Development
Subject: Data Center Concerns

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello -

I am intensely concerned about groundwater usage by the proposed data center. I'm aware of systems to reclaim and re-use cooling water and waste heat in places in Europe and I would like to see anything built here to:

1. Pose zero risk to our groundwater table; and
2. Be an innovative leader in reclamation of water and waste heat.

As it stands, I am concerned that the project will harm more than help our city. I would love to see environmentally sound innovation in siting a data center here.

I have been an Apple Valley resident for many years and am grateful for the responsive and responsible government that we have.

-Pam Lauer

--

Pam Winthrop Lauer

Certified Trainer with the Center for Nonviolent Communication Offering Spiritual Direction and NVC Training, Mediation, Facilitation and Coaching.

[REDACTED]
<https://www.cnvc.org/trainers/pam-winthrop-lauer>

"The misery here is quite terrible; and yet, late at night when the day has slunk away into the depths behind me, I often walk with a spring in my step along the barbed wire. And then, time and again, it soars straight from my heart- I can't help it, that's just the way it is, like some elementary force – the feeling that life is glorious and magnificent, and that one day we shall be building a whole new world. Against every new outrage and every fresh horror, we shall put up one more piece of love and goodness, drawing strength from within ourselves."
Etty Hillesum, from Letters from Westerbork, 3 July 1943.

To whom it may concern,

I am writing to express my views on the potential for building a new AI data center in Apple Valley city limits. We all know its many uses. It is truly amazing how it has evolved so quickly. As an avid user, it has helped me generate ideas and imaginary battles between superheroes and villains. I created a character based off the "Disappointment Panda," as described in the book "The Subtle Art of Not Giving a F*ck" by Mark Manson (highly recommended!). Manson envisions Panda approaching you, the reader, helping you face reality when you have unattainable goals, or at least helps you step back and determine the steps needed to reach them. In my version, Panda goes on adventures engaging with overzealous tv and movie characters, explaining to them their ambitions aren't as good as they think and why their dreams are too farfetched. Panda identifies details that may have been overlooked. He joins a small cadre of dogs to help lighten the mood and solidify his point. It's fun!

While AI has been a useful tool for me and others, Panda might agree it has downfalls. We have to think of the bigger picture. Yes, AI creates jobs and can make society more efficient and reduce workload. That sounds good, right? The other side of this coin is a greater *loss* of jobs. AI is creative. It can create art, music and stories. If it were given free roam across all genres of the arts, who needs artists, writers, or musicians? There are countless musicians and singers in the world, all creating wonderful music. My own son, a high school student, is an excellent piano player. Maybe he won't be the next Mozart, but if he practiced enough, he could do great. Shakespeare, Poe, and Hemingway excelled in their writing without the aid of computers. Art has been a staple of history. Churches and museums provide us with so much information without saying a word. Viewers are given the opportunity to create their own interpretation, allowing them to build critical thinking skills. By the time you read this, a child may already be on their way to become another great writer, artist or musician, publishing several works. With AI, those dreams may be lost, as nobody can compete with unlimited technology.

As with the aforementioned creative industry, low skill jobs, such as cashiers or customer service, are threatened. Some people, either due to medical conditions, upbringing, economical or other reasons, may only be qualified for these types of jobs. They do what they can to support their families, often determining whether they should pay rent or groceries this week.

Entry-level jobs become less valuable with AI. During 2025, college graduates continue to struggle to find suitable employment, as reported by Forbes¹, NPR² and Fortune³. This is a concerning trend, as college was once known as the gateway to a strong, stable career. Having been a graduate during the recession in 2008, I've experienced first-hand the effects of a weak economy on the job market. Interview upon interview, rejection upon rejection, until I finally landed a job. The process was arduous, frustrating and scary. I hate for that to happen to others.

Even higher, more educated career paths are in danger. Accountants, tax preparers, therapists, translators, doctors and lawyers are all jobs easily taken by AI. These are important roles for any society, requiring years of study and real-life experience to be successful. Many customers appreciate the ability to work with another human being to complete these tasks. Some people, such as the elderly, may struggle using such technology to pay their taxes or get a medical diagnosis. People in these roles are some of the most dedicated, intelligent individuals. Their skills and value would be lost if AI were allowed to take over.

Mother Nature is also a potential victim. With recent changes in environmental oversight by the current administration, we must do our part to preserve clean, healthy land, water and air. AI is an energy hog. Computers are constantly generating heat, using electricity and water to maintain cool temperatures. This energy requires fossil fuels, and the increased production of greenhouse gases will have a profound effect on the lives of future generations. I don't want my son to live in a world of smog. The amount of energy required at data centers is staggering. Since 2022, energy use from data centers is estimated to have increased by over 39 million percent⁴. Water is the key ingredient to life as we know it. We have all seen the effects of drought, particularly in large rivers such as the Rio Grande. Reducing available water to our ecosystem results in a loss of wildlife, potentially harming already endangered species. Entire cities are forced to limit their water usage during certain periods of the year, with several major cities already facing major drought by 2030⁵. The water used to cool data centers is too valuable to be effectively depleted through daily use.

Such large, noisy structures can also be unsightly and annoying to local residents. I like Apple Valley due to its proximity to highways and I feel safe. After speaking with other residents, we agree it's a good place to live. We want other people to reap the benefits. A data center could impede that. Such an unsightly, noise and air polluting monstrosity could deter future homeowners from contributing their tax dollars to the development and maintenance of our city. That's fewer dollars for local businesses, fewer students, less incentive for businesses to establish a footprint, creating an overall drain on our economy.

I urge the council to consider delaying the development of a data center in Apple Valley, in the hopes more time and effort may be employed to determine the true impact of its construction. Develop solutions to the environmental and societal consequences. Develop regulation to limit its impact on jobs and preserve nature. Create a closed-water system within the building. Data centers, as a whole, have existed for years. Our nascent understanding of the effects of these advanced technologies could be our downfall. There needs to be more effort into determining how to best incorporate these systems into society so we can all benefit.

Thank you for the opportunity to express my concerns. Panda, and his canine companions, want you to think about the future, and all possible outcomes.

Sincerely,

Paul DonLevy

References cited:

1. Friesen, Garth. "Unemployment Crisis: Why College Graduates Are Struggling In 2025" *Forbes*. <https://www.forbes.com/sites/garthfriesen/2025/10/23/unemployment-crisis-why-college-graduates-are-struggling-in-2025/>
2. Horsley, Scott. "'Panicking': Why recent college grads are struggling to find jobs" *NPR*. <https://www.npr.org/2025/07/13/nx-s1-5462807/college-graduates-jobs-employment-unemployment>
3. Morse, Brit. "New grads are struggling to find jobs and they're being locked out of the labor market because of 3 key factors" *Fortune*. <https://fortune.com/2025/06/12/tough-job-market-new-grads-entry-level-jobs-scarce-stagnation-tariffs-ai/>
4. Zewe, Adam. "Explained: Generative AI's environmental impact" *MIT*. <https://news.mit.edu/2025/explained-generative-ai-environmental-impact-0117>.
5. Climate Cosmos Team. "12 U.S. Cities Facing Water Shortages by 2030" *Climate Cosmos*. <https://climatecosmos.com/climate-news/12-u-s-cities-facing-water-shortages-by-2030/>

To:

Mayor, City Council Members, Planning Commissioners, Economic Advisory Committee & City Staff,

From:

Bradley J Blackett, resident - 457 Reflection Road, Apple Valley, MN 55124

I am writing to acknowledge the effort and wish to support the Resolution of Denial on Rockports' Request for Amending the 2040 Comprehensive Plan. I have read the Resolution couple times and referred back to the entirety of the 2040 several times over and over.

My following comment is somewhat - one of confusion.

Because as I read the various chapters beginning with the the Second chapter - "Vision of Apple Valley, followed by chapter 3 - "Community Context", then chapter 4 - "Land Use" and the chapter 6 - Economic Development" ... I can't begin to express my astonishment on how often and the frequency which the importance of the expiring Industrial Fisher's Gravel Pit becoming a Mixed-Use Business Campus is mentioned as a focus and one might say a priority for the community's future.

Furthermore how expulsive the intent and future dependency this site to be developed according to the Orchard Place Concept which the city adopted in the 2030 Comp Plan. Redevelopment of the gravel pit became the foundation in the City's Economic Development Extended Strategy Plan having the MUBC as a job creation center. Expanding employment in the community to 19,000 high paying jobs by year 2040.

Thus as I reviewed the "Resolution of Denial" and what Staff provided five points of position the city was taking to justify denying CPA. I realized the points didn't not elaborate on Chapter 6. Lack of job creation potential by renaming the kinds of permitted uses in this district. How CPA goes against decades goal setting and planning.

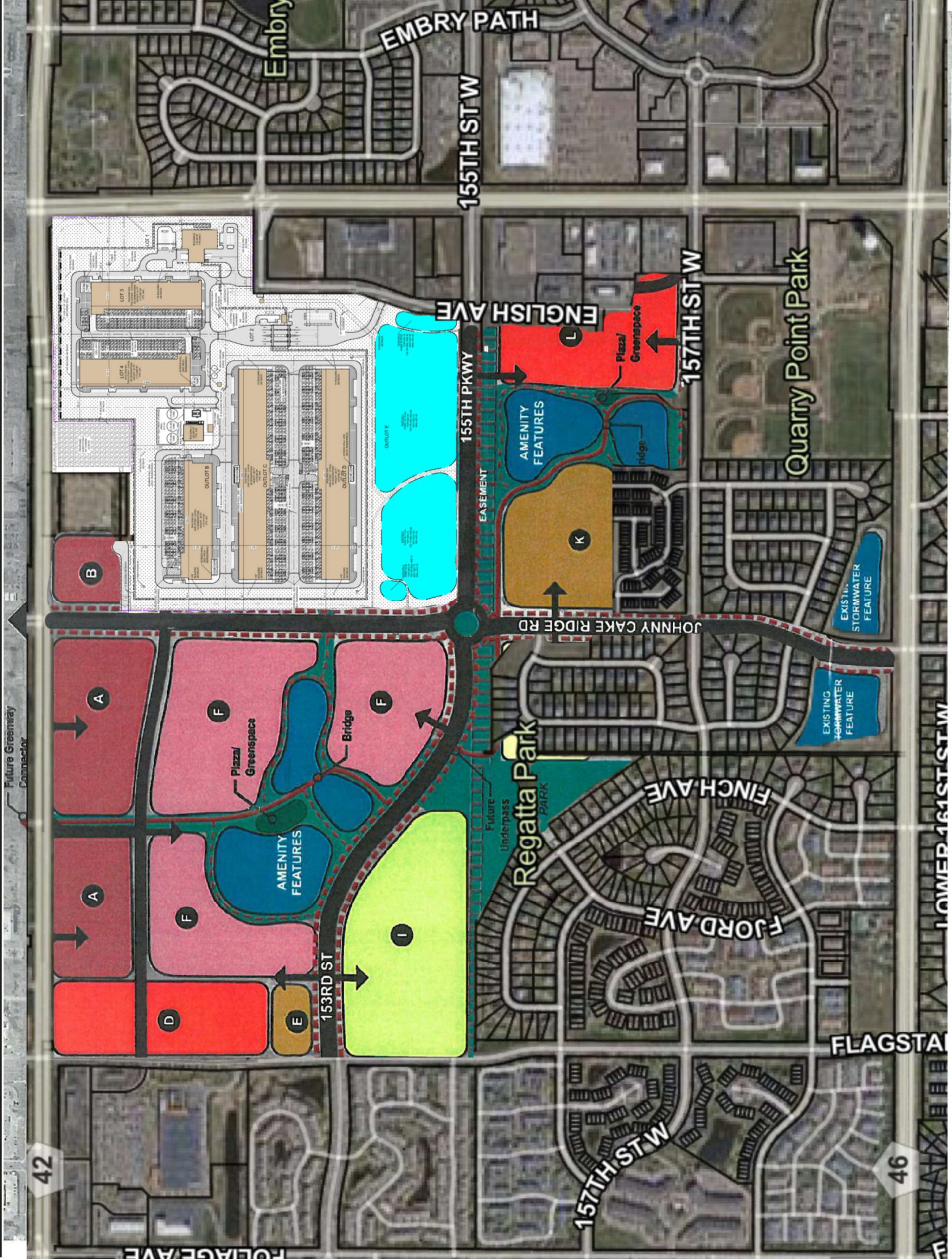
Amending the definition within Mixed-Uses to include in the technology center allowances for larger Industrial Uses such as a Data Center with its enormous consumption of 123.48 acres and 5.8 to 6.8 million sq. ft. wouldn't meet the job creation expected from Business or Medical Campus employment levels.

Far from the Orchard Place Concept Original once placed on - say a Hospital. The Orchard Place Concept suggested that a typical hospital might staff 2.6 employees per 1,000 square feet. Thus, a 50-acre hospital site might support a staff of roughly 1,980 employees. That would be great if similar results would come from the land the Data Center would occupy. At best if a Data Center could require 30 or 60 ongoing jobs, this in no way meets the target goals for job creation set in the 2040 Comp Plan. Additionally, if Rockport gets its way, this one project will consume half of what is left of the available land to generate enough jobs to meet the local employment goals for the residents of Apple Valley.

I have include my own sixth "point of position" for consideration and wordsmithing to fill the void of mentioning the purpose of job creation center for this land use district. I have also assembled a graphic depiction of the two half of what has yet to be reclaimed from the Gravel Operation often referred to as Figure 4.2.

f. Chapter 6, page 2 - Strategic Plan of Action - calls for the city to follow the 2024 Comprehensive Plan's economic development plan specifically to increase the number of jobs that pay well enough to sustain a household. Changes in acreage in the CPA Area would adversely affect the remaining designated MBC acres by jeopardizing their ability to meet the required growth percentage to achieve 19,000 jobs in the City by 2040. The size of each future building on any remaining acres would have to be much larger and taller to accommodate employees within the smaller footprint. Plus, upon completion of the Mixed-Use Business Campus, it would mean fewer employers and larger businesses, helping reach the goal of 25 percent of all jobs in the City being located on the Mixed-Use Business Campus. The proposed Technology Campus and subsequent Data Center installation reduce the present Mixed-Use Business Campus by nearly half.

Figure 4.2 – Orchard Place Concept



Respectfully, Submitted - Bradley J Blackett, Community Volunteer

Website Inquiry Form:

Submitted Time: January 7, 2026 4:40 PM

Contact Information:

Contact Preference:

Email

Phone Number:

Email Address:

[REDACTED]

Name or Business Name:

Retired

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

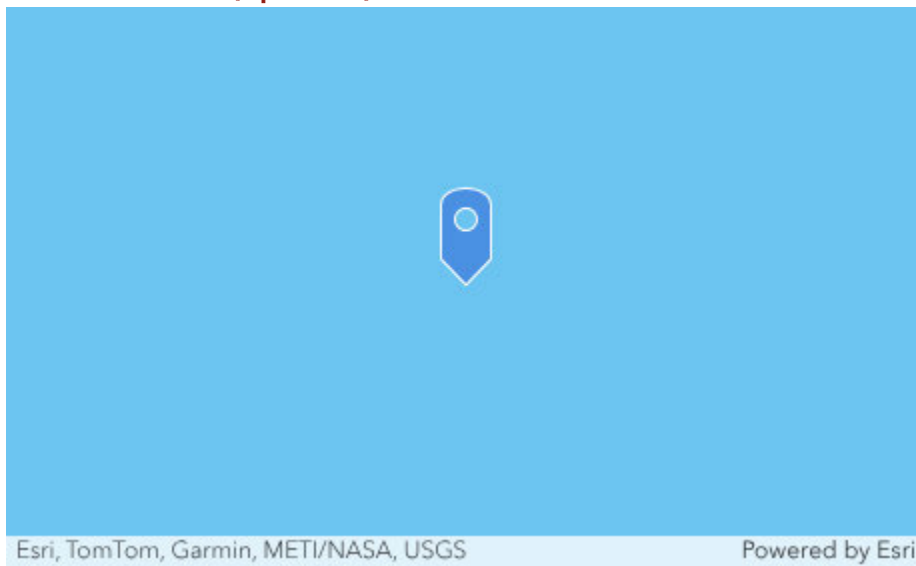
I have been following the news of a proposed Data Center in downtown Apple Valley. I realize Data Centers are in our future, but I do not agree with the location. A downtown area does not seem conducive for this type of business. I'm also

concerned about water and electricity as I understand these facilities require a tremendous amount of both. I understand we have 75 Data Centers in the state, mainly in Minneapolis. I don't understand the need for so many, but at the same time, I am not in that business.

Location Description

Orchard Place

Issue Location (optional):



Add a Photo:

Breanna Vincent

From: [REDACTED]
Sent: Wednesday, January 7, 2026 12:20 PM
To: Community Development
Subject: Strongly Opposed to Building Data Center in Apple Valley!

You don't often get email from [REDACTED]. [Learn why this is important](#)

The last thing that Apple Valley needs is a damn data center. It's cons far outweigh any pros.  People should be very alarmed at the possibility that this ill-advised project could come to fruition in our city.

There are numerous concerning issues, aside from the noise, there are factors such as resource consumption, neighborhood disruption, and environmental impacts, which include high energy usage, and threats to our aquifers. Data Centers pose risks to our existing aquifers as these centers are water guzzlers which subsequently create high-water stresses.

You Council members have been entrusted with the well being of every man, woman, and child who calls Apple Valley home, as I have done for 34 years. If you allow the data center to be built here, you will have betrayed every citizen you have sworn to look out for, and planted the seeds for the decline, and diminishment of our city.

Douglas Ackerman

Breanna Vincent

From: [REDACTED]
Sent: Wednesday, January 7, 2026 2:25 PM
To: Community Development
Subject: Vehemently Opposed to Data Center in Apple Valley!

You don't often get email from [REDACTED]. [Learn why this is important](#)

Members of the Apple Valley City Council,

I write in opposition to the building of a Data Center in Apple Valley.

There are only cons to the creation of such a monstrosity, no pros whatsoever.

The billionaires behind the building of these ridiculously detrimental centers claim they bring several benefits to communities. That is a flagrant lie. There are no benefits to be had. I have read extensively about the impact these centers have on cities. They are grim indeed, particularly to the residents, and taxpayers who live in these affected cities.

Please consider the following points:

-Energy grids would be directly affected, necessitating the upgrading of the systems due to the heightened demand. Further, the severely heightened demand for energy taxes a grid to the point that many businesses have no alternative other than to relocate to another city because their businesses are so badly impacted.

-The promised benefits are a farce. Residents, and tax payers of the communities targeted for data centers soon regret having to live alongside them. The lure of job opportunities is greatly exaggerated. Once constructed, the centers only require a few dozen employees.

-The Data Centers and their requisite energy consumptions prove to be environmental catastrophes. Along with grave concerns for a city's aquifers, several other concerns are present. Some cities exempt Data Centers from existing, or proposed environmental protection laws, allowing them carte blanche to pollute as their needs be. The particulate pollutants emitted from a Center's numerous gas turbines, have been shown to increase the hospitalizations for those with respiratory problems, such as asthma.

According to the Minnesota Dept of Health, "Children under the age of 18 living in the 7-county Twin Cities metropolitan area have higher rates of asthma emergency department visits compared to those living outside this area in Greater Minnesota," "Since 2000, there has been a dramatic decrease in asthma hospitalization rates among children under the age of 18 in the 7-county Twin Cities metropolitan area." Living near a Data Center would only compound, and increase the threats to the health of those affected by lung diseases, and cancers.

The deleterious impact on public health cannot be overstated. In terms of their air pollution alone, scientists opine that we can expect an annual increase of asthma cases in the area of 600,000. In terms of premature death, these Centers will be complicit in approximately 1,300 premature deaths.

The data on the water cooling process has shown that it not only increases water pollution, but also poisons the very aquifers people rely on for drinking water.

-These Centers require the utilization, and extraction of minerals that are rare, and difficult to mine without damaging the environment.

-Experts opine that eventually this "data bubble" will burst, the centers will become obsolete, and the cities they have polluted, diminished, and damaged will be responsible for dealing with the empty, abandoned buildings. Again, tax payer dollars will be needed to address the disposition of the monstrosities.

-The government could conceivably utilize the AI to intimidate, and threaten those who are critical of politicians, their policies, or plans, and also be used to track dissidents, and to arrest immigrants.

AI could exacerbate racial injustices, and discrimination as well. Data could be collected that would make it even more difficult for minorities to find housing. Senior citizens could find themselves even easier targets, prey for scammers, and crooks. It would be easier for an employee's every move to be surveilled, even further eroding the concept of personal privacy. Data would allow for the abuses of those of differing ethnicities, religions, etc., and if a group were to be scapegoated, personal data would make it easier for a government to commit genocide. Sound incredible? Possibly, but it is also very true.

-There is a lack of transparency provided to the public. There are incentives for the Centers to be built quickly, and to keep hidden what is being done.

-Those behind the scenes, who own the Centers rely on, and anticipate that they'll be given large tax breaks. To fight them, to discourage their construction, a city should enforce existing tax laws, and refuse to give the much counted on tax breaks.

-As is the case in Warenton, Virginia, when Amazon's large data center was given the green light to build, just last year, every council member who sided with Amazon was voted out. Aspiring, anti-Data Center office holders were then voted in to replace the corrupted, ill-informed councilmen. As citizens, we must hold you, our council members to account. If you allow this data center to be built in our city, it will be a betrayal of every man, woman, and child in Apple Valley, and you should lose your seat on the Council, for you will have failed us!

-Further, I have read that the strain on the energy (electrical) grid could increase the risk of fire in our homes, and/or energy blackouts which could lead to food spoilage. Such a calamity could cause insulin, or other medications needing refrigeration to become unusable.

-The tax breaks given to these Data Centers directly impacts communities. Monies that should go to fund our public schools, libraries, parks, healthcare, and the like, are instead used to compensate and subsidize said tax breaks for Data Centers.

-Residents will also have to subsidize the cost of these energy guzzling Centers through extremely increased home energy bills. It has been estimated by researchers that the consumers will have to cough up billions of dollars to build more power plants, and to upgrade needed infrastructure. Experts also say that the energy used by the Centers will triple in just four years from now.

-In regards to our planet, the Centers will adversely impact any gains we've made in protecting our environment, and reversing climate change. Renewable energy sources could not possibly keep up with the demands made the these Centers. Consequently, the Centers would infinitely increase their carbon footprint because they'd have to rely on dirty fuels, such as coal, or on potentially dangerous sources such as those provided by nuclear facilities, or by pillaging the land by digging even more gas wells. Greenhouse gasses will increase exponentially.

-According to the Minnesota Center for Environmental Advocacy, "The amount of electricity that each of these "hyper-scale" data centers consume can be massive. For example, one proposed data center in Farmington would use as much electricity in a year as the Monticello nuclear power plant produces annually."

Thank you for your time, and your consideration,

Jan Ackerman

Breanna Vincent

From: Jacquelyn Lutz <[REDACTED]>
Sent: Saturday, January 10, 2026 10:04 AM
To: Community Development
Subject: Oppidan data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear City Council,

I am an Apple valley resident and I am opposed to the data center proposed by Oppidan to be built in Apple Valley. Data centers have been shown to increase resident electricity costs, waste water, and pollute the surrounding areas. We should not allow one in our community.

Sincerely,

Jacquelyn Lutz
12755 Diamond Path, Apple Valley, MN 55124

Breanna Vincent

From: Barbara Landes <[REDACTED]>
Sent: Monday, January 12, 2026 2:06 PM
To: Community Development
Subject: Proposed Data Center

You don't often get email from [REDACTED] [Learn why this is important](#)

Honorable Council Members,

I am writing to express my deep concern about the possibility of the City of Apple Valley granting the required permits to allow a Data Center (Technology Park) to be built on the corner of Cty. Rd. 42 and Pilot Knob Road. I have grave concerns about allowing this project to happen.

- My primary concern has always been and continues to be the potentially high demand for water used by a data center, especially during our hot summer months. It was determined by the Planning Commission last April that our city does not have the infrastructure to meet these demands. I imagine the petitioners may have a solution or may offer to subsidize the cost of making the necessary upgrades to our water supply. But, I ask you, knowing that the Data Center creates waste water, is that the conscionable action to take? Please, please put the quality of our environment (current and future) at the top of your list of considerations.
- In the past nine months that this issue was tabled by the planning commission, more and more research has indicated that Data Centers are destructive to their surrounding communities in so many ways. There is the drain on electricity, causing higher utility bills for residents for one.
- Noise pollution created by Data Centers has been gaining more attention for it's detrimental effects to nearby residents lately. The low and high frequency sounds emitted by Data Centers has been linked to many illnesses, and can even lead to depression from the constant droning of noise. Why would you subject Apple Valley residents to this?
- Light pollution has also been known to cause disruption to neighbors of Data Centers. Is it fair to subject people to this blight?
- Another environmental concern is the amount of e-waste that data centers generate. My understanding is that the generators used by a data center are replaced every 20 – 25 years. Servers are also replaced frequently. Due to the lack of state regulations and oversight, much of this obsolete equipment is not recycled for other uses , but ends up in the landfill.
- Currently, Minnesota does not have sufficient state regulations that govern or oversee the building or management of data centers. Without these safeguards in place, who will guarantee that they are run with the least possible impact to our environment?
- Of course the tax incentives proposed by this type of development are attractive to a municipality. But, I have to ask if that gain is worth all of the negatives that a Data Center brings to a community.
- Please remember that the promise of employment is misleading. The construction jobs created are fleeting. Once the project is complete, many of the jobs associated are done remotely. How does that benefit our community?
- I hope you have kept current with the impact that Data Centers are having on communities around the country. I think you would be hard-pressed to find a community that is happy with the detriments that these projects bring. If you need more information, please consult the Coalition for Responsible Data Center Development. They have a wealth of current information about effects of data centers all across our country. Please take some time to review their information.
- Lastly, I implore you to reject this project. As a 37 year resident of Apple Valley, I have always been proud of our responsible city development. Green space has been given top priority as it contributes to keeping this a livable community.

Let me leave you with this final thought: just because something *can* be done, does that mean it *should* be done? Please search your conscience and give the points I've mentioned serious consideration as you approach this decision. Thank you.

Respectfully,

Barbara Landes

14398 Embassy Way



7760 France Avenue South
Suite 700
Minneapolis, MN 55435-5844

T 952.885.5999
F 952.885.5969
MMBLawFirm.com

Matthew S. Duffy
mduffy@mmbllawfirm.com
Direct 952.885.1290

December 23, 2025

VIA EMAIL

Tim Benetti
Community Development Director
City of Apple Valley – Community Development and Planning Department
7100 147th St. W.
Apple Valley, MN 55124
tim.benetti@applevalleymn.gov

Re: Extension Request - Minn. Stat. 15.99, Subd. 3
Our File No.: 16137.009

Dear Mr. Benetti:

Rockport LLC consents to an extension of the Minnesota Statute §15.99 city action deadline to January 31, 2026, for the City of Apple Valley's consideration of Rockport LLC's comprehensive guide plan amendments.

Please let me know if you have any questions. Thank you.

Very truly yours,

MONROE MOXNESS BERG PA

/s/ Matthew S. Duffy

Matthew S. Duffy
Attorney at Law

MSD/mgb

cc: Sharon Hills, City Attorney (via email only); and
Client (via separate email only).

Breanna Vincent

From: Deb Ho-Beckstrom <[REDACTED]>
Sent: Thursday, January 15, 2026 3:26 PM
To: Community Development
Subject: Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

I object to the proposed Data Center and believe there should be no tax incentive for this type of business.

Deborah Ho-Beckstrom
13468 Huron Ct.
Apple Valley, MN 55124

NOTICE - CONFIDENTIAL INFORMATION

The information in this communication is privileged and strictly confidential. It is intended solely for the use of the individual or entity named above. If the reader of this message is not the intended recipient, I or the employee or agent responsible to deliver it to the intended recipient, and dissemination, distribution, copying or other use of the information contained in this communication is strictly prohibited. If you have received this communication in error, please first notify the sender immediately and then delete this communication from all data storage devices and destroy all hard copies.

Breanna Vincent

From: Jayme Hammond <[REDACTED]>
Sent: Friday, January 16, 2026 10:39 AM
To: Community Development
Subject: The proposed Apple Valley Technology Park

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

My name is Jayme Hammond and I am a resident of Apple Valley, Minnesota. I would like to voice my opposition to the development of a data center at the location of the VR, Inc. sand and gravel mining site. Every day, reports are coming out about the environmental harm data centers cause to the groundwater quality and supply with little to no benefit to the communities they inhabit.

Dakota County is currently conducting a thorough and extensive investigation of contamination in our water supply and the health of our aquifers. As their results show, Dakota County's drinking water supply has been impacted by PFAS and the Ag industry. If a data center is allowed to be constructed in Apple Valley, the sudden influx in water usage could be detrimental to our water quality by drawing in more contamination from surrounding areas.

Please reconsider approving the zoning for this development. It would not be beneficial for the residents!

Jayme and Jordan Hammond
12559 Dorchester Trl, Apple Valley, MN 55124

RUSTY FIFIELD

13283 FERRIS AVENUE, APPLE VALLEY | [REDACTED] | [REDACTED]

January 16, 2026

Mayor Hooppaw and Members of the City Council
City Administrator Lawell
City of Apple Valley
7100 147th St. W
Apple Valley, MN 55124

RE: Proposed Technology Park

Mayor Hooppaw and City Council:

Thank you for the opportunity to offer my comments on proposed technology park (data centers). I apologize for not engaging earlier in the planning process. I have been enjoying retirement away from a lifetime of municipal issues. This matter, however, merits my attention.

This letter is not intended to be an assessment of the proposed development. I am not an expert on the community development implications of data centers. I have only reviewed a portion of the background information on the proposed technology park. The comments in this letter reflect my understanding of the project and my experience. I have lived in Apple Valley for most of the past 43 years. During that time, I worked as a consultant to more than 100 Minnesota cities on a wide range of planning, financial and economic development projects. I was the lead consultant and primary author of the Apple Valley 2030 Comprehensive Plan update. More recently, I worked on economic development projects in the City as part of your financial advisor team. My goal has always been to provide the City Council and Staff with objective and relevant guidance for making decisions. I have written this letter with that goal in mind.

Land Use

The proposed development area has long been recognized as a key to Apple Valley's future. It is the last large tract of land available for significant non-residential development. The Orchard Place Concept Plan in the 2040 Comprehensive Plan shows this area as a distinctive mix of medical, corporate campus, office, industrial and retail uses combined with a strong set of amenities. While the proposed technology park falls short of the vision in the Comp Plan, the proposed use seems to be consistent with the overall of the Plan for this area. In my mind, comparing the proposed development with the Comprehensive Plan does not offer the City Council clear guidance on the merits of the technology park. We all understand that these plans must adapt through future economic and market forces. The more pertinent question is "Is the proposed technology park in the best interest in the City?"

Several factors frame the potential benefit to Apple Valley:

- Employment. Does the project produce employment opportunities for Apple Valley residents or otherwise help the City meet Metropolitan Council job growth targets? I have not been able to find projected employment created by the data centers, but my experience suggests that employment benefits will be less than other alternative uses of this property. Given the specific nature of the work performed in data centers, it is difficult to know if any of the new jobs can be filled locally.
- Tax Base. Does the proposed development expand the property tax base of the city? Much like employment, this development seems likely to produce the smallest amount of new tax base in comparison with other potential development alternatives.

- Economic Development. Does the proposed development create opportunities to attract other businesses to Apple Valley? I have limited direct experience with data centers, but the self-contained nature of a data center suggests that there is little spinoff development opportunity.
- Alternative Uses. The forces that shape the potential for the development of the mining area have changed significantly since the drafting of the 2040 Comprehensive Plan update. The COVID pandemic fundamentally changed the parameters for office development. We are just starting to see how AI affects business development. The current economic environment increases the difficulty on light industrial development. All these factors point to the opportunity to revisit the vision for the area. The development south of 155th Street illustrates the possibilities for the technology park area. The southern portion of the mining area contains a mix of good, services, housing and public space that directly benefit the community. It seems reasonable to assume that the demand for similar development would continue north if given the opportunity.
Is part of the rationale for the technology park questions about viability of the vision in the Comprehensive Plan? If so, then the City should investigate other viable mixed-use concepts for this area. The results of this investigation should provide a specific alternative to compare with the proposed technology park. The contrast provided by an alternative development concept for this area could clarify the pros and cons of the technology park proposal.
- Other Benefits. Do the data centers create other benefits for the community?

Given the significance of this site, I hope the City is confident that the technology park is the best use of this property and the project directly benefits Apple Valley.

Water Supply

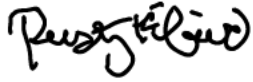
My initial review of available information shows precious little guidance on the impacts to long-term water supply. The environmental documents and engineering studies focus largely on the ability of the City to provide sufficient distribution systems, wells, and treatment plant capacity to meet the needs of the project. Impact on the water supply has received less attention in these documents. The impact on the availability of drinkable water is an issue important to every resident of Apple Valley. While the Jordan/Prairie du Chien aquifer is an excellent water source, the supply of water is not unlimited. Consideration of the water supply implications cannot be made in isolation. The technology park is one of several significant new developments (the data center in Rosemount and the water bottling facility in Elko New Market) drawing water from the same source. The water supply is a regional asset. I encourage the City Council to determine if existing information clearly demonstrates that water consumption of data centers are compatible with the long-term water supply needs of the City and its neighbors. This project should not be approved unless you can make that finding. The future cost of correcting water supply problems created by this project will fall to all customers of the Apple Valley water utility with impacts spreading across the region.

Financial Impacts

The City of Apple Valley currently uses a water conservation structure for its water utility rights. This means that the cost of water increases with consumption. Given the amount of water required by the proposed facilities, it seems likely that a reduction in water rates will be sought by the data centers. Such a change in rates raises two concerns. First, this reduction conflicts with the water conservation objectives of the City and State Law. More importantly, a reduction in rates for the data centers means a reduction in overall revenue to the City. It is important to know if the revenue generated from these facilities is sufficient to pay for all the associated costs. Engineering studies examine the physical capacity of the water system, but not the financial implications. The high water demand from the data centers will require capital expenditures for wells, storage, treatment and distribution. In addition, there is a direct cost of obtaining, treating and distributing water to the data centers. The high demand may shorten the useful life of some capital equipment, accelerating the need for future improvements. Does the revenue produced by the data centers cover these costs? All revenue shortfalls from the data centers will be covered by all other water users. Other water customers should not subsidize these facilities.

Conclusion

Again, thank you for the opportunity to share my thoughts on this project. Ideally, all my questions have already been asked and answered. If not, I hope this letter helps you frame issues to address in deciding how to proceed. Best wishes and good luck as you move forward.

A handwritten signature in black ink, reading "Rusty Fifield". The signature is written in a cursive, slightly stylized font.

Rusty Fifield

Breanna Vincent

From: Jim Durnin [REDACTED]
Sent: Sunday, January 18, 2026 1:41 PM
To: Community Development
Subject: Planned Data Center

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear City Council Members,

I am writing to voice my opinion regarding the proposed opening of a data center in Apple Valley, and document the fact that I'm very strongly against it.

Thank you,

James E. Durnin
15822 Freedom Lane
Apple Valley, MN 55124

Breanna Vincent

From: Jon Peschman <[REDACTED]>
Sent: Sunday, January 18, 2026 9:24 PM
To: Community Development
Cc: 4 John Peschman
Subject: Vote No On The Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

To the Apple Valley City Council

1-18-26

I am submitting my opposition to the proposed application to amend the 2040 Comp plan to allow the building of a Data Center.

There has been controversy surrounding Data Centers In Minnesota, Wisconsin, Michigan and other states. It's not hard to find heavy opposition for several reasons. I'll focus on 4.

- 1) Secrecy through NDA's (Non-disclosure Agreements) have kept citizens in the dark about negative impacts to communities and hide the realities of other impacts that are not disclosed. Lack of transparency is not a government that works for its citizens.
- 2) Data Centers generally are large consumers of resources like water and energy. Infrastructure for this Data center, as indicated by the Planning Commission, is not adequate at this location. It is widely reported in other states, that the burden of increased costs for infrastructure, particularly energy, is borne by the residents of a city, unjustly. Water usage can be and likely will be massive. What is the amount of water that would be allowed to be extracted and how will the Data Center be held to account? What punitive deterrents (shutting down a data center vs a simple fine) would be employed? Our city is battling PFAS and water use for citizens should come first above all else.
- 3) From the state: The tax advantages that the state provides to Data Centers will not benefit Apple Valley. If anything those tax benefits were written during a time when those businesses were not as robust as what we now see being built. The state has not implemented what I would consider environmentally responsible guard rails either. The 3M environmental catastrophe affecting our water is hindsight now. The scrutiny of Data Centers environmental/community impacts should be top of mind. The PFAS problem should be a lesson learned.
- 4) Jobs. Boom and bust projects do not provide security and stability. While short term construction jobs are touted, the long-term employment gain for the residents and city will be minimal. In fact, I wonder how many jobs will be guaranteed, exact nature of the jobs and what is the expected tax revenues from those jobs?

We already have an industrial zone on Cty Rd 42 with the Magellan Pipeline storage facility. Do we really see the benefits of adding another barbed wire surrounded storage facility that is

extractive of our resources, potentially running generators constantly to supplant its energy requirements? I do not see the benefits to the city and our residents in allowing this Data Center to be approved.

Thank you,

John Peschman

1104 Whitney Dr



Member- Apple Valley Eco Advocates

Dakota County Recycling Ambassador

Church of the Risen Savior: Social Justice Committee Member

Breanna Vincent

From: Carol Borden <[REDACTED]>
Sent: Monday, January 19, 2026 2:33 PM
To: Community Development
Subject: Vote No on Data Center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor and Council Members,

This is a letter in opposition to the proposed AI data center in Apple Valley. Here are the issues that make a data center problematic in the short run and perhaps very detrimental to the health and wellbeing of our children, grandchildren and great-grandchildren:

Data centers require huge amounts of water for cooling equipment. As our climate changes, it is becoming evident that our aquifers are not regenerating. The amount of rain and snowfall is decreasing from past decades, and our climate may become even more arid in the future. The proposed data centers' water requirements will waste water resources which may leave the citizens of Apple Valley with no safe drinking water.

How will heated and polluted cooling water, required by the data center be monitored and managed? This will be another burden on our children and grandchildren, unless the corporation has a fail-safe plan in place to keep our water clean.

Data centers require huge amounts of electricity, another demand on our environmental resources where the burden of the cost would be borne by the citizens of Apple Valley rather than the corporation.

Data centers run equipment that is very noisy. The noise does not subside, day or night. The citizens of Apple Valley nearest to the data center would hear the drone of the equipment 24-7 which may lead to residents vacating nearby housing.

Once data centers are built, very few employees are required to operate them. Few jobs would be created, and very little buying power from wages earned. And yet, the corporation will likely be offered tax incentives but will ultimately bring little to the economy of Apple Valley.

There are so many unknowns related to the proposed data center, but one thing is certain. That is that the citizens of Apple Valley will be here for the long run to suffer from ill effects and will carry the burden of fixing the [huge] problems created. Our children and grandchildren deserve better.

Thank you for allowing me to weigh in on this matter.

Carol Borden

15732 Griffon Ct

Apple Valley

Cell



Breanna Vincent

From: lynn baumert [REDACTED]
Sent: Tuesday, January 20, 2026 3:52 AM
To: Community Development
Subject: Data Center

You don't often get email from [REDACTED] [Learn why this is important](#)

Apple Valley should lend its voice to the Minnesota communities questioning the need to accommodate all the demands of the proposed data center. Too many questions about power usage and water remain. The job creation touted does not include head-of-household jobs. Dakota County is looking to the future with the Global Expo 2031. Spring Lake Park Reserve is mentioned as a site for the event. Is there any way Apple Valley could plug into this effort and locate some or similar events on this land the data center wants?

Lynn Baumert

Breanna Vincent

From: Mary Heath <[REDACTED]>
Sent: Tuesday, January 20, 2026 10:09 AM
To: Community Development
Subject: FW: Data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Sent from my Galaxy

----- Original message -----

From: Mary Heath <[REDACTED]>
Date: 1/20/26 10:04 AM (GMT-06:00)
To: commdev@applevalleymn.gov
Subject: FW: Data center

Sent from my Galaxy

----- Original message -----

From: Mary Heath <[REDACTED]>
Date: 1/19/26 9:43 AM (GMT-06:00)
To: commdev@applevalleymn.com.gov
Subject: Data center

I have lived in Apple Valley for 46 years and I am so upset about this Data Center. I live on 157th st and Flackwood Ave. So this would be very close to my home. I vote totally against this. Please for once listen to us who pay the taxes in this community. Because of weather I can't attend the meeting, and at 4:30 is when most of citizens are at work....how smart to set time when most can't attend. This land could be used for many other ideas that would benefit our community. I VOTE ABSOLUTELY NO.

Sent from my Galaxy

Breanna Vincent

From: Deanna Boekhoff <[REDACTED]>
Sent: Tuesday, January 20, 2026 10:22 AM
To: Community Development
Subject: AV data center

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

I am strongly opposed to allowing the data center to be built in Apple Valley. I live right next to this area and have many questions and worries.

I am concerned about the amount of electricity and water this facility will use, and how that will affect Apple Valley residents and businesses. Can our current grid handle this without causing outages? Will the data center use water for cooling? If so, will it impact the water pressure and/or the amount of water allowed for everyone else? Will this impact the price of our water and electrical bills? Will this impact our taxes? How much pollution will be released by this facility? What would the noise level be? Will this provide any permanent local jobs? What is the long-term economic benefit to residents?

The current trajectory of the area has been wonderful – we love the new walking/bike trails, along with the new restaurants and stores. We are very excited for Skyline. This data center would diminish the quality of life and appeal of the area.

Not only do I worry that the data center could negatively affect the residents and business in Apple Valley, but I feel that this land could be used for many better purposes.

I strongly urge you to consider these concerns and do not approve this proposal.

Thank you,

Deanna Boekhoff
5924 158th St W
Apple Valley, MN 55124

Website Inquiry Form:

Submitted Time: January 20, 2026 12:20 AM

Contact Information:

Contact Preference:

No follow up needed

Phone Number:

Email Address:

Name or Business Name:

Cathy Heuer

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

Proposed AV data center

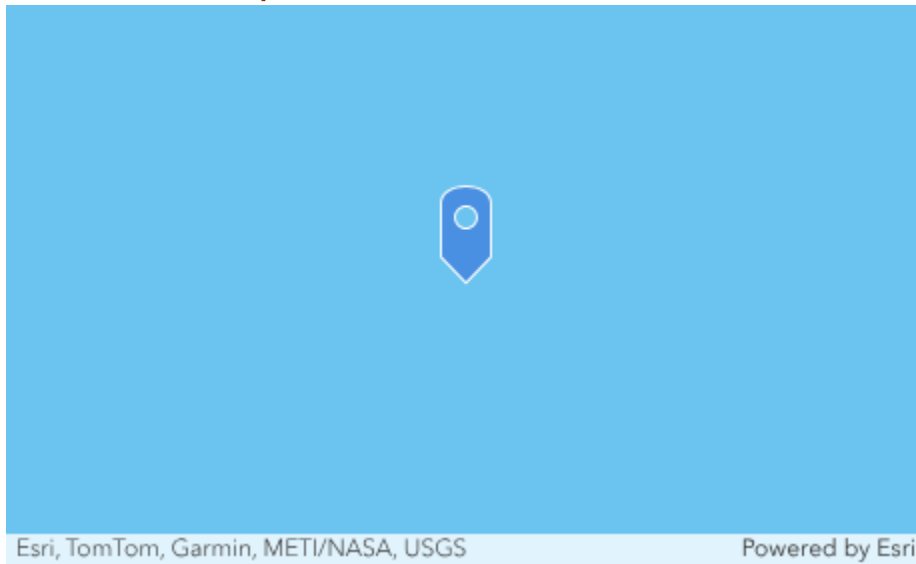
I request the Apple Valley City Council vote to deny the amendment of the 2040 Comp plan to prevent the hyperspace data center from being built. I am

concerned about water supply and water treatment as well as the costs for upgrades to the infrastructure servicing Orchard Place. Previous experience as shown that the hefty public subsidies provided do not result in significant job opportunities.

Location Description

Orchard Place Apple Valley MN

Issue Location (optional):



Add a Photo:

Website Inquiry Form:

Submitted Time: January 22, 2026 12:12 AM

Contact Information:

Contact Preference:

No follow up needed

Phone Number:

Email Address:

Name or Business Name:

Mary Storkan

Topic:

City Projects

Sub-Category:

Development Projects

Second Sub-Category:

Request, Issue, or Comment:

Request, Question or Comment:

I urge the AV City Council to vote NO regarding a request to change the 2040 Comp Plan that would allow MUBC and open the way for the building of a data center on the Orchard Place parcel. Water supply and treatment should be a

major concern if a data center is built there and the longer term impact on the surrounding community could be substantial. We need to learn more about the impact of these projects before rushing them through. Please deny the request to change the zoning.

Respectfully submitted,

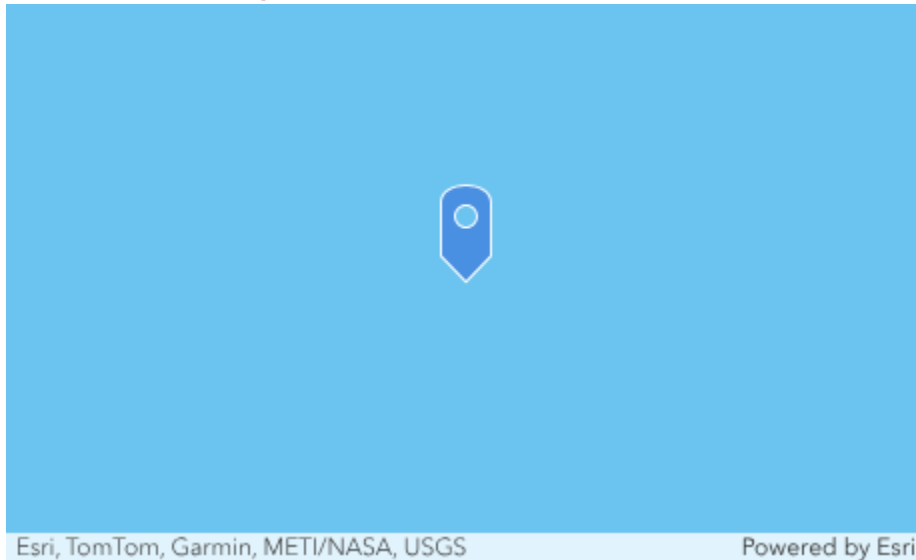
Mary Storkan

6388 134th St. W

Location Description

Orchard Place Parcel change to Comprehensive Plan request

Issue Location (optional):



Add a Photo:

Rockport, LLC Comprehensive Plan Amendment

City Council Meeting
January 22, 2026



1

Application Summary

Rockport, LLC applied for a Comprehensive Plan Amendment (CPA) to:

1. "Revise the guidance stating that commercial retail uses are 'preferred to be located along County Road 42.' "
2. "Remove references from the Comprehensive Guide Plan of Figure 4.2 for the Mixed-Use Business Campus on Rockport's property west of the future Johnny Cake Ridge Road"...excluding Area D and Area E in Figure 4.2. Amend the corresponding Figure 4.2 for the changes.
3. "Add the land use 'Industrial,' to Area 'C' in the Conceptual Land Use Diagram Figure 4.2 on Rockport's property east of future Johnny Cake Ridge Road."



2

Application Summary cont'd

- Applicant states that their request is based on:
 1. *Proposed Technology Park data center project east of future Johnny Cake Ridge Rd.*
 2. *Changing market conditions have impacted/alterd the highest-and-best uses from 2040 Plan west of future Johnny Cake Ridge Road (JCRR)*
- If approved, all corresponding narrative within 2040 Plan referencing a mix of uses and percentages within the CPA Area would be updated to reflect the changes to Figure 4.2.
- Resulting effect of the amendment would allow the potential development of a single use, as opposed to a mix of uses, especially in the westerly and easterly areas of future JCRR.
- Specific Tech Park land use applications (rezoning, plat, site plan and CUP) are NOT on this agenda; no action will be taken tonight.



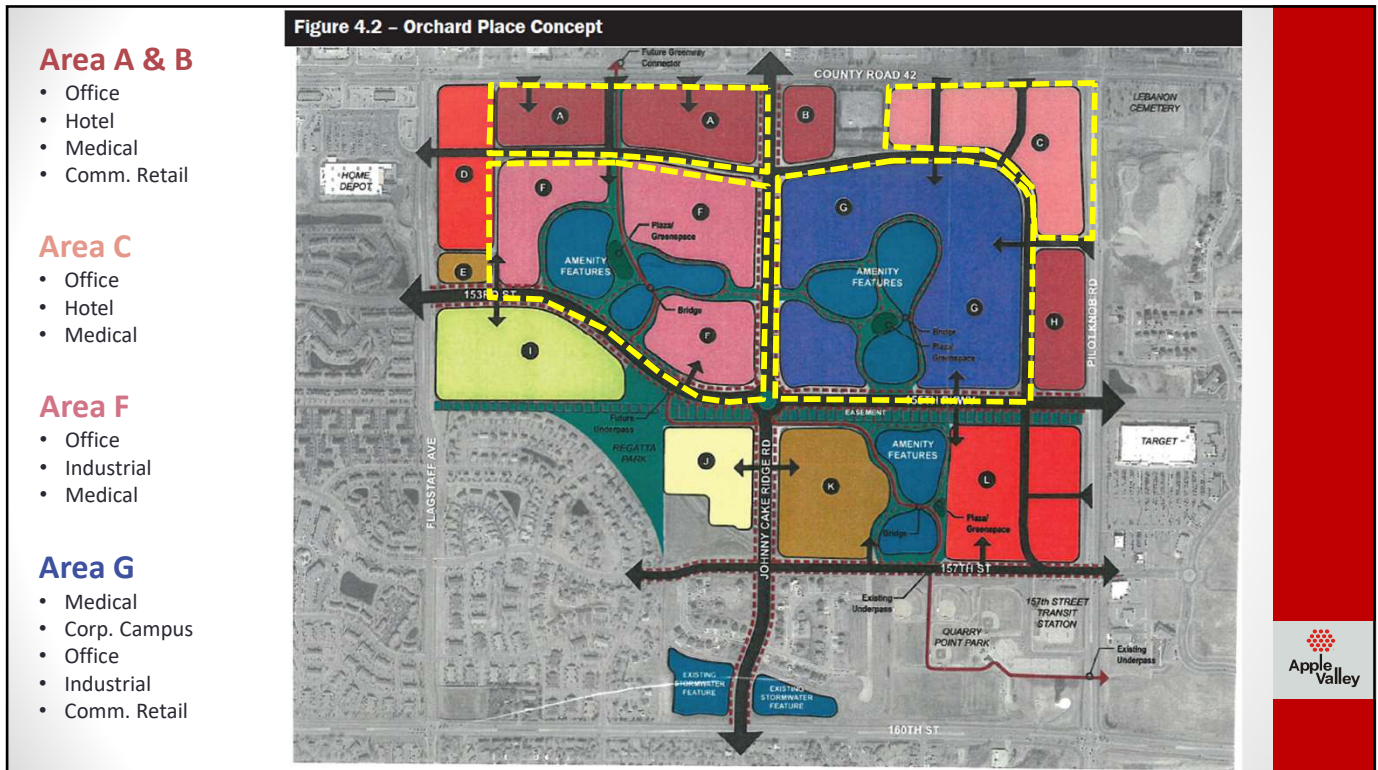
3

CPA Process & Background

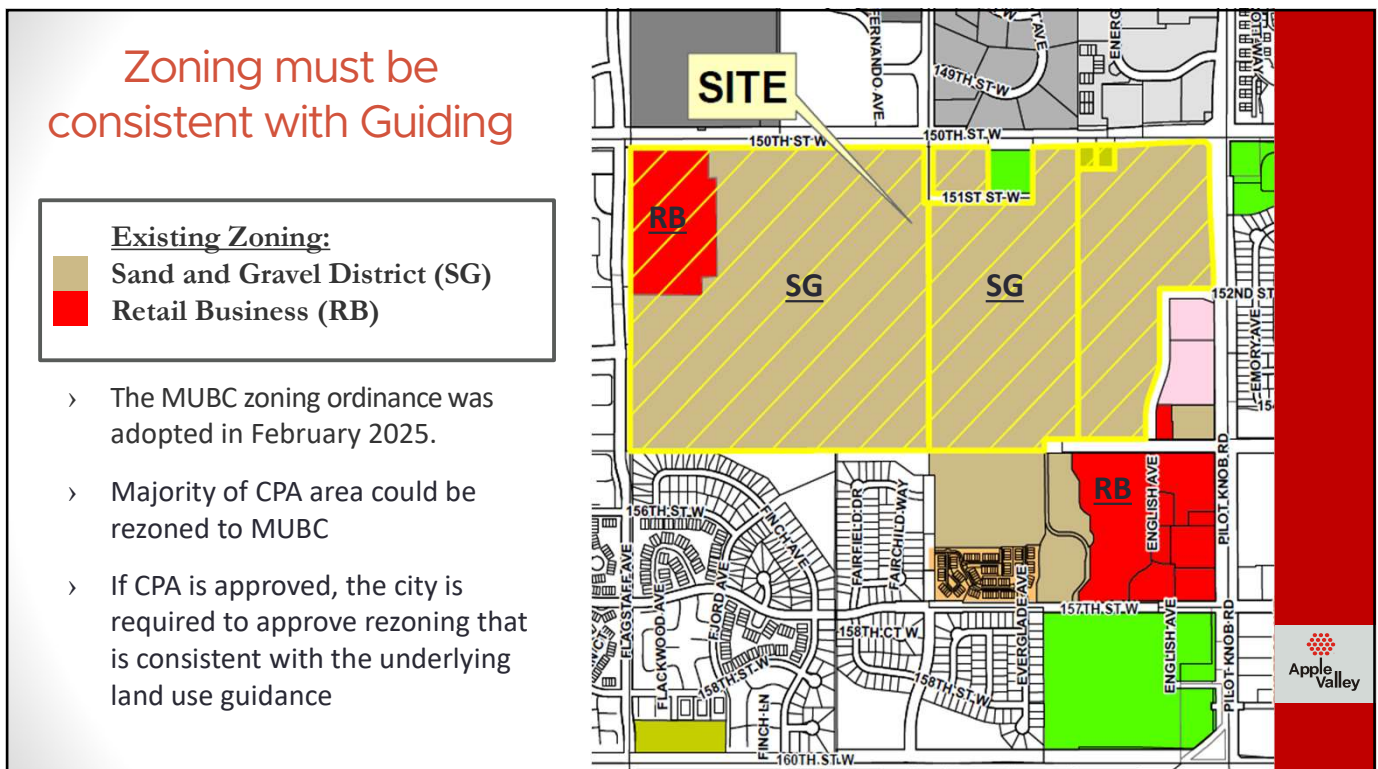
- Planning Commission First Review: **January 15, 2025**
 - Duly Noticed public hearing was held and closed for Rockport's CPA Application
 - After discussion and public testimony additional information from the applicant was requested.
 - Additional information specific to CPA, and
 - Additional information specific to the Tech Park development proposals (rezoning, plat, site plan, CUP)
 - *Note: Tech Park land use applications were introduced and public hearing held on the same night (rezoning, plat, site plan, etc.); public hearing was held open. Applications will be brought back on a future agenda.*
- January 15 – March 2025: Applicant provided supplemental information related to:
 - Water Supply (Comprehensive Plan Chapter)
 - Wastewater (Comprehensive Plan Chapter)



4



9



10

Requested Amendments

JH

1. "Revise the guidance stating that commercial retail uses are 'preferred to be located along County Road 42.' "

- ☐ The Comprehensive Plan states:

"Some examples of supportive uses include lodging, restaurants, daycare, banking, and other retail uses 2040 Comprehensive Plan update that may support the campus directly as well as adjacent neighborhoods. Such uses should generally be located along County Road 42."

- ☐ Staff does not have a concern about the proposed language amendment as both are guidance rather than prescriptive.
- ☐ The subject application is for a CPA, and the Applicant's requested language modifications are consistent with the intent of the policy language.



11

Requested Amendments

2. "Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport's property west of the future Johnny Cake Ridge Road"...excluding Area D and Area E in Figure 4.2.

- ☐ All MBC land use types (warehouse, hotel, industrial, etc.) within the MBC would be permitted in the areas shown as A and F on Figure 4.2.
- ☐ The 2040 Comprehensive Plan breaks down the mix of uses within the MBC and the following would be **removed if application is approved:**
 - 55 – 65% office
 - 10 – 20% light industry and manufacturing
 - 10% office warehouse or showroom
 - 5% commercial and retail uses



12

Requested Amendments

2. “Remove references from the Comprehensive Guide Plan to Figure 4.2 for the Mixed-Use Business Campus on Rockport’s property west of the future Johnny Cake Ridge Road”...excluding Area D and Area E in Figure 4.2.

- ☐ The difficulty with reverting to a range of uses within the west CPA Area is the ability to plan for infrastructure needs.
- ☐ Infrastructure must meet potential user demands based on designated land uses, and implement and/or require appropriate mitigation to comply with water and wastewater projections.
- ☐ Applicant’s intent: to allow market to respond to highest-and-best uses in areas without specific development plans (west of future Johnny Cake), resulting in any use being located anywhere within the west portion, including industrial uses abutting CR-42



13

Requested Amendments

3. “Add the land use 'Industrial,' to Area 'C' in the Conceptual Land Use Diagram Figure 4.2 on Rockport’s property east of future Johnny Cake Ridge Road.”

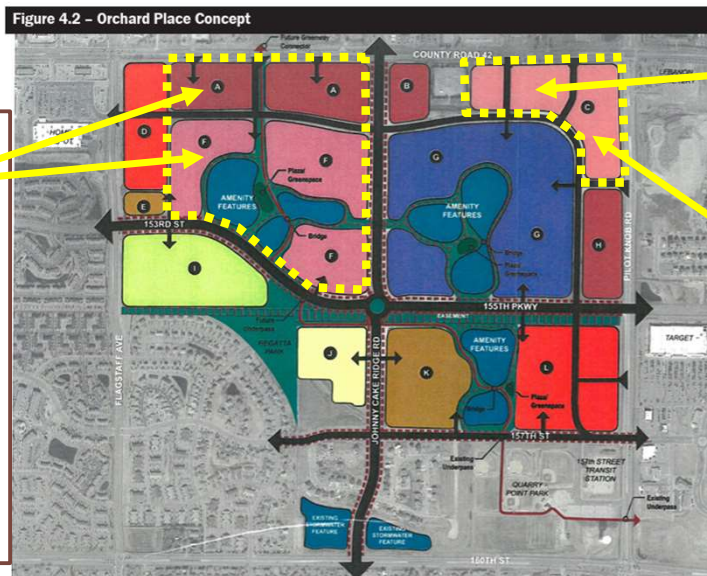
- ☐ Area "C" on Figure 4.2 is designated for office, hotel, and medical uses.
- ☐ The applicant is seeking to add "industrial" as a land use category to this area.



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Figure 4.2 CPA Request Graphic Summary

Figure 4.2 – Orchard Place Concept



West of Johnny Cake

- Unknown Development plans
- Greater mix of uses
- Must consider “highest-and-best use” being similar use to known development

EAST of Johnny Cake

- Known proposed development plan (Tech Park)
- Add industrial use to “C”

15

CPA Area Figure 4.2 Engineer’s Analysis

- › Updated/Run water supply modeling for full CPA Area (west and east).
- › Considered four scenarios to address Applicant’s request:
 - › Scenario 1: Comprehensive Plan 2040 figure 4.2 land use allocations
 - › Scenario 2: Without Data Center, analysis with actual constructed uses and 2040 Comprehensive plan allocations where development has not occurred
 - › Scenario 3: With Data Center (known proposed project), based on known Technology Park Site Plan on the east, and 2040 Comprehensive plan allocations on west
 - › Scenario 4: Data Center East (known) and Potential Data Center West (unknown/conceptual)

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CPA Area Figure 4.2 Engineer's Analysis

- › City engaged AE2S to complete advanced modeling of the four scenarios
- › Known project estimates for the east were used in Scenarios 3 and 4
- › Conceptual estimates for west side using Tech Park Data Center information were used in Scenario 4
- › Scenario 4 aligns with CPA Application, potentially exceeds WTP Capacity and WW peak sewer flows
- › Findings (from Engineer's memo):

Planning Scenario	Water System				
	Maximum Day Demand (MDD) (gpd)	Difference		Required WTP Capacity	
		(gpd)	(gpm)	(gpd)	(MGD)
Scenario 1: Comprehensive Plan - 2040	1,166,784	NA	NA	19,090,000	19.1
Scenario 2: Without Data Center	1,207,471	40,687	28.3	19,130,687	19.1
Scenario 3: With Data Center	1,426,927	260,144	180.7	19,350,144	19.4
Scenario 4: Data Center + Data Center east of JCRR	1,604,047	437,263	303.7	19,527,263	19.5

Planning Scenario	Wastewater System				
	Peak Hourly Flow (PHF) (gpd)	Difference		Average Day Flow (ADF) (gpd)	Difference
		(gpd)	(gpm)		(gpd)
Scenario 1: Comprehensive Plan - 2040	1,405,677	NA	NA	390,466	NA
Scenario 2: Without Data Center	1,534,452	128,775	89.4	438,415	47,949
Scenario 3: With Data Center	1,783,233	377,556	262.2	964,787	574,321
Scenario 4: Data Center + Data Center east of JCRR	1,966,077	560,400	389.2	1,301,938	911,472



17

CPA Summary

- ❑ All requested changes would result in the following:
 - ❖ Expand available mix of uses in areas denoted as A, C and F to allow more intense use, including Data Center Uses.
 - ❖ Amend and remove required or estimated percentages of land use allocations throughout.
 - ❖ Amend Figure 4.2 to align with market conditions, reducing/minimizing expectations for office development
- ❑ The requested change does not:
 - ❖ Alter/change the maximum 19.1 MGD identified within the Water Supply Plan (however, amendments may be required based on ultimate development plan for west side)
 - ❖ Approve or deny a specific project, including the Technology Park land use applications east of future Johnny Cake



18

Planning Commission Recommendation

- **Jan. 15, 2025** - PC holds public hearing; staff responses to key questions are included in the Background section of the CC Report
- **February 5, 2025** - PC Meeting originally scheduled to give further review and make a recommendation to council on the request for the CPA
 - ❖ *Applicant requested continuance to allow it time to provide a proposed mitigation plan for its proposed user on the east portion of site (Tech Park/data center) - relative to water usage and infrastructure improvements, prepare a noise study, and submit other related information.*



19

Planning Commission Recommendation

- **April 2, 2025 PC Meeting** - follow-up presentation from City staff, and additional comments from the Owner/Applicant's representative, and Commission member discussion, the Planning Commission recommended denial by a vote of 5-1.
- PC's stated findings for denial related to concerns with water supply issues, sanitary [sewer] system issue, noise, and altering the development vision of the property as provided in the 2040 Comprehensive Plan, as supported with the facts of the April 2, 2025, Planning Commission [Planning] Report



20

TB

Activities preceding January 22, 2026 City Council Meeting

- **April 2024 – October 2025:** City Staff participated in numerous meetings with the Applicant, Applicant's representatives, and in some cases Oppidan (Tech Park/Data Center developer) to discuss needed information.
 - Correspondence throughout, including Applicant Review Period Extensions.
- **November 3, 2025:** Applicant submits a letter characterizing the last working meeting between City Staff, Rockport and their representatives, and Oppidan that occurred on October 20, 2025. Applicant's letter requests response from City regarding the accuracy of the summary contents of the correspondence.
- **November 17, 2025:** City sends Applicant a letter in response to the November 3, 2025 correspondence identifying areas of disagreement and objections. City further restated the lack of supporting information submitted since April 2, 2025 Planning Commission meeting.



21

Activities preceding December 23rd City Council Meeting (continued)

- **November 18, 2025:** Applicant indicates to City Staff they will submit "supporting information" and asked the City for the deadline to provide information and still be placed on the December 11, 2025 Council agenda. *(Staff indicated November 21, 2025, and further stated that additional time may be needed if Applicant requests Staff to review and analyze the information.)*
- **December 5, 2025:** Applicant submits an additional letter and documents, and requests the contents be included in the packet as part of the "record. The information submitted included:
 - A letter responding to the City's November 17, 2021 letter from Matt Duffy, the Applicant's attorney; and
 - An engineering review memo from Sunde Engineering dated December 3, 2025.
 - *(Contents are included in your packet for information and consideration in exactly the form as submitted.)*



22

Activities preceding December 23rd City Council Meeting (continued)

- **December 8, 2025** - City acknowledged receipt of supporting information. Staff informed the Applicant that if detailed review/analysis of the information by City Staff is requested - an extension of 45 days is recommended - plus new review deadline of Feb. 27, 2026.
 - December 11, 2025 - Applicant denied staff's request for an extension to the review timeline and stated that they wanted to remain on the December 23, 2025 agenda.
 - Staff reviewed the information submitted on December 5, 2025, but no formal analysis was completed, because the Applicant's submission occurred after the deadline - and the Applicant's correspondence does not request analysis. The contents of the supporting information has not been addressed within the staff report.
 - As requested by the Applicant, their submission dated December 5, 2025 is provided as an attachment in your packet and is made a part of the record for your consideration.



23

Activities on/after December 23rd City Council Meeting

- **December 23, 2025** - City receives communication from Applicant regarding new information; requested this item be pulled from the agenda; provided a written extension to January 31, 2026.
 - After extended discussion, the Council agreed to postpone the matter and continue its consideration of the CPA application to the January 22, 2026, meeting.
- **December 29, 2025** - City receives memo/letter from Applicant regarding **"Fischer Well Appropriation Permit Use Change with DNR"**.
 - To adequately review / analyze this new information, Staff asked the City's contracted engineering consultants to prepare a scope of work and estimated fees to conduct further review and study of this information; plus, a request for additional escrow from the Applicant (sent 12/31/25)



24

Activities after December 23rd City Council Meeting (continued)

- **January 2, 2026** - City receives email response from the Applicant stating:
 - *"...We have evaluated each and determined that they have little if anything to do with the comprehensive guide plan amendment that we are proposing. We will be passing these onto Oppidan for review. It is our understanding from Kimley Horn that they had requested information... on May 8, 2025, which has never been addressed..."*
 - and*
 - *"We respectfully request the information above so that we may address our concerns between the City's water study and Rockport's water study. Please keep Rockport on the agenda for Jan. 22nd City Council meeting..."*
- **January 7, 2026** – City replies that an official response from the City on this May 8th information was provided via letter dated May 16, 2025



25

Action Requested

- **Accept** the recommendation of denial from the Apple Valley Planning Commission and **Adopt the Resolution of Denial** for the requested Amendment to the 2040 Comprehensive Plan to Amend Figure 4.2 Orchard Place Concept land use and related text revisions, based on certain findings memorialized in said resolution;
- or
- **Adopt a Resolution Approving** an Amendment to the 2040 Comprehensive Plan regarding Figure 4.2 Orchard Place Concept to revert land use guidance to the generalized Mixed Business Campus (MBC) Land Use and related text revisions, and Authorizing the submittal of the same to the Metropolitan Council for official consideration.



Questions for Staff?

26

Resolution Findings (denial)

1. The City Council has reviewed and adopts the water system analysis findings and conclusions issued by the City's consultant, AE2S, which evaluated the impacts to the water distribution system based on the proposed Comprehensive Plan Amendment and the wastewater system analysis findings and conclusions issued by the City's consultant, AE2S, which evaluated impacts to the wastewater system based on the proposed Comprehensive Plan Amendment, as well as all reports, memoranda and information prepared and issued by City staff in connection with this Application.
2. The City Council has reviewed the record of the Planning Commission's public hearing, minutes of the Planning Commission's meeting and all reports and information submitted to the Planning Commission during its consideration of this Application and hereby accepts and incorporates said record as part of City Council's findings herein.
3. The City Council has determined that the proposed Comprehensive Plan Amendment is inconsistent with the City's adopted Vision as contained in Chapter 4 and Chapter 6 of the 2040 Comprehensive Plan.
 - a. Chapter 4, page 4-5 defines the City's Focus Areas for development and identifies the CPA Area for non-residential mixed-use development and describes the development vision to be, "a high-quality setting for general office, corporate office, research and development, light manufacturing, and office show room." If the Comprehensive Plan Amendment is approved, a single-use or development type would be permitted which is inconsistent with the mix of uses contemplated in the adopted vision.
 - b. The City was thorough and deliberate about its planning during the 2040 Comprehensive Plan process by adopting the Concept Plan for the Orchard Place Area. The Applicant's proposed Comprehensive Plan Amendment seeks to revert the detailed land uses identified within each cluster to a more generalized land use. If the Comprehensive Plan Amendment is approved the intensity of development could be altered significantly since it lacks the specificity as defined within the adopted Concept Plan, tabular data and corresponding language.



27

Resolution Findings (denial)

- c. Chapter 4, page 4-5, Figure 4.2 is described as, "the Orchard Place site plan illustrates the location of each cluster and identifies a specific set of land uses envisioned in each cluster..." Removing the specificity of land uses in each cluster has the potential to change the adopted vision and alter the preferred planning and desired development character within the CPA Area.
- d. Chapter 4, Figure 4.2 designates the land use clusters adjacent to CR-42 and Pilot Knob Road for a mix of uses including Office, Hotel, Medical and Commercial Retail Uses. CR-42 and Pilot Knob Road are established commercial corridors in the City and the CR-42/Pilot Knob intersection serves as the eastern gateway into the City. If the Comprehensive Plan Amendment is approved, it would permit industrial uses within the land use clusters adjacent to these corridors which are inconsistent with the existing commercial development pattern in the corridors and the adopted vision for the CPA Area.
- e. Chapter 4, Figure 4.2 designates land use clusters adjacent to the future 155th Parkway right-of-way and west of future Johnny Cake Ridge Road for low density residential uses. If the Comprehensive Plan Amendment is approved the areas directly north of the residential area could be developed with incompatible industrial uses that include nuisance lighting, odors or noise.
4. The City Council has determined that the proposed Comprehensive Plan adversely impacts the City's infrastructure as planned for within Chapter 9 Water Resources.
 - a. The 2040 Comprehensive Plan fully integrated the Orchard Place Concept plan into all relevant chapters including Chapter 9 Water Resources which plans for the City's water supply and wastewater infrastructure. Removing the specific land use allocations within each cluster could allow for a more intense development pattern that was not accounted for within Chapter 9 and the City's water and sewer system planning.



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Resolution Findings (denial)

- b. The City's water supply and wastewater system are nearing full design capacity since the City is approximately 90% built-out. Changes to the land use plan that have the potential to increase demands for water supply or wastewater services may adversely impact the City's infrastructure depending on the intensity of development uses since these systems and the City are nearing full build-out.
- c. The City commissioned a water system analysis from AE2S to evaluate the impacts to the water distribution system based on the proposed Comprehensive Plan Amendment. The adopted 2040 Comprehensive Plan maximum day demand capacity at the Water Treatment Plant is 19.1 MGD, which incorporates the Orchard Place Concept plan land use mix identified on Figure 4.2. If the Comprehensive Plan Amendment is approved, the potential maximum day demand, based on uses that would be permissible if the Amendment is approved, has been estimated at 19.5 MGD which exceeds the City's planned capacity for the City as a whole, and has the potential to adversely impact the City's water distribution system. Additional water quantity or capacity would be necessary to achieve future growth population of 63,300 people by 2040 with the inclusion of the Comprehensive Plan Amendment.
- d. The record is void of any assessment or analysis of the Applicant's suggestion to use existing wells on the Property to serve the water supply needs of uses with the future development of the entire CPA area, including the needs of the proposed data center on the eastern portion of the CPA area. There is no determination that the groundwater use by the existing private wells on the property is sustainable to supply the needs of future generations, or that the proposed use will not harm ecosystems, degrade water quality, or reduce water levels beyond the reach of the City's (and other surrounding municipal) public water supply and private domestic wells.
- e. The City commissioned a wastewater system analysis from AE2S to evaluate impacts to the wastewater system based on the proposed Comprehensive Plan Amendment. The adopted 2040 Comprehensive Plan identifies a maximum peak hourly flow of 1,405,677 gpd. If the Comprehensive Plan Amendment is approved, the potential maximum peak hourly flow increases to 1,966,077 gpd which exceeds the planned flow identified in the 2040 Comprehensive Plan.



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Additional Text: Chapter 4: Land Use

Page 4-5

In 2040, Downtown and Orchard Place will feature a mixture of residential, commercial, and employment uses; a connected grid of "great streets"; and suburban-intensive transit-supportive density.

Fischer Sand and Aggregate Mining Area and Adjacent Infill

Figure 4.2 shows the concept plan for the Fischer Sand and Gravel Mining Area. The master plan, called Orchard Place, designates 262 acres for nonresidential, employment-based use. The 2030 Land Use Plan guided most of this acreage as Mixed Business Campus. The area is intended to be a high quality setting for general office, corporate office, research and development, light manufacturing, and office showroom. The City also has a strong desire to attract health facilities with related offices and clinics to this location given market support for this use.

The Mixed-Business Campus District provides flexibility for a variety of business/industry clusters. As of 2017, the Orchard Place site plan illustrates the location of each cluster, and identifies a specific set of land use envisioned for each cluster. The plan sets clear goals for density and floor area ratios (FAR), which establish general parameters to achieve the desired development. FAR requirements encourage a denser development pattern.

In addition to the Fischer Sand and Aggregate reclamation project, infill development will continue in the adjacent Cobblestone Lake area, located east of Pilot Knob Road. This Planned Development area is nearing buildout, with construction continuing in 2017. Remaining vacant parcels are planned for multifamily residential development.

Page 4-7

Economic Development Potential

The Metropolitan Council projects that Apple Valley will support 17,100 jobs by 2040, an increase of 2,821 from the 2010 Census figure. However, the Economic Development Authority has set a goal of reaching 19,000 jobs. The City recognizes a significant opportunity to create high-quality jobs and retain local labor, given that most residents currently work in other jurisdictions. With its emphasis on employment-based uses, Orchard Place will substantially contribute toward this goal. Consistent with the keys identified as part of Apple Valley's vision, this employment-focused area will help provide a diversity of living-wage jobs and create opportunities for the City's residents to work closer to home. The Mixed Business Campus land use category is intended to accommodate a mix of approximately 55% to 65% office (½ of which would be targeted for health and medical related facilities), 10% to 20% light industry/manufacturing, and 10% office showroom or office warehouse. Because the area also includes other mixed uses, high-density housing and incidental retail and service, uses could also be considered to a limited extent.



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Additional Text: Chapter 6: Economic Development

Page 6-14

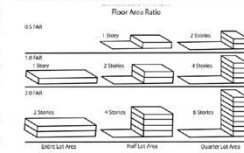
- Create a medical campus district to encourage and facilitate development of medically related uses such as health services, bioengineering and manufacturing, and transportation or shipping supportive facilities.

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Utilizing FAR to guide development and model development intensity

One guiding principle for development intensity is floor area ratio (FAR). Floor-area ratio guides intensity by maximizing the amount of total floor space in all buildings on a given site. Within these parameters, developers maintain some flexibility to adjust building height and bulk and fully utilize available land. (Figure 6.9). Intensity increases with more building space and higher FAR.

Figure 6.9: FAR Graphic



Orchard Place

The long-term goal is to redevelop Orchard Place as a mixed-business employment center. The redevelopment of this 400-acre sand and gravel mining area will take several years. Strong systems of trails, transit, and parks offer amenity-enhanced environment. The Orchard Place master plan captures this strategy by guiding acreage for open space, water features, pedestrian connections, and the supported network of great streets. Careful attention to preliminary design and promotion of the plan will attract larger specialty businesses to the site.

The Orchard Place concept plan guides approximately 400 acres for the Mixed Business Campus, supportive commercial rights-of-way, open space, and ponds. Based on historical development within the Metropolitan area, it is suggested that at least 40 acres of the Mixed Business Campus be considered for the medical center campus. The Orchard Place concept plan guides approximately 50 acres for the most iconic development to be located in the northeast corner of the site. Adjacent tracts are illustrated for potential medical-related uses; office, hotel, and commercial/industrial uses.

Employment potential can also be correlated to FAR, since jobs are traditionally measured as the number of employees within a building area. The conceptual plan for Orchard Place includes a range of FAR goals for each land use. Table 6.2 summarizes these goals.



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Additional Text: Chapter 6: Economic Development

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Use	FAR Range
Corporate Campus	0.25 to 0.35
Medical	0.25 to 0.40
Office	0.25 to 0.35
Industrial	0.30 to 0.45
Commercial Retail	0.18 to 0.30
Hotel	0.35 to 0.50

As of March 2017, the concept plan for Orchard Place retains flexibility for further refinement. The precise acreage for each use and the intensity of development will be further evaluated in cooperation with the land owner and the project developer. In the meantime, these numbers are useful for conceptualizing a range of intensity scenarios, refining economic development objectives, and developing an understanding of likely traffic impacts and utility needs. If, for example, a 50-acre corporate campus were constructed to 0.35 FAR, there would be 17.5 acres of floor space, or approximately 762,300 square feet. A typical hospital might staff 2.6 employees per 1,000 square feet. Thus, a 50-acre hospital site might support a staff of roughly 1,980 employees. As actual development potential is determined, Apple Valley can adjust its FAR and/or acreage assumptions accordingly to promote the most efficient use of the Fischer site.

The Metropolitan Council projects 17,100 jobs in 2040, with only 1,300 additional jobs from 2020 to 2040. This forecast may prove to be an underestimate of both need and opportunity. Instead,

Apple Valley would like to increase employment to 19,000 jobs by 2040. It is estimated that the Mixed Business Campus yields about 75 percent of the growth in jobs. Upon completion of the Mixed Business Campus, about 25 percent of all jobs in the City would be located there. Implementing the FAR framework will help the City achieve the desired development intensity – and associated employment growth – for Orchard Place and other sites. If a portion of the site is developed at lower-than-average FAR, then the City knows that the remaining space must be developed at a higher intensity to produce the desired jobs outcome. The present marketplace readily builds at .25 to .30 FAR. Building at higher intensities may require the application of financial incentives and/or modifications to City code.

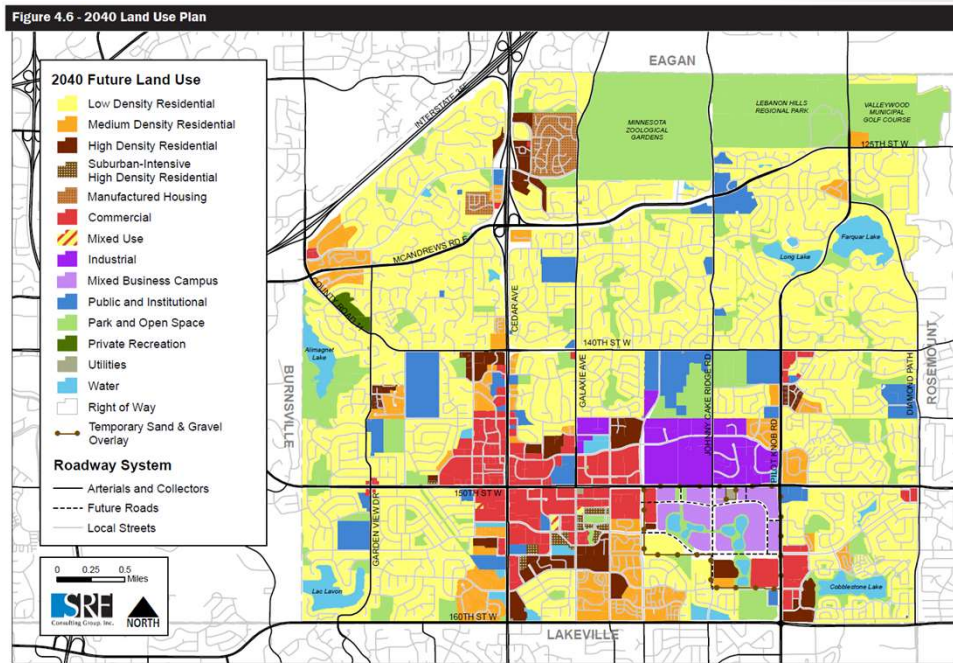
2. Unify Downtown by taking advantage of future redevelopment opportunities, using Cedar Avenue and County Road 42 and transit system improvements as catalysts

Downtown is the engine of Apple Valley's economy. Improvements that unify Downtown, support greater development intensity, and enhance connectivity will improve economic potential. Future redevelopment opportunities can be supported by transit and other transportation improvements in the Cedar Avenue corridor and the County Road 42 corridor. The Cedar Avenue Transitway Implementation Plan guides improvements to the Red Line from 2010 to 2040, with five stages of development.



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2040 Comprehensive Guide Map



CITY OF APPLE VALLEY | 2040 Comprehensive Plan Update

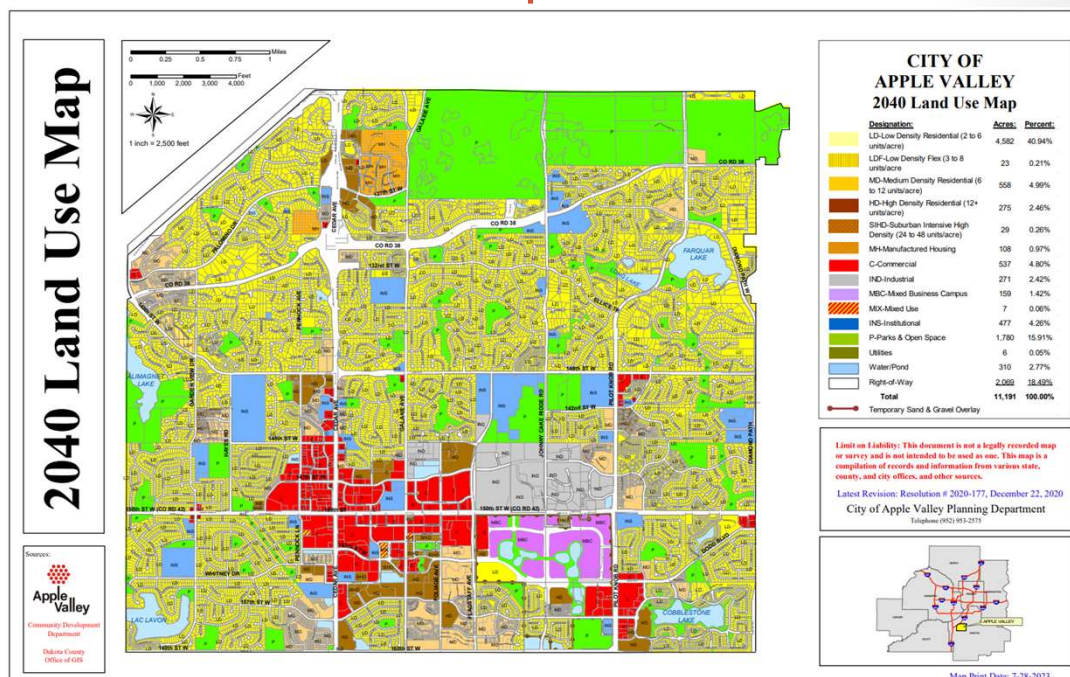


Land Use 4-18



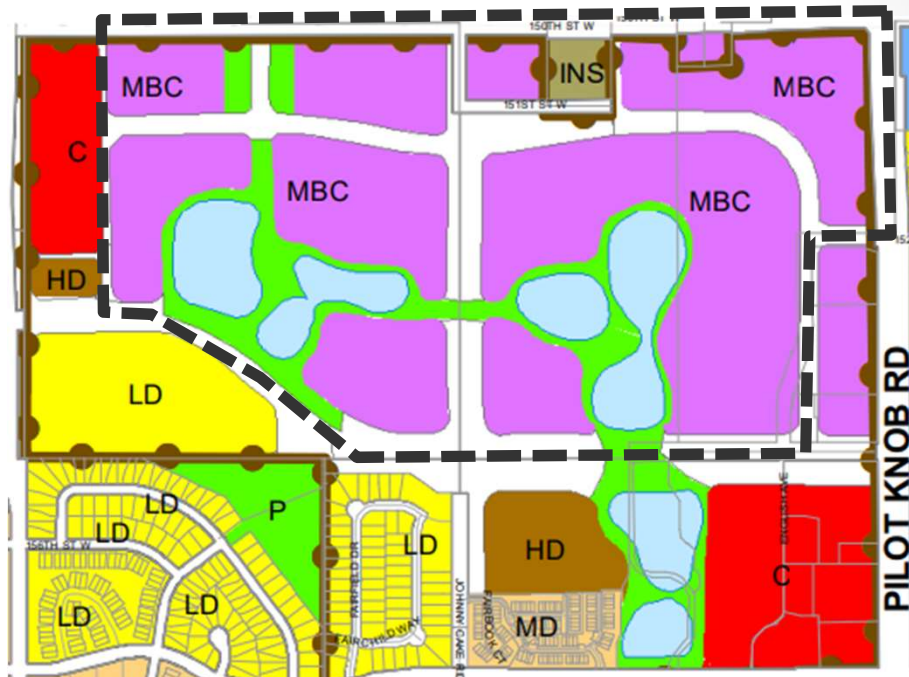
33

Official Land Use Map



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Official Land Use Guidance Map



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Figure 4.2 – Orchard Place Concept

Area A & B

- Office
- Hotel
- Medical
- Comm. Retail

Area C

- Office
- Hotel
- Medical

Area F

- Office
- Industrial
- Medical

Area G

- Medical
- Corp. Campus
- Office
- Industrial
- Comm. Retail



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Executive Summary

Rockport is asking the City Council to approve narrowly tailored Comprehensive Guide Plan Amendments (CGPA) so the property can be marketed and developed in a market-realistic way. Rockport is the current landowner, *not the developer*, and seeks to market the property so it can be developed in accordance with City Code 155.310, which outlines acceptable mixed business use development for the site. The existing Comprehensive Guide Plan is out-of-date with post-pandemic market conditions given how demand for office space has fallen off, with market studies recommending the initial plan be “rejected entirely or revised significantly.” Rockport’s request for amendments is *separate from the potential tech campus project* and needs to be resolved by the Council regardless of how the site is ultimately developed.

- **Figure 4.2 is outdated and unworkable**
A decade-old concept plan with rigid use percentages that are not standard planning practice and unsupported by current market demand.
- **Environmental review is complete**
Rockport’s property has undergone extensive review - 4 AUARs and 2 EISs, 2021 AUAR remaining valid (Minn. Admin. R. 4410.3610, subp. 7.A.) and no impacts identified. AUARs are more comprehensive than Environmental Assessment Worksheets.
- **Water capacity concerns are addressed**
Use of private wells removes demand from the City’s system, consistent with City Code and state oversight, even under conservative water study assumptions.
- **Wastewater capacity is manageable**
Met Council has provided preliminary approval, and standard tools such as surge tanks can address peak flow concerns.
- **Project-level issues belong later**
Noise, traffic, and operational details are appropriately handled through future rezoning, conditional use, and site plan reviews, where the City retains full control.
- **City retains control and review** CPGA will come BACK to the city from the Met Council for review if approved.
- **Rockport plans comply with City Code 155.310** which outlines acceptable and conditional mixed business uses for this property.

About Rockport, LLC.

The Fischers’ family-owned businesses have been part of Apple Valley for nearly a century. Their contributions were recognized last month by the AV Chamber of Commerce’s Legacy Award for Lifetime Achievement. They have a history of high-quality, upscale and responsible development, like the popular Orchard Place and Fischer Marketplace, which generate nation-leading retail performance. Over the years, they have donated more than \$10 million in land and infrastructure upgrades to the city.

Provided by the applicant 15 minutes before the meeting.

2026
MID-WINTER FEST
SATURDAY, FEBRUARY 7



Join us for some outdoor fun!

GENERAL INFORMATION



- ④ **Saturday, February 7, 2026**
- ④ **Johnny Cake Ridge Park West, 14255 Johnny Cake Ridge Rd.**
- ④ **9 a.m.–3 p.m.: Mites Hockey Jamboree (weather permitting)**
- ④ **4–7:15 p.m.: Activities, Entertainment, and Fireworks**
- ④ **Most activities are outdoors. Dress appropriately.**
- ④ **Keep warm! Fire pits, warming house, and MVTA warming bus.**

Activities & Concessions



- ④ **Ice Fishing (Cobblestone Lake Park)**
 - ④ **Medallion Hunt**
 - ④ **Mites Hockey Jamboree**
 - ④ **Food Trucks / Hot Beverages / Adult Beverages**
 - ④ **Horse Drawn Wagon Rides**
 - ④ **Snowshoeing**
 - ④ **Disc Golf**
 - ④ **Kid's DJ**
 - ④ **Smores**
 - ④ **Coloring Contest**
 - ④ **Kites**
- ▶ **Garden Cart Rides**
 - ▶ **Fireworks**

And more!

FOOD TRUCKS



KLONDIKE &
MASCOT

HORSE DRAWN RIDES



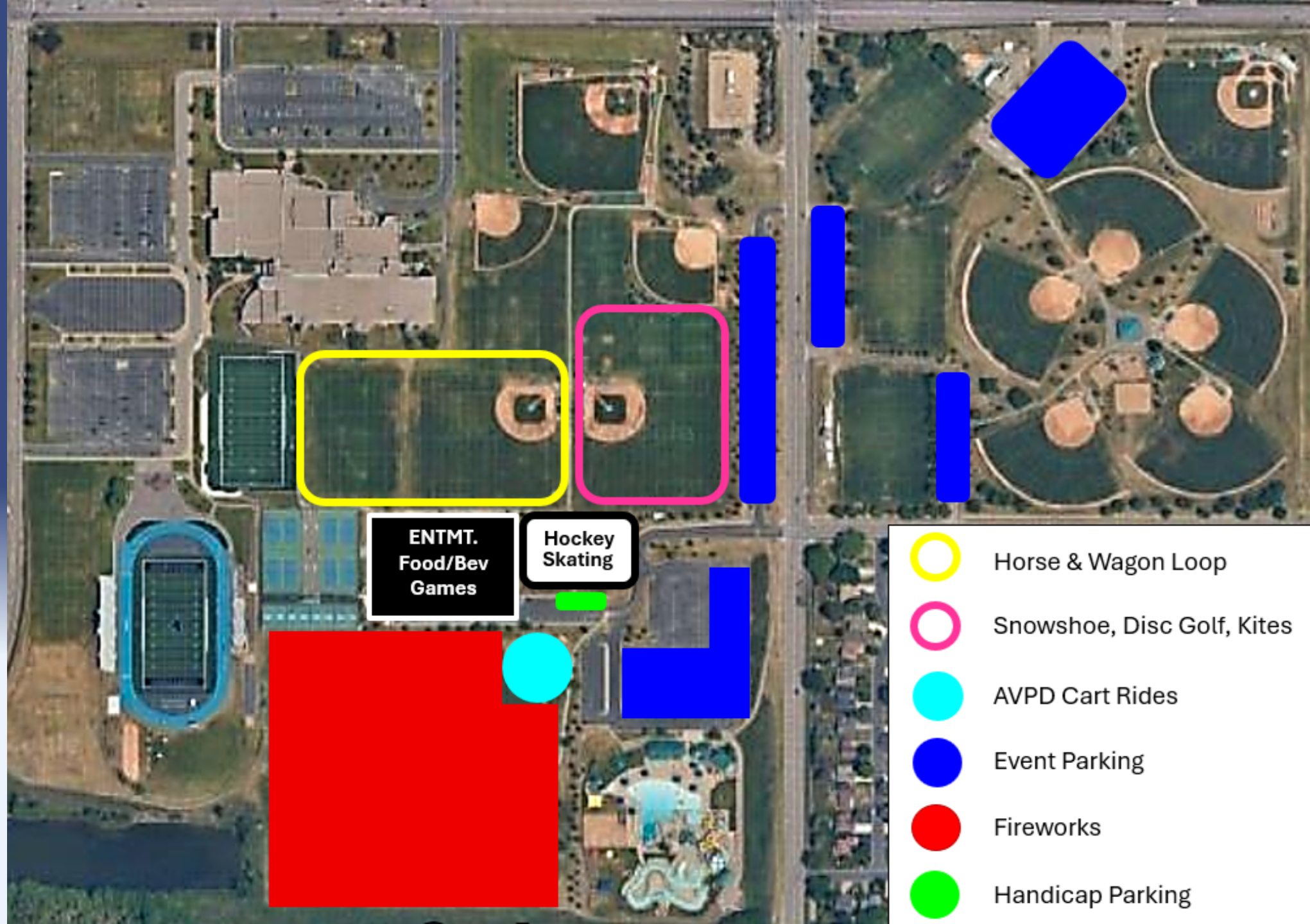
GARDEN CART RIDES

MEDALLION HUNT



FIREWORKS





2026 SPONSORS



2026 TEEN ACADEMY

Go behind the scenes to
see what officers do!

Free!

This academy is aimed at providing
students with an inside look at our
departments and the jobs our officers do!

Registration deadline -
February 26, 2026!



**When: Thursday nights, 6-8:30 pm,
March 5-April 2, 2026**

Registration is open to students of high school age
who reside or attend high school in Apple Valley,
Rosemount, or areas served by the Dakota County
Sheriff's Department.

Register online at :
www.applevalleymn.gov/police
www.rosemountmn.gov/police

Scan to register



For more information, please call:
Apple Valley - 952-953-2706
Rosemount - 651-440-2143



ITEM:
MEETING DATE:
SECTION:

7.A.
January 22, 2026
Calendar of Events

Description:

Approve Calendar of Upcoming Events

Staff Contact:

Stephanie Marschall, Deputy City Clerk

Department / Division:

Administration/City Clerk's Office

Action Requested:

Approve the calendar of upcoming events as listed in the summary below, and noting that each event listed is hereby deemed a special meeting of the City Council.

Summary:

Sat./Jan. 17	1-3:30 p.m.	Bogart's Entertainment Center	Frozen Apple Concert Series
Mon./Jan. 19		City Offices Closed	Martin Luther King Jr. Day Holiday
Tue./Jan. 20	8-9 a.m.	Clovr Life Spa	Chamber Coffee Connection
Tue./Jan. 20	2 p.m.	Municipal Center	Cemetery Advisory Committee Meeting
Wed./Jan. 21	7 p.m.	Municipal Center	Planning Commission Meeting CANCELLED
Thur./Jan. 22	6:30 p.m.	Municipal Center	Economic Development Authority Meeting
Thur./Jan. 22	7 p.m.	Municipal Center	Regular City Council Meeting*
Mon./Jan. 26	7 p.m.	Eastview High School	Eastview Athletic Association Annual Meeting
Thur./Jan. 29	9-11 a.m.	Ames Center, Burnsville	Met Council State of the Region
Thur./Jan. 29	5:30 p.m.	Bogart's Entertainment Center	Chamber Game Night
Wed./Feb. 4	9 a.m.	Municipal Center	Firefighters Relief Association Board Meeting
Wed./Feb. 4	7 p.m.	Municipal Center	Planning Commission Meeting
Thur./Feb. 5	6 p.m.	Municipal Center	Informal Parks & Recreation Advisory Committee Meeting
Thur./Feb. 5	7 p.m.	Municipal Center	Regular Parks & Recreation Advisory Committee Meeting
Sat./Feb. 7	3-7:30	Johnny Cake Ridge	Mid-Winter Fest

	p.m.	Park West	
Wed./Feb. 11	8-9 a.m.	360 Communities, Burnsville	Joint Chamber Coffee Connection
Thur./Feb. 12	5:30 p.m.	Municipal Center	Informal City Council Meeting
Thur./Feb. 12	7 p.m.	Municipal Center	Regular City Council Meeting*
Fri./Feb. 13	7:30 a.m.	Eagan Community Center	MLC Regional Legislative Breakfast
Mon./Feb. 16		City Offices Closed	President's Day Holiday

Background:

Each event is hereby deemed a special meeting of the City Council, the purpose being informational or social gathering. Only events marked with an asterisk (*) will any action of the Council take place.

Budget Impact:

N/A

Attachments:

None