



# Watertown City Council Regular Meeting

Mayor Michael Walters  
Deborah Everson  
Jim Kasheimer  
Fred McGuire  
Kay Thul

1. Call To Order And Roll Call
2. Adopt Agenda
3. Consent Agenda Discussion And Approval
  - 3.A. 3.A. February 10, 2026 City Council Work Session Minutes

Documents:

[3.A. FEBRUARY 10, 2026 CITY COUNCIL WORK SESSION MINUTES.PDF](#)

- 3.B. 3.B. February 10, 2026 City Council Regular Meeting Minutes

Documents:

[3.B. FEBRUARY 10, 2026 CITY COUNCIL REGULAR MEETING MINUTES.PDF](#)

- 3.C. 3.C. RFA - Solicitor Permit - Spectrum

Documents:

[3.C. RFA - SOLICITOR PERMIT - SPECTRUM.PDF](#)

- 3.D. 3.D. RFA - Sanitary Sewer Extension Pay Application No. 8

Documents:

[3.D. RFA - SANITARY SEWER EXTENSION PAY APPLICATION NO. 8.PDF](#)

- 3.E. 3.E. RFA - Step Movement For Dan Tolsma

Documents:

[3.E. RFA - STEP MOVEMENT FOR DAN TOLSMA.PDF](#)

- 3.F. 3.F. RFA - 2026 Agreement With Carver County For Assessment Services

Documents:

[3.F. RFA - 2026 AGREEMENT WITH CARVER COUNTY FOR ASSESSMENT SERVICES.PDF](#)

3.G. 3.G. RFQ - Public Utilities Floor Scrubber

Documents:

[3.G. RFQ - PUBLIC UTILITIES FLOOR SCRUBBER.PDF](#)

3.H. 3.H. RFQ - Fire Station Roof Top HVAC Unit Replacement

Documents:

[3.H. RFQ - FIRE STATION ROOF TOP HVAC UNIT REPLACEMENT.PDF](#)

4. Open Forum

5. New/Old Business

5.A. 5.A. RFA - Cove Second Addition Development Agreement And Easement Vacation

Documents:

[5.A. RFA - COVE SECOND ADDITION DEVELOPMENT AGREEMENT AND EASEMENT VACATION.PDF](#)

5.B. 5.B. RFA - Approve State Street Storm Sewer Improvement Plans And Specifications And Authorize Bidding

Documents:

[5.B. RFA - APPROVE STATE STREET STORM SEWER IMPROVEMENT PLANS AND SPECIFICATIONS AND AUTHORIZE BIDDING.PDF](#)

5.C. 5.C. RFA - Authorize Staff To Proceed With Water Treatment Facility Investigation

Documents:

[5.C. RFA - AUTHORIZE STAFF TO PROCEED WITH WATER TREATMENT FACILITY INVESTIGATION.PDF](#)

5.D. 5.D. RFA - Temporary Sign Permit Request - WFAC Irish Fest

Documents:

[5.D. RFA - TEMPORARY SIGN PERMIT REQUEST - WFAC IRISH FEST.PDF](#)

5.E. 5.E. RFA - Yard Waste Site Temporary Closure

Documents:

[5.E. RFA - YARD WASTE SITE TEMPORARY CLOSURE.PDF](#)

6. Other Reports

7. Claims

7.A. 7.A. February 24, 2026 Claims

Documents:

[7.A. FEBRUARY 24, 2026 CLAIMS.PDF](#)

8. Adjournment

Members of the City Council and staff may convene immediately following the adjournment of the regular meeting at the Luce Line Lodge in a purely social event. Members of the public are welcome to attend. All minutes are available on the website or can be requested by contacting City Hall.

**309 Lewis Avenue South; P.O. Box 279, Watertown, MN 55388**



Watertown City Council  
Work Session

Mayor Michael Walters  
Deborah Everson  
Jim Kasheimer  
Fred McGuire  
Kay Thul

2/10/2026 - Minutes

1. Call To Order And Roll Call

Mayor Mike Walters called the Watertown City Council Work Session to Order at 5:30 p.m. on February 10, 2026, in the Council Chambers at City Hall.

**Councilmembers present:** Mike Walters, Jim Kasheimer, Kay Thul, Fred McGuire and Deborah Everson

**City staff present:** City Administrator Dan Tolsma

2. New Business

Council may now enter a closed session of its work session meeting as allowed by Minnesota statutes 13 d05 subdivision 3a and for the purpose of conducting a performance evaluation of Dan Tolsma, city employee subject to the authority of this council.

Councilmember Deborah Everson Moved to Close the meeting pursuant to Minnesota statute section 3d D05 subdivision 3a for the purpose of conducting a performance evaluation for an individual subject to the council's authority.

Councilmember Kay Thul Seconded. Motion Carried 5-0

2.I. Closed Session For City Administrator Performance Evaluation & Annual Review

2.II. Tentative City Council Work Plan - Quarter 1 2026

3. Adjournment

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Michael Walters, Mayor

ATTEST: \_\_\_\_\_

Dan Tolsma, City Administrator

DRAFT



Watertown City Council  
Regular Meeting

Mayor Michael Walters  
Deborah Everson  
Jim Kasheimer  
Fred McGuire  
Kay Thul

2/10/2026 - Minutes

1. Call To Order And Roll Call

Pursuant to due call and notice thereof, the regular meeting of the Watertown City Council was called to order in the Council Chambers of City Hall at 6:30 p.m. on Tuesday, February, 2026, by Mayor Mike Walters.

**Councilmembers present:** Mike Walters, Jim Kasheimer, Kay Thul, Fred McGuire and Deborah Everson

**Councilmember(s) absent:** None

**City staff present:** City Administrator Dan Tolsma, Deputy Clerk-Treasurer and Interim Public Services Superintendent Mike Loehrs

2. Adopt Agenda

**COUNCILMEMBER DEBORAH EVERSON MOVED TO ADOPT THE AGENDA AS PRESENTED.**

**COUNCILMEMBER JIM KASHEIMER SECONDED. MOTION CARRIED 5-0**

3. Consent Agenda Discussion And Approval

**COUNCILMEMBER KAY THUL MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.**

**COUNCILMEMBER FRED MCGUIRE SECONDED. MOTION CARRIED 5-0**

3.A. January 26, 2026 City Council Work Session Minutes

3.B. January 26, 2026 City Council Regular Meeting Minutes

3.C. RFA - Step Movement For Connie Kammerer

4. Open Forum

5. New/Old Business

5.A. RFA - Request For Community Room Rental Refund

City Administrator Dan Tolsma presented a request for community room rental refund for three rooms Bass Nation rented for their event, but they came in to cancel one week before the event and then was asking for a refund due to their low attendance numbers expected. Our rental policy states in the signed contract "there shall be no refund of rental fees". Staff discussed refunding \$325.13 of the \$460 that was paid for the rental due to a rental was turned down for one of the rooms during that same time.

Council discussed to revisit the policy for future use and will discuss further at an upcoming workshop.

**COUNCILMEMBER MCGUIRE MOVED TO APPROVE THE REFUNDING OF A PORTION OF COMMUNITY CENTER RENTAL FEES TO STEVE JOHNSON OF BASS NATION IN THE AMOUNT OF \$325.13.**

**COUNCILMEMBER MIKE WALTERS SECONDED. MOTION CARRIED 3-2 (McGuire, Walters, Kasheimer voting AYE) (Everson and Thul voting NAY)**

5.B. RFA - Public Services Used Forklift Purchase Request

Mike Loehrs presented on the request for purchasing a used forklift. Mike received three quotes, one from Herc-u-lift for a 2004 Mitsubishi, second from Quality Equipment for a 2015 Yale, and the third was Birnstengel Equipment for a 2014 Yale. Staff is recommending purchasing the Birnstengel Equipment 2014 Yale.

**COUNCILMEMBER WALTERS MOVED TO APPROVE THE PUCHASE OF THE YALE GLPO50XV 5000-POUND FORKLIFT FROM BIRNSTENGELEQUIPMENT FOR THE PRICE OF \$7,900.00.**

**COUNCILMEMBER EVERSON SECONDED. MOTION CARRIED 5-0**

6. Other Reports

City Administrator Tolsma updated the council on a recent facility study meeting he attended with the engineer, Mike Loehrs, Logan Pysick and Fire Chief Hanson.

Tolsma also reported on that the Parks Commission have been working on the Adopt-A-Park program. He has heard from a few groups and residents that are interested. Council agreed to also join the program.

Councilmember Kasheimer reported on getting calls regarding the compost site with large trucks dumping. Discussion followed on procedures needed in place to resolve this ongoing issue. Dan said he would gather options for the council to discuss the pros and cons to make a decision.

Councilmember Everson reported on the Watertown Festival and the Winter Frolic kick off this weekend, starting February 14th, another event on February 16th and events going through February 22nd.

Councilmember Walters mentioned he will be giving the State of the City Address at the next Chamber meeting on Wednesday the 18th.

Walters also mentioned that they currently doing an employee wage study.

7. Claims

**COUNCILMEMBER EVERSON MOVED TO APPROVE THE CLAIMS ROSTER AS PRESENTED.**

**COUNCILMEMBER THUL SECONDED. MOTION CARRIED 5-0**

7.A. February 10, 2026 Claims

8. Adjournment

**COUNCILMEMBER WALTERS MOVED TO ADJOURN AT 7:12PM.**

**COUNCILMEMBER KASHEIMER SECONDED. MOTION CARRIED 5-0**

**309 Lewis Avenue South; P.O. Box 279, Watertown, MN 55388**

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Michael Walters, Mayor

ATTEST: \_\_\_\_\_

Dan Tolsma, City Administrator

**Watertown City Council**

February 24, 2026

**Agenda Item:** Solicitor's Permit**Request for Action:** Motion to Approve Solicitor's Permit for Lapriese Myles-Watson (Spectrum)**Department:** Dan Tolsma, City Administrator**Background:**

The City has received an application from Lapriese Myles-Watson for solicitor's permit from Spectrum. He has submitted the application and paid all applicable fees. He would be permitted to solicit for Spectrum within the City.

**Recommendation:**

Staff recommends approving the solicitor's permit for Lapriese Myles-Watson.

**Attachments:**

Application



**City of Watertown  
Peddler, Canvasser, and Transient Merchant  
SOLICITOR PERMIT APPLICATION**

**NOTICE TO APPLICANTS:** Please be advised that this application must be filled out completely and that failure to do so will result in the application being returned.

Date: 02-05-2026

Name of Company or Organization: Spectrum

Address: 16900 Cedar Ave S

Is this a Non-Profit Organization? Yes \_\_\_\_\_ No

Contractors License Number: \_\_\_\_\_

Minnesota Sales Tax Permit Number: 5837206

Telephone Number: 414-305-4859 Email: Lapriese, Myles-Watson@Charter.com

Names and Addresses of Officers/Directors of Organization:

1. 16900 Cedar Ave Rose Mount MN 55008
2. 3993 Heritage Dr NW, Rochester, MN 55901
3. \_\_\_\_\_

**APPLICANT INFORMATION**

Name: Lapriese Myles

Address: [REDACTED]

Driver's License Number: \_\_\_\_\_ Email: Lapriese, Myles-Watson@Charter.com

Date of Birth: [REDACTED] Telephone Number: [REDACTED]

Nature of Business or Goods to Be Sold: connectivity service

Proposed site/location where business will be conducted in Watertown. \_\_\_\_\_

Entire town

*(Written permission from property owner MUST accompany permit application)*

HEART OF THE LUCE LINE TRAIL

List three (3) municipalities where applicant has conducted business this application. LIST CONTACT NAME AND PHONE NUMBER.

- 1. ~~Northfield~~ Leijette  
City Rosemount Contact Name \_\_\_\_\_
- 2. ~~Northfield~~ Leijette  
City \_\_\_\_\_ Contact Name 952-953-2500
- 3. ~~Northfield~~ Apple Valley  
City Apple Valley Contact Name \_\_\_\_\_

Verified

Called 2/10/26

Name, address, and telephone number of three (3) nonfamilial refer applicant(s) good character and business responsibility.

- List \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I, the undersigned, being a duly authorized representative of the above named organization hereby certify that the above statements are true and correct. I am aware that that any misrepresentation herein will be the basis for automatic rejection of this application. I have been provided a copy of CITY ORDINANCE NO. 189 and am willing to comply therewith, and am aware that failure to comply with this Ordinance will result in forfeiture of the license for which I am applying.

Labren Myers  
Signature of Applicant

\*\*\*\*\*CITY USE ONLY\*\*\*\*\*

I have on this date collected from applicant a permit fee in the amount of \$100.

Connie Kammerer \_\_\_\_\_ Date 2-10-2026  
Administrative Assistant

Referred to Carver County Sheriffs Department? Yes  No \_\_\_\_\_

Recommendation (if applicable) Approve  Reject \_\_\_\_\_

Reason: \_\_\_\_\_

\*\*\*\*\*

APPROVED BY THE CITY OF WATERTOWN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COPIES: Applicant  
City  
Carver County Sheriffs Department

HEART OF THE LUCE LINE TRAIL

Company Information:

**Spectrum**  
16900 Cedar Ave S  
Rosemount, MN 55068

Registered Solicitor:

**Lapriese Myles-Watson**



Reg. Period: 02/25/26 – 12/31/26

**MUST SHOW PERMIT**



**Watertown City Council**

February 24, 2026

**Agenda Item:** Sanitary Sewer Extension Project**Request for Action:** Approve Payment Application No. 8**Department:** Engineering – Philip Schrupp**Background:**

The City Council awarded the Sanitary Sewer Extension Project to R.L. Larson Excavation, Inc. on September 3, 2024. The Contractor began work in October 2024 and has completed removals, sanitary sewer main, watermain, road construction, bituminous paving, retaining wall construction, and other miscellaneous work for the project. We have reviewed and compiled all the quantities completed to date and attached Pay Application No. 8 for the above referenced work.

Staff is recommending approval and payment in the amount of \$65,019.60 to R.L. Larson, Inc. 225 12<sup>th</sup> Street SE, St. Cloud, MN 56304.

**Attachments:** Sanitary Sewer Extension Project - Payment Application No. 8



**Pay Request No.:**  
SANITARY SEWER EXTENSION

8



CITY OF WATERTOWN  
BMI PROJECT NO. 0C1.125675

WORK COMPLETED THROUGH MONDAY, DECEMBER 22, 2025

ITEM NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
			ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
1	MOBILIZATION	\$175,000.00	1.00	LUMP SUM \$175,000.00	1.00	LUMP SUM \$175,000.00	1.00	LUMP SUM \$175,000.00
2	CLEARING	\$315.00	35.00	EACH \$11,025.00	46.00	EACH \$14,490.00	46.00	EACH \$14,490.00
3	GRUBBING	\$126.00	35.00	EACH \$4,410.00	35.00	EACH \$4,410.00	35.00	EACH \$4,410.00
4	TRANSPLANT PLANTINGS	\$840.00	3.00	EACH \$2,520.00	0.00	EACH \$0.00	0.00	EACH \$0.00
5	REMOVE MANHOLE (SANITARY)	\$857.00	2.00	EACH \$1,714.00	2.00	EACH \$1,714.00	2.00	EACH \$1,714.00
6	REMOVE DRAINAGE STRUCTURE	\$477.00	5.00	EACH \$2,385.00	7.00	EACH \$3,339.00	7.00	EACH \$3,339.00
7	REMOVE WATERMAIN	\$28.00	60.00	LIN FT \$1,680.00	14.00	LIN FT \$392.00	14.00	LIN FT \$392.00
8	REMOVE PIPE SEWER (STORM)	\$22.00	475.00	LIN FT \$10,450.00	459.00	LIN FT \$10,098.00	459.00	LIN FT \$10,098.00
9	REMOVE PIPE SEWER (SANITARY)	\$16.00	400.00	LIN FT \$6,400.00	300.00	LIN FT \$4,800.00	300.00	LIN FT \$4,800.00
10	REMOVE CURB & GUTTER	\$6.50	620.00	LIN FT \$4,030.00	524.00	LIN FT \$3,406.00	524.00	LIN FT \$3,406.00
11	REMOVE FENCE	\$15.00	75.00	LIN FT \$1,125.00	0.00	LIN FT \$0.00	0.00	LIN FT \$0.00
12	REMOVE & DISPOSE OF RAISED GARDEN	\$1,050.00	1.00	LUMP SUM \$1,050.00	0.00	LUMP SUM \$0.00	1.00	LUMP SUM \$1,050.00
13	REMOVE BITUMINOUS PAVEMENT	\$3.50	2,040.00	SQ YD \$7,140.00	2,040.00	SQ YD \$7,140.00	2,100.00	SQ YD \$7,350.00
14	REMOVE CONCRETE DRIVEWAY/WALK	\$1.50	640.00	SQ FT \$960.00	580.00	SQ FT \$870.00	640.00	SQ FT \$960.00
15	REMOVE LIFT STATION CONTROL PANEL	\$3,030.00	2.00	EACH \$6,060.00	2.00	EACH \$6,060.00	2.00	EACH \$6,060.00
16	SALVAGE & REINSTALL LANDSCAPING ITEMS	\$3,000.00	1.00	LUMP SUM \$3,000.00	0.00	LUMP SUM \$0.00	0.00	LUMP SUM \$0.00
17	SALVAGE & REINSTALL PARKING STOPS	\$400.00	4.00	EACH \$1,600.00	3.00	EACH \$1,200.00	3.00	EACH \$1,200.00
18	SALVAGE & REINSTALL ELECTRICAL OUTLET	\$1,170.00	2.00	EACH \$2,340.00	2.00	EACH \$2,340.00	2.00	EACH \$2,340.00
19	SALVAGE & REINSTALL SIGN	\$263.00	8.00	EACH \$2,104.00	6.00	EACH \$1,578.00	6.00	EACH \$1,578.00
20	SALVAGE & REINSTALL MAILBOX	\$525.00	1.00	EACH \$525.00	1.00	EACH \$525.00	1.00	EACH \$525.00
21	SALVAGE & REINSTALL FENCE	\$46.00	160.00	LIN FT \$7,360.00	0.00	LIN FT \$0.00	0.00	LIN FT \$0.00
22	ABANDON PIPE SEWER (SANITARY)	\$35.00	90.00	LIN FT \$3,150.00	65.00	LIN FT \$2,275.00	65.00	LIN FT \$2,275.00
23	TEMPORARY CONSTRUCTION FENCE	\$4.50	500.00	LIN FT \$2,250.00	600.00	LIN FT \$2,700.00	600.00	LIN FT \$2,700.00
24	REMOVE LIFT STATION	\$4,020.00	1.00	LUMP SUM \$4,020.00	1.00	LUMP SUM \$4,020.00	1.00	LUMP SUM \$4,020.00
25	ABANDON LIFT STATION	\$6,710.00	1.00	LUMP SUM \$6,710.00	1.00	LUMP SUM \$6,710.00	1.00	LUMP SUM \$6,710.00
26	EXCAVATION - COMMON (EV) (P)	\$24.00	4,029.00	CU YD \$96,696.00	4,029.00	CU YD \$96,696.00	4,029.00	CU YD \$96,696.00
27	EXCAVATION - SUBGRADE	\$20.00	130.00	CU YD \$2,600.00	80.00	CU YD \$1,600.00	80.00	CU YD \$1,600.00
28	COMMON EMBANKMENT (CV) (P)	\$6.50	5,875.00	CU YD \$38,187.50	5,875.00	CU YD \$38,187.50	5,875.00	CU YD \$38,187.50
29	STABILIZING AGGREGATE (CV)	\$74.00	130.00	CU YD \$9,620.00	0.00	CU YD \$0.00	0.00	CU YD \$0.00
30	GEOTEXTILE FABRIC TYPE 5	\$1.50	2,710.00	SQ YD \$4,065.00	2,710.00	SQ YD \$4,065.00	2,710.00	SQ YD \$4,065.00
31	SUBGRADE PREPARATION	\$2.50	2,710.00	SQ YD \$6,775.00	2,710.00	SQ YD \$6,775.00	2,710.00	SQ YD \$6,775.00
32	STREET SWEEPER (WITH PICKUP BROOM)	\$168.00	36.00	HOUR \$6,048.00	8.00	HOUR \$1,344.00	8.00	HOUR \$1,344.00
33	EXPLORATORY EXCAVATION	\$950.00	6.00	HOUR \$5,700.00	6.00	HOUR \$5,700.00	6.00	HOUR \$5,700.00
34	AGGREGATE BASE (CV) CLASS 5 (P)	\$53.00	952.00	CU YD \$50,456.00	904.00	CU YD \$47,912.00	952.00	CU YD \$50,456.00
35	SURFACING AGGREGATE CLASS 2	\$59.00	15.00	TON \$885.00	0.00	TON \$0.00	40.72	TON \$2,402.48
36	REGRADE AND PREP STREET FOR PAVING	\$20,600.00	1.00	LUMP SUM \$20,600.00	1.00	LUMP SUM \$20,600.00	1.00	LUMP SUM \$20,600.00
37	TEMPORARY STAGING AREA ACCESS ROAD	\$12,000.00	1.00	LUMP SUM \$12,000.00	1.00	LUMP SUM \$12,000.00	1.00	LUMP SUM \$12,000.00
38	DRILL & GROUT REINF BARS (EPOXY COATED)	\$26.00	4.00	EACH \$104.00	0.00	EACH \$0.00	0.00	EACH \$0.00
39	TYPE SP 9.5 WEARING COURSE MIX (2,C)	\$146.00	300.00	TON \$43,800.00	417.59	TON \$60,968.14	417.59	TON \$60,968.14
40	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)	\$129.00	545.00	TON \$70,305.00	420.95	TON \$54,302.55	420.95	TON \$54,302.55
41	BITUMINOUS RAMP CURB EDGE	\$13.00	700.00	LIN FT \$9,100.00	560.00	LIN FT \$7,280.00	700.00	LIN FT \$9,100.00
42	MILL BITUMINOUS RAMP CURB EDGE	\$7.50	700.00	LIN FT \$5,250.00	700.00	LIN FT \$5,250.00	700.00	LIN FT \$5,250.00
43	PREFABRICATED MODULAR BLOCK WALL	\$74.00	3,600.00	SQ FT \$266,400.00	3,556.00	SQ FT \$263,144.00	3,556.00	SQ FT \$263,144.00
44	12" RC PIPE APRON	\$2,060.00	1.00	EACH \$2,060.00	1.00	EACH \$2,060.00	1.00	EACH \$2,060.00
45	36" RC PIPE APRON	\$5,400.00	2.00	EACH \$10,800.00	2.00	EACH \$10,800.00	2.00	EACH \$10,800.00
46	TRASH GUARD FOR 12" PIPE APRON	\$300.00	1.00	EACH \$300.00	0.00	EACH \$0.00	1.00	EACH \$300.00
47	TRASH GUARD FOR 36" PIPE APRON	\$450.00	2.00	EACH \$900.00	0.00	EACH \$0.00	1.00	EACH \$450.00
48	12" RC PIPE SEWER DESIGN 3006 CLASS V	\$69.00	250.00	LIN FT \$17,250.00	483.00	LIN FT \$33,327.00	483.00	LIN FT \$33,327.00
49	15" RC PIPE SEWER DESIGN 3006 CLASS V	\$78.00	275.00	LIN FT \$21,450.00	0.00	LIN FT \$0.00	0.00	LIN FT \$0.00
50	36" RC PIPE SEWER DESIGN 3006 CLASS V	\$225.00	105.00	LIN FT \$23,625.00	101.00	LIN FT \$22,725.00	101.00	LIN FT \$22,725.00

**Pay Request No.:**

**SANITARY SEWER EXTENSION**

**8**



Real People. Real Solutions.

**CITY OF WATERTOWN**

**BMI PROJECT NO. 0C1.125675**

**WORK COMPLETED THROUGH MONDAY, DECEMBER 22, 2025**

ITEM NO.	ITEM	UNIT PRICE	AS BID			PREVIOUS ESTIMATE			COMPLETED TO DATE		
			ESTIMATED QUANTITY		ESTIMATED AMOUNT	ESTIMATED QUANTITY		ESTIMATED AMOUNT	ESTIMATED QUANTITY		ESTIMATED AMOUNT
51	CONNECT TO EXISTING SANITARY SEWER	\$5,060.00	2.00	EACH	\$10,120.00	2.00	EACH	\$10,120.00	2.00	EACH	\$10,120.00
52	CONNECT TO EXISTING SANITARY SEWER SERVICE	\$632.00	4.00	EACH	\$2,528.00	4.00	EACH	\$2,528.00	4.00	EACH	\$2,528.00
53	CONNECT TO EXISTING STORM SEWER	\$1,810.00	7.00	EACH	\$12,670.00	5.00	EACH	\$9,050.00	7.00	EACH	\$12,670.00
54	8"X4" PVC WYE	\$905.00	2.00	EACH	\$1,810.00	2.00	EACH	\$1,810.00	2.00	EACH	\$1,810.00
55	8"X6" PVC WYE	\$938.00	1.00	EACH	\$938.00	1.00	EACH	\$938.00	1.00	EACH	\$938.00
56	18"X6" PVC WYE	\$2,520.00	2.00	EACH	\$5,040.00	2.00	EACH	\$5,040.00	2.00	EACH	\$5,040.00
57	4" PVC SANITARY CLEANOUT	\$518.00	2.00	EACH	\$1,036.00	2.00	EACH	\$1,036.00	2.00	EACH	\$1,036.00
58	6" PVC SANITARY CLEANOUT	\$728.00	2.00	EACH	\$1,456.00	2.00	EACH	\$1,456.00	2.00	EACH	\$1,456.00
59	8" PVC PIPE SEWER SDR 35	\$78.00	650.00	LIN FT	\$50,700.00	581.00	LIN FT	\$45,318.00	603.00	LIN FT	\$47,034.00
60	18" PVC PIPE SEWER SDR 26	\$151.00	1,250.00	LIN FT	\$188,750.00	1,203.00	LIN FT	\$181,653.00	1,203.00	LIN FT	\$181,653.00
61	18" PVC PIPE SEWER SDR 35	\$127.00	1,200.00	LIN FT	\$152,400.00	1,147.00	LIN FT	\$145,669.00	1,147.00	LIN FT	\$145,669.00
62	8" DUCTILE IRON PIPE SEWER CL 52	\$112.00	20.00	LIN FT	\$2,240.00	20.00	LIN FT	\$2,240.00	20.00	LIN FT	\$2,240.00
63	4' PVC SANITARY SERVICE PIPE	\$41.00	140.00	LIN FT	\$5,740.00	64.00	LIN FT	\$2,624.00	64.00	LIN FT	\$2,624.00
64	6' PVC SANITARY SERVICE PIPE	\$45.00	100.00	LIN FT	\$4,500.00	186.00	LIN FT	\$8,370.00	186.00	LIN FT	\$8,370.00
65	JACK & AUGER STEEL CASING PIPE	\$1,140.00	220.00	LIN FT	\$250,800.00	232.00	LIN FT	\$264,480.00	237.00	LIN FT	\$270,180.00
66	AGGREGATE PIPE FOUNDATION	\$16.00	400.00	LIN FT	\$6,400.00	0.00	LIN FT	\$0.00	0.00	LIN FT	\$0.00
67	COARSE AGGREGATE BEDDING (CV)	\$62.00	300.00	CU YD	\$18,600.00	75.00	CU YD	\$4,650.00	143.00	CU YD	\$8,866.00
68	CONNECT TO EXISTING WATER SERVICE	\$622.00	4.00	EACH	\$2,488.00	4.00	EACH	\$2,488.00	4.00	EACH	\$2,488.00
69	HYDRANT	\$6,450.00	2.00	EACH	\$12,900.00	2.00	EACH	\$12,900.00	2.00	EACH	\$12,900.00
70	TRACER WIRE ACCESS BOX	\$244.00	6.00	EACH	\$1,464.00	6.00	EACH	\$1,464.00	6.00	EACH	\$1,464.00
71	1" CORPORATION STOP	\$615.00	2.00	EACH	\$1,230.00	2.00	EACH	\$1,230.00	2.00	EACH	\$1,230.00
72	2" CORPORATION STOP	\$1,110.00	2.00	EACH	\$2,220.00	3.00	EACH	\$3,330.00	3.00	EACH	\$3,330.00
73	16" BUTTERFLY VALVE & BOX	\$7,380.00	2.00	EACH	\$14,760.00	2.00	EACH	\$14,760.00	2.00	EACH	\$14,760.00
74	6" GATE VALVE & BOX	\$2,570.00	2.00	EACH	\$5,140.00	2.00	EACH	\$5,140.00	2.00	EACH	\$5,140.00
75	12" GATE VALVE & BOX	\$5,540.00	3.00	EACH	\$16,620.00	3.00	EACH	\$16,620.00	3.00	EACH	\$16,620.00
76	1" CURB STOP & BOX	\$813.00	2.00	EACH	\$1,626.00	2.00	EACH	\$1,626.00	2.00	EACH	\$1,626.00
77	2" CURB STOP & BOX	\$1,270.00	2.00	EACH	\$2,540.00	2.00	EACH	\$2,540.00	2.00	EACH	\$2,540.00
78	9 LB ANODE BAG	\$302.00	12.00	EACH	\$3,624.00	11.00	EACH	\$3,322.00	11.00	EACH	\$3,322.00
79	1" TYPE K COPPER PIPE	\$48.00	40.00	LIN FT	\$1,920.00	48.00	LIN FT	\$2,304.00	48.00	LIN FT	\$2,304.00
80	2" TYPE K COPPER PIPE	\$63.00	90.00	LIN FT	\$5,670.00	89.00	LIN FT	\$5,607.00	89.00	LIN FT	\$5,607.00
81	6" WATERMAIN DUCTILE IRON CL 52 W/POLY WRAP	\$65.00	20.00	LIN FT	\$1,300.00	20.00	LIN FT	\$1,300.00	20.00	LIN FT	\$1,300.00
82	12" WATERMAIN DUCTILE IRON CL 52 W/POLY WRAP	\$112.00	570.00	LIN FT	\$63,840.00	570.00	LIN FT	\$63,840.00	570.00	LIN FT	\$63,840.00
83	16" WATERMAIN DUCTILE IRON CL 52 W/POLY WRAP	\$176.00	40.00	LIN FT	\$7,040.00	40.00	LIN FT	\$7,040.00	40.00	LIN FT	\$7,040.00
84	DUCTILE IRON FITTINGS	\$16.00	900.00	POUND	\$14,400.00	793.00	POUND	\$12,688.00	1,142.00	POUND	\$18,272.00
85	CASTING ASSEMBLY (SANITARY)	\$735.00	13.00	EACH	\$9,555.00	13.00	EACH	\$9,555.00	13.00	EACH	\$9,555.00
86	CASTING ASSEMBLY (STORM)	\$1,560.00	6.00	EACH	\$9,360.00	5.00	EACH	\$7,800.00	5.00	EACH	\$7,800.00
87	ADJUST FRAME & RING CASTING	\$511.00	1.00	EACH	\$511.00	0.00	EACH	\$0.00	1.00	EACH	\$511.00
88	ADJUST GATE VALVE	\$448.00	1.00	EACH	\$448.00	0.00	EACH	\$0.00	1.00	EACH	\$448.00
89	CONSTRUCT DRAINAGE STRUCTURE DESIGN G	\$1,220.00	2.50	LIN FT	\$3,050.00	2.45	LIN FT	\$2,989.00	2.45	LIN FT	\$2,989.00
90	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'x3'	\$507.00	4.50	LIN FT	\$2,281.50	4.50	LIN FT	\$2,281.50	4.50	LIN FT	\$2,281.50
91	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4020-48"	\$949.00	3.00	LIN FT	\$2,847.00	3.00	LIN FT	\$2,847.00	3.00	LIN FT	\$2,847.00
92	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4022-48"	\$517.00	19.00	LIN FT	\$9,823.00	14.00	LIN FT	\$7,238.00	14.00	LIN FT	\$7,238.00
93	CONSTRUCT MANHOLE (SAN)	\$510.00	175.00	LIN FT	\$89,250.00	165.00	LIN FT	\$84,150.00	188.25	LIN FT	\$96,007.50
94	EXTERNAL CHIMNEY SEAL	\$0.01	13.00	EACH	\$0.13	13.00	EACH	\$0.13	13.00	EACH	\$0.13
95	CONSTRUCT 8" OUTSIDE DROP	\$360.00	6.50	LIN FT	\$2,340.00	6.50	LIN FT	\$2,340.00	6.50	LIN FT	\$2,340.00
96	CONCRETE CURB & GUTTER (ALL TYPES)	\$33.00	610.00	LIN FT	\$20,130.00	574.00	LIN FT	\$18,942.00	529.00	LIN FT	\$17,457.00
97	8" CONCRETE VALLEY GUTTER	\$141.00	30.00	SQ YD	\$4,230.00	12.50	SQ YD	\$1,762.50	46.70	SQ YD	\$6,584.70
98	TRUNCATED DOMES	\$74.00	12.00	SQ FT	\$888.00	12.00	SQ FT	\$888.00	12.00	SQ FT	\$888.00
99	4" CONCRETE WALK (W/ 6" AGG. BASE CL 5)	\$9.50	380.00	SQ FT	\$3,610.00	336.00	SQ FT	\$3,192.00	336.00	SQ FT	\$3,192.00
100	6" CONCRETE WALK (W/ 6" AGG. BASE CL 5)	\$31.00	55.00	SQ FT	\$1,705.00	78.00	SQ FT	\$2,418.00	78.00	SQ FT	\$2,418.00
101	TRAFFIC CONTROL	\$5,460.00	1.00	LUMP SUM	\$5,460.00	1.00	LUMP SUM	\$5,460.00	1.00	LUMP SUM	\$5,460.00

**Pay Request No.:**  
SANITARY SEWER EXTENSION

**8**



CITY OF WATERTOWN  
BMI PROJECT NO. 0C1.125675

WORK COMPLETED THROUGH MONDAY, DECEMBER 22, 2025

ITEM NO.	ITEM	UNIT PRICE	AS BID		PREVIOUS ESTIMATE		COMPLETED TO DATE	
			ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT	ESTIMATED QUANTITY	ESTIMATED AMOUNT
102	STRUCTURE MARKER	\$131.00	13.00	EACH \$1,703.00	13.00	EACH \$1,703.00	13.00	EACH \$1,703.00
103	OVERSTORY LANDSCAPE TREE (2.5" CAL)	\$888.00	25.00	EACH \$22,200.00	13.00	EACH \$11,544.00	13.00	EACH \$11,544.00
104	EROSION CONTROL SUPERVISOR	\$1,000.00	1.00	LUMP SUM \$1,000.00	1.00	LUMP SUM \$1,000.00	1.00	LUMP SUM \$1,000.00
105	STORM DRAIN INLET PROTECTION	\$181.00	15.00	EACH \$2,715.00	11.00	EACH \$1,991.00	11.00	EACH \$1,991.00
106	SILT FENCE, TYPE MS	\$2.00	4,400.00	LIN FT \$8,800.00	3,953.00	LIN FT \$7,906.00	3,953.00	LIN FT \$7,906.00
107	SEDIMENT CONTROL LOG TYPE WOOD FIBER	\$2.00	800.00	LIN FT \$1,600.00	1,200.00	LIN FT \$2,400.00	1,200.00	LIN FT \$2,400.00
108	STABILIZED CONSTRUCTION EXIT	\$1,500.00	1.00	LUMP SUM \$1,500.00	0.00	LUMP SUM \$0.00	1.00	LUMP SUM \$1,500.00
109	COMMON TOPSOIL BORROW (LV)	\$37.00	500.00	CU YD \$18,500.00	0.00	CU YD \$0.00	490.00	CU YD \$18,130.00
110	FERTILIZER TYPE 3	\$1.50	880.00	POUND \$1,320.00	750.00	POUND \$1,125.00	750.00	POUND \$1,125.00
111	ROLLED EROSION PREVENTION CATEGORY 20	\$1.50	8,450.00	SQ YD \$12,675.00	5,517.00	SQ YD \$8,275.50	5,517.00	SQ YD \$8,275.50
112	SEEDING	\$188.00	4.50	ACRE \$846.00	2.03	ACRE \$381.64	2.03	ACRE \$381.64
113	SEED MIXTURE 25-151	\$4.50	700.00	POUND \$3,150.00	850.00	POUND \$3,825.00	850.00	POUND \$3,825.00
114	SEED MIXTURE 34-181	\$105.00	2.00	POUND \$210.00	10.00	POUND \$1,050.00	10.00	POUND \$1,050.00
115	SEED MIXTURE 36-211	\$32.00	20.00	POUND \$640.00	14.00	POUND \$448.00	14.00	POUND \$448.00
116	HYDRAULIC BONDED FIBER MATRIX	\$0.90	9,300.00	POUND \$8,370.00	8,345.00	POUND \$7,510.50	8,345.00	POUND \$7,510.50
117	RAPID STABILIZATION METHOD 3	\$620.00	15.00	MGAL \$9,300.00	0.00	MGAL \$0.00	0.00	MGAL \$0.00
118	4" SOLID LINE PAINT	\$1.50	700.00	LIN FT \$1,050.00	0.00	LIN FT \$0.00	789.00	LIN FT \$1,183.50
119	PAVEMENT MESSAGE PAINT	\$8.50	70.00	SQ FT \$595.00	0.00	SQ FT \$0.00	32.00	SQ FT \$272.00
120	LANDSCAPE ALLOWANCE	\$20,000.00	1.00	LUMP SUM \$20,000.00	0.76	LUMP SUM \$15,150.00	0.83	LUMP SUM \$16,650.00
CO.1	REMOVE FENCE	\$23.00	160.00	LIN FT \$3,680.00	160.00	LIN FT \$3,680.00	160.00	LIN FT \$3,680.00
							0	0
<b>TOTAL AMOUNT:</b>				<b>\$2,153,837.13</b>		<b>\$2,012,836.96</b>		<b>\$2,081,278.64</b>

**Watertown City Council**

February 24, 2026

<b>Agenda Item:</b>	<b>Step Movement for Dan Tolsma</b>
<b>Request for Action:</b>	<b>Approve Step Movement for City Administrator Dan Tolsma</b>
<b>Employee/Dept.:</b>	<b>Administration</b>

**Background:**

City Administrator Dan Tolsma is eligible for step movement based on a satisfactory review of his performance upon his one-year work anniversary. the

The City Council met on February 10th to conduct a performance review for Dan Tolsma. At that meeting there was consensus to recommend that Dan be moved to Step 7 of Grade 17 of the approved pay scale. Step movements have been approved and accounted for in the approved 2026 budget.

**Budget Impact:**

N/A

**Funding Source:**

General fund

**Recommendation:**

N/A

**Motion Type:**

Simple majority vote of members present.

**Requested Action/Motion:**

*"I move to approve the step movement for Dan Tolsma to Grade 17, Step 7 retroactively to his one-year work anniversary date of January 6, 2026."*

**Attachments:**

None

**Watertown City Council**

February 24, 2026

**Agenda Item:** 2026 Assessors Agreement with Carver County**Request for Action:** Approve the service agreement with Carver County Assessor**Department:** Dan Tolsma, City Administrator**Background:**

The City of Watertown has an obligation to assess the valuation of real property within the community for tax purposes. The law specifically requires that assessors view each parcel of real estate to appraise its market value. Property values change continuously with changing economic conditions. In addition to market changes, numerous physical changes affect the value of land and buildings. All factors that may influence value must be considered when estimating the value of property. This task requires a physical inspection of all property subject to assessment.

The City has historically entered into a Service Agreement with Carver County to provide these services in Watertown. This agreement is ready for renewal for 2026 with an approximate 9.2% increase from 2025. The rates will be: \$18.55 per residential valuation, \$19.30 per agricultural valuation, and \$20.69 per commercial/industrial valuation.

Staff recommends approval of this agreement.

**Funding Sources**

General Fund-Other Professional Services

**Attachments**

Service Agreement for Joint Assessment

## (2025) SERVICE AGREEMENT FOR (2026) JOINT ASSESSMENT

This Agreement is entered into by and between the County of Carver, 600 East 4th Street, Chaska, Minnesota 55318, through Carver County Assessor, (hereafter referred to as “County”) and the City of Watertown, a municipal corporation under the laws of the State of Minnesota, hereinafter referred to as Town.

WHEREAS, the Town desires to enter into an agreement with the County to provide for the assessment of property in said Town by the County Assessor’s Office; and

WHEREAS, Minn.Stat.§ 273.072 and Minn.Stat.§ 471.59 permit such an agreement for joint assessment;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

- 1) **Term.** That the Town, which is situated in the County of Carver, and which constitutes a separate assessment district, shall have its property within Carver County assessed by the Carver County Assessor for the assessment date of January 2, 2026. All work necessary to the establishment of the estimated market value for each Carver County parcel in the Town shall be performed by the Carver County Assessor or by one or more of the licensed assessors under his/her direction and supervision.
- 2) **Cooperation.** It is hereby agreed that the Town and all of its officers, agents and employees shall render full cooperation and assistance to the County to facilitate the provision of the services contemplated hereby.
- 3) **Payment Amount.** The Town shall pay to the County for the assessment of property with Carver County the sum of Eighteen dollars and fifty five cents (\$18.55) per residential valuation, Nineteen dollars and thirty cents (\$19.30) per agricultural valuation, and Twenty dollars and sixty nine cents (\$20.69) per commercial/industrial valuation (for the assessment of January 2, 2026) existing or created before the closing of the relative assessment year.
- 4) **Payment terms.** Full payment of all claims submitted by the County Assessor for relative assessment dates shall be received by the County no later than November 15<sup>th</sup> of the respective years.
- 5) The County agrees that in each year of this Agreement it shall, by its County Assessor or one or more of his/her deputies, view and determine the market value of at least twenty percent (20%) of the parcels within this taxing jurisdiction. It is further agreed that the County shall have on file documentation of those parcels – physically inspected for each year of this Agreement.
- 6) **Data Privacy.** Pursuant to Minn. Stat. Chap. 13, the parties agree to maintain and protect data received or to which they have access. No private or confidential data

developed, maintained or received by the Town under this agreement may be released to the public by the Town. The Town agrees to indemnify and hold the County, its agents and employees, harmless from any and all claims or causes of action arising from or in any manner attributable to any violation of the Minnesota Government Data Practices Act by Town or its agents, assigns, or employees, including legal fees and expenses incurred to enforce this provision of this agreement.

- 7) **Mutual Indemnification.** The Parties' total liability under this Agreement shall be governed by Minn. Stat. § 471.59, subd. 1a.

Each Party agrees that it will be responsible for the acts or omissions of its officials, agents, and employees, and the results thereof, in carrying out the terms of this Agreement, to the extent authorized by law and shall not be responsible for the acts/omissions of the other Party and the results thereof. For purposes of determining total liability for damages, the participating governmental units are considered to be a single governmental unit, the total liability of which shall not exceed the limits for a single governmental unit as provided in Minn. Stat. § 466.04, subd. 1.

Each Party agrees to defend, hold harmless, and indemnify the other Party, its officials, agents, and employees, from any liability, loss, or damages the other Party may suffer or incur as the result of demands, claims, judgments, or cost arising out of or caused by the indemnifying Party's negligence in the performance of its respective obligations under this Agreement. This provision shall not be construed nor operate as a waiver of any applicable limitation of liability, defenses, immunities, or exceptions by statute or common law.

To the full extent permitted by law, actions by the parties pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, all as set forth in Minnesota Statutes, Section 471.59, subd. 1a(a); provided further that for purposes of that statute, each party to this Agreement expressly declines responsibility for the acts or omissions of the other party.

The Parties of this Agreement are not liable for the acts or omissions of the other participants to this Agreement except to the extent to which they have agreed in writing to be responsible for acts or omissions of the other Parties.

- 8) **No Joint Venture.** Nothing contained in this Agreement is intended or should be construed as creating the relationship of co-partners or joint ventures with the County. No tenure or any rights including worker's compensation, unemployment insurance, medical care, sick leave, vacation leave, severance pay, PERA, or other benefits available to County employees, including indemnification for third party personal injury/property damage claims, shall accrue to the Town or employees of the Town performing services under this Agreement.

9) **Records: Availability and Retention.** Pursuant to Minn. Stat. §16C.05, subd. 5, the Town agrees that the County, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, et., which are pertinent to the accounting practices and procedures of the Town and involve transactions relating to this Agreement. Town agrees to maintain these records for a period of six years from the date of termination of this Agreement.

10) **Merger and Modification.** It is understood and agreed that the entire Agreement between the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter. All items referred to in this Agreement are presumed to be incorporated or attached and are deemed to be part of this Agreement. Where the incorporated terms differ with the terms of this Agreement, the terms of this Agreement shall control.

Any material alteration, modification, or variation shall be reduced to writing as an amendment and signed by the parties.

11) **Default and Cancellation.** If the Town fails to perform any of the provisions of this Agreement or so fails to administer the work as to endanger the performance of the Agreement, this shall constitute default. Unless the Town’s default is excused by the County, the County may, upon written notice to the Town’s representative listed herein, cancel this Agreement in its entirety as indicated in (b.) below.

This Agreement may be cancelled with or without cause by either party upon thirty (30) days written notice.

Representatives for each of the parties to this Agreement are as listed below:

<u>Town/City</u>	<u>County/Division</u>
<p><b>Watertown</b>  <b>309 Lewis Ave S, Suite 1</b>  <b>Watertown, MN 55388</b></p>	<p><b>Ryan Johnson</b>  <b>Carver County Assessor</b>  <b>600 E 4th Street</b>  <b>Chaska MN 55318</b>  <b><a href="mailto:rjohnson@carvercountymn.gov">rjohnson@carvercountymn.gov</a></b></p>

12) **Subcontracting and Assignment.** Neither party shall not enter into any subcontract for the performance of any services contemplated under this Agreement without the prior written approval of the other party and subject to such conditions and provisions as the other party may deem necessary. The party attempting to subcontract or assign its obligations shall be responsible for the performance of all Subcontractors.

No party may assign or transfer any rights or obligations under this Agreement without the prior consent of the other Parties and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this Agreement or their successors,

- 13) **Nondiscrimination.** During the performance of this Agreement, the Town agrees to the following: No person shall, on the grounds of race, color, religion, age, sex, disability, marital status, public assistance status, criminal record, creed or national origin be excluded from full employment rights in, participation in, be denied the benefits of or be otherwise subjected to discrimination under any and all applicable Federal and State laws against discrimination.
- 14) **Health and Safety.** Each party shall be solely responsible for the health and safety of its employees and subcontractor's employees in connection with the services performed in accordance with this Agreement. Each party shall ensure that all employees, including those of all subcontractors, have received training required to properly and safely perform services outlined in this Agreement.
- 15) **No Waiver.** Nothing in this Agreement shall constitute a waiver by the either party of any statute of limitations or exceptions on liability. If the either party fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.
- 16) **Severability.** If any part of this Agreement is rendered void, invalid or unenforceable, by a court of competent jurisdiction, such rendering shall not affect the remainder of this Agreement unless it shall substantially impair the value of the entire Agreement with respect to either party. The parties agree to substitute for the invalid provision a valid provision that most closely approximates the intent of the invalid provision.
- 17) **Applicable Laws.** The Laws of the State of Minnesota shall apply to this Agreement.

IN WITNESS WHEREOF, the City of Watertown, has caused this Agreement to be executed by its Chairperson/Mayor and its Town Clerk by the authority of its governing body by a duly adopted resolution on

This the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

The County of Carver has caused this Agreement to be executed by its Chairperson and the County Assessor pursuant to the authority of the Board of Commissioners by resolution adopted on

This the \_\_\_\_\_ day of \_\_\_\_\_, 2025

CITY OF WATERTOWN

COUNTY OF CARVER

By: \_\_\_\_\_  
Chairperson/Mayor

By: \_\_\_\_\_  
Board of Commissioners, Chair

By: \_\_\_\_\_  
Clerk

Attest: \_\_\_\_\_  
Dave Hemze, County Administrator

And: \_\_\_\_\_  
Ryan Johnson, County Assessor

**Watertown City Council**

May 11, 2021

**Agenda Item:** Public Utilities Floor Scrubber**Request for Action:** Solicitation of Quotes**Department:** Logan Pysick/Utilities**Background:**

The 2026 Capital Investment Plan has identified and budgeted for the purchase of a walk behind floor scrubber. With the completion of the wastewater plant expansion nearing the final stages, staff is looking to purchase a floor scrubber to efficiently clean the flooring in all of the new indoor infrastructure. Currently staff sweeps, vacuums, and mops the floors of all offices, bathrooms, labs, hallways, locker rooms, and break rooms weekly and hoses down and squeegees the shop bay floors multiple times per week. Many of the floors have textured and non-slip finishes that make conventional cleaning difficult. The floor scrubber will greatly reduce the staff time it takes to clean and maintain floors on a regular basis.

**Budget Impact:**

\$10,000 Budgeted

**Funding Source:**

Capital Improvement Plan

**Recommendation:**

Staff recommends solicitation of quotes.

**Motion Type:**

Simple Majority vote of members present.

**Requested Action/Motion:**

"I move to approve solicitation of quotes for a floor scrubber."

**Attachments:**

Picture



**Watertown City Council**

February 24th, 2026

**Agenda Item: Fire Station Improvements****Request for Action: Motion to Approve the Solicitation of Quotes for Roof Top HVAC Unit****Department: Tom Hanson, Fire Chief****Background:**

The 2026 CIP outlines the replacement of a rooftop HVAC Unit for the Fire Station. Staff is asking to solicit quotes for these items to allow for ample scheduling for contractors prior to the summer months.

Each floor of the fire station has a dedicated HVAC unit that is mounted on the roof of the fire station. The upstairs unit was replaced in 2024, the lower level unit was installed in 2016. Although these units are maintained on a regular basis, the lower level unit has started to become increasingly more subject to internal component failures including belts and internal equipment. It was discovered at the onset of winter that the refrigerant and oil had leaked out of the unit, rendering it unusable for AC functions in the summer. The expected lifespan for these units is approximately 10 years. Because of the need for our station to function as an EOC, these units are recommended for replacement at this interval, prior to complete failure.

Staff is recommending that we proceed with gathering quotes for the RTU replacement at the Fire Station.

**Budget Impact:**

Staff has budgeted \$30,250 for the Roof Top HVAC Unit

**Funding Source:**

FC019-2 (Roof Top Air Conditioner # 2)

**Attachments:**

**Watertown City Council**

February 24, 2026

<b>Agenda Item:</b> Cove at River Ridge 2 <sup>nd</sup> Addition Easement Vacation and Development Agreement	<b>PC DATE:</b> N/A
<b>Request for Action:</b> Development Agreement and Easement Vacation	<b>CC DATE:</b> 02.24.2026
<b>Department:</b> Planning	

**Request:**

Robert Machacek - Alliant Ventures X LLC (Applicant) and Nesvold Farms LLC (Owner) requests that the City consider the following actions for the property known by PID No. 850090620.

- Approval of the Development Agreement THE COVE AT RIVER RIDGE 2<sup>ND</sup> ADDITION subdivision.
- Vacation of drainage and utility and sanitary sewer easements located on the property identified as Parcel ID: 850090620. The easements will be platted as a part of the recently approved THE COVE AT RIVER RIDGE PHASE 2<sup>ND</sup> ADDITION Plat.

**Property/Site Information:**

The subject property is located on the east side of CSAH 11 between the Tuscany Village and Sugarbush subdivisions. The property surrounds the Lutheran Elementary School and is comprised of pasture, wetlands and wooded areas. There are no structures currently located on the property. The property is currently zoned Agriculture but is guided by the City's comprehensive plan as low density residential. The property has the following site characteristics:

**Property Information: Cove at River Ridge Subdivision 2<sup>nd</sup> Addition**

Zoning: PUD - RR

Comprehensive Plan: *Low Density Residential*

Acreage: 25.86 acres

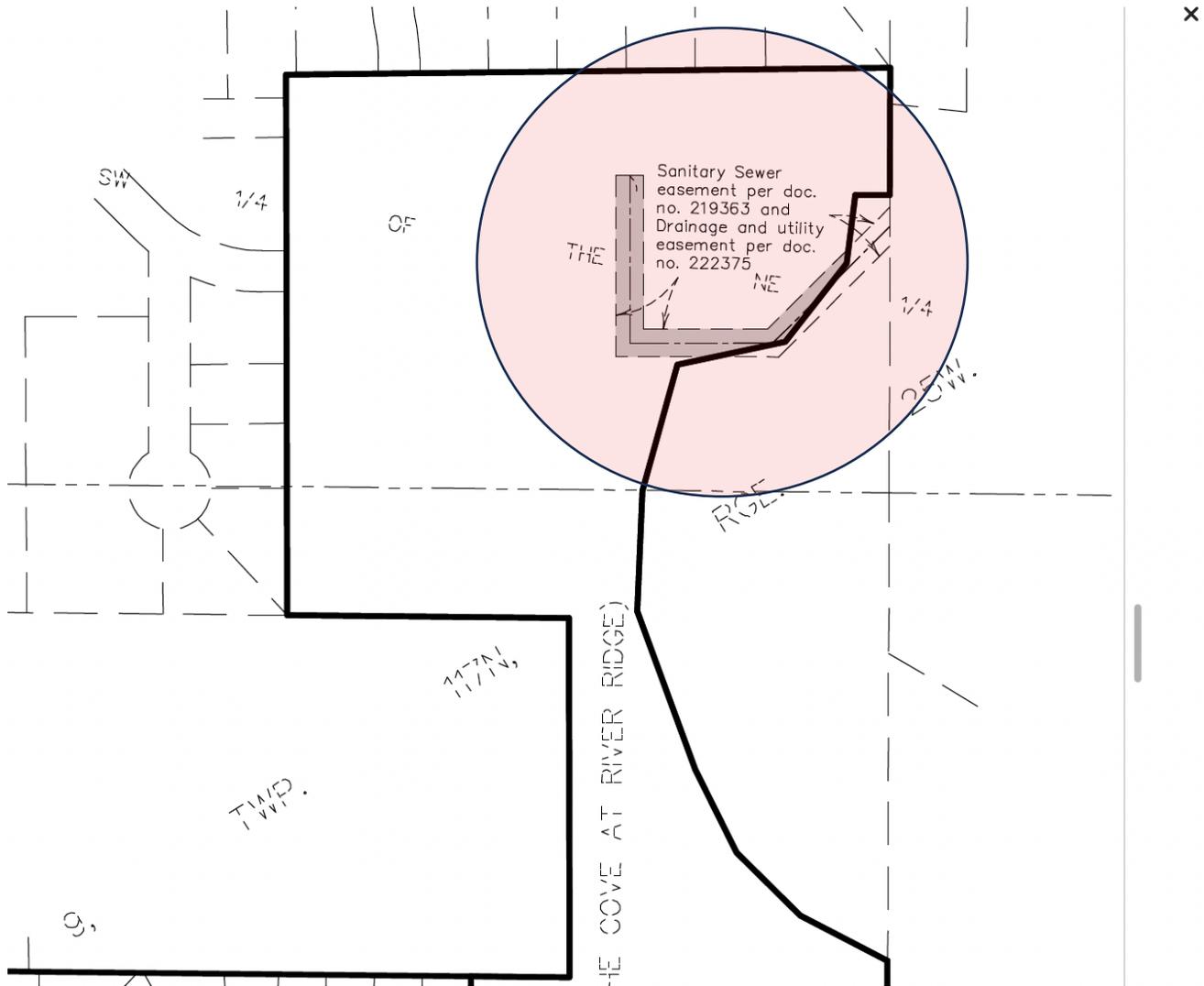
Site Location



**Discussion:**

The City approved the final plat for the 2<sup>nd</sup> Addition of the subdivision of this property in 2025. The city and applicant have been working to finalize all details necessary to complete a Development Agreement for the project. The city’s attorney has finalized the Development Agreement, and it is now ready to be considered by the City Council. The Development Agreement memorializes all aspects relating to the development and provides details and stipulations for the installation of the approved improvements. The Development Agreement is a formality which is required following final plat approval.

The Council is also being asked to hold a public hearing to consider vacation of existing sewer and drainage and utility easements associated with the existing sewer that runs from the east to the lift station in the northeast corner of the property. The new 2<sup>nd</sup> Addition plat will provide the city with a blanket D&U easement over and across the entire Outlot A as shown on the final plat. This easement will ensure that the city can continue to have and support the existing and future infrastructure.



**Recommendation:**

Council is being asked to consider approval of the Cove and River Ridge 2<sup>nd</sup> Addition Development Agreement and the Resolution approving the vacation of the noted existing sanitary sewer and drainage and utility easements with the following findings and conditions:

1. The City Attorney is hereby authorized to make any non-material changes or revisions to the development agreement prior to execution as determined necessary.
2. The Applicant shall pay all fees and post the requisite security including but not limited to SAC, WAC, park dedication fees and escrow which are included in the development agreement.
3. The Applicant shall pay for all costs associated with the City's review and approval of the development agreement and easement vacation.
4. The Applicant shall record the development agreement and easement vacation with the final plat.

**Attachments:**

- EASEMENT VACATION RESOLUTION
- Development Agreement

**RESOLUTION NO. 2026-\_\_\_\_\_**  
**CITY OF WATERTOWN**

**A RESOLUTION VACATING THE DESCRIBED SANITARY SEWER AND  
DRAINAGE AND UTILITY EASEMENTS ACROSS OUTLOT A  
OF THE COVE AT RIVER RIDGE 1<sup>ST</sup> ADDITION**

THE CITY COUNCIL OF THE CITY OF WATERTOWN, MINNESOTA DOES  
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council has determined that the sanitary sewer and drainage and utility easements, described below, no longer serve the public interest; and

WHEREAS, pursuant to Minnesota Statute §412.851, the City Council can vacate the drainage and utility easements across the properties legally described as:

***THE COVE AT RIVER RIDGE PHASE 1<sup>ST</sup> ADDITION, OUTLOT A***

WHEREAS, the City reviewed the easements and found that there is no longer a public need for the easements to be vacated, and the city will replace the easements with new drainage and utility easements platted as a part of THE COVE AT RIVER RIDGE PHASE 2<sup>ND</sup> ADDITION; and

WHEREAS, a public hearing to consider the vacation of such drainage and utility easement was held on the 24<sup>th</sup> day of February, 2026, before the Watertown City Council after due published and posted notice had been given, as well as personal mailed notice to all affected property owners by the City and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

WHEREAS, any person, corporation or public body owning or controlling easements contained upon the property vacated, reserves the right to continue maintaining the same or to enter upon such way or portion thereof vacated to maintain, repair, replace or otherwise attend thereto;

WHEREAS, the Council in its discretion has determined that the vacation will benefit the public interest;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WATERTOWN, COUNTY OF CARVER MINNESOTA, that the vacation of the described drainage and utility easements is hereby granted and described as follows is hereby vacated:

Easements to be Vacated

All drainage and utility easements as described in Document No. 222375 and Sanitary Sewer easement per Document no. 219363 lying over, under and across all of the follow described property: The Southwest Quarter of the Northeast Quarter of Section 9, Township 117 North, Range 25 West, EXCEPT those parts platted as WATER'S EDGE, SUGARBUSH ADDITION, and SUGARBUSH 3RD ADDITION, Carver County, Minnesota.

And

The Northwest Quarter of the Southeast Quarter of Section 9, Township 117 North, Range 25 West, EXCEPT the South 522 feet of the North 709 feet of the West 835 feet thereof, Carver County, Minnesota. AND EXCEPT SUGARBUSH ADDITION, said Carver County.

Except:

That part of the Southwest Quarter of the Northeast Quarter, and the Northwest Quarter of the Southeast Quarter, Section 9, Township 117N, Range 25 West, Carver County, Minnesota, described as follows: Commencing at the Northeast corner of said Southwest Quarter of the Northeast Quarter; thence on a Carver County bearing of South 00 degrees 06 minutes 19 seconds West (NAD' 83 1986), along the East line of said Southwest Quarter of the Northeast Quarter, a distance of 874.75 feet to the Point of Beginning; thence North 89 degrees 55 minutes 00 seconds West, a distance of 50.00 feet; thence South 07 degrees 30 minutes 00 seconds West, a distance of 100.00 feet; thence South 37 degrees 45 minutes 00 seconds West, a distance of 145.00 feet; thence South 78 degrees 00 minutes 00 seconds West, a distance of 160.00 feet; thence South 15 degrees 30 minutes 00 seconds West, a distance of 190.00 feet; thence South 02 degrees 35 minutes 00 seconds West, a distance of 175.00 feet; thence South 20 degrees 05 minutes 00 seconds East, a distance of 245.00 feet; thence South 26 degrees 35 minutes 00 seconds East, a distance of 135.00 feet; thence South 45 degrees 15 minutes 00 seconds East, a distance of 130.00 feet; thence South 62 degrees 30 minutes 00 Seconds East, a distance of 143.07 feet to the East line of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 12 minutes 14 seconds East, along said east line, a distance of 680.26 feet to the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence North 00 degrees 06 minutes 19 seconds East, along said east line of the Southwest Quarter of the Northeast Quarter, a distance of 433.07 feet to the point of beginning.

BE IT FURTHER RESOLVED, that the Mayor and Administrative Services Director are hereby authorized to sign all documents necessary to effectuate the intent of this resolution.

This resolution was adopted by the City Council of the City of Watertown on this 24<sup>th</sup> day of February 2026, by a vote of \_\_\_ ayes and \_\_\_ nays.

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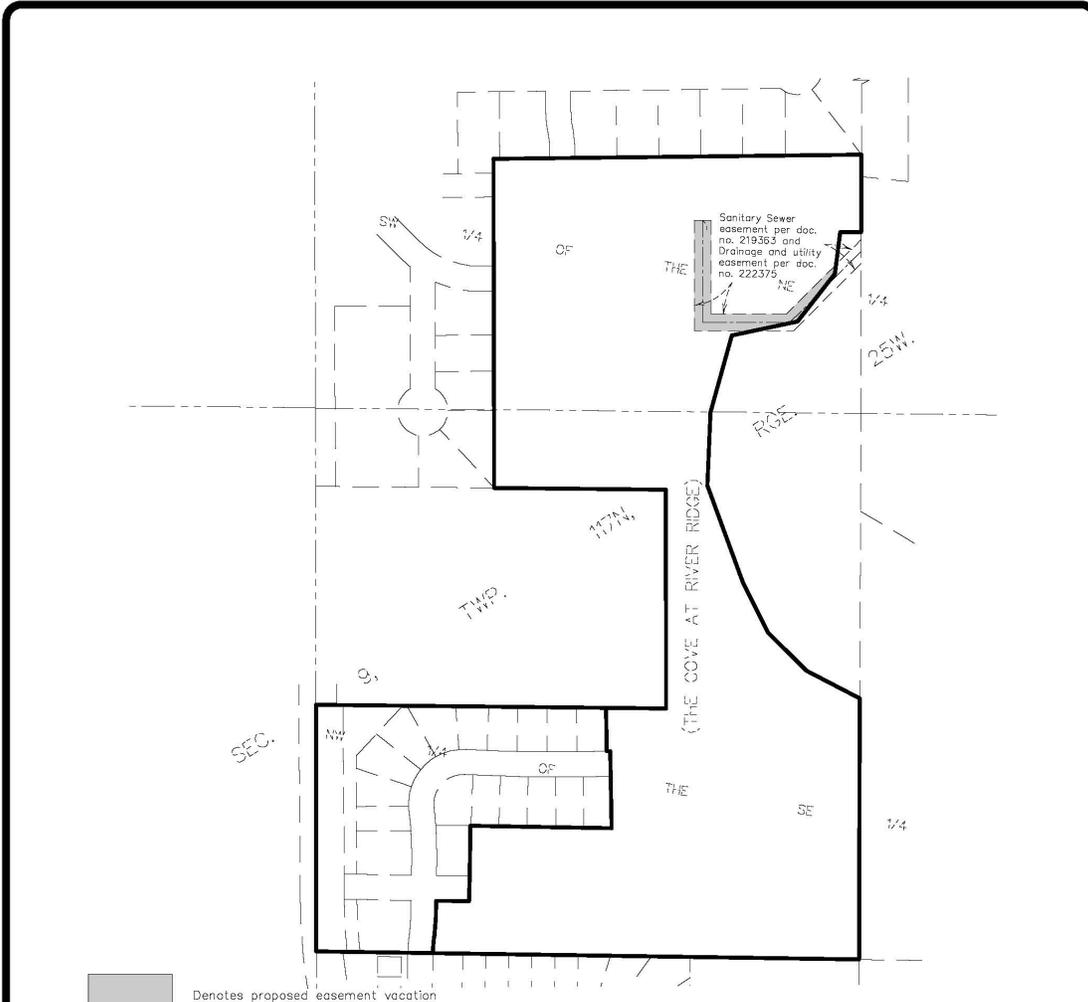
Michael Walters, Mayor

ATTEST:

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Michael Sommerfeld, Admin. Services Director

**EXHIBIT A**  
*(Easement Exhibit)*



Denotes proposed easement vacation  
**PROPOSED DESCRIPTION FOR DRAINAGE AND UTILITY AND SANITARY SEWER EASEMENT VACATION**

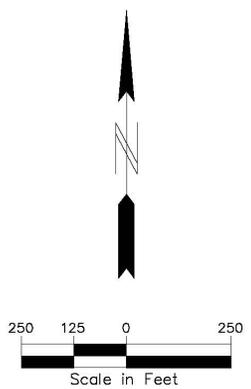
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And

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\* This sketch does not purport to show the existence or nonexistence of any encroachments from or onto the hereon described land, easements of record or unrecorded easements which affect said land or any improvements to said land.

Sheet 1 of 1	<p><b>PIONEER</b>engineering                  CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS</p>	Cad File: 122128-EASEMENT VACATION.dwg Date: 3-23-24 Folder #: 8800 Drawn by: KSO	Description Sketch for: <b>BOB MACHACEK</b>
	2422 Enterprise Drive Mendota Heights, MN 55120 (651) 681-1914 Fax: 681-9488 www.pioneereng.com		

*(reserved for recording information)*

**DEVELOPMENT CONTRACT**  
*(Developer Installed Improvements)*

***THE COVE AT RIVER RIDGE  
SECOND ADDITION***

**CONTRACT** dated \_\_\_\_\_, 2026, by and between the **CITY OF WATERTOWN**, a Minnesota municipal corporation (“City”), and **ALLIANT VENTURES X, LLC**, a Minnesota limited liability company (the “Developer”).

**1. REQUEST FOR PLAT APPROVAL.** The Developer has asked the City to approve a plat for ***THE COVE AT RIVER RIDGE SECOND ADDITION*** (referred to in this Contract as the "plat"). The land is situated in the County of Carver, State of Minnesota, and is legally described on Exhibit “A” attached hereto and made a part hereof.

**2. CONDITIONS OF PLAT APPROVAL.** The City hereby approves the plat, subject to certain conditions in Resolution No. 2025-40, including on condition that the Developer enter into this Contract, furnish the security required by it, and record the plat with the County Recorder or Registrar of Titles within 365 days after the City Council approves the final plat.

**3. RIGHT TO PROCEED.** This Agreement is intended to regulate the development of the plat and the construction therein of certain public and private improvements. Within the plat or land to be platted, the

Developer may not grade or otherwise disturb the earth or remove trees, unless a grading permit has been approved by the City Engineer following approval of a preliminary plat by the City Council, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied:

- A. this agreement has been fully executed by both parties and filed with the City Clerk;
- B. the Developer has executed and recorded with Carver County all drainage and utility easements required for the plat by the City Engineer in the City's standard form or the easements have been dedicated to the City on the plat;
- C. the Developer has executed any applicable and required Storm Water Maintenance and Easement Agreement with Carver County;
- D. the necessary security has been received by the City from or on behalf of the Developer;
- E. the necessary insurance for the Developer and its construction contractors has been received by the City;
- F. the plat has been filed with the Carver County Recorder or Registrar of Titles' office;
- G. final constructions plans and specifications have been submitted by the Developer and approved by the City Engineer;
- H. the Developer has paid the City for all legal, engineering, and administrative expenses incurred by the City regarding the City approvals and has given the City the additional City Engineering Administration Escrow required by this Agreement;
- I. the Developer has paid any outstanding assessments and taxes for the property or any property being deeded to the City;
- J. the Developer has fulfilled any park dedication requirements as specified under this Agreement;
- K. the Developer has received all necessary permits from the MPCA, MDH, DNR, applicable watershed, Carver County, and any other agency having jurisdiction over the plat;
- L. the Developer or the Developer's engineer and the Developer's contractor(s) have initiated and attended a preconstruction meeting with the City Engineer and City staff; and

M. the City has issued a written notice that all the above conditions have been satisfied and the Developer may proceed.

4. **PHASED DEVELOPMENT.** If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has breached this Contract and the breach has not been remedied. Development of subsequent phases may not proceed until Development Contracts for such phases are approved by the City. Park dedication charges referred to in this Contract are not being imposed on outlots, if any, in the plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks.

5. **PRELIMINARY PLAT STATUS.** If the plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless final platted into lots and blocks, not outlots, within two (2) years after preliminary plat approval.

6. **CHANGES IN OFFICIAL CONTROLS.** For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan, except an amendment placing the plat in the current metropolitan urban service area, or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract.

7. **DEVELOPMENT PLANS.** The plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. With the exception of Plans A, B, C, and G the plans may be prepared, subject to the City Engineer's approval, after entering the Contract, but before commencement of any work in the plat. The City Engineer may approve minor amendments to Plan B without City Council approval. The erosion control plan may also be approved by the Carver County Soil and Water Conservation District. If the plans vary from the written terms of this Contract, the written terms shall control. The plans are:

Plan A - Plat

Plan B – Grading and Drainage Plan

Plan C – Stormwater Plan

Plan D – Landscape Plan

Plan E – Topsoil Management

Plan F – Traffic Control Plan

Plan G – Tree Removal and Mitigation Plan

**8. IMPROVEMENTS.** The Developer shall install and pay for the following:

A. Sanitary Sewer System

B. Water System

C. Storm Sewer System

D. Streets

E. Concrete Curb and Gutter

F. Street Lights

G. Site Grading, Stormwater Treatment/Infiltration Basins, and Erosion Control

H. Underground Utilities

I. Setting of Iron Monuments

J. Surveying and Staking

K. Sidewalks and Trails

All improvements shall be installed in accordance with the approved Plans, the City approvals, including all conditions of approval in Resolution 2025-40, the City Code, the City's Engineering Design and Construction Standards Manual, all applicable City Engineering memoranda, City standard specifications for utility and street construction; and any other applicable ordinances including codes concerning erosion and drainage prohibiting grading, and construction activity. All construction activities shall be confined to the following hours: Monday – Friday, 7:00 a.m. until 7:00 p.m.; and Saturday, 8:00 a.m. until 5:00 p.m. Construction activities are not allowed on Sundays.

The Developer shall submit plans and specifications which have been prepared by a competent registered professional engineer to the City for approval by the City Engineer. The Developer shall instruct its engineer to

provide adequate field inspection personnel to assure an acceptable level of quality control to the extent that the Developer's engineer will be able to certify that the construction work meets the approved City standards as a condition of City acceptance. In addition, the City may, at the City's discretion and at the Developer's expense, have one or more City inspectors and a soil engineer inspect the work on a full or part-time basis. The Developer, its contractors and subcontractors, shall follow all instructions received from the City's inspectors. The Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer and the Developer's contractor. The Developer or its engineer shall schedule a pre-construction meeting at a mutually agreeable time at the City with all parties concerned, including the City staff, to review the program for the construction work.

Within 30 days after the completion of all of Improvements, and before final security is released, Developer shall provide the City with record drawings detailing the final "As Built" plans. The record drawings shall be delivered via USB thumb drive or similar device or medium, acceptable to the City, containing the following information in current AutoCAD compatible format (.dwg or .dxf files):

- Approved plat
- Utilities
- Layer names should be self-explanatory, or a list must be included as key.

If the Developer does not provide such information, the City will digitize the data. All costs associated with digitizing the data will be the responsibility of the Developer.

**9. CONTRACTORS/SUBCONTRACTORS.** City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a 25% ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the public improvements identified in Paragraph 8 above.

**10. PERMITS.** The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, which may include, but is not necessarily limited to:

- A. Sanitary Sewer Extension Permit
- B. Watermain Extension Permit
- C. NPDES Permit for Stormwater Discharge

- D. CCWMO Erosion Control and Stormwater Management Permit
- E. Carver County Work in ROW Permit
- F. Carver County New Access Permit
- G. Wetland Conservation Act Permit
- H. U.S. Army Corps of Engineers Permit

**11. DEWATERING.** Due to the variable nature of groundwater levels and stormwater flows, it will be the Developer's and the Developer's contractors and subcontractors responsibility to satisfy themselves with regard to the elevation of groundwater in the area and the level of effort needed to perform dewatering and storm flow routing operations. All dewatering shall be in accordance with all applicable county, state, and federal rules and regulations. DNR regulations regarding appropriations permits shall also be strictly followed.

**12. TIME OF PERFORMANCE.** The Developer shall install all required public improvements by December 1, 2026, with the exception of the final wear course of asphalt on streets. The final wear course on streets shall be installed between August 15th and October 15th the first summer after the base layer of asphalt has been in place one freeze thaw cycle. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date. Final wear course placement outside of this time frame must have the written approval of the City Engineer.

**13. LICENSE/INSPECTIONS.** The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development during the construction and installation of the improvements until final certification of acceptance is approved by the City for all of Improvements and expiration of any applicable warranty period.

The City, its engineer, or its designated agents shall periodically inspect the improvements installed by the Developer, its contractors, sub-contractors or agents. Any inspections made pursuant hereto shall be done for the sole benefit of the City. The Developer hereby waives any right to rely on or to be assured of any approval by reason of any inspection. The Developer, its contractors, and subcontractors shall follow all reasonable instructions received from the City or its designated agents to allow the City an opportunity to inspect the improvement work

requiring inspection by city engineer. The Developer shall notify the City engineer at least two (2) full working days prior to the commencement of the site grading operation, laying of utility lines, sub-grade preparation, the laying of gravel base or bituminous surfacing for street construction or any other improvement work which shall be substantially buried or covered. Should the Developer fail to timely notify the City to allow the City to inspect the work, the City may at the City's option, require the Developer to uncover and/or replace or reconstruct any of the before-mentioned work in such a manner so as to provide the City with an opportunity for inspection.

Upon completion of all the work required, the City engineer or his designated representative, a representative of the contractor, and a representative of the Developer's engineer will make a final inspection of the work. Before final payment is made to the contractor by the Developer, the City engineer shall be satisfied that all work is satisfactorily completed in accordance with the approved plans and specifications and the Developer's engineer shall submit a written statement attesting to same.

**14. EROSION AND WEED CONTROL.** Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. The City may impose additional erosion control requirements if they would be beneficial. All areas disturbed by the grading operations shall be stabilized per the MPCA Stormwater Permit for Construction Activity. Seed shall be in accordance with the City's current seeding specification which may include temporary seed to provide ground cover as rapidly as possible. All seeded areas shall be fertilized, mulched, and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the MPCA Stormwater Permit for Construction Activity or with the erosion control plan and schedule or supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within ten (10) days, the City may draw down the security, identified in Section 27, to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan.

Developer shall be responsible for the control of weeds in the Development and on all lots as long as it is the owner thereof. The Developer shall cut or spray weeds at the request of the City. In the event that weed control is not done as requested by the City, the City may do so and the Developer shall be responsible for all costs of the same and shall reimburse the City within 10 days of demand of payment. In the event the Developer does not pay the City for all costs within 10 days of demand by the City, the City may, in the discretion of the City, draw upon the Security to reimburse amounts expended hereunder and all costs and expenses relating to the same and the execution on the Security, including attorney's fees, assess the Property pursuant to Minn. Stat. §429.101 and/or seek any other remedy available. Developer shall notify all builders that they are responsible for erosion, drainage and weed control on purchased lots throughout the period of residential construction thereon, and continuing thereafter until such responsibilities are assumed by a homeowner for the purchased lots or homeowner's association.

**15. GRADING.** The plat shall be graded in accordance with the approved grading development and erosion control plan, Plan "B". The plan shall conform to City of Watertown specifications. Within thirty (30) days after completion of the grading and before the City approves individual building permits (except 2 model home permits on lots acceptable to the Building Official), the Developer shall provide the City with an "as constructed" grading plan certified by a registered land surveyor or engineer that all storm water treatment/infiltration basins and swales, have been constructed on public easements or land owned by the City. The "as constructed" plan shall include field verified elevations of the following: a) cross sections of storm water treatment/infiltration basins; b) location and elevations along all swales, wetlands, wetland mitigation areas if any, locations and dimensions of borrow areas/stockpiles, requisite berms; and c) lot corner elevations and house pads. The City will withhold issuance of building permits until the approved certified grading plan is on file with the City and all erosion control measures are in place as determined by the City Engineer. The Developer certifies to the City that all lots with house footings placed on fill have been monitored and constructed to meet or exceed FHA/HUD 79G specifications. The soils observation and testing report, including referenced development phases and lot descriptions, shall be submitted to the Building Official for review prior to the issuance of building permits.

Before a building permit is issued, a cash escrow of \$1,000.00 per lot shall be furnished to the City to guarantee that no damage to city streets, curb and gutter, sidewalks and compliance with the erosion control and grading requirements and the submittal of an as-built certificate of survey. Prior to the release of the required individual lot grading and erosion control security that is submitted with the building permit, an as-built certificate of survey for single family lots must be submitted to verify that the final as-built grades and elevations of the specific lot and all building setbacks are consistent with the approved grading plan for the development, and amendments thereto as approved by the City Engineer, and that all required property monuments are in place. If the final grading, erosion control and as-built survey is not timely completed, the City may enter the lot, perform the work, and apply the cash escrow toward the cost. Upon satisfactory completion of the grading, erosion control and as-built survey, the escrow funds, without interest, less any draw made by the City, shall be returned to the person who deposited the funds with the City.

A certified as-built building footing/foundation elevation survey must be submitted and approved for prior to issuance of a building permit.

**16. SITE CLEAN UP.** The Developer shall clean dirt and debris from streets that has resulted from construction work by the Developer, home builders, subcontractors, their agents or assigns as provided herein.

- A. Debris. During the period of unit construction, Developer shall direct the builder to provide on the building site a covered refuse dumpster or other suitable enclosed containment unit to be used for the disposal of refuse, debris, waste or other material during the construction period. Prior to any construction in the plat, the Developer shall identify in writing a responsible party and schedule for erosion control, street cleaning, and street sweeping.
- B. Ponds. Any water surface containment or holding ponds constructed by Developer as part of this Project shall be dredged, maintained, and cleaned prior to their acceptance by the City. Acceptance by the City of any such ponds for future maintenance shall be for hydrology purposes only and not for aesthetic or vegetation purposes. Final release of Developer's security shall not be made until final acceptance by the City.

- C. Televising. Upon completion of the project, Developer shall, at Developer's sole cost and expense, for inspection purposes, televise the Cove at River Ridge Second Addition sewer system and provide the City with a copy. Any obstructions found shall be removed and repairs made if necessary.
- D. Construction Site Policy. Developer agrees that Developer and Developer's contractors and subcontractors shall adhere to and be subject to all of the City's construction site policies.

**17. MONUMENTATION OF LOT AND BLOCK CORNERS.** In accordance with Minnesota Statutes 505.021, the final placement of iron monuments for all lot corners must be completed before the applicable security is released. The Developer's surveyor shall also submit a written notice to the City certifying that the monuments have been installed following site grading, utility and street construction.

The Developer shall place iron monuments at all lot and block corners and at all other angle points on boundary lines. Iron monuments shall be placed or verified after all street and site grading has been completed by the Developer in order to preserve the lot markers for future property owners. The Developer shall also provide a minimum of one monument within the development, set in concrete, for horizontal and vertical control for the City's benchmark system. More monuments may be required by the City engineer to serve the area. The Developer's Land Surveyor shall certify to the City in writing that all iron monuments were placed as stated above and that all lots in the subdivision comply with the City of Watertown's Zoning Ordinance so as to permit residential buildings thereon. Any iron monuments moved, destroyed or lost by activities of the Developer or Developer's agents (builders) on the property after having been originally placed, shall be replaced in the correct location by the Developer at Developer's cost. No security shall be released until this Section is satisfied.

The Developer shall place monument signs at every other lot corner of those lots abutting Outlot A to ensure that encroachment into the public space does not occur. The Developer will confer with the City on sign detail prior to installation.

**18. OWNERSHIP OF IMPROVEMENTS.** Upon the completion of the Improvements required to be constructed or installed by this Agreement, such Improvements (other than privately owned utilities) lying with the public easements and Right-of Way as shown on the subdivision plat and those located on City property shall

become City property without further notice or action. Provided, however, that the construction shall not be considered complete until the City engineer has made final inspection of all construction and recommended acceptance by the City and the City has made such acceptance by Council resolution, and the Developer has granted any easement required by Section 3 of this Agreement. Until such acceptance, Developer shall be responsible for the maintenance of the Improvements. The Developer shall provide to the City, at no charge, record drawings as required by Section 4.08 of this Agreement. Final security shall not be released prior to receipt of the record drawings by the City. All Improvements that are public and to be accepted by the City shall be within easements dedicated on the Final Plat. If not dedicated, the City shall be provided an easement, drafted by or approved by the City.

**19. CITY ENGINEERING ADMINISTRATION AND CONSTRUCTION OBSERVATION.**

The Developer shall pay a fee for engineering administration. City engineering administration will include monitoring of construction observation, consultation with Developer and its engineer on status or problems regarding the project, coordination for final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in security. Fees for this service shall be three percent (3%) of construction costs identified in the Summary of Security Requirements if using a letter of credit, assuming normal construction and project scheduling. The Developer shall pay for construction observation performed by the City's in-house engineering staff or consulting engineer. Construction observation shall include part or full time inspection of proposed public utilities and street construction and will be billed on hourly rates estimated to be five percent (5%) of the estimated construction cost.

**20. SANITARY SEWER AREA CHARGE.** Property is subject to a storm sewer area charge of **\$25,235.54**. The area charge is based on the gross area of the final plat less the area of the right-of-way of White Street SE (CR 10), Driftwood Drive, Sienna Drive, and Outlot A, and is calculated as follows:

$$6.456 \text{ acres} \times \$3,908.85/\text{acre} = \mathbf{\$25,235.54}$$

The Developer waives any and all procedural and substantive objections to the special assessments, including but not limited to, hearing requirements and any claim that the assessments exceed the benefit to the property. The Developer waives any appeal rights otherwise available pursuant to M.S.A. §429.081.

**21. WATERMAIN AREA CHARGE.** Property is subject to a watermain area charge of **\$6,154.83**

The area charge is based on the gross area of the final plat less the area of the right-of-way of White Street SE (CR 10), Driftwood Drive, Sienna Drive, and Outlot A, and is calculated as follows:

$$6.456 \text{ acres} \times \$953.35/\text{acre} = \mathbf{\$6,154.83}$$

The Developer waives any and all procedural and substantive objections to the special assessments, including but not limited to, hearing requirements and any claim that the assessments exceed the benefit to the property. The Developer waives any appeal rights otherwise available pursuant to M.S.A. §429.081.

**22. CONSTRUCTION ACCESS.** Construction traffic access and egress for grading, public utility construction, and public street construction is restricted to access the subdivision via White Street SE (CR 10). No construction traffic is permitted on the adjacent local streets.

**23. PARK DEDICATION.** The Developer shall pay a cash contribution of \$49,684.00 in satisfaction of the City's park dedication requirements. The charge was calculated as follows:

A. Community Park (5% Gross)	0.30 AC	\$12,000.00
B. Neighborhood Park (1 A/25 Units)	1.00 AC	\$40,000.00
C. Recreational Facilities Fees (\$1,500/Acre)		\$9,684.00
<b>TOTAL</b>		<b>\$49,684.00</b>

**24. LANDSCAPING.** The Development shall be subject to landscaping requirements as set forth in the Site Plan, and City Code Chapter 28. The Developer shall sod the front yard, boulevard, and side yards to the rear of the structure on every lot. Weather permitting, the trees, sod, and seed shall be planted within sixty (60) days after a home has received a certificate of occupancy. Before a building permit is issued, a cash escrow of \$1,000.00 per lot shall be furnished the City to guarantee compliance with the landscaping requirements. If the landscaping is not completed in a timely manner, the City may enter the lot, perform the work, and apply the cash escrow toward the cost. Upon satisfactory completion of the landscaping the escrow funds, without interest, less any draw made by the City, shall be returned to the person who deposited the funds with the City. All trees shall be warranted to be alive, of good quality, and disease free for twelve (12) months after planting. Any replacements shall be warranted for twelve (12) months from the time of City acceptance, following inspection. The Developer

or property owner is responsible for contacting the City when all the landscaping has been installed to set up an inspection. Fifty percent (50%) of the security will be released when all the landscaping has been installed and inspected by City staff and the remaining fifty percent (50%) will be released one year after the landscaping inspection and any warranty work has been completed.

Landscaping shall be installed in accordance with the approved landscape plan. At the City's discretion, the Developer shall post a \$92,500.00 landscaping security and include that amount in the overall security for the development as required by Section 26. All landscaping requirements shall be completed prior to occupancy of any dwelling unit on the Property or by May 31<sup>st</sup> following occupancy if occupancy occurs October 1st through April 30th

**25. SPECIAL PROVISIONS.** The following special provisions shall apply to plat development:

- A. The Developer is required to submit the final plat in electronic format. The electronic format shall be either AutoCAD.DWG file or a .DXF file. All construction record drawings (e.g., grading, utilities, streets) shall be in electronic format in accordance with standard City specifications.
- B. Developer shall provide all street lighting, including poles, arms, wiring, transformers, pedestals, and any other necessary appurtenances according to the street lighting plan designed by Excel Energy Company and approved by the Developer and the City.

**26. SUMMARY OF SECURITY REQUIREMENTS.** To guarantee compliance with the terms of this Contract, payment of real estate taxes including interest and penalties, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall provide, on or before any grading is permitted on the Property, any permit issued for the development, or the release of the Final Plat, whichever occurs first, security in either, in the sole discretion of the City, the form of an irrevocable Letter of Credit ("Letter of Credit") or Cash Escrow ("Cash Escrow")( the Letter of Credit and Cash Escrow collectively the "Security"), subject to review and approval of the City, in an amount that totals 125% of the Developer's actual accepted bids for the Improvements ("security") for \$1,143,457.00 The amount of the security was calculated as shown on attached **Exhibit B:**

The attached breakdown is for historical reference; it is not a restriction on the use of the security. The bank shall be subject to the approval of the City Administrator. The City may draw down the security, on five (5) business days written notice to the Developer, for any violation of the terms of this Contract or without notice if the security is allowed to lapse prior to the end of the required term. If the required public improvements are not completed at least thirty (30) days prior to the expiration of the security, the City may also draw it down without notice. If the security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City that work has been completed and financial obligations to the City have been satisfied, with City approval the security may be reduced from time to time by ninety percent (90%) of the financial obligations that have been satisfied. Ten percent (10%) of the amounts certified by the Developer's engineer shall be retained as security until all improvements have been completed, all financial obligations to the City satisfied, the required "as constructed" plans have been received by the City, a warranty security is provided, and the public improvements are accepted by the City Council. The City's standard specifications for utility and street construction outline procedures for security reductions.

**27. SUMMARY OF CASH REQUIREMENTS.** The following is a summary of the cash requirements under this Contract which must be furnished to the City prior to the City Council signing the final plat:

A. Park Dedication	\$49,684.00
B. Traffic Control Signs (Actual cost to be billed to developer by City)	\$.00 \$TBD
C. City/Engineering Administration (Escrow – based on estimate)	\$25,000.00
D. Sanitary Sewer Availability Charge	\$25,235.54
E. Watermain Area Charge	<u>\$6,154.83</u>
<b>TOTAL CASH REQUIREMENTS</b>	<b>\$101,074.37</b>

**28. WARRANTY.** The Developer warrants all improvements required to be constructed by it pursuant to this Contract against poor material and faulty workmanship. The warranty period for streets is one year. The warranty period for underground utilities is two years and shall commence following completion and acceptance by City Council. The one-year warranty period on streets shall commence after the final wear course has been installed and accepted by the City Council. The Developer shall post maintenance bonds in the amount of twenty-five percent (25%) of final certified construction costs to secure the warranties. The City shall retain ten percent (10%) of the

security posted by the Developer until the maintenance bonds are furnished to the City or until the warranty period expires, whichever first occurs. The retainage may be used to pay for warranty work. The City's standard specifications for utility and street construction identify the procedures for final acceptance of streets and utilities.

**29. ISSUANCE OF BUILDING AND OCCUPANCY PERMITS.** The Developer agrees and understands that no Certificate of Occupancy for any structure to be constructed within the Development will be issued by the City until requirements of the Agreement are completed and after the following minimum improvements have been completed to the satisfaction of the City Engineer:

- (i) grading, sanitary and storm sewers, drainage controls, individual lot sewer and water services, fire hydrants;
- (ii) submission to the City of an as-built grading plan showing that emergency overflows, swales, lots, etc. have been graded in accordance with the approved construction plans;
- (iii) approval of lot grading plan and driveway entrance plan for the lot for which the building permit is being requested; and
- (iv) first lift of bituminous pavement, permanent or temporary, gas, electricity, telephone, lot monumentation, street lighting, street and traffic signs are installed.

Issuance of a building permit shall require compliance with all other building permit requirements and policies of the City, including completion of the building permit application process, payment of sewer and water hook-up and access charges, water meter, and any other charges.

If building permits are requested and issued prior to the completion and acceptance of all public improvements, the Developer assumes all liability and costs resulting from delays in completion of public improvements and damage to public improvements caused by the Developer, its contractors, subcontractors, material suppliers, employees, agents, residential contractors, or third parties. Notwithstanding the forgoing, and other than as herein provided, the Developer will cause no private construction to be made on the property nor will building permits be issued for such construction until all improvements required herein have been made and accepted by the City.

**30. UPGRADE TO LIFT STATION, TOTAL SEWER CONNECTIONS.** The Developer shall complete upgrades to the City lift station #3 (LS #3) "Sugarbush Lift Station" pursuant to the Sanitary Sewer Plans as shown on attached **Exhibit C**. Until these upgrades have been completed, a full inspection has been

completed by the City Engineer, and the improvements have been accepted by a resolution of the City Council, the City shall issue no more than fifteen (15) building permits for structures connecting to the City sanitary sewer across both THE COVE AT RIVER RIDGE FIRST ADDITION and THE COVE AT RIVER RIDGE SECOND ADDITION. In addition to the fifteen (15) building permits described above, the City can issue building permits for structures connecting to the City sanitary sewer on Lot 1, Block 1 and Lots 1-3, Block 2, in THE COVE AT RIVER RIDGE FIRST ADDITION.

**31. RESPONSIBILITY FOR COSTS.**

- A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to Soil and Water Conservation District charges, legal, planning, engineering and construction observation inspection expenses incurred in connection with approval and acceptance of the plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat.
- B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and the development of the plat and/or the subdivision. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.
- C. The Developer agrees to pay the total amount of costs, charges, expenses and attorneys' fees incurred or paid at any time by the City in relation to the development of this Project, including but not limited to enforcement of this Contract, a condemnation action, or any action or event of default by Developer, resulting in any suit or proceeding at law or in equity to which the City shall become a party in reference to the Developer's interest in the Property or the Project. The costs set forth in this paragraph may be paid from the Security required by Section 27.
- D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this Contract. This is a personal obligation of the

Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.

- E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. If the bills are not paid on time, the City may halt plat development and construction until the bills are paid in full. Bills not paid within thirty (30) days shall accrue interest at the rate of eighteen percent (18%) per year. Additionally, the Developer shall pay in full all bills submitted to it by the City prior to any reductions in the security for the development.
- F. In addition to the charges and special assessments referred to herein, other charges and special assessments may be imposed such as but not limited to sewer availability charges ("SAC"), City water connection charges, City sewer connection charges, and building permit fees.

**32. FAITHFUL PERFORMANCE.** The Developer shall fully and faithfully comply with all terms of all contracts entered into by the Developer for the installation and construction of all of Improvements and hereby guarantees the workmanship and materials for a period of two years following the City's final acceptance of all of Improvements. Prior to the commencement of construction, the Developer will furnish and at all times maintain with the City adequate security as required by Section 26 of this Agreement to assure faithful performance of construction and installation of the Improvements.

**33. DEVELOPER'S DEFAULT.**

- A. Events of Default. The following shall be "**Events of Default**" under this Agreement:
  - i) Failure by the Developer to observe and substantially perform any covenant, condition, obligation or agreement on its part to be observed or performed under the terms of this Agreement.
  - ii) If the Developer shall admit in writing its inability to pay its debts generally as they become due, or shall file a petition in bankruptcy, or shall make an assignment for the benefit of its creditors, or shall consent to the appointment of a receiver of itself or of the whole or any substantial part of the Property.

- iii) If the Developer shall file a petition under the federal bankruptcy laws.
- iv) If the Developer shall fail to begin or complete construction of the Improvements in conformance with this Agreement, and such failures are not due to unavoidable delays as defined in this Agreement.
- v) If the Developer shall, after commencement of the construction of any of the Improvements, default in or violate its obligations with respect to the construction of the same (including the nature and the date for the completion thereof), or shall abandon or substantially suspend construction work, and such act or actions is not due to unavoidable delays hereof and any such default, violation, abandonment, or suspension shall not be cured, ended or remedied within the time provided for in this Agreement.
- vi) The Developer giving notice of intent not to renew the Security required under Section 27 of this Agreement.

B. Notice/Remedies of Default. With the exception of defaults occurring under Section 27 regarding the maintenance of renewal of the Developer's Security, whenever any Event of Default occurs, the City shall give written notice of the Event of Default to Developer by United States mail at Developer's last known address as provided to the City by Developer. If the Developer fails to cure the Event of Default within ten (10) days of the date the notice is mailed, in addition to any other remedy provided in this Agreement, and without waiver of any such right, City may avail itself of any or all of the following remedies for so long as the Developer is in default:

- i) Halt all plat development work and construction of Improvements until such time as the Event of Default is cured.
- ii) Refuse to issue building permits or occupancy permits as to any lot until such time as the Event of Default is cured.
- iii) Apply to a court of competent jurisdiction to enjoin continuation of the Event of Default.
- iv) If the Event of Default is the failure of Developer to complete, construct, install, or correct the Improvements in accordance with this Agreement, the City may perform the work and the

Developer shall reimburse the City for its expenses. This provision shall be a license granted by the Developer to the City to act and does not require the City to obtain any court order, but shall not require the City to take any such action. Developer consents to such action by City and waives any claim Developer may have against City for damages in the event City exercises its rights in accordance with this provision. This remedy is in addition to and not in lieu of the City's right to draw on all security referenced in this Agreement or any other remedy available. The City may also, at its option, specially assess the costs against the Property.

- v) Terminate this Agreement by written notice to Developer at which time all terms and conditions as contained herein shall be of no further force and effect and all obligations of the parties as imposed hereunder shall be null and void.
- vi) Draw upon and utilize Developer funds and/or security in order to cover the costs of the City in order to correct the Event of Default.

**34. MISCELLANEOUS.**

A. The Developer, as an inducement to the City to enter into this Agreement, hereby represents, warrants, and covenants to the City as follows:

- i) The Developer is a duly organized corporation under the laws of the State of Minnesota in good standing and authorized to do business in the State of Minnesota and is under no restriction to enter into this Agreement.
- ii) The Developer is the owner in fee simple of the property and has marketable title to the real estate described in the plat of The Cove at River Ridge Second Addition.
- iii) The execution, delivery and performance of this Agreement does not and will not result in any breach of, or constitute a default under, any indenture, mortgage, contract, agreement or instrument to which the Developer is a party or by which it, or its property, is bound.
- iv) There are no pending or, to the knowledge of the Developer, threatened actions or proceedings before any court or administrative agency which will adversely affect the financial condition,

business or operation of the Developer or the ability of the Developer to perform its obligations under this Agreement.

- v) The Developer will comply with and promptly perform all of the Developer's obligations under this Agreement and all related documents and instruments.
- B. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.
- C. Third parties shall have no recourse against the City under this Contract.
- D. Breach of the terms of this Contract by the Developer shall be grounds for denial of building permits, including lots sold to third parties.
- E. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.
- F. Grading, curbing, and one lift of asphalt shall be installed on all public and private streets prior to issuance of any building permits, subject to approval by the City's Building Official and Fire Chief. The Developer and the builder agree to be solely responsible for setting elevations and placement on these houses and hereby releases and holds the City harmless from any damage associated therewith, including access problems, fire protection, drainage, and erosion. The Developer and/or its assigns also agree that this construction will be done in a manner that will not interfere with the construction of the public improvements, if any. Developer shall be completely responsible for all repair work and clean up required as a result of the construction of model homes. The City agrees to issue building permits for construction of a model upon home by a developer and/or its assigns; however, the Developer warrants that no occupancy will be made of a model home until a Certificate of

Occupancy for such house is issued by the City. However, such model homes shall comply with all other requirements of this Agreement within twelve months of the issuance of the building permit. Model home lots shall be sodded and landscaped pursuant to the terms of this Agreement.

- G. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, its contractors, subcontractors, material men, employees, agents, or third parties. No sewer and water connections or inspections may be conducted and no one may occupy a building for which a building permit is issued on either a temporary or permanent basis until the streets needed for access have been paved with a bituminous surface and the utilities are accepted by the City Engineer.
- H. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.
- I. This Contract shall run with the land and may be recorded against the title to the property. In the event this Contract is recorded, upon request by Developer, the City covenants to provide a recordable Certificate of Completion within a reasonable period of time following the request, upon the completion of the work and responsibilities required herein, payment of all costs and fees required and compliance with all terms of the Contract. A release of this Contract may be provided in the same manner and subject to the same conditions as a Certificate of Completion provided there are no outstanding or ongoing obligations of Developer under the terms of this Contract. The Developer covenants with the City, its successors and assigns, that the Developer is well seized in fee title of the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants.

J. Insurance. Prior to execution of the final plat, Developer and its general contractor shall furnish to the City a certificate of insurance showing proof of the required insurance required under this Paragraph. Developer and its general contractor shall take out and maintain or cause to be taken out and maintained until six (6) months after the City has accepted the public improvements, such insurance as shall protect Developer and its general contractor and the City for work covered by the Contract including workers' compensation claims and property damage, bodily and personal injury which may arise from operations under this Contract, whether such operations are by Developer and its general contractor or anyone directly or indirectly employed by either of them. The minimum amounts of insurance shall be as follows:

*Commercial General Liability (or in combination with an umbrella policy)*  
\$2,000,000 Each Occurrence  
\$2,000,000 Products/Completed Operations Aggregate  
\$2,000,000 Annual Aggregate

The following coverages shall be included:

Premises and Operations Bodily Injury and Property Damage  
Personal and Advertising Injury  
Blanket Contractual Liability  
Products and Completed Operations Liability

*Automobile Liability*  
\$2,000,000 Combined Single Limit – Bodily Injury & Property Damage  
Including Owned, Hired & Non-Owned Automobiles

*Workers Compensation*  
*Workers' Compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Employer's Liability with minimum limits are as follows:*

- \$500,000 – Bodily Injury by Disease per employee
- \$500,000 – Bodily Injury by Disease aggregate
- \$500,000 – Bodily Injury by Accident

The Developer's and general contractor's insurance must be "Primary and Non-Contributory".

All insurance policies (or riders) required by this Contract shall be (i) taken out by and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State of Minnesota, (ii) shall name the City, its employees and agents as additional insureds (CGL and umbrella only) by endorsement which shall

be filed with the City and (iii) shall identify the name of the plat. A copy of the endorsement must be submitted with the certificate of insurance.

Developer's and general contractor's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days' advanced written notice to the City, or ten (10) days' notice for non-payment of premium.

An Umbrella or Excess Liability insurance policy may be used to supplement Developer's or general contractor's policy limits on a follow-form basis to satisfy the full policy limits required by this Contract.

- K. Indemnification. To the fullest extent permitted by law, Developer agrees to defend, indemnify and hold harmless the City, and its employees, officials, and agents from and against all claims, actions, damages, losses and expenses, including reasonable attorney fees, arising out of Developer's negligence or its performance or failure to perform its obligations under this Contract. Developer's indemnification obligation shall apply to Developer's general contractor, subcontractor(s), or anyone directly or indirectly employed or hired by Developer, or anyone for whose acts Developer may be liable. Developer agrees this indemnity obligation shall survive the completion or termination of this Contract.
- L. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.
- M. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells

one or more lots, the entire plat, or any part of it, until the City's issuance of a Certificate of Completion and Release.

- N. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the Building Official evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls identified on the development plans and by special conditions referred to in this Contract shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.
- O. Until all improvements of the Developer have been fully completed, the Developer shall not voluntarily sell, assign or transfer Developer's interest in the project or any part thereof without the written consent of the City, which shall not be unreasonably withheld, with the exception of items (i), (ii), and (iii) below:
- (i) a transfer by the Developer to any corporation, partnership, or limited liability company controlling, controlled by, or under common control with the Developer;
  - (ii) grant or conveyance of a mortgage interest in the Property for the purpose of obtaining financing necessary to enable the Buyer to perform its obligations with respect to the construction of the Project; or
  - (iii) conveyance of any easements necessary for the Project.

Nothing herein shall prevent or apply to the sale, in the ordinary course of business, of lots to individual owners or contractors of individual residences, but such sale shall in no way affect or diminish the obligations of the Developer under this Agreement.

- P. Should the Developer convey any lot or lots in the Development to a third party, the City and the owner of that lot or those lots may amend this Development Contract or other city approvals or agreements for development or use of those lots without the approval or consent of the Developer or other lot owners in the Development. Private agreements between the owners of lots within the

Development for shared service or access and related matters necessary for the efficient use of the Development shall be the responsibility of the lot owners and shall not bind or restrict City authority to approve applications from any lot owner in the Development.

**35. NOTICES.** Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: 4655 Nicols Road, Suite 106, Eagan, MN 55122. Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by certified mail in care of the City Administrator at the following address: Watertown City Hall, 309 Lewis Avenue S, Watertown, Minnesota 55388.

*[The remainder of this page has been intentionally left blank.  
Signature pages follow.]*

**CITY OF WATERTOWN**

BY: \_\_\_\_\_  
Michael Walters, Mayor

(SEAL)

AND \_\_\_\_\_  
Michael Sommerfeld, City Clerk

STATE OF MINNESOTA     )  
  )ss.  
COUNTY OF CARVER     )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Michael Walters and by Michael Sommerfeld, the Mayor and City Clerk of the City of Watertown, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

\_\_\_\_\_  
NOTARY PUBLIC



**FEE OWNER CONSENT  
TO  
DEVELOPMENT CONTRACT**

\_\_\_\_\_, \_\_\_\_\_, fee owners of all or part of the subject property, the development of which is governed by the foregoing Development Contract, affirm and consent to the provisions thereof and agree to be bound by the provisions as the same may apply to that portion of the subject property owned by them.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA     )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, on behalf of said entity.

\_\_\_\_\_  
NOTARY PUBLIC

DRAFTED BY:  
CAMPBELL KNUTSON  
*Professional Association*  
Grand Oak Office Center I  
860 Blue Gentian Road, Suite 290  
Eagan, MN 55121  
651-452-5000  
JSB/mkl

**MORTGAGE CONSENT  
TO  
DEVELOPMENT CONTRACT**

\_\_\_\_\_, which holds a mortgage on the subject property, the development of which is governed by the foregoing Development Contract, agrees that the Development Contract shall remain in full force and effect even if it forecloses on its mortgage.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA     )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, the \_\_\_\_\_, of \_\_\_\_\_, a \_\_\_\_\_, on behalf of said entity.

\_\_\_\_\_  
NOTARY PUBLIC

DRAFTED BY:  
CAMPBELL KNUTSON  
*Professional Association*  
Grand Oak Office Center I  
860 Blue Gentian Road, Suite 290  
Eagan, MN 55121  
651-452-5000  
JSB

**CONTRACT PURCHASER CONSENT  
TO  
DEVELOPMENT CONTRACT**

\_\_\_\_\_, which/who has a contract purchaser's interest in all or part of the subject property, the development of which is governed by the foregoing Development Contract, hereby affirms and consents to the provisions thereof and agrees to be bound by the provisions as the same may apply to that portion of the subject property in which there is a contract purchaser's interest.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_

STATE OF MINNESOTA     )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, on behalf of said entity.

\_\_\_\_\_  
NOTARY PUBLIC

DRAFTED BY:  
CAMPBELL KNUTSON  
*Professional Association*  
Grand Oak Office Center I  
860 Blue Gentian Road, Suite 290  
Eagan, MN 55121  
651-452-5000  
JSB

**EXHIBIT "A"**  
**TO**  
**DEVELOPMENT CONTRACT**

**Legal Description of Property Being Final Platted as**

***THE COVE AT RIVER RIDGE 2<sup>ND</sup> ADDITION***

**EXHIBIT "B"**  
**TO**  
**DEVELOPMENT CONTRACT**

**Engineer's Opinion of Probable Construction Costs for Determining Letter of Credit**

<b>GRADING AND SITE WORK:</b>	<b>\$46,000</b>
<b>STREET WORK:</b>	<b>\$369,005.32</b>
<b>SANITARY SEWER:</b>	<b>\$67,294.00</b>
<b>WATER MAIN:</b>	<b>\$109,150.00</b>
<b>STORM SEWER:</b>	<b>\$66,368.00</b>
<b>LANDSCAPING:</b>	<b>\$92,500.00</b>
<b>SUBTOTAL:</b>	<b>\$914,765.00</b>
<b>TOTAL:</b>	<b><u>\$1,143,457.00</u> (125%)</b>



**[BANK LETTERHEAD]**

**IRREVOCABLE LETTER OF CREDIT**

No. \_\_\_\_\_

Date: \_\_\_\_\_

TO: City of Watertown  
309 Lewis Avenue South  
Watertown, Minnesota 55388

Dear Sir or Madam:

We hereby issue, for the account of Alliant Ventures X, LLC and in your favor, our Irrevocable Letter of Credit in the amount of \$\_\_\_\_\_, available to you by your draft drawn on sight on the undersigned bank.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No. \_\_\_\_\_, dated \_\_\_\_\_, 2\_\_\_\_, of (Name of Bank)";

b) Be signed by the City Administrator of the City of Watertown.

c) Be presented for payment at (Address of Bank), on or before 4:00 p.m. on November 30, 2\_\_\_\_\_.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Watertown City Administrator that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: Watertown City Administrator, Watertown City Hall, 309 Lewis Avenue South, Watertown, MN 55388, and is actually received by the Finance Director at least thirty (30) days prior to the renewal date.

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

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

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 600.

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

**[NAME OF BANK]**

BY: \_\_\_\_\_

Its \_\_\_\_\_

**Watertown City Council**

February 24, 2026

**Agenda Item:** State Street Storm Sewer Improvements**Request for Action:** Approving Plans and Specifications, Authorize Bidding**Employee/Dept.:** Philip Schrupp, City Engineer**Background:**

On January 13, 2026, the City Council authorized the preparation of plans and specifications for the State Street Storm Sewer Improvements project. This project includes replacement of the storm sewer along State Street from Franklin Ave to Westminster Ave, which is in front of Watertown-Mayer Community Learning Center. The project will also replace the street pavement above the storm sewer.

If approved, the project would be advertised for bids, with bid opening scheduled for March 18, 2026. The project could then be awarded at the March 24, 2026 City Council meeting. Construction would be scheduled to commence following the conclusion of the school year.

**Budget Impact:**

In the 2026 Capital Improvement Plan, the city has budgeted a total of \$290,000 (UC#075) for the State Street Storm Sewer Improvements Project.

An Engineer's Estimate has been prepared for the project and is at \$282,000. This is under the \$290,000 amount budgeted by approximately \$8,000. This below budget and estimates are total project cost which include an estimated 15% of the construction costs for engineering and inspection for this type of project.

Stormwater Repairs - General:	UC#075 =	<u>\$290,000</u>
Total Budget:		\$290,000

**Funding Source:**

Utility Capital Fund (UC075)

**Recommendation:**

Staff recommends approval of the plans and specifications and authorization to bid for the State Street Storm Sewer Improvements Project.

**Motion Type:**

Simple majority vote of members present.

**Requested Action/Motion:**

*"I move to approve the State Street Storm Sewer Improvements Plans & Specifications and Authorize Bidding"*

**Attachments:**

State Street Storm Sewer Improvement Plan (Cover Only)

# CITY OF WATERTOWN

## CONSTRUCTION PLANS FOR

# STATE STREET STORM SEWER IMPROVEMENTS

FEBRUARY, 2026

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL "D". THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES."

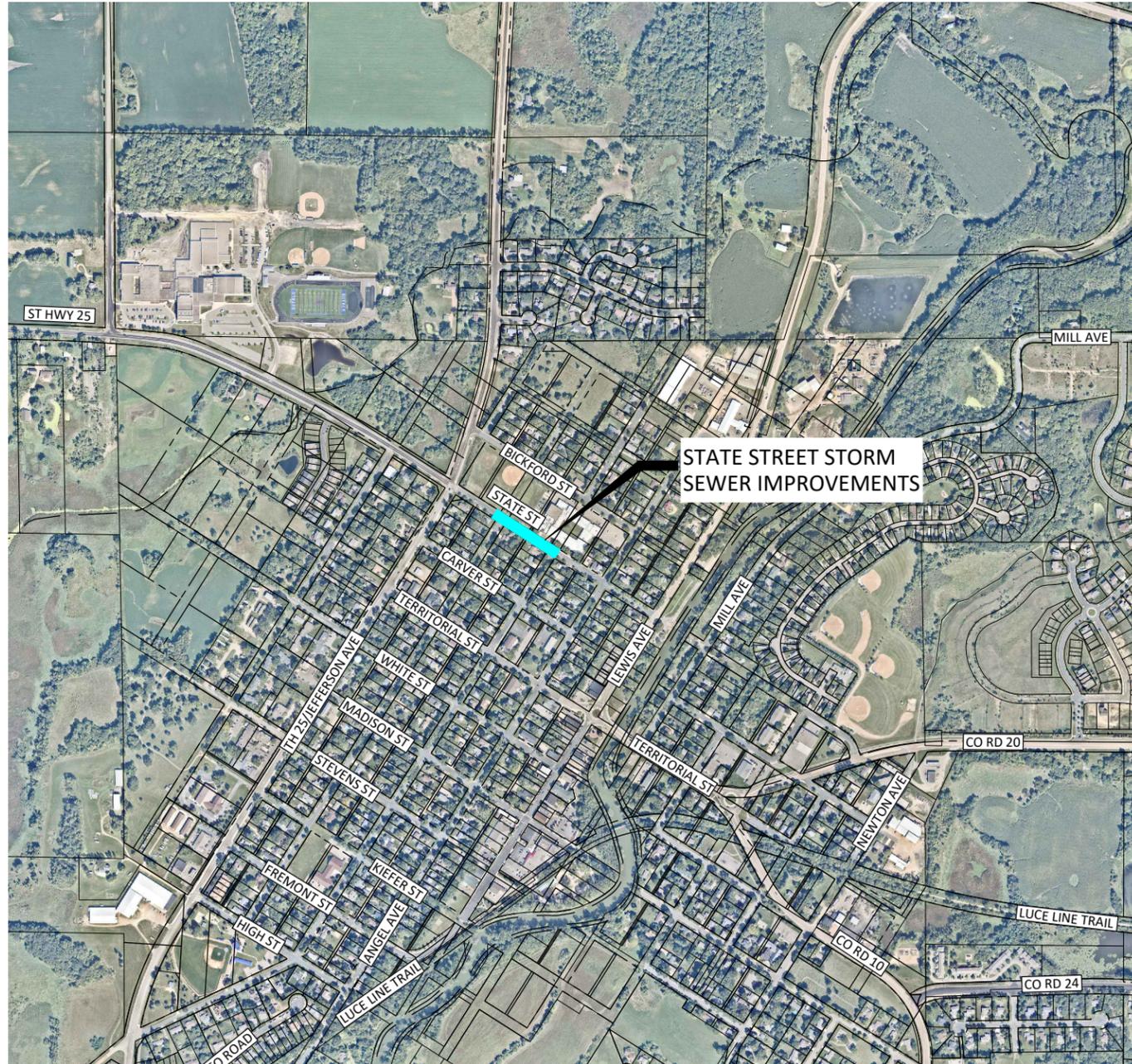
MAP OF THE  
CITY OF WATERTOWN  
CARVER COUNTY, MN



0 500 1000  
SCALE FEET

### MAP LEGEND

 STATE STREET STORM SEWER IMPROVEMENTS



SHEET NUMBER	SHEET TITLE
GENERAL	
G0.01	TITLE SHEET
G0.02	LEGEND
G0.03	GENERAL CONSTRUCTION NOTES
C0.01	EXISTING CONDITIONS & REMOVAL PLAN
C1.01	CONSTRUCTION DETAILS
C1.02	STAGING & TRAFFIC CONTROL PLAN
C2.01	GRADING & EROSION CONTROL PLAN
C3.01 - C3.02	STORM SEWER PLAN & PROFILE
C4.01	CONSTRUCTION PLAN

THIS PLAN SET CONTAINS 10 SHEETS.

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

PHILIP J. SCHRUPP  
LIC. NO. 54198 DATE 02/25/2026



2638 SHADOW LANE, SUITE 200  
CHASKA, MN 55318  
Phone: (952) 448-8838  
Email: Chaska@bolton-menk.com  
www.bolton-menk.com



DESIGNED	NO.	ISSUED FOR	DATE
GMM			
DRAWN			
GMM			
CHECKED			
PJS			
CLIENT PROJ. NO.			
25X139737.000			

CITY OF WATERTOWN, MINNESOTA  
STATE STREET STORM SEWER IMPROVEMENTS

TITLE SHEET

SHEET

G0.01

**Watertown City Council**

February 24, 2026

<b>Agenda Item:</b>	<b>Municipal Water Treatment Facility – Roof and Wall Repairs</b>
<b>Request for Action:</b>	<b>Authorization to Proceed with Investigation and Corrective Actions</b>
<b>Employee/Dept.:</b>	<b>Philip Schrupp, Engineering</b>

**Background:**

City staff have observed ongoing water infiltration at the Municipal Water Treatment Facility located at 409 Carter Street NE. These issues have resulted in visible interior staining, corrosion of structural steel components, and damage to building finishes and equipment. The infiltration has been reported to occur during measurable or prolonged rain events and represents an ongoing risk to the integrity and operation of this critical facility. On February 3, 2026, Bolton & Menk conducted a moisture infiltration assessment of the facility to evaluate reported concerns. The findings of this assessment were documented in a memorandum dated February 5, 2026, which is attached for Council reference.

**Summary of Findings:**

The assessment identified continued moisture infiltration consistent with City staff observations. Key findings include:

- **Interior Impacts:** Concentrated water damage and staining were observed along the interior wall between the pumping room and the storage tank, particularly at door and window header locations. Steel header support plates in these areas exhibit significant corrosion.
- **Roof Conditions:** Portions of the roof membrane and flashing visible at the time of inspection appeared generally serviceable; however, the inspection was limited due to snow cover. Some membrane terminations and sealants show signs of separation. While no single direct roof failure was identified, the roof is at or near the end of its service life and cannot be ruled out as a contributing factor.
- **Wall Conditions:** Multiple large cracks, missing grout joints, and loose flashing were observed in the exterior concrete masonry unit (CMU) walls. The roof-to-wall transition appears to be missing required through-wall flashing and weep systems. These deficiencies are considered a more likely primary source of water infiltration than the roof membrane alone.
- **Concealed Conditions:** Evidence suggests that the wall cavity may contain bridged mortar, preventing proper drainage and drying. This condition increases the risk of continued moisture intrusion and freeze-thaw damage

**Recommended Actions:**

Bolton & Menk recommends the following next steps:

1. **Selective Demolition and Investigation:** Retain a qualified masonry contractor to perform selective demolition of exterior wall sections to confirm concealed conditions, including the presence and condition of through-wall flashing, weeps, and potential mortar bridging.
2. **Professional Observation:** Authorize Bolton & Menk to observe the demolition work and document findings.
3. **Corrective Action Planning:** Following confirmation of concealed conditions, reconvene with City staff and consultants to review findings and develop appropriate corrective action options, including cost estimates and phasing recommendations.

These actions are intended to mitigate ongoing damage, protect critical water treatment infrastructure, and inform longer-term capital planning for the facility

**Budget Impact:**

Based on the anticipated scope, the cost associated with selective demolition, professional observation, and evaluation of moisture infiltration is expected to be less than \$2,500. The final cost will be dependent on the extent of investigation required and the conditions encountered during demolition.

Sufficient funding is available within the Water Capital Fund to complete this work. Should the investigation identify the need for more extensive repairs or capital improvements, staff will return to the City Council with detailed cost estimates and a separate request for authorization.

Water Treatment Plant Roof:	UC#087	\$400,000
Total Budget:		\$400,000

**Funding Source:**

Water Capital Fund

**Recommendation:**

Staff recommends authorizing selective demolition, professional observation, and follow-up evaluation at the Municipal Water Treatment Facility to confirm sources of moisture infiltration and develop appropriate corrective action options. This proactive approach will help limit continued damage to the facility, protect critical water infrastructure, and provide the City Council with the information necessary to make informed decisions regarding future repairs or capital improvements.

**Motion Type:**

Simple majority vote of members present.

**Requested Action/Motion:**

*"I move to authorize staff to proceed with selective demolition, professional evaluation, and development of corrective action options related to moisture infiltration at the Municipal Water Treatment Facility."*

**Attachments:**

- 2001 - Water Treatment Facility
- 2026-02-06\_Watertown\_Water Treatment Roof Assessment - Memo

WATERTOWN, MINNESOTA

WATER TREATMENT  
FACILITY

CONTRACT DRAWINGS  
2001

WILLIAM R. ENGLEHARDT ASSOCIATES, INC.

CONSULTING ENGINEERS

CHASKA, MINNESOTA

IN ASSOCIATION WITH

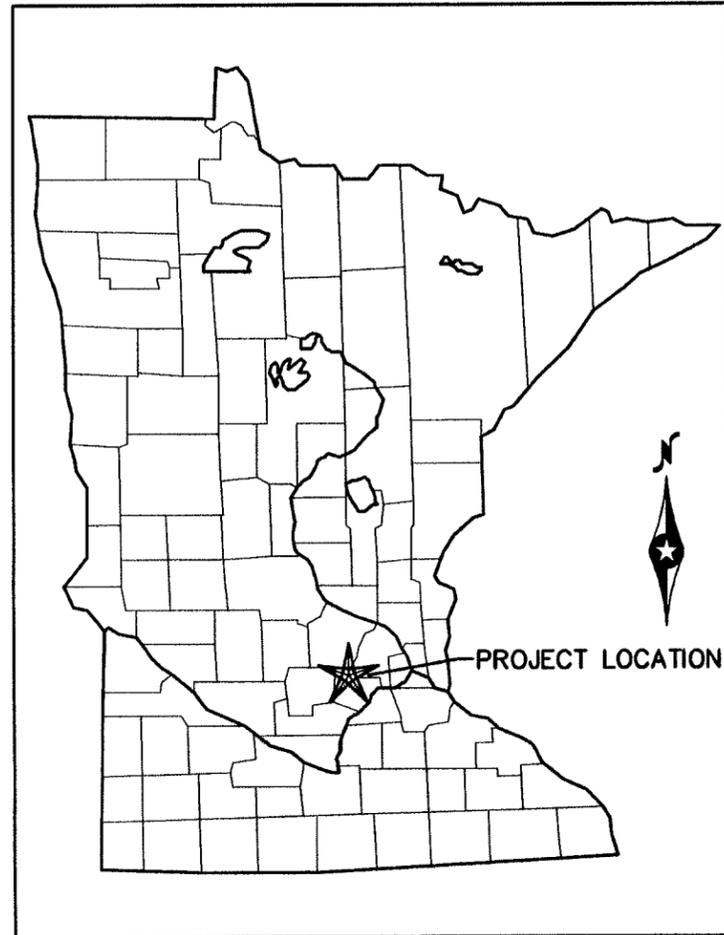
BOLTON & MENK, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

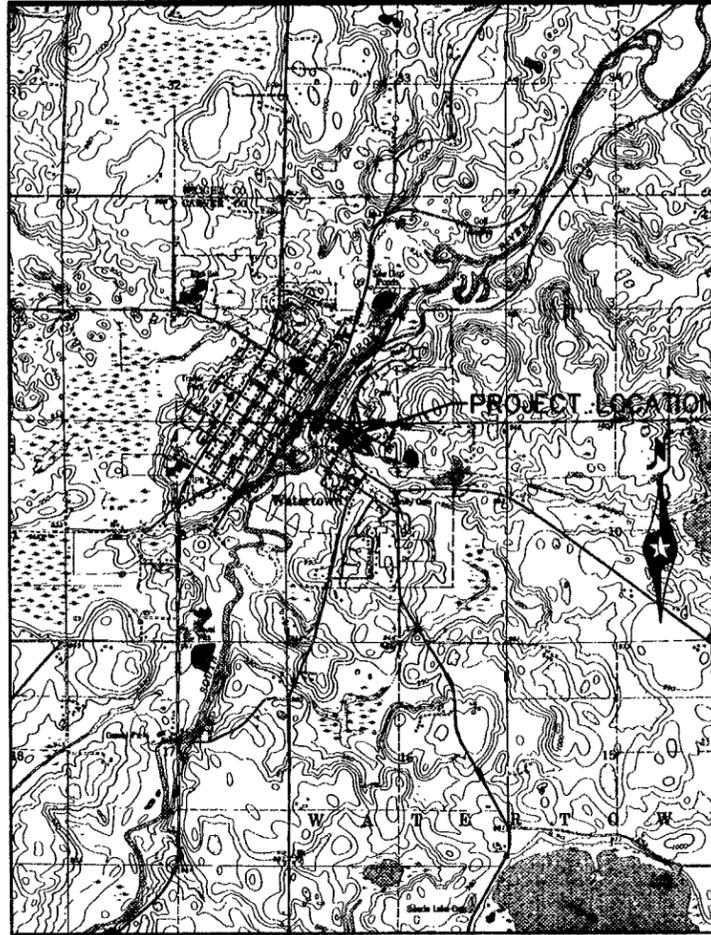
MANKATO, MINNESOTA

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

SIGNATURE Jon D. Peterson  
TYPED OR  
PRINTED NAME JON D. PETERSON  
DATE 9-10-2001 REG. NO. 21309



VICINITY MAP  
NO SCALE



LOCATION MAP  
NO SCALE

SHEET INDEX

1.01	TITLE
1.02	VICINITY MAP, LOCATION MAP, AND SHEET INDEX
1.03	LEGEND
1.04	ABBREVIATION LEGEND
1.05	STANDARD DETAILS
1.06	STANDARD DETAILS
1.07	STANDARD DETAILS
1.08	STANDARD DETAILS
2.01	SITE PLAN AND WATERMAIN CONNECTION
3.01	STRUCTURAL NOTES
3.02	CLEARWELL FOUNDATION PLAN AND MEZZANINE PLAN
3.03	GROUND FLOOR FRAMING / FOUNDATION PLAN
3.04	ROOF PLAN
3.05	BUILDING SECTION
3.06	BUILDING SECTIONS
3.07	BUILDING SECTIONS
3.08	BUILDING SECTIONS
3.09	FLOOR PLAN
3.10	MEZZANINE PLAN
3.11	ROOF PLAN AND DETAILS
3.11A	DETAILS
3.12	EXTERIOR ELEVATIONS
3.13	BUILDING SECTION
3.14	BUILDING SECTION
3.15	BUILDING SECTIONS
3.16	BUILDING SECTIONS
3.17	BUILDING SECTIONS
3.18	RECLAIM TANK FOUNDATION PLAN AND ROOF PLAN
3.19	RECLAIM TANK - SECTIONS
4.01	FLOW DIAGRAM
4.02	HYDRAULIC PROFILE
4.03	GROUND FLOOR PLAN
4.04	UPPER LEVEL PLAN
4.05	SECTIONS
4.06	SECTIONS
4.07	SECTIONS
4.08	SECTION
4.09	RECLAIM TANK - PLANS AND SECTIONS
4.10	CHEMICAL FEED SCHEMATICS
5.01	LOWER LEVEL HVAC PLAN
5.02	UPPER LEVEL MECHANICAL PLAN
5.03	LOWER LEVEL PLUMBING AND PIPING PLAN
5.04	MECHANICAL DETAILS
5.05	MECHANICAL EQUIPMENT SCHEDULES
6.01	ELECTRICAL SYMBOLS AND ABBREVIATIONS
6.02	ELECTRICAL SITE PLAN & RECLAIM TANK
6.03	LOWER LEVEL LIGHTING AND GENERAL POWER PLAN
6.04	UPPER LEVEL LIGHTING AND GENERAL POWER PLAN
6.05	LOWER LEVEL PROCESS ELECTRICAL PLAN
6.06	UPPER LEVEL PROCESS ELECTRICAL PLAN
6.07	SCHEDULES, DETAILS AND SCHEMATICS
6.08	GENERATOR SWITCHBOARD ONE-LINE DIAGRAM
6.09	MOTOR CONTROL CENTER ONE-LINE DIAGRAM
6.10	MOTOR CONTROL CENTER SCHEMATICS & ELEVATION
7.01	PANEL SCP SCHEMATIC
7.02	PANEL SCP SCHEMATIC
7.03	PANEL SCP SCHEMATIC
7.04	PANEL SCP SCHEMATIC
7.05	PANEL SCP SCHEMATIC
7.06	PANEL SCP SCHEMATIC
7.07	WELL NO. 4 AND TOWER LEVEL PANEL SCHEMATICS

### PIPING & FITTINGS

—AC Air Cock	—ST Sediment Trap	
—BP Backflow Preventer	—SS Service Sink	
—B Blind Flange	—SH Shower	
—D Drip Trap	—SIF Sight Flow Indicator	
—E Exhaust to Atmosphere (Inside)	—S/W Soil or Waste (Above Grade)	
—E Exhaust to Atmosphere (Outside)	—S/B Soil or Waste (Below Grade)	
—FT Flame Trap	—U Union	
—FC Flame Cell	—U Urinal	
—FCA Flanged Coupling Adapter (F.C.A.)	<b>Valves</b>	
—FH Flexible Hose	—AV Angle Valve	
—FD Floor Drain - Size	—BV Ball Valve	
—HSC Harness Sleeve Coupling (H.S.C.)	—BV Butterfly Valve	
—SC Sleeve Coupling (S.C.)	—CV Check Valve	
—HB Hose Bib	—DGV Diaphragm Valve	
—HG 1-1/2" Hose Gate	—GV Gate Valve	
—HWR Hot Water Recirculation (H.W.R.)	—GVB Globe Valve	
—L Lavatory	—HGV Hose Gate Valve	
—M Meter	—KGV Knife Gate Valve	
—N.C. Normally Closed	—NV Needle Valve	
—N.O. Normally Open	—PV Pinch Valve	
—O Orifice	—PV Plug Valve	
—PJ Pipe & Joint Designations	—PRV Pressure Regulating Valve	
—B&S Bell & Spigot Joint	—PRV Pressure/Temperature Relief Valve	
—CW Cold Water	—R/S Relief or Safety Valve	
—FA Flanged Adapter	—S/S Shear, Slide, Sluice or Stop Gate	
—FJF Flanged Joint Fitting	—3-WPV 3-Way Plug Valve (2-Port)	
—HW Hot Water	—3-WPV 3-Way Plug Valve (3-Port)	
—MJF Mechanical Joint Fitting	—3-WV 3-Way Valve	
—WP Wall Pipe	—3-WPV 3-Way Plug Valve (4-Port)	
—WS Wall Sleeve	—V Vent	
—QDC Quick Disconnect Coupling	—VTR Vent Through Roof	
—R Reducer	—WH Wall Hydrant	
—RC Removable Cap	—WC Water Closet	
—RP Removable Plug	—WH Water Heater	
—RD Roof Drain (Above Grade)	—WC Welded Cap	
—RD Roof Drain (Below Grade)	—YH Yard Hydrant	
—RD Roof Drain - Size	—YTS Y-Type Strainer	
—RD Rupture Disc		

### INSTRUMENT IDENTIFICATION LETTERS

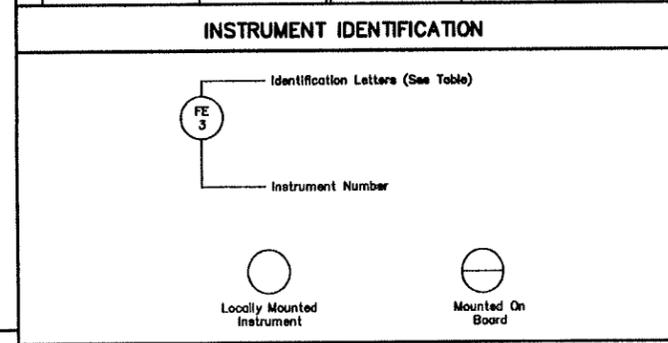
FIRST LETTER	SUCCEEDING LETTERS			
	MEASURED OR INITIATING VARIABLE	MODIFIER	READOUT OR PASSIVE FUNCTION	OUTPUT FUNCTION
A	Analyte		Alarm	
B	Burner Flame			
C	Conductivity (Electrical)		Control	
D	Density (Mass) or Specific Gravity	Differential		
E	Voltage (EMF)		Primary Element	
F	Flow Rate	Ratio (Fraction)		
G	Gaging (Dimensional)		Gloss	
H	Hand (Manually Initiated)			High
I	Current (Electrical)		Indicate	
J	Power	Scan		
K	Time or Time-Schedule		Control Station	
L	Level		Light (Pilot)	Low Middle or Intermediate
M	Moisture or Humidity			
N			Orifice (Restriction)	
O			Point (Test Connection)	
P	Pressure or Vacuum			
Q	Quantity or Event	Integrate or Totalize	Water Record or Print	
R	Radioactivity			
S	Speed or Frequency		Switch	
T	Temperature		Totalizing	Transmit
U	Viscosity		Valve, Damper or Louver	
W	Weight or Force		Well	
X			Relay or Compute Drive, Actuate or Unclassified Final Control Element	
Y				
Z	Position			

### PIPING SCHEDULE

PIPING SYSTEM DESIGNATION	FLUID
AE	Aerator Effluent
AA	Aqueous Ammonia
AW	Filter Air Wash
BW	Filter Backwash
CD	Chemical Drain and Vent
CL	Chlorine (Gas or Liquid State)
CLS	Chlorine Solution
CLV	Chlorine Gas Under Vacuum
CS	Caustic Soda
CV	Chlorinator Vent and Detection Line
DW	Demineralized Water
FI	Filter Influent
FE	Filtered Effluent
FTW	Filtered Water to Waste
HF	Hydrofluosulfic Acid
HR	Heating Water Return
HS	Heating Water Supply
IA	Instrument Air
LA	Liquid Alum
NG	Natural Gas
PA	Plant Air
PD	Plant Drain
PEA	Polymer - Anionic
PEC	Polymer - Cationic
PEN	Polymer - Non-Ionic
PO	Plant Overflow
PP	Process Piping
PPH	Poly Phosphate
PPM	Potassium Permanganate
PW	Potable Water
RW	Raw Water
SA	Sample Line
SD	Sanitary Drain and Vent
SDR	Storm Drain
SI	Sodium Silicate
SL	Sludge
SPD	Sump Pump Discharge
SS	Sanitary Sewer
SW	Filtered Surface Washwater
UW	Utility Water (Non-Potable Water)
V	Vacuum
WW	Filter Waste Washwater
WWR	Washwater Return

### PIPE DESIGN TABLE

PDT NO.	PIPE MATERIAL	FITTING MATERIAL
1	Class 50 Ductile Iron ANSI A21.51 (AWWA C151) Flanged or Mechanical Joints as Indicated. Class 53 for Threaded Flange	Class 125 Ductile or Cast Iron, ANSI A21.10 (AWWA C110) Flanged or Mechanical Joint as Indicated
2	Standard Weight Carbon Steel, ASTM A120, Black	3-Inch and Smaller - 150 lb. Malleable Iron, ANSI B16.3 Banded, Screwed, 3-1/2 Inch and Larger - Standard Weight - ASTM A234 ANSI B16.9 Welded Steel or 125 lb. Flanged Cast Iron as Indicated
3	Standard Weight Carbon Steel, ASTM A120, Galvanized	3-Inch and Smaller - 150 lb. Malleable Iron, ANSI B16.3 Banded, Screwed, Galvanized 3-1/2 Inch and Larger - 125 lb. Cast Iron Flanged or Mechanical Coupling as Indicated
4	Copper, ASTM B88 Burred Service Type K, Soft Temper Exposed Service - Type L, Hard Temper	Wrought Copper or Cast Bronze Solder Joint, ANSI B16.22, 150 psi
5	Polyvinyl Chloride, Schedule 80, Normal Impact ASTM D1785	Schedule 80 Polyvinyl Chloride, Socket Solvent Weld Joints, ASTM D2467
6	Fiberglass Reinforced Plastic (FRP) ASTM D2998	Epoxy Resin Fragment Wound or Molded Type - 150 psi @ 200 F
7	Flexible Teflon Tubing, Vacuum Rated, Installed Inside 2" Schedule 80 PCV Pipe	Compression Fitting or Solvent Weld
8	Cast Iron Soil ANSI A112.5.1, Service Weight, Bell and Spigot or Hubless	Cast Iron Soil ANSI A112.5.1, Service Weight, Bell and Spigot or Hubless
9	Class 50 Ductile Iron ANSI A21.51 (AWWA C151) Bell and Spigot	Class 125 Ductile or Cast Iron, ANSI A21.10 (AWWA C110), Mechanical Joint
10	Polyvinyl Chloride Sewer Pipe, Bell and Spigot ASTM D-3034	Polyvinyl Chloride, Bell and Spigot, ASTM D-3034
11	Standard Weight Steel, ASTM A53, Seamless, (10 MI Polyethylene or PVC Coated @ Exterior)	Standard Weight, Butt Weld Steel ANSI B16.9 ASTM A234
12	Polyvinyl Chloride Pressure Pipe ASTM D2241 with Bell & Spigot Ends, Wall Thickness as Specified	Class 125 Ductile Iron or ANSI A21.10 (AWWA C110) Flanged or Mechanical Joints as Indicated
13	Polypropylene, ASTM D2146 Schedule 40 with Heat Fused Joints	Polypropylene, Schedule 40 Drainage Type with Heat Fused Socket Joints
14	Stainless Steel AISI Type 304, ASTM A312 Schedule 5S	Stainless Steel AISI Type 316 ANSI B16.9 Butt-Welded Schedule 5S or 150 lb Flanged
15	Welded Steel, AWWA C200 with Specified Wall Thickness, Epoxy/Carment Mortar Lined for Potable Water Service	ASTM A234, Grade B, Seamless or Butt-welded, Fittings 14-inches and Larger Mitered to Conform to AWWA C208 Table 2 with Butt-Weld Ends



### EQUIPMENT SCHEDULE

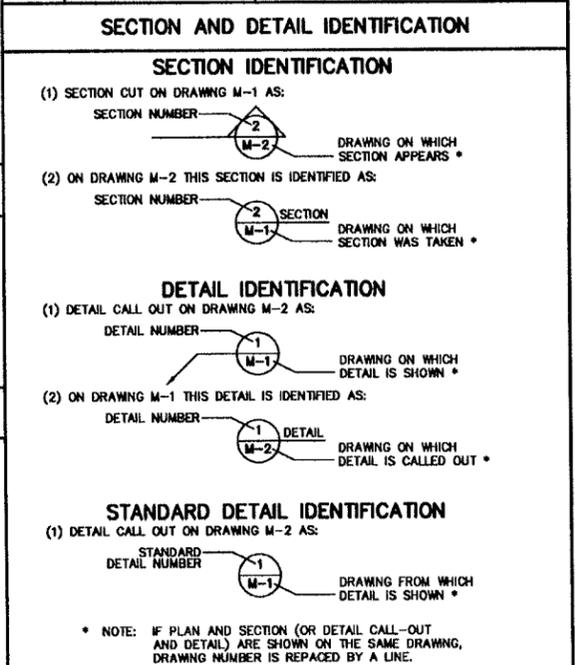
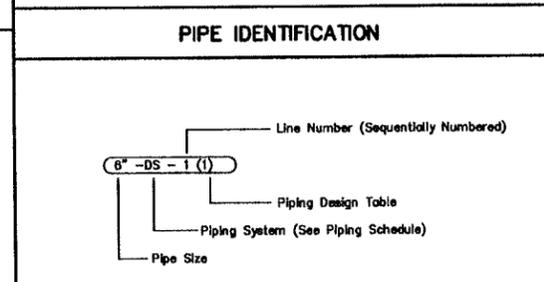
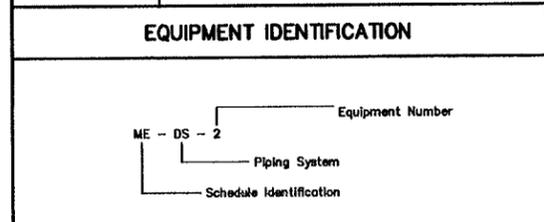
DESIGNATION	EQUIPMENT TYPE
F	Fan
ME	Miscellaneous Equipment
P	Pump
S	Special
SG	Stop Gate, shear gate, sluice gate, slide gate, flap gate
UH	Unit Heater
V	Valve (Valves 4" Diameter and Larger Included in Schedule)

### HEATING, VENTILATING & AIR CONDITIONING

—AD Adjustable Extracting Device	—RA Return Air
—AS Adjustable Splitter Damper	—RE Return or Exhaust Air Duct Section
—BOD Bottom of Duct	—RD Round Diffuser
—CC Cooling Coil	—R# Round Duct Dimension
—D Damper	—SA Sidewall RA or EA Grille or Register
—DRA Drop in Respect to Air Flow	—SAR Sidewall SA Register or Grille
—EA Exhaust Air	—SD Splitter Damper (Adjustable)
—F Fan	—SRA Square or Rectangular Diffuser
—FDC Flexible Duct Connection	—SRR Square or Rectangular to Round Transition
—HC Heating Coil	—SA Supply Air
—HWR Hot Water Return	—SOSA Supply or Outside Air Duct Section
—HWS Hot Water Supply	—T Tee With Turning Vanes
—L Linear or Slot Diffuser	—T Thermostat
—OA Outside Air	—TOD Top of Duct
—P Pump	—UH Unit Heater
—R Rectangular Duct Dimension (1st Figure is Side Shown, 2nd Figure is Side Not Shown)	
—RE Rectangular Elbow With Turning Vanes	

### VALVE OPERATORS

(C)	Cylinders
(CW)	Chainwheel
(D)	Diaphragm
(E)	Electric
(F)	Float
(H)	Hydraulic
(HW)	Handwheel
(L)	Lever
(M)	Motor
(P)	Pneumatic
(S)	Solenoid
(SB)	Soil Boring



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

SIGNATURE: *Jon D. Peterson* TYPED OR PRINTED NAME: JON D. PETERSON  
DATE: 6-10-2001 REG. NO.: 21309

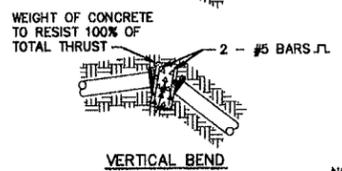
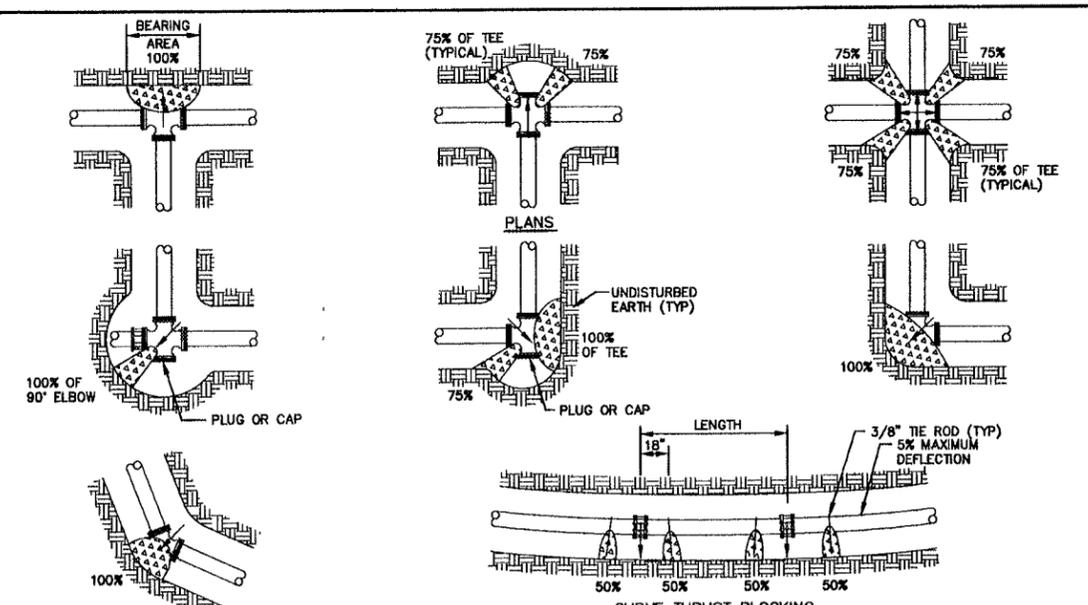
**BOLTON & MENK, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
CONSULTING ENGINEERS  
CHASKA, MINNESOTA

REV	BY	DATE
A	NWS	5-18-2001
O	NWS	8-17-01

WATERTOWN, MINNESOTA  
**WATER TREATMENT FACILITY**  
LEGEND





100% BEARING AREA (SQ. FT.)

PIPE SIZE	DEAD END OR TEE	90° ELBOW	45° ELBOW	22 1/2" ELBOW
4	2.4	3.4	1.9	0.9
6	4.9	6.9	3.8	1.9
8	8.4	11.8	6.4	3.4
10	13.7	19.3	10.5	5.4
12	19.4	27.3	14.9	7.7
14	26.3	37.0	20.1	10.3
16	34.0	47.9	26.2	13.3
18	43.9	61.8	33.7	17.2
20	54.3	76.4	41.7	21.2
24	77.9	109.8	59.8	30.5

NOTE: FIGURE (100%) AT THRUST BLOCK INDICATES PER CENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.

NOTE: ARROWS (→) INDICATE THRUST DIRECTION.

NOTE: CONCRETE FOR THRUST BLOCKS TO BE 2000 P.S.I.

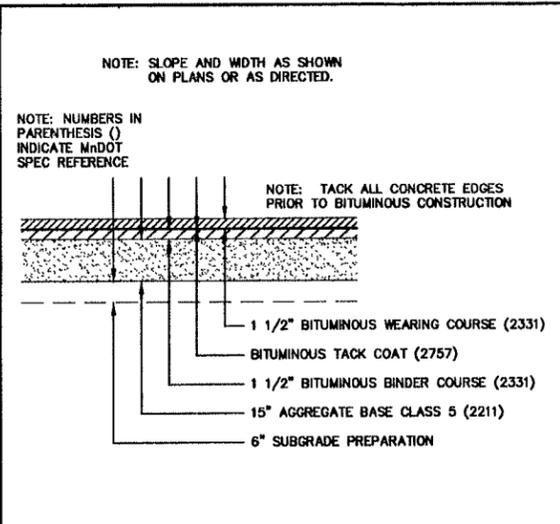
NOTES:

- RESTRAINING RODS ARE REQUIRED AT ALL TEES AND AT BENDS DEFLECTING 22 1/2" OR MORE.
- WRAP THE PIPE WITH POLYETHYLENE WRAPPING PRIOR TO POURING THE THRUST BLOCK.
- SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (SPADABLE MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.I.
- THRUST BLOCKS ARE NOT REQUIRED ON P.V.C. WITH SOLVENT WELDED JOINTS.

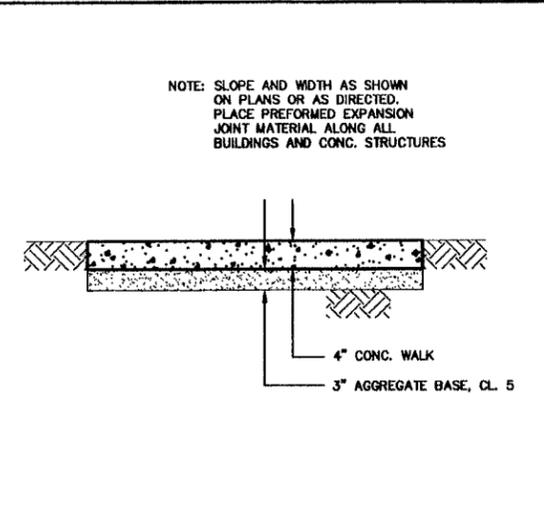
SIDE THRUST PER 100 LB./SQ. IN. PRESSURE PER DEGREE OF DEFLECTION

PIPE SIZE	SIDE THRUST-lb.	PIPE SIZE	SIDE THRUST-lb.
4	35	14	377
6	72	16	486
8	122	18	665
10	197	20	790
12	278	24	1150

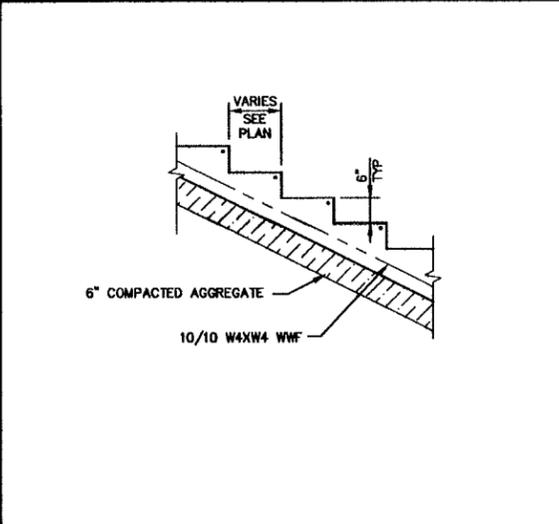
MULTIPLY THRUST BY DEGREE OF DEFLECTION TO OBTAIN TOTAL THRUST



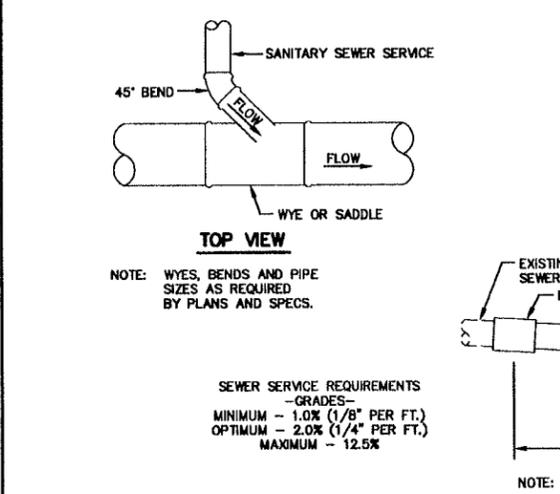
**2 BITUMINOUS ROADWAY SECTION**  
1.05 NO SCALE



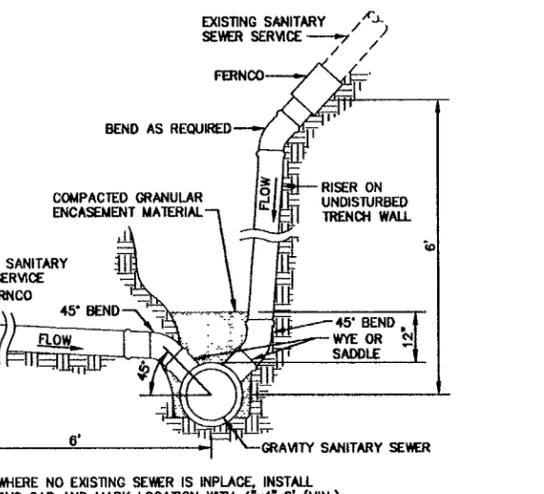
**3 CONCRETE WALK SECTION**  
1.05 NO SCALE



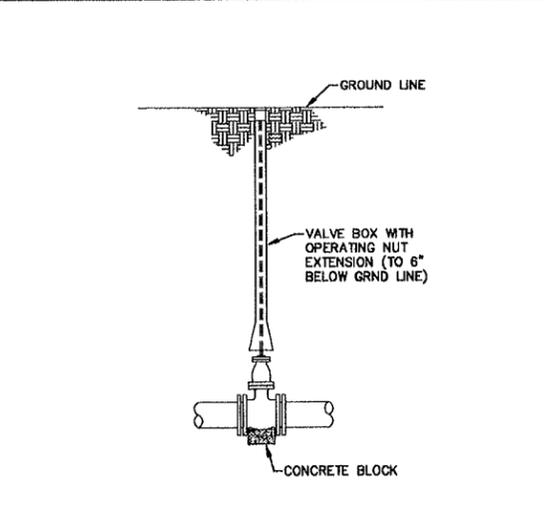
**4 TYPICAL EXTERIOR STEPS**  
1.05 SCALE: 1 1/2"=1'-0"



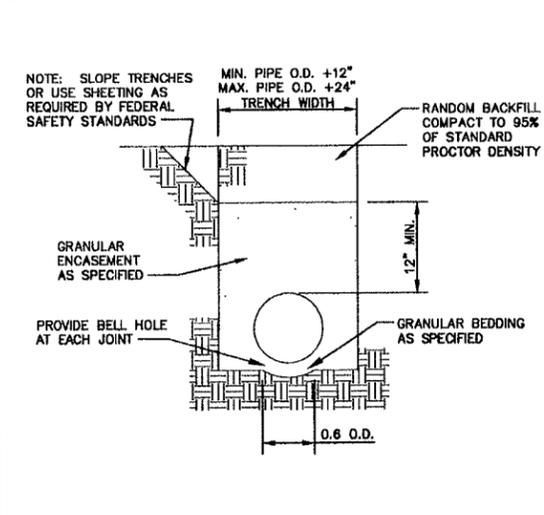
**5 SANITARY SEWER SERVICE AND SERVICE RISER**  
1.05 NO SCALE



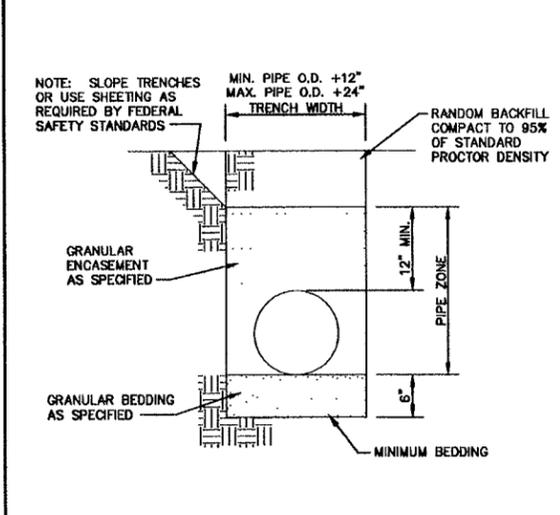
**6 MANHOLE DETAIL**  
1.05 SCALE: 3/8"=1'-0"



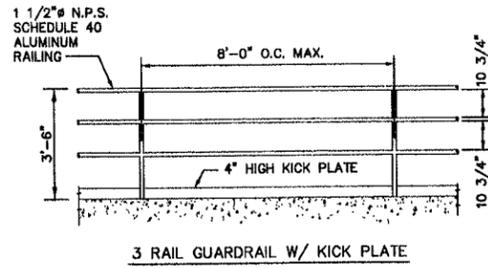
**7 TYPICAL BURIED VALVE**  
1.05 SCALE: 1/2"=1'-0"



**8 TRENCH DETAIL DUCTILE IRON PIPE**  
1.05 SCALE: 1"=1'-0"

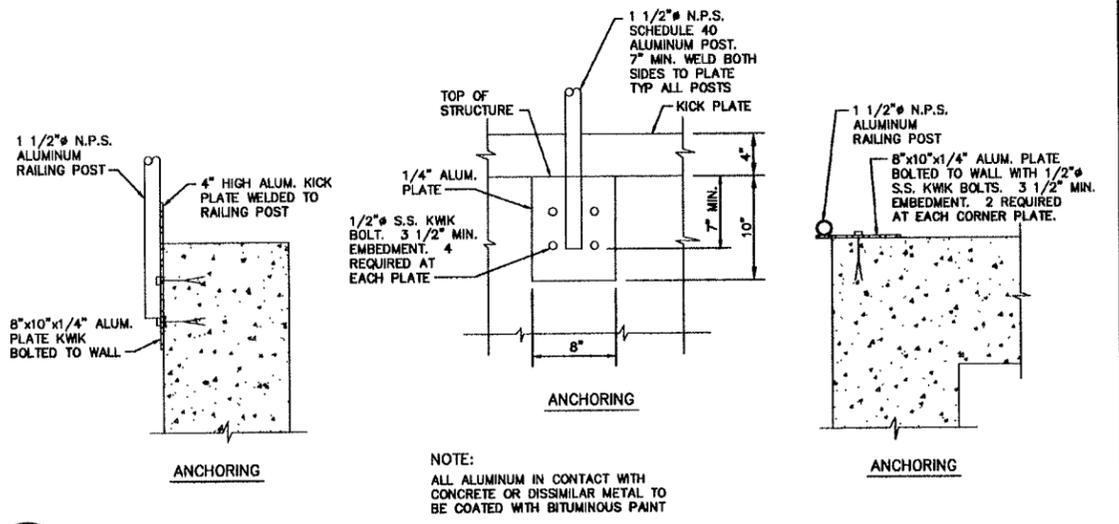


**9 TRENCH DETAIL PVC PIPE**  
1.05 SCALE: 1"=1'-0"



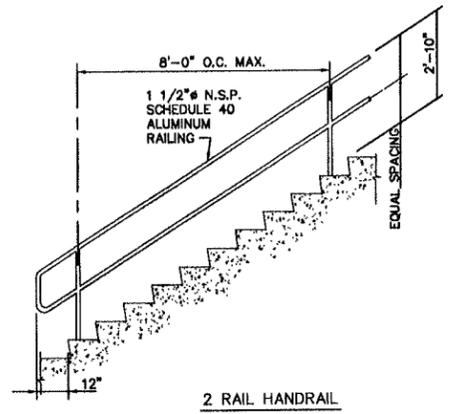
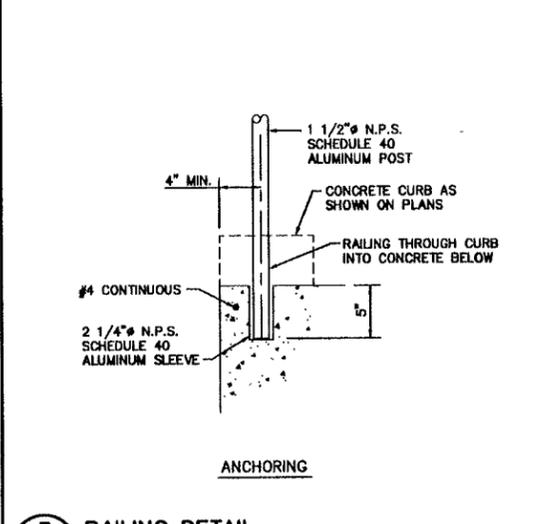
3 RAIL GUARDRAIL W/ KICK PLATE

2 RAILING DETAILS  
1.06 SCALE: 1 1/2"=1'-0"



NOTE:  
ALL ALUMINUM IN CONTACT WITH  
CONCRETE OR DISSIMILAR METAL TO  
BE COATED WITH BITUMINOUS PAINT

3 RAILING DETAIL  
1.06 SCALE: 1 1/2"=1'-0"



2 RAIL HANDRAIL

1 RAILING DETAILS  
1.06 SCALE: 3/8"=1'-0"

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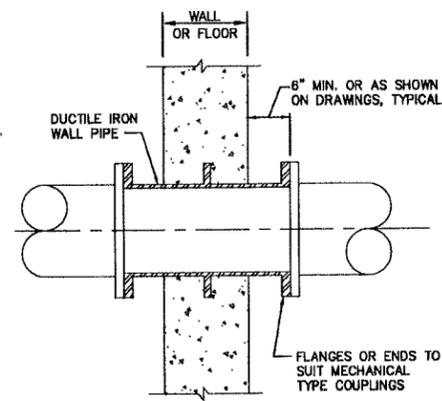
SIGNATURE: *Jon D. Peterson* TYPED OR PRINTED NAME: **JON D. PETERSON**  
DATE: *9-10-2001* REG. NO.: 21309

**BOLTON & MENK, INC**  
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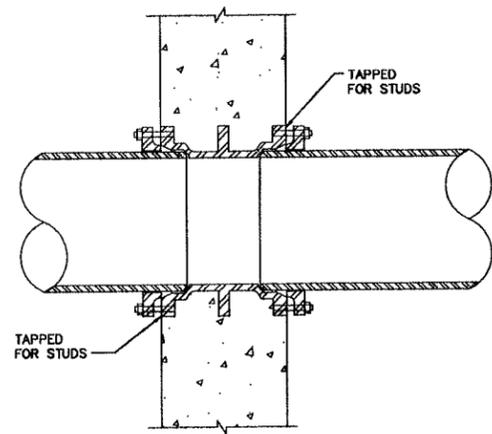
**WILLIAM R. ENGELHARDT ASSOC.**  
CONSULTING ENGINEERS  
CHASKA, MINNESOTA

REV.	BY	DATE
A	NWS	5-18-2001
0	NWS	8-17-01

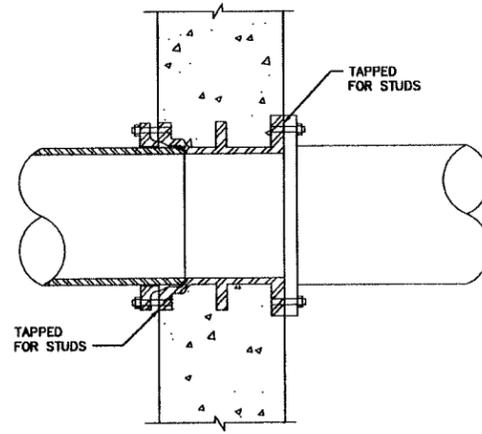
WATERTOWN, MINNESOTA  
WATER TREATMENT FACILITY  
STANDARD DETAILS



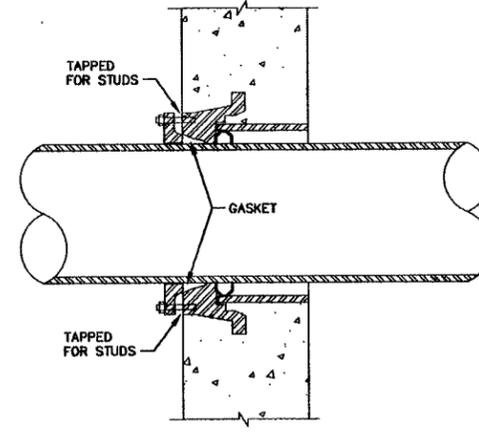
**1 DUCTILE IRON WALL PIPE**  
1.07 SCALE: 1"=1'-0"



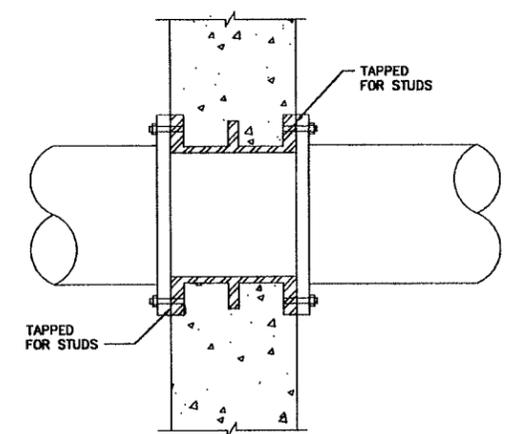
**2 M.J.-M.J. WALL PIPE DETAIL**  
1.07 SCALE: 1 1/2"=1'-0"



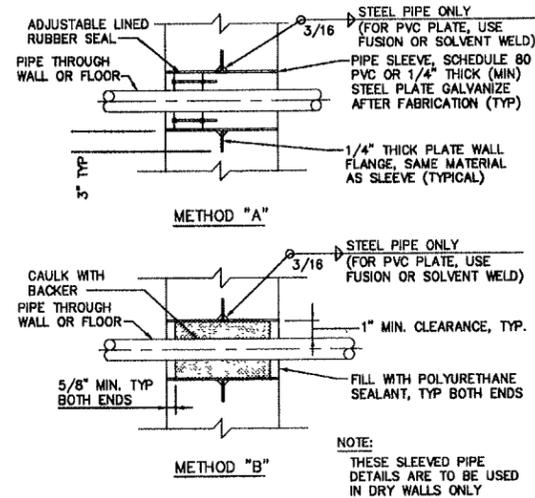
**3 F-M.J. WALL PIPE DETAIL**  
1.07 SCALE: 1 1/2"=1'-0"



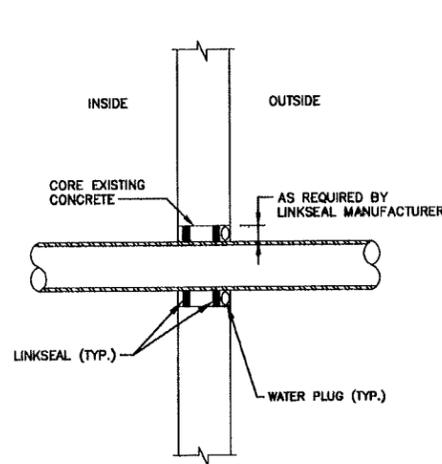
**4 EXTERIOR WALLS (GRADE ONE SIDE)  
M.J.-M.J. WALL PIPE DETAIL**  
1.07 SCALE: 1 1/2"=1'-0"



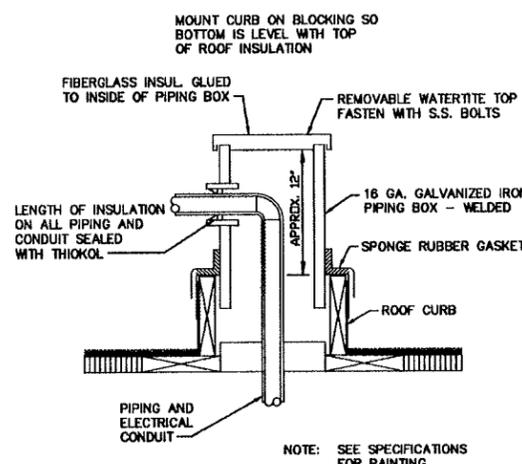
**5 F-F WALL PIPE DETAIL**  
1.07 SCALE: 1 1/2"=1'-0"



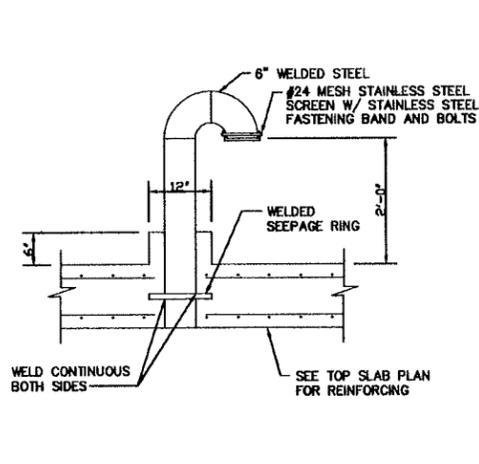
**6 SLEEVED PIPE OPENING 3\"/>1.07 SCALE: 1"=1'-0"**



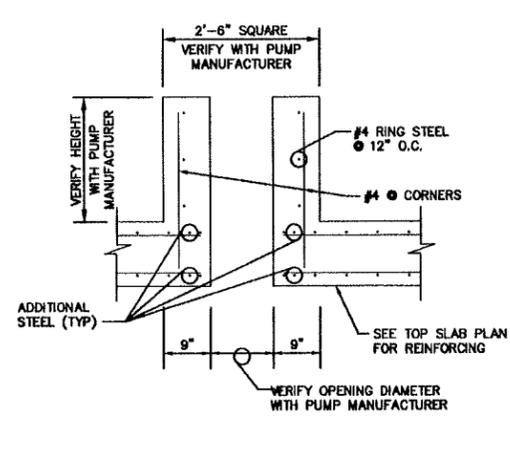
**7 WALL PIPES IN EXISTING STRUCTURES**  
1.07 SCALE: 3/4"=1'-0"



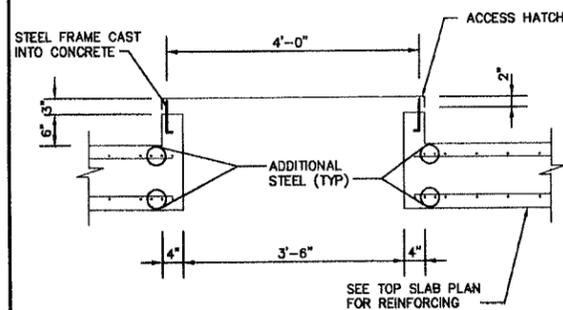
**8 ROOF PIPING BOX**  
1.07 SCALE: 1 1/2"=1'-0"



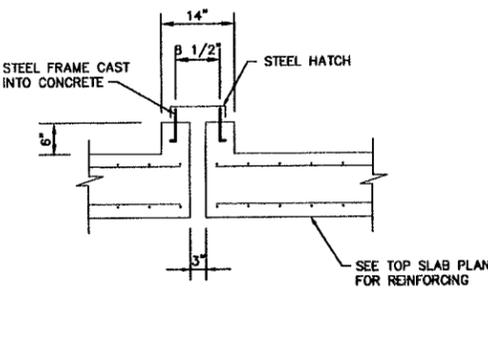
**9 VENT**  
1.07 SCALE: 3/4"=1'-0"



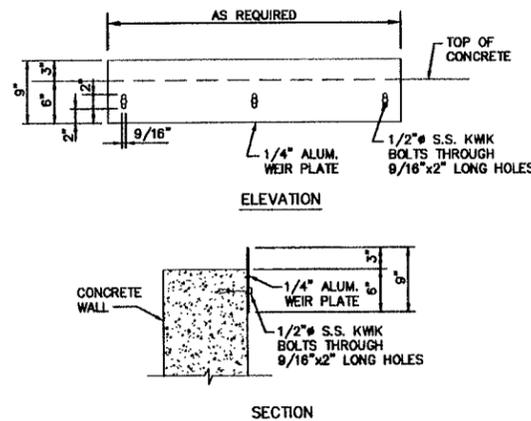
**10 PUMP BASE**  
1.07 SCALE: 3/4"=1'-0"



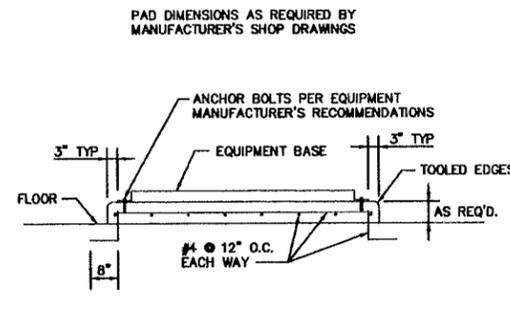
**11 ACCESS HATCH (POTABLE WATER)**  
1.07 SCALE: 3/4"=1'-0"



**12 VALVE OPERATOR CURB**  
1.07 SCALE: 3/4"=1'-0"



**13 WEIR PLATE**  
1.07 SCALE: 1"=1'-0"



**14 CONCRETE EQUIPMENT BASE**  
1.07 SCALE: 1/2"=1'-0"

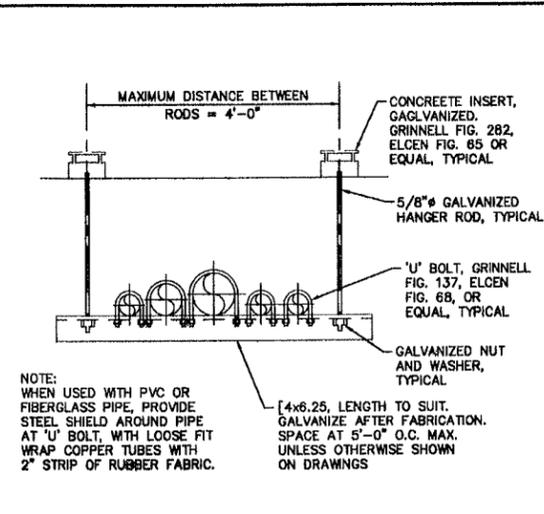
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SIGNATURE: *J. D. Peterson* TYPED OR PRINTED NAME: **JON D. PETERSON**  
DATE: 4-10-2011 REG. NO.: 21309

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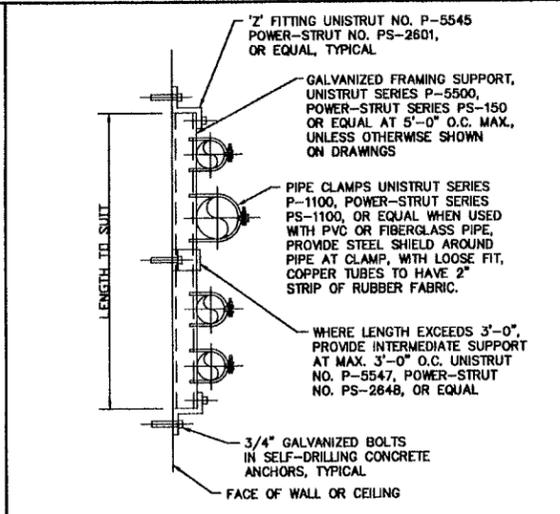
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CHASKA, MINNESOTA

REV.	BY	DATE
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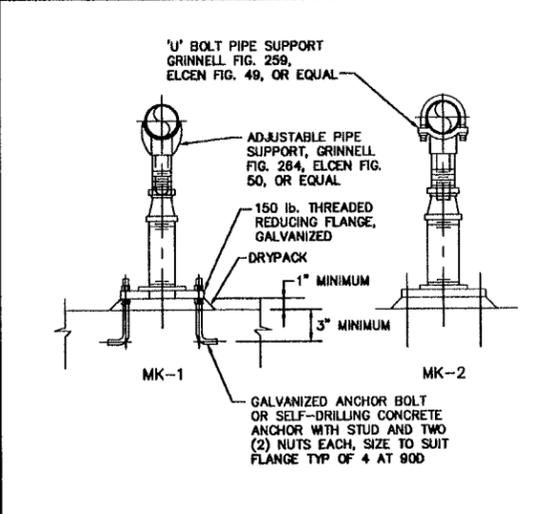
WATERTOWN, MINNESOTA  
WATER TREATMENT FACILITY  
STANDARD DETAILS  
SHEET  
1.07



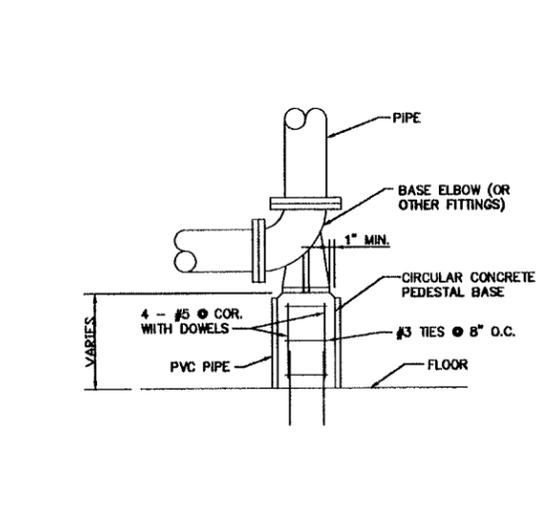
**1** TRAPEZE PIPE HANGER  
1.08 SCALE: 3/4"=1'-0"



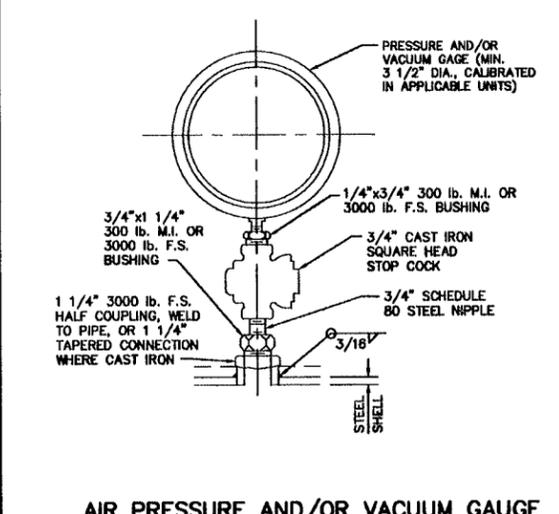
**2** FLUSH MOUNTED PIPE SUPPORT  
1.08 SCALE: 1"=1'-0"



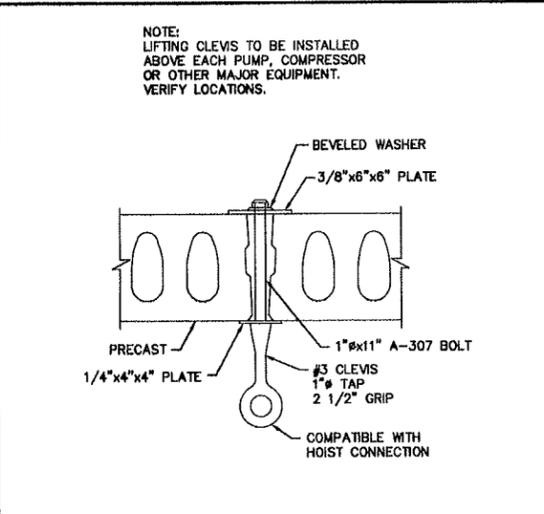
**3** ADJUSTABLE PIPE SUPPORT  
1.08 SCALE: 1 1/2"=1'-0"



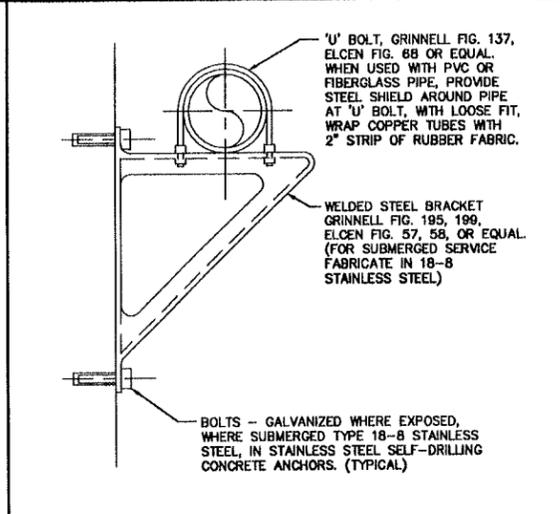
**4** CONCRETE PEDESTAL BASE  
1.08 SCALE: 3/4"=1'-0"



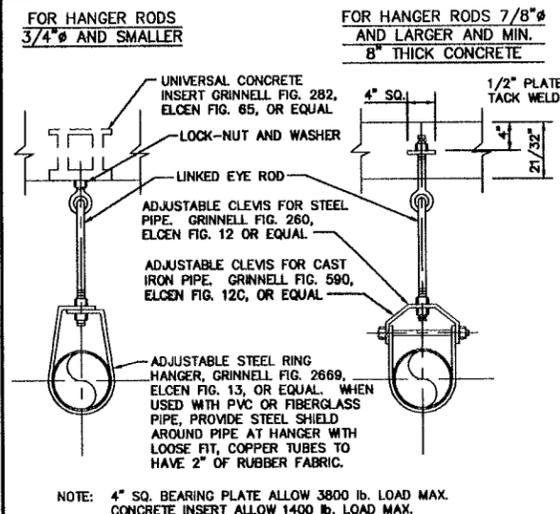
**5** AIR PRESSURE AND/OR VACUUM GAUGE IN STEEL PIPE  
1.08 SCALE: 3"=1'-0"



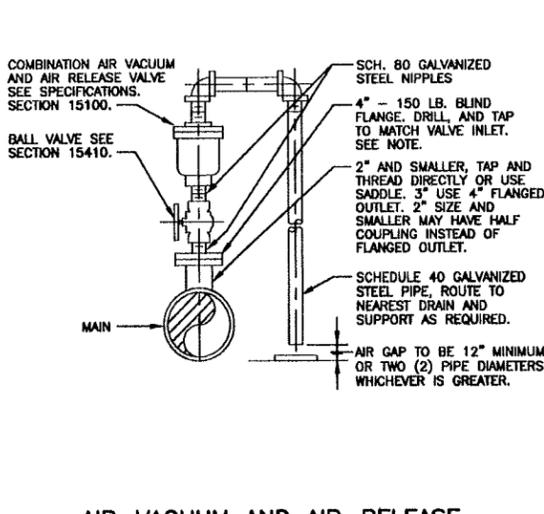
**6** LIFTING HOOK  
1.08 SCALE: 1 1/2"=1'-0"



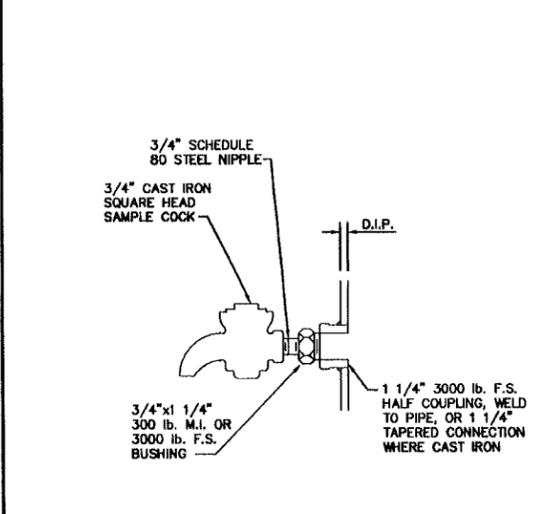
**7** PIPE BRACKET  
1.08 SCALE: 3"=1'-0"



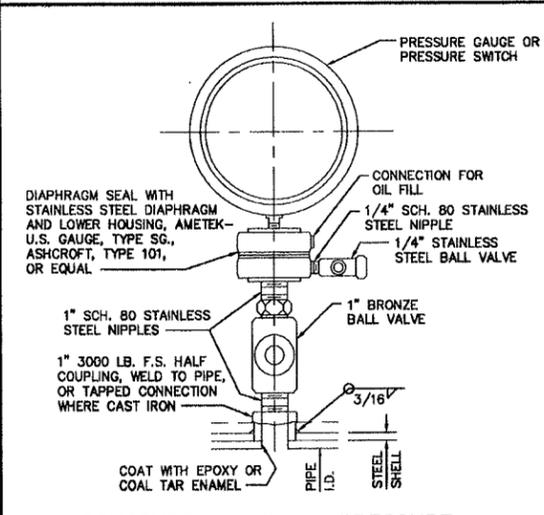
**8** PIPE BRACKET  
1.08 SCALE: 1 1/2"=1'-0"



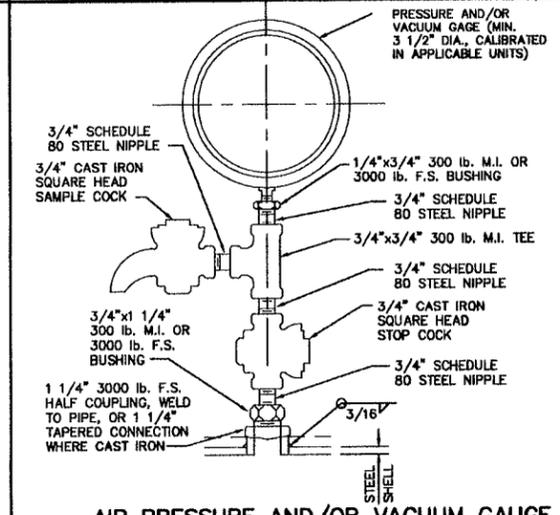
**9** AIR-VACUUM AND AIR-RELEASE VALVE ASSEMBLY 3" AND SMALLER  
1.08 SCALE: 3/4"=1'-0"



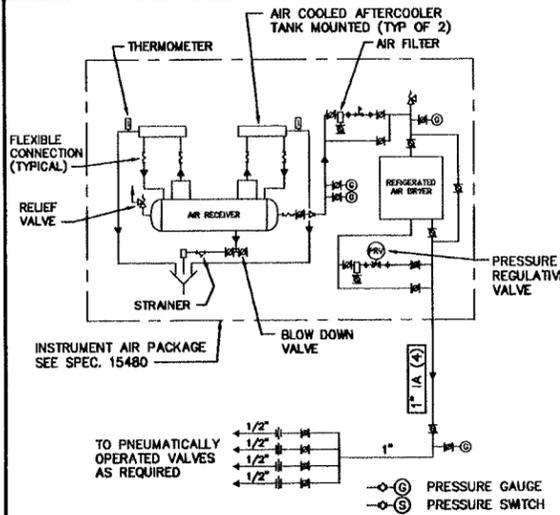
**10** SAMPLE COCK  
1.08 SCALE: 3"=1'-0"



**11** PRESSURE GAUGE OR PRESSURE SWITCH WITH DIAPHRAGM SEAL  
1.08 SCALE: 3"=1'-0"



**12** AIR PRESSURE AND/OR VACUUM GAUGE IN STEEL PIPE WITH SAMPLE TAP  
1.08 SCALE: 3"=1'-0"



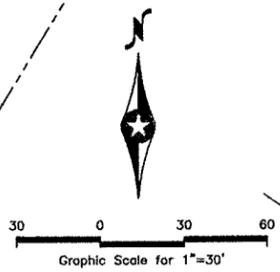
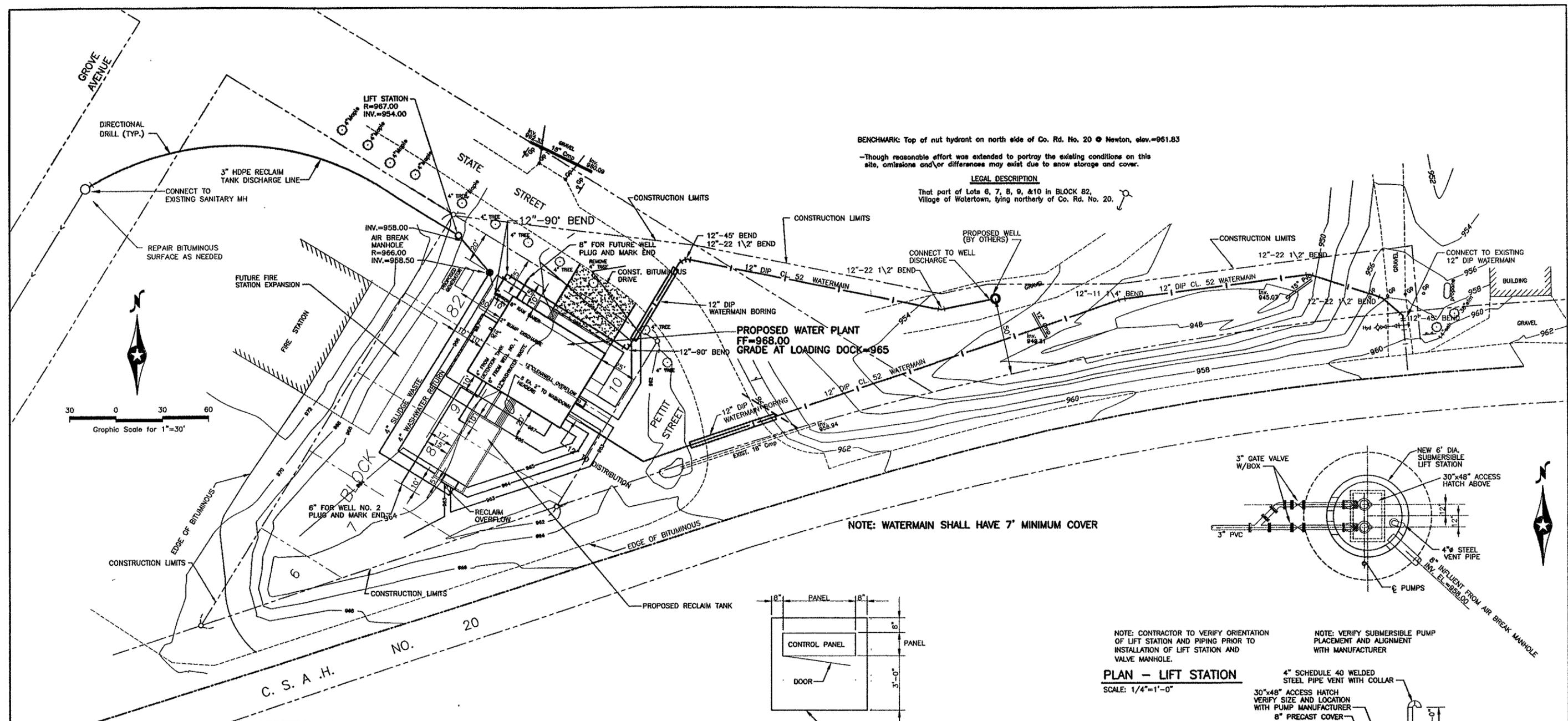
**13** INSTRUMENT/PLANT AIR SCHEMATIC  
1.08 NO SCALE

BENCHMARK: Top of nut hydrant on north side of Co. Rd. No. 20 @ Newton, elev.=961.83

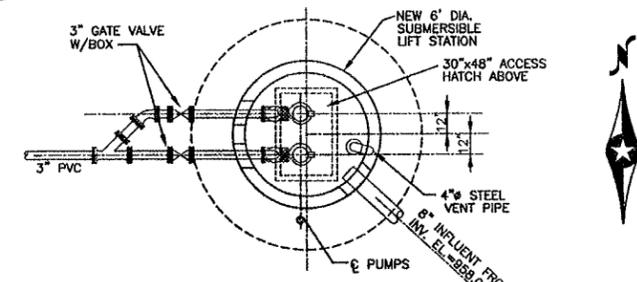
-Though reasonable effort was extended to portray the existing conditions on this site, omissions and/or differences may exist due to snow storage and cover.

**LEGAL DESCRIPTION**

That part of Lots 6, 7, 8, 9, & 10 in BLOCK 82, Village of Watertown, lying northerly of Co. Rd. No. 20.



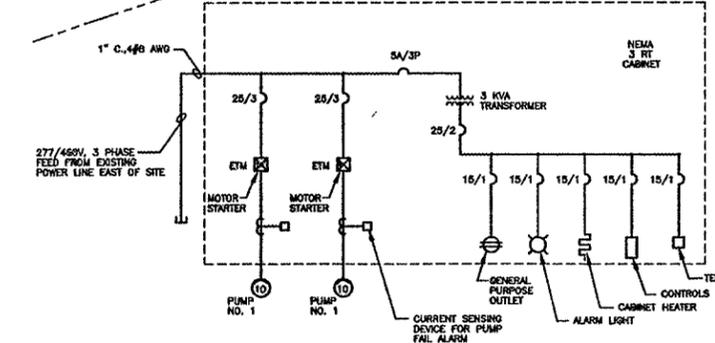
NOTE: WATERMAIN SHALL HAVE 7' MINIMUM COVER



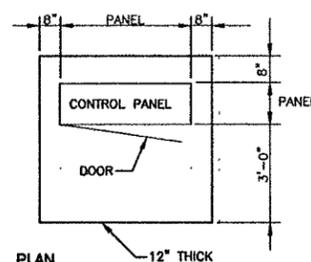
**PLAN - LIFT STATION**  
SCALE: 1/4"=1'-0"

NOTE: CONTRACTOR TO VERIFY ORIENTATION OF LIFT STATION AND PIPING PRIOR TO INSTALLATION OF LIFT STATION AND VALVE MANNHOLE.

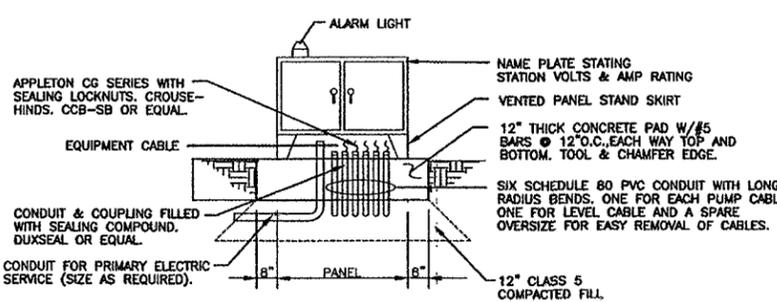
NOTE: VERIFY SUBMERSIBLE PUMP PLACEMENT AND ALIGNMENT WITH MANUFACTURER



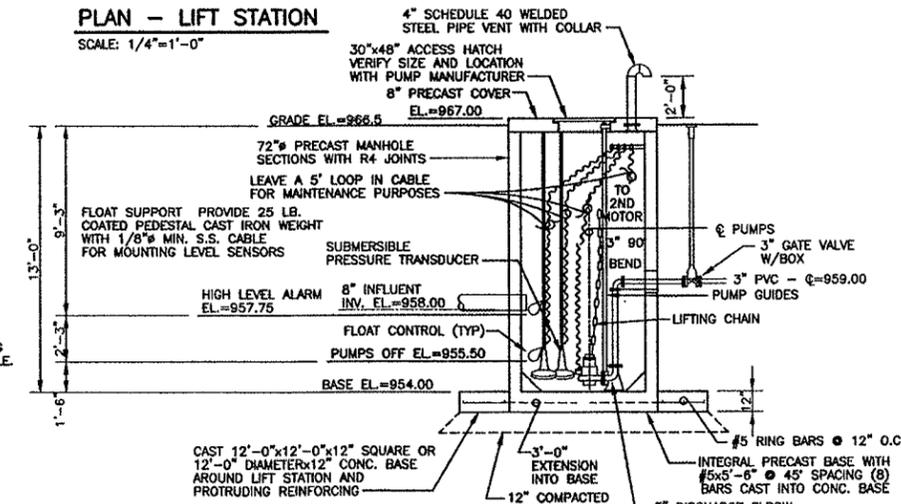
**ELECTRICAL ONE LINE DIAGRAM**  
N.T.S.



**PLAN**  
12" THICK CONCRETE PAD



**SECTION**  
**CONTROL PANEL DETAIL**  
N.T.S.



**SECTION - LIFT STATION**  
SCALE: 1/4"=1'-0"

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 SIGNATURE: *Jan D. Peterson* TYPED OR PRINTED NAME: Jan D. Peterson  
 DATE: 10-21-2001 REG. NO.: 21389

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**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

REV.	BY	DATE
1	JP	9-21-01

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 SITE PLAN

## STRUCTURAL NOTES

### GENERAL

- Notes and Details on the Structural Drawings take precedence over these Standard Structural Notes. Typical Details shall be used whenever applicable. Refer to Specifications for information not covered by these Notes or Drawings.
- The Contractor shall verify all dimensions, elevations, and site conditions before starting work; and the Engineer/Architect shall be immediately notified, in writing, of any discrepancies.
- In no case shall dimensions be scaled from Plans, Sections, or Details on the Structural Drawings.
- All omissions and conflicts between the various elements of the Drawings and/or Specifications shall be brought to the attention of, and resolved with the Engineer/Architect before proceeding with any work so involved.
- The Contractor shall determine the location of utility services in the area to be excavated before beginning excavation.
- No pipes, ducts, sleeves, chases, etc., shall be placed in slabs or walls, nor shall any structural member be cut for pipes, ducts, etc.
- All material and workmanship shall conform to the requirements of the following Codes (latest edition):
  - Uniform Building Code (UBC)
  - Minnesota State Building Code
  - American Concrete Institute (ACI)
  - Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practices (for placing & detailing of all reinforcing)
  - American Institute of Steel Construction (AISC)
  - American Welding Society (AWS) Standards for Welding as modified by A.I.S.C. Spec.
- Recesses, depressions, dimensions, elevations, openings, equipment supports, and details shall be verified by reference to Architectural, Mechanical, and Electrical Drawings.
- Openings required but not shown, must be placed between structural members.
- Temporary Bracing
  - Provide temporary lateral support for all walls where grade varies on the two sides until permanent structural support system is in place.
  - Provide temporary bracing for all building elements and components until the structure is sufficiently complete to provide permanent bracing.

### DESIGN LIVE LOADS

- Roofs = 40 p.s.f. + snowdrift in accordance with governing Bldg. Code
- Basic Windload = 80 M.P.H. Exposure B

### FOOTINGS AND FOUNDATIONS

- Soil Bearing Design Value:
  - 3000 p.s.f. on virgin soil or compacted fill for footings.
  - Bearing value to be verified in field by Soils Engineer.
- The Contractor shall comply with the recommendations set forth in the Soils Report.
- All site soil work shall be done under the direct observation of a Soils Engineer.
- Protect foundation excavations from frost; do not place concrete on frozen ground.
- Foundation excavations shall be kept free of loose material and standing water and shall be checked and approved by the Soils Engineer before the placement of any concrete.
- Wall footings are continuous poured concrete with continuous reinforcing placed 3" clear of bottom and sides.
- Provide 24 dia. lap at splices and full crossing lap at corners and intersections.
- Unless otherwise noted, wall footings are centered under walls and column footings under columns.
- Footings for walls not noted shall be 12" thick with a minimum projection of 4" each side with 2-#5 continuous.

### REINFORCING STEEL

- Bar reinforcement shall be: ASTM A615, Grade 60
- Welded wire fabric shall meet ASTM A185.
- Minimum lap splices of reinforcing bars shall be as follows unless noted otherwise:
  - Concrete: Class B as defined in ACI 318-89.
  - Masonry: 61 bar diameters or 38" minimum.
- Vertical bars in masonry walls shall be accurately positioned at the center of the wall, unless otherwise noted, and shall be tied in position top and bottom and at intervals not exceeding 4'-0". Reinforcing steel shall be provided with the following amounts of cover for cast-in-place concrete unless noted otherwise:
  - Concrete placed against earth.....3"
  - Concrete surface (formed)
    - #6 through #18 bars.....2"
    - #5 bar and smaller.....2"
    - Stirrups & Ties.....1-1/2"
    - Slab reinforcing.....Centered U.N.O.
- All reinforcing steel, anchor bolts, dowels, and inserts shall be secured in position with wire positioners before placing concrete or grout.
- Dowels between footings and walls shall be the same grade, size, and spacing as vertical wall reinforcing.
- Contractor shall submit reinforcing steel shop drawings for approval before fabrication and installation.

### REINFORCED CONCRETE

- Concrete shall have a minimum compressive strength (f<sub>c</sub>) of 28 days and water cement ratios as follows:
  - Interior Slabs on grade.....Compressive Strength & Topping Slabs.....f<sub>c</sub> = 4000 p.s.f.
  - All Exterior Walls & Staircase Concrete.....f<sub>c</sub> = 4,000 p.s.f. (Air entrained)
  - Masonry Corefilling.....f<sub>c</sub> = 3,000 p.s.f.
  - Strip Footings.....f<sub>c</sub> = 3,000 p.s.f.
  - Treatment Structures, Concrete Top Slabs, Base Slabs & Walls.....f<sub>c</sub> = 4,000 p.s.f. (Air entrained)
- Contractor shall submit mix designs for approval 14 days prior to fabrication and installation. All concrete mixes shall be designed and certified by a materials testing laboratory.
- Refer to Drawings of other disciplines for molds, grooves, dips, ornaments, grounds, etc. required to be cast into concrete.
- Projecting corners of slabs, beams, walls, columns, etc. shall be formed with a 3/4" chamfer.
- No conduit placed in a concrete slab shall have an outside diameter greater than 1/3 the thickness of the slab. No conduit shall be embedded in a slab that is less than 3-1/2" thick. Except for local offsets, minimum clear distance between conduits shall be 6".
- Unless otherwise noted, place either 6x6-WI, 4x4W1.4 W.W.F. or polypropylene fiber reinforcement in all precast concrete topping slabs.
- Unless otherwise noted, use 5" concrete slabs on grade reinforced W/ 6x6-WI, 4x4W1.4 W.W.F.

### CAST-IN-PLACE CONCRETE WALLS & SLABS

- Unless otherwise noted on plans or sections, reinforce cast-in-place concrete walls with #5 @ 12" o.c. horizontally, and #5 @ 12" o.c. vertically each face.
- Provide #5 x 8'-0" (4'-0" each leg) corner bars at 12" o.c. horizontal reinforcing at outside corner of wall with 3-#5 vertical support bars.
- All openings in walls & slabs larger than 8" shall have 4-#5 at all sides (2 each face) - extend 2'-0" beyond each edge of opening.
- Wall reinforcing is continuous through columns and piers.

### PRECAST AND PRESTRESSED CONCRETE UNITS

- The design of all precast and prestressed concrete units shall conform to A.C.I. 318.
- Units shall be designed for the loads indicated in addition to all other dead loads.
- Upon installation, precast and prestressed roof and floor units shall be essentially post the effects of deformation due to creep, and shall have camber not over 1/360 of the span. Such camber shall be uniform from unit to unit.
- All headers of openings in precast and prestressed concrete shall be furnished by supplier.
- Place mechanical openings not shown on Plans between webs in precast units. Verify size and location with precast supplier.
- Submit complete shop drawings for approval, showing the erection plan, oil bearing conditions, and anchorage details. Calculations certified by a Professional Engineer will be required for precast and prestressed units and anchorages.

### CONCRETE MASONRY

- Concrete masonry walls shall have a minimum 28 day compressive strength of f<sub>m</sub> = 1500 p.s.f.
- Mortar shall be type "M" below grade, type "S" above grade conforming to ASTM C270.
- Where no footing or foundation wall is shown under a masonry wall, floors under such wall shall include a thickened slab.
- Reinforced Concrete Block Walls
  - See Plans for location of reinforced walls.
  - When one bar in a single core, place in center unless noted otherwise.
  - When two bars in a single core, place one near each face.
  - Fill block core of vertical steel with 3000 p.s.f. grout, rodded or vibrated in place. Do not use permanent reinforcing steel to consolidate concrete.
  - Wall construction shall not exceed heights of 4'-0" before placement of core grout unless cleanout holes are provided at the bottom of each grout lift, then a maximum height of 8'-0" before placement of core grout.
  - Vertical steel shall be continuous with 3'-2" lap at splices unless noted.
- Concrete Block Wall Lintels:
  - All openings in concrete block wall not specifically indicated to have other types of lintels shall have reinforced block lintels as follows:
    - Spans up to 6'-0" have 8" deep lintel blocks.
    - Spans 6'-1" to 10'-0" have 16" deep lintel blocks.
    - 4 & 6" wide units to have 1-#5 BTM.
    - 8, 10, & 12" wide units to have 2-#5 BTM.
  - Where lintel is continuous over two openings with intermediate support, use 1-#5 top and 1-#5 bottom.
  - All block lintels to be filled with 3,000 p.s.f. concrete.
  - Extend all lintels a minimum of 8" beyond each edge of opening. Where lintel bears on concrete block, fill two courses of block minimum with concrete.
  - If opening occurs next to concrete wall or column, bolt angle to column and rest lintel on angle. Obtain angle size and bolt requirements from Engineer.
  - If opening occurs next to steel column, weld angle to column and rest lintel on angle. Obtain angle size and weld requirements from Engineer.
- Brickfaced Block and Veneer Block Faced Wall Lintels:
  - All openings in brickfaced and veneer block faced block wall not specifically indicated to have other lintels shall have lintels as follows:
    - Use block lintels same as for block walls and add steel angle or bent plate to support brick or block veneer.
    - Angle or bent plate to have 6" vertical leg and horizontal leg extending to between 1/2" and 1" clear of outside face of brick or block veneer.
    - Angle or bent plate thickness shall be 3/8".
    - Bolt 6" leg to reinforced block with 1/2" x 5" H&I Reel bolts at 4'-0" max. o.c. 1-1/2" down from top of angle.

### STRUCTURAL STEEL

- Design Stresses
  - F<sub>y</sub> = 36,000 p.s.f. (A36) for structural steel (except wide flange beams).
  - F<sub>y</sub> = 50,000 p.s.f. (A992 Grade 50) for all wide flange beams.
  - F<sub>y</sub> = 46,000 p.s.f. (A500 Grade B) for structural tubing.
  - F<sub>y</sub> = 35,000 p.s.f. (A53 type E, Grade B) for pipes.
- Connections
  - Unless detailed otherwise, select standard AISC beam connections to support one-half of total allowable uniform load shown in the "Allowable Loads on Beams" Tables, Ninth Edition, or for beam reactions shown on drawings.
  - Minimum beam connections shall not be smaller than those listed in Tables II and III, Part 4 of the AISC Manual.
  - Unless detailed otherwise, make connections with E70XX electrodes or bolted with 3/4" A325 bolts in bearing-type connections with threads in the shear plane (A325-N).

### ALUMINUM

- Aluminum
- unless noted otherwise use alloy 6061-T6

### STRUCTURAL ABBREVIATION LEGEND

ASHTL	ADDITIONAL	K	KIPS
AT	ANCHOR BOLTS	KIP	KIPS PER LINEAL FOOT
A	ANCHOR BOLTS	KSF	KIPS PER SQUARE FOOT
AGG	AGGREGATE	KSI	KIPS PER SQUARE INCH
ALT	ANGLE	LW	LOAD WEIGHT
ALTY	ALTERATIVE	LVL	LINTEL
APA	AMERICAN PLYWOOD ASSOCIATION	LL	LIVE LOAD
ARCH	ARCHITECT OR ARCHITECTURAL	LH	LONG LEG HORIZONTAL
BS	BOND BEAM	LHV	LONG LEG VERTICAL
BSMT	BASEMENT	MAS	MASONRY
BSM	SEAM	MO	MASONRY OPENING
BRG	BENDING	MAT	MATERIAL
BTM	BETWEEN	MAX	MAXIMUM
BTK	BLOCK	MECH	MECHANICAL
BTM	BOTTOM	MEZZ	MEZZANINE
BUDG	BUILDING	ML	MICRO LAMINATED WOOD
C	COMPRESSION	MM	MINIMUM
CANT	CANTILEVER	MSC	MISCELLANEOUS
CP	CAST IN PLACE	MESH	MESH
CLG	CEILING	WF	WIDE FLANGE
CL	CENTER	N	NORTH
CLD	CENTERED	SEC	NECESSARY
CLR	CENTER LINE	N-S	NORTH-SOUTH
CLR	CLEAR	NOM	NOMINAL
COL	COLUMN	NOT TO SCALE	NOT TO SCALE
COMP	COMPOSITE	NO. or #	NUMBER
CONC	CONCRETE	OR	OR CENTER
CON	CONCRETE MASONRY UNIT	ORING	ORING
CONN	CONNECTION	OPP	OPPOSITE
CONST	CONSTRUCTION	OD	OUTSIDE DIAMETER
CONT	CONSTRUCTION CONTROL, OR CONSTRUCTION JOINT	OF	OUTSIDE FACE
CONTR	CONTRACTOR	OR	OR CENTER
CONTR	CONTRACTOR	PLK	PLANK
DEE	DECK BEARING ELEVATION	PLT	PLATE
DL	DEAD LOAD	PLY	PLYWOOD
DEFL	DEFLECTION	PT	POST TENSIONING
DET	DETAIL	R	ROUND
DIA. OR Ø	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DN(S)	DOWN (S)	PC	PRECAST
DN(S)	DOWN (S)	R	BEAM REACTION
EA	EACH	RENF	REINFORCING OR REINFORCE
EP	EACH FACE	REBAR	REINFORCING BAR
E-W	EAST-WEST	RFD	REQUIRED
E	EAST	REV	REVISION
ELEC	ELECTRICAL	ROOF DRAIN	ROOF DRAIN
EL OR ELEV	ELEVATION	RS	REINFORCING
EQ	EQUAL	SCHED	SCHEDULE
EXP	EXPANSION	SECT	SECTION
EXP JT	EXPANSION JOINT	SHT	SHEET
EXT	EXTERIOR	SM	SMALLER
FF	FINISH FLOOR ELEVATION	SOUTH	SOUTH
FFE	FINISHED FLOOR ELEVATION	SPEC	SPECIFICATION
FLR	FLOOR	SD	SQUARE
FT OR	FOOT	STD	STANDARD
FT	FOOTING	STL	STEEL
FW	FOUNDATION	STIFF	STIFFENER
GALV	GALVANIZED	SUPP	SUPPORT
GA	GANSE	T	TEMPORARY OR TEMPERATURE THROUGH
GC	GENERAL CONTRACTOR	TQ	TORQUE
GLU-LAM	GLUED LAMINATED WOOD	T&B	TOP AND BOTTOM
HS	HEADED STUD (S)	TTE	TOP OF FOOTING ELEVATION
HP	HIGH POINT	TPE	TOP OF PER ELEVATION
HK	HOOK	TW	TOP OF WALL ELEVATION
HORZ	HORIZONTAL	TYP	TYPICAL
IN OR	INCH	UN	UNLESS NOTED
ID	INSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
I	INSULATION	V	VERTICAL
INT	INTERIOR	VERT	VERTICAL
JNT	JOINT	W	WEST OR WIDE FLANGE
JST (S)	JOIST (S)	W/	WITH
JSE	JOIST BEARING ELEVATION	W/O	WITHOUT
		NO	NO

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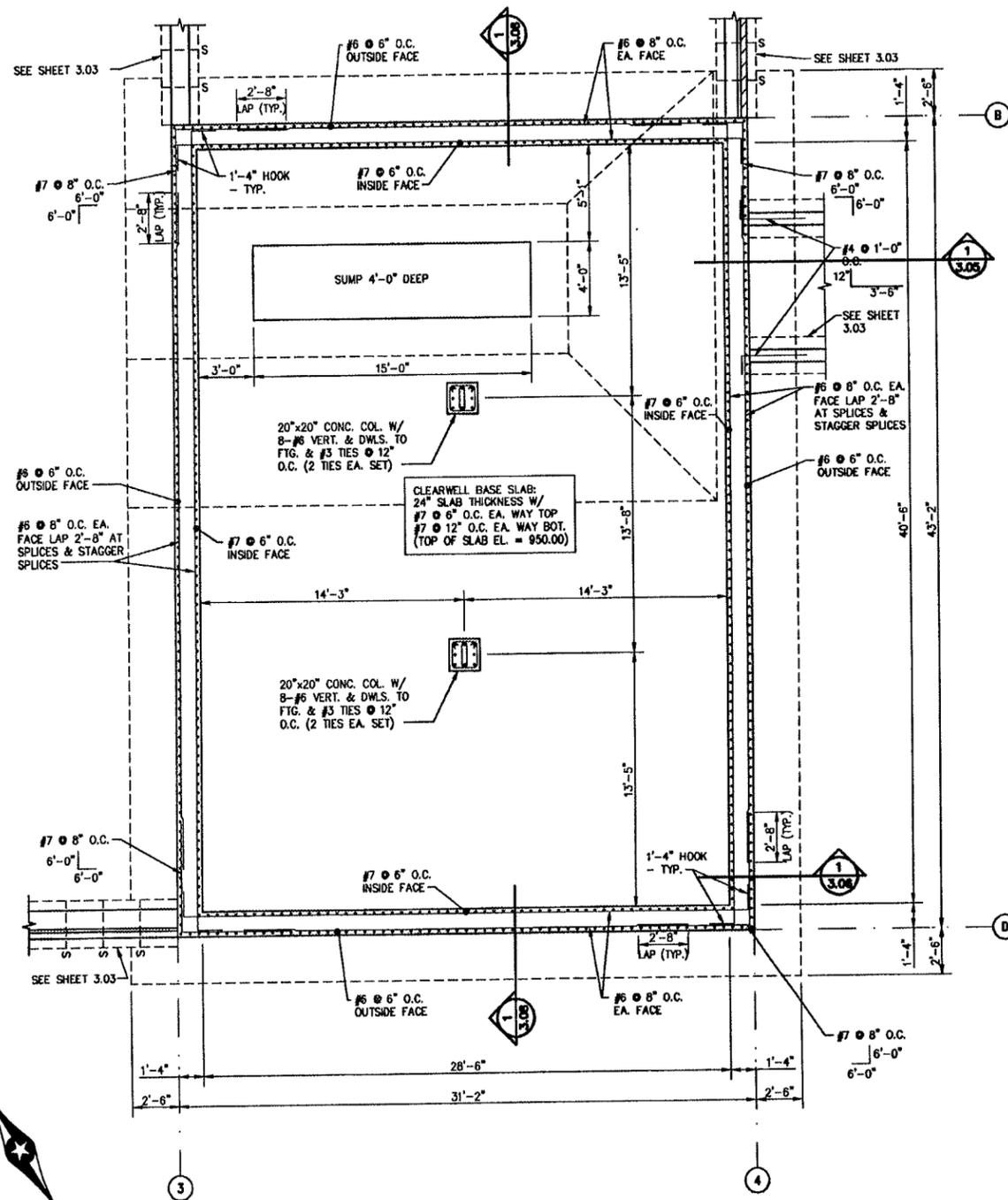
WILLIAM P. LEHNERZ  
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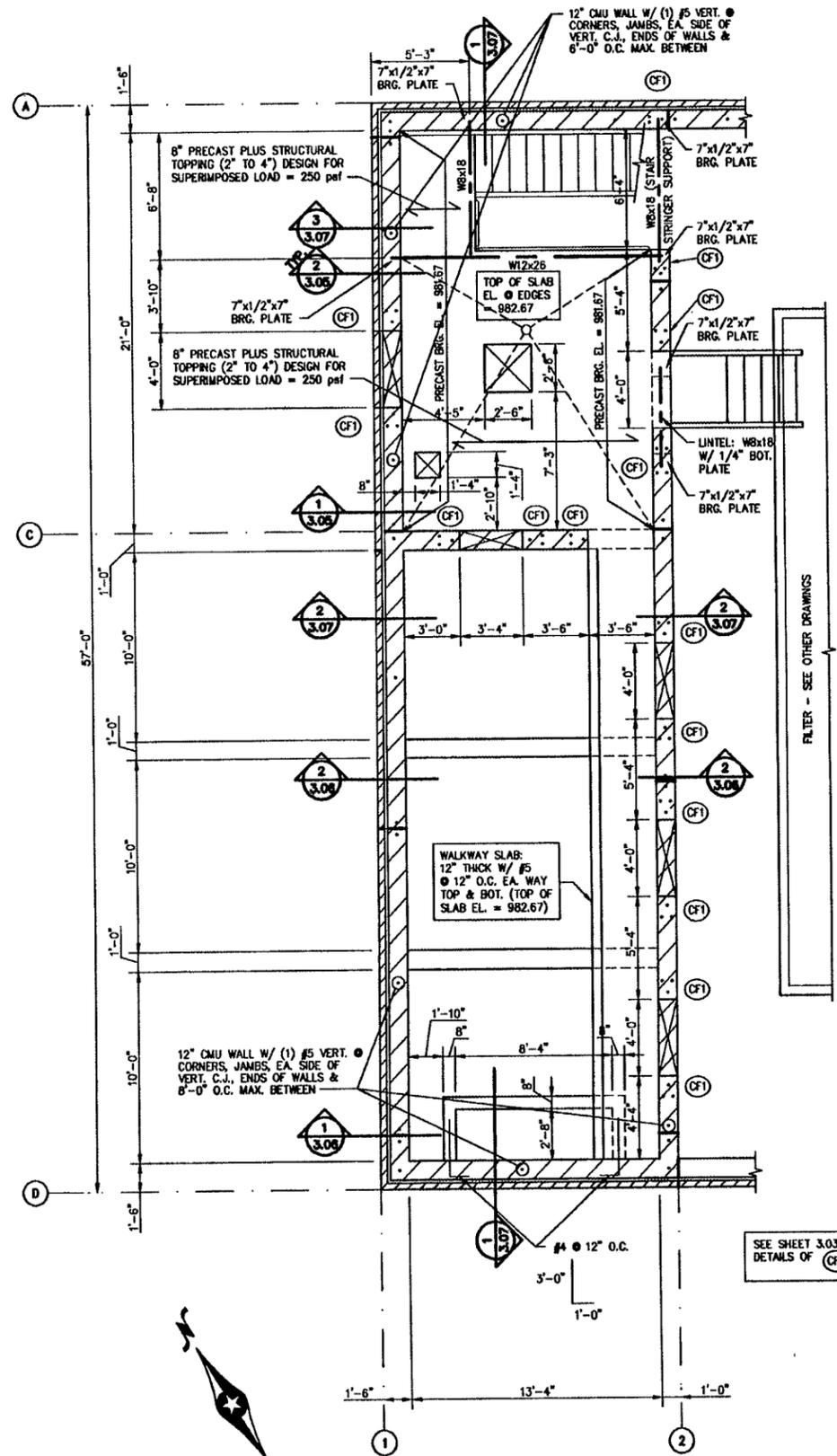
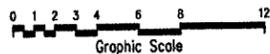
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D	JIT	8-17-01		



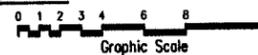
**CLEARWELL FOUNDATION PLAN**

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



**MEZZANINE PLAN**

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



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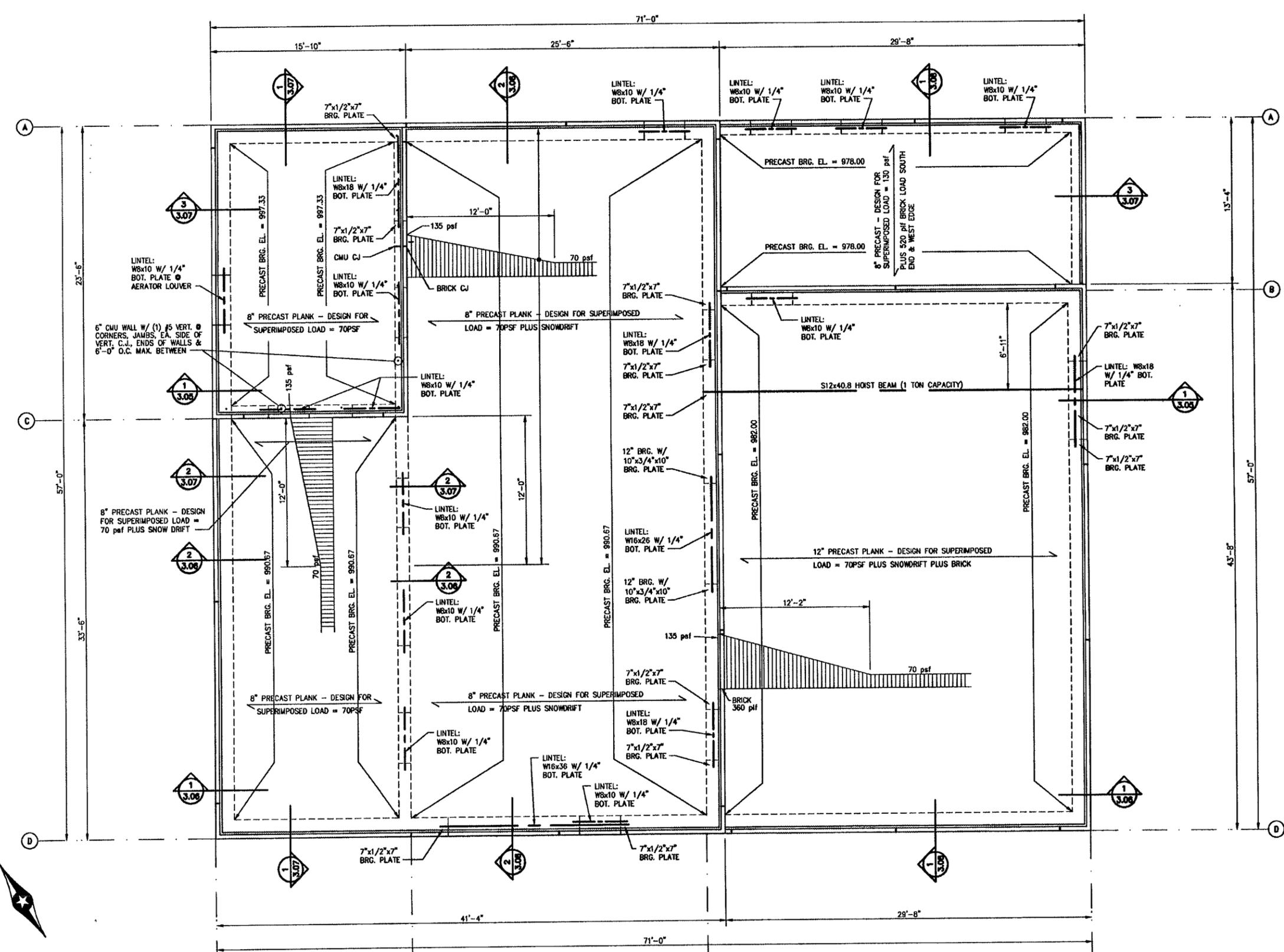
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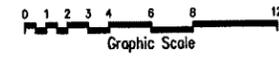
WATERTOWN, MINNESOTA	
WATER TREATMENT FACILITY	
CLEARWELL FOUNDATION PLAN AND MEZZANINE PLAN	

SHEET  
**3.02**





**1**  
**3.04** ROOF PLAN  
SCALE: 1/4"=1'-0"



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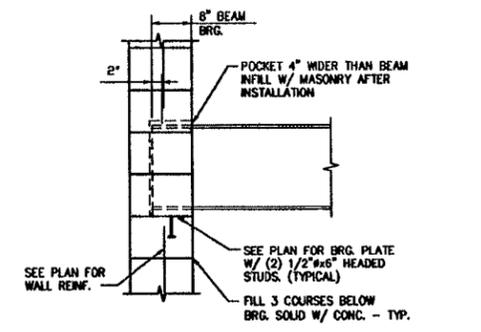
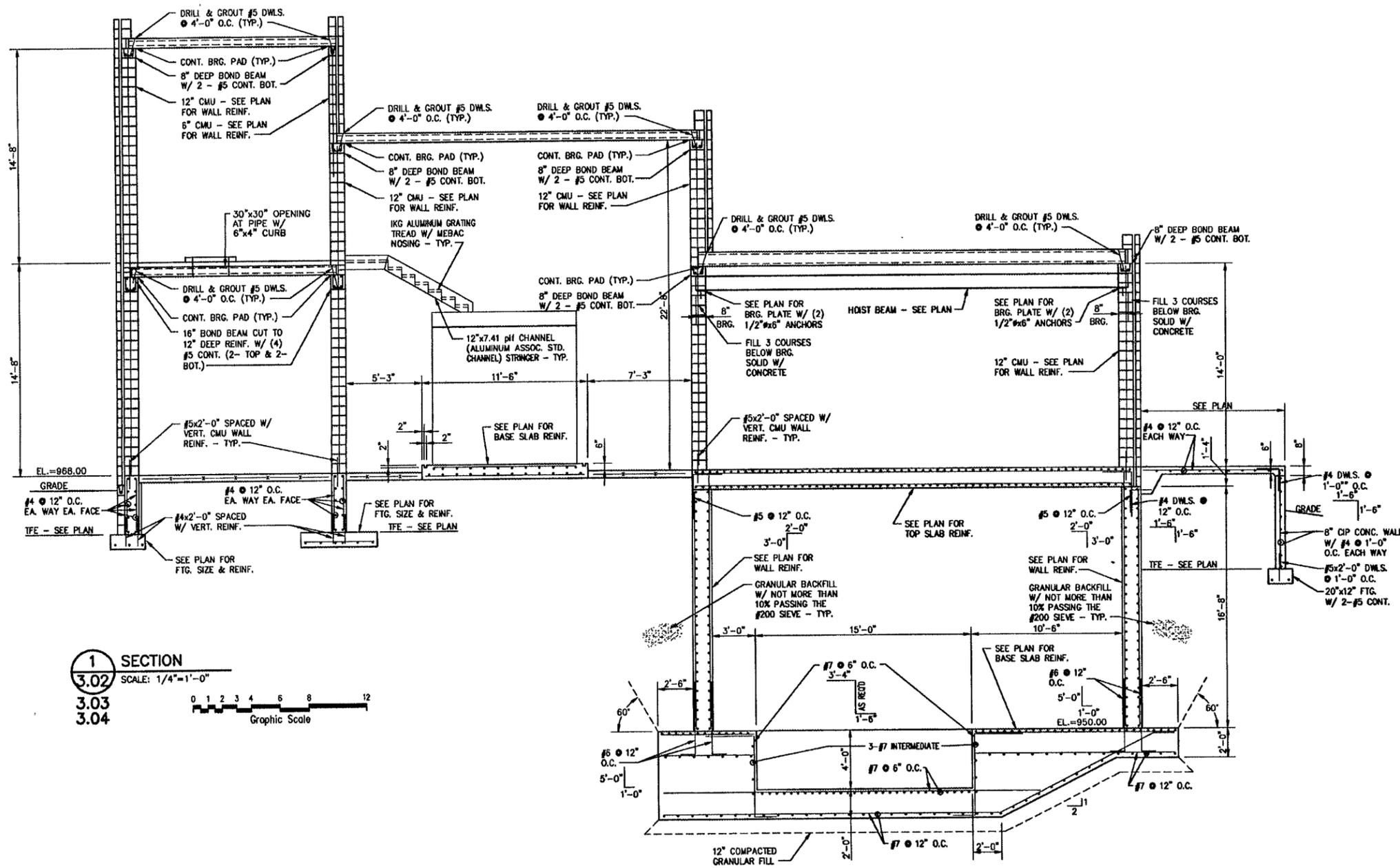
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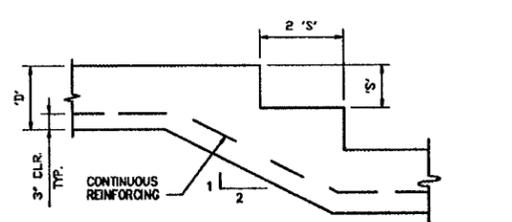
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O	JIT	8-17-01

WATERTOWN, MINNESOTA	
WATER TREATMENT FACILITY	
ROOF PLAN	

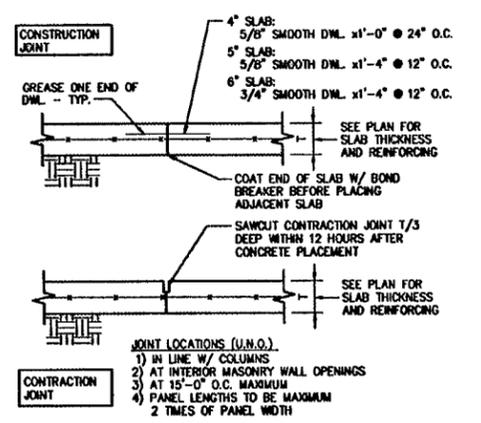
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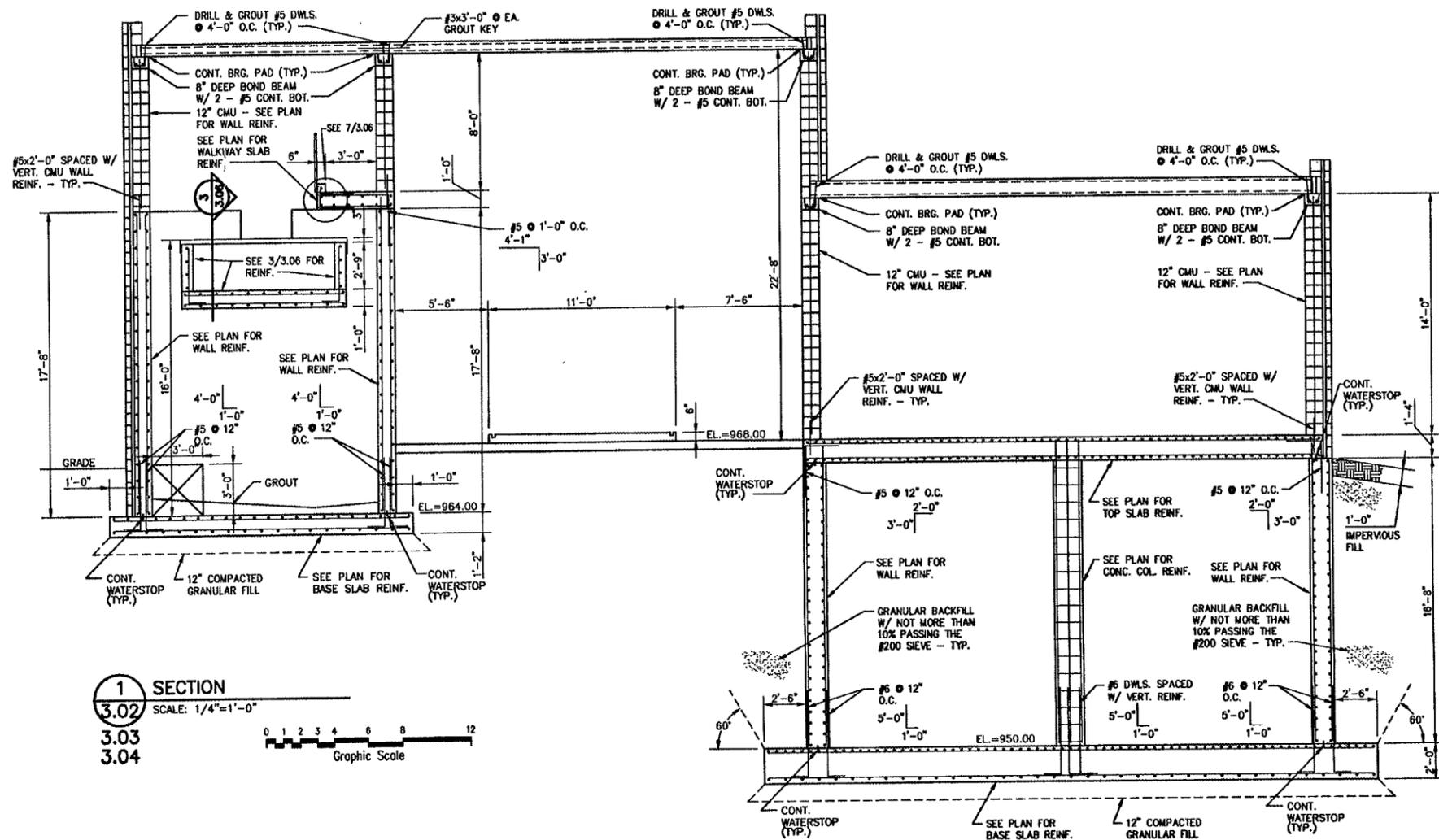


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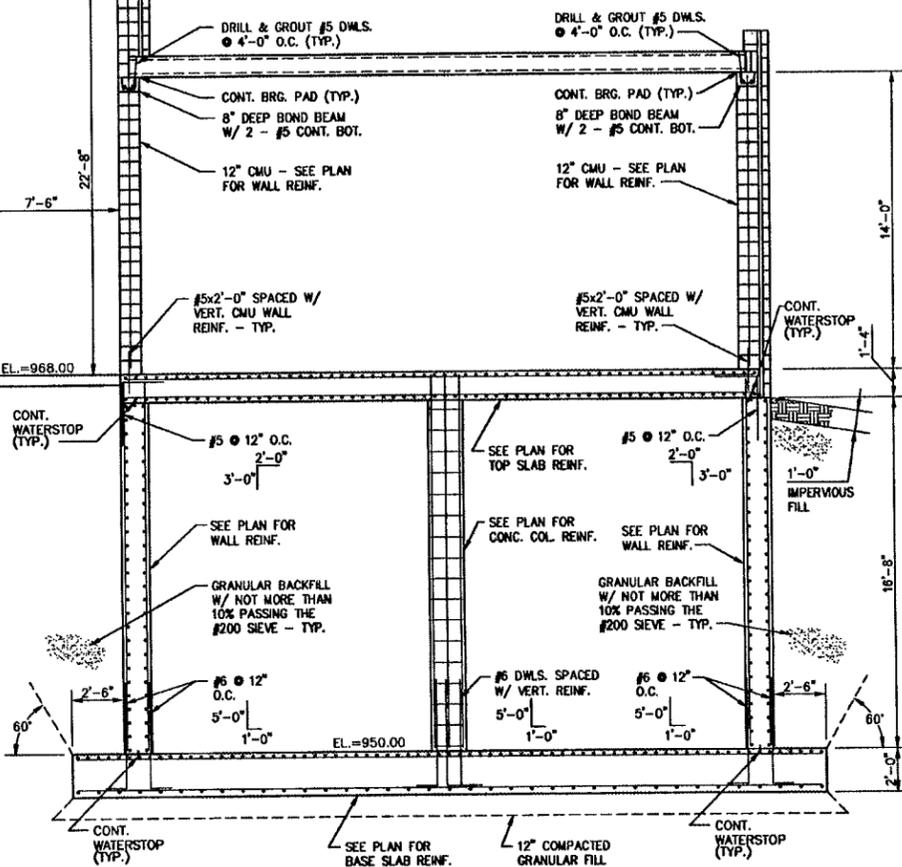
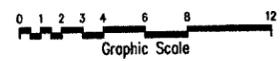


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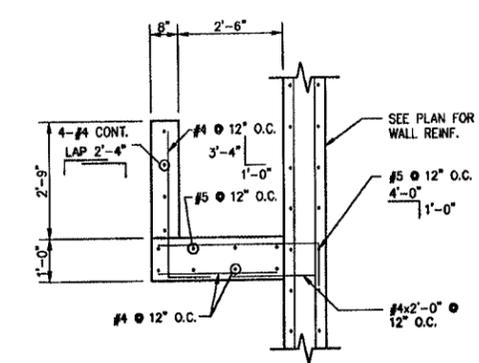
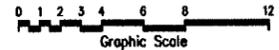
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3.03  
3.04  
Graphic Scale



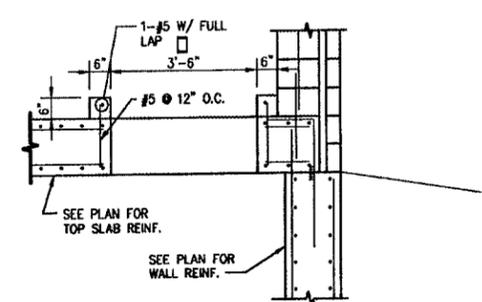
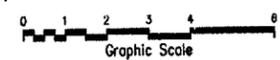
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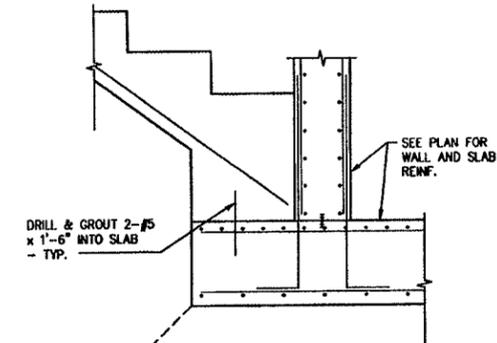
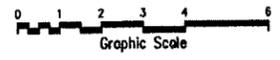
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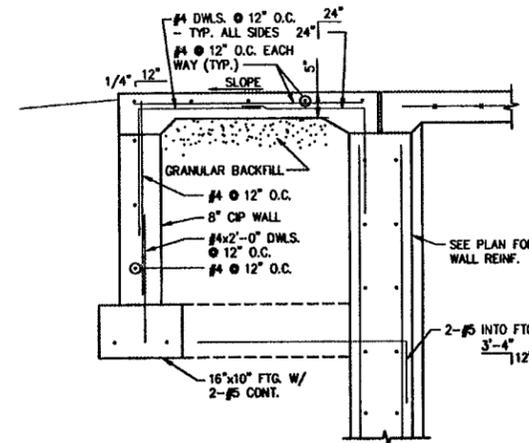
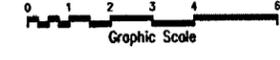
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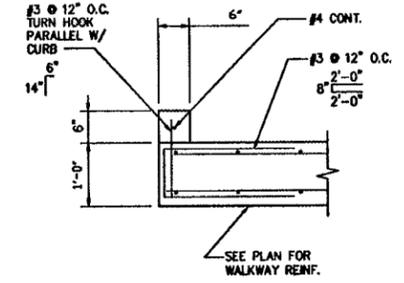
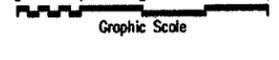
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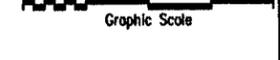
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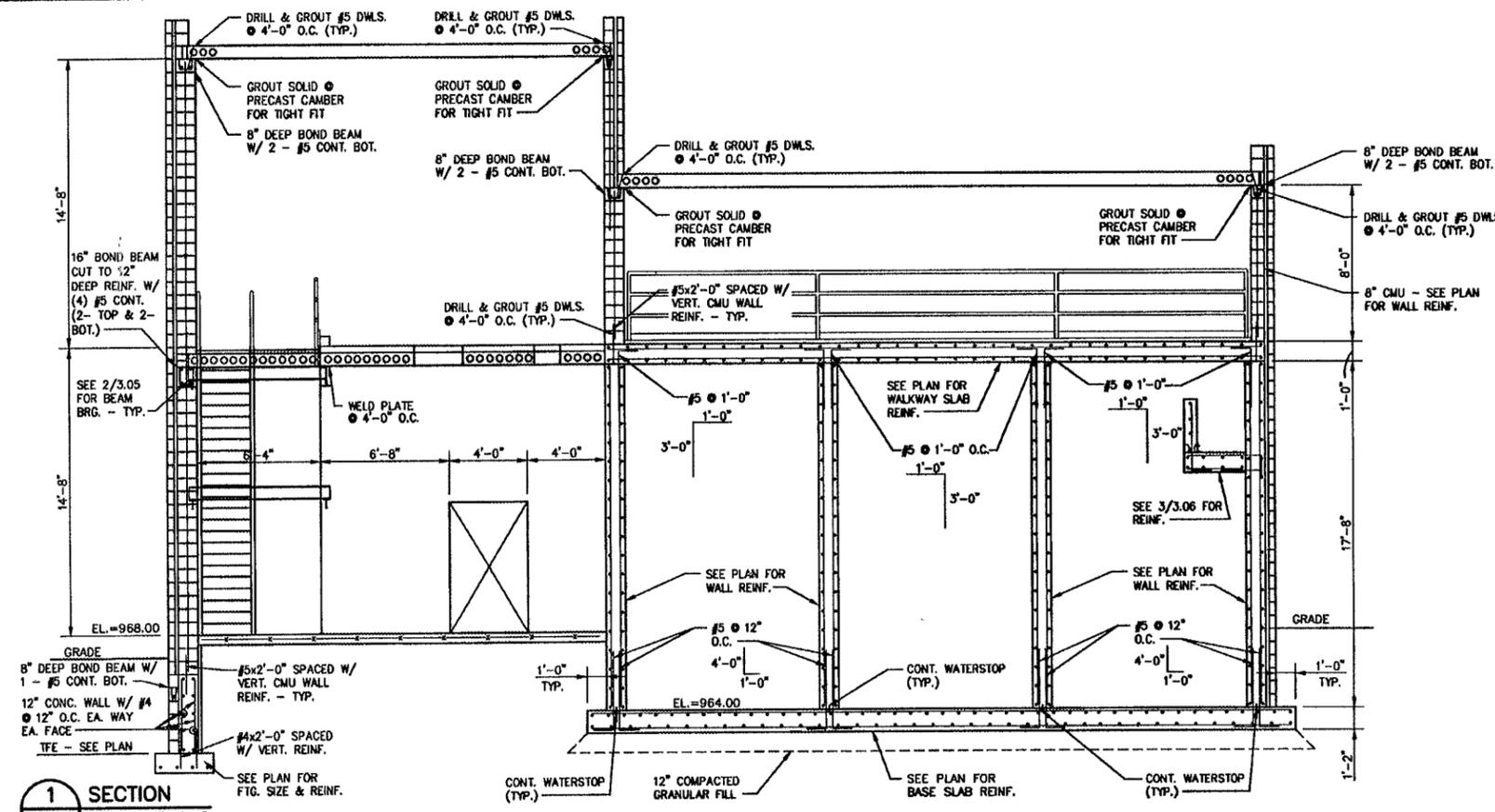
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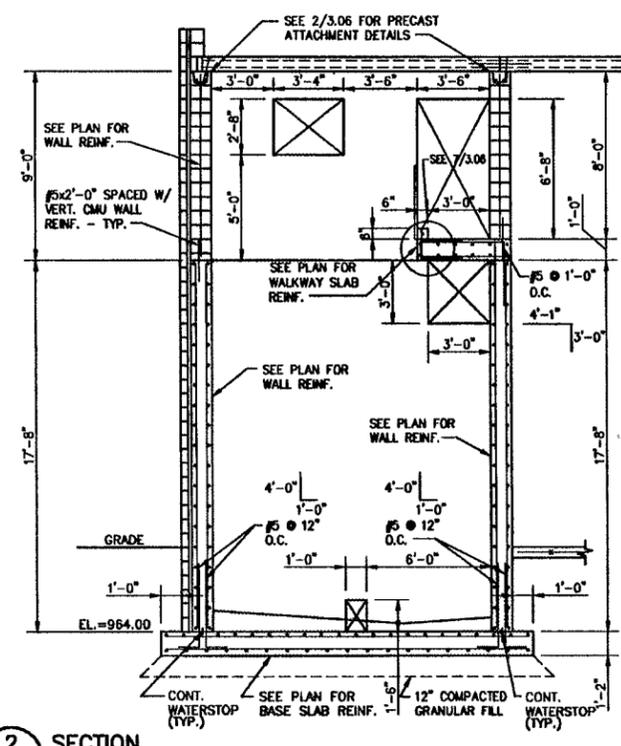
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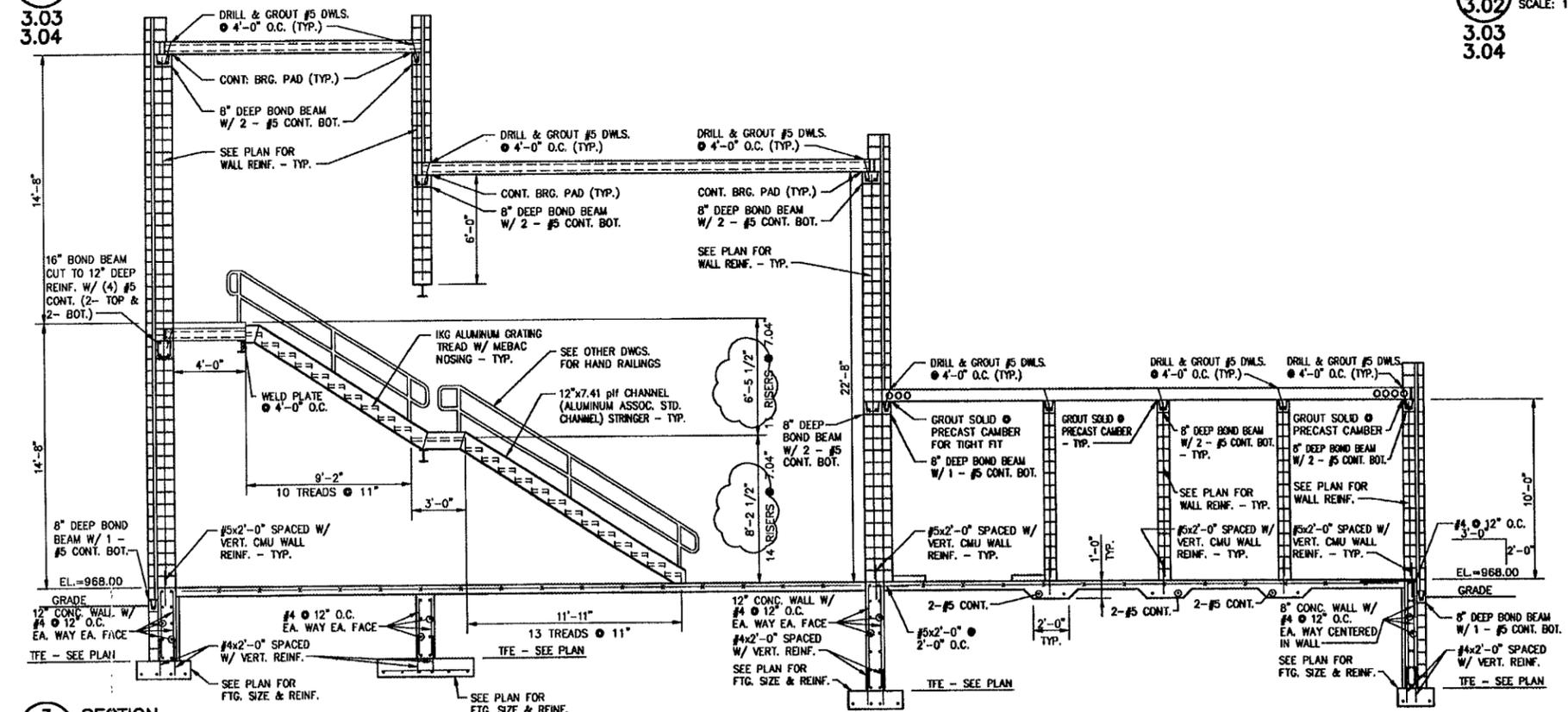
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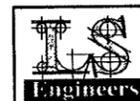
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**3.04**



**2 SECTION**  
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**3.03**  
**3.04**



**3 SECTION**  
**3.02** SCALE: 1/4"=1'-0"  
**3.03**  
**3.04**



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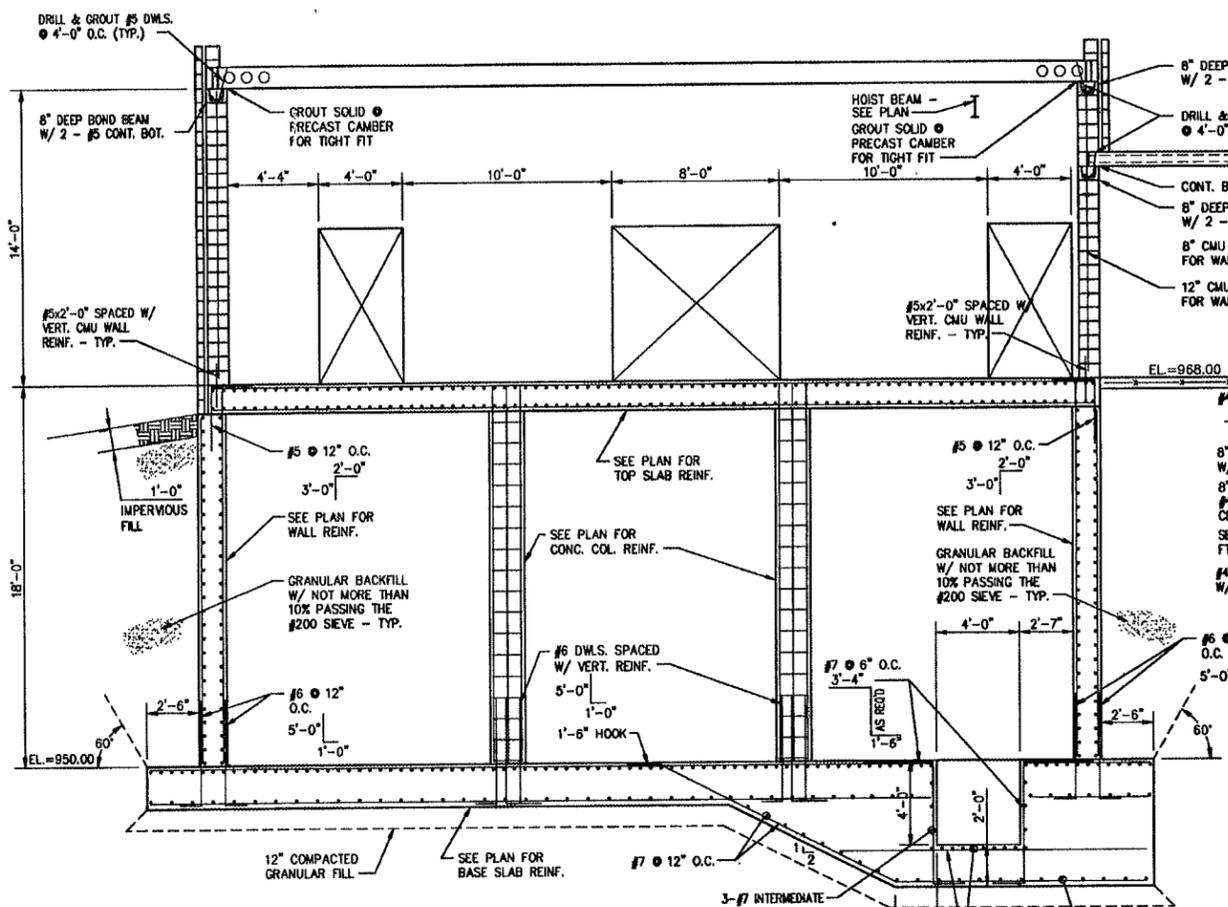
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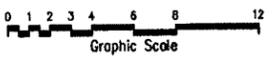
WATERTOWN, MINNESOTA  
**WATER TREATMENT FACILITY**  
 BUILDING SECTIONS

SHEET  
**3.07**

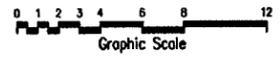
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**1 SECTION**  
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 3.03  
 3.04



**2 SECTION**  
 3.03 SCALE: 1/4"=1'-0"  
 3.04



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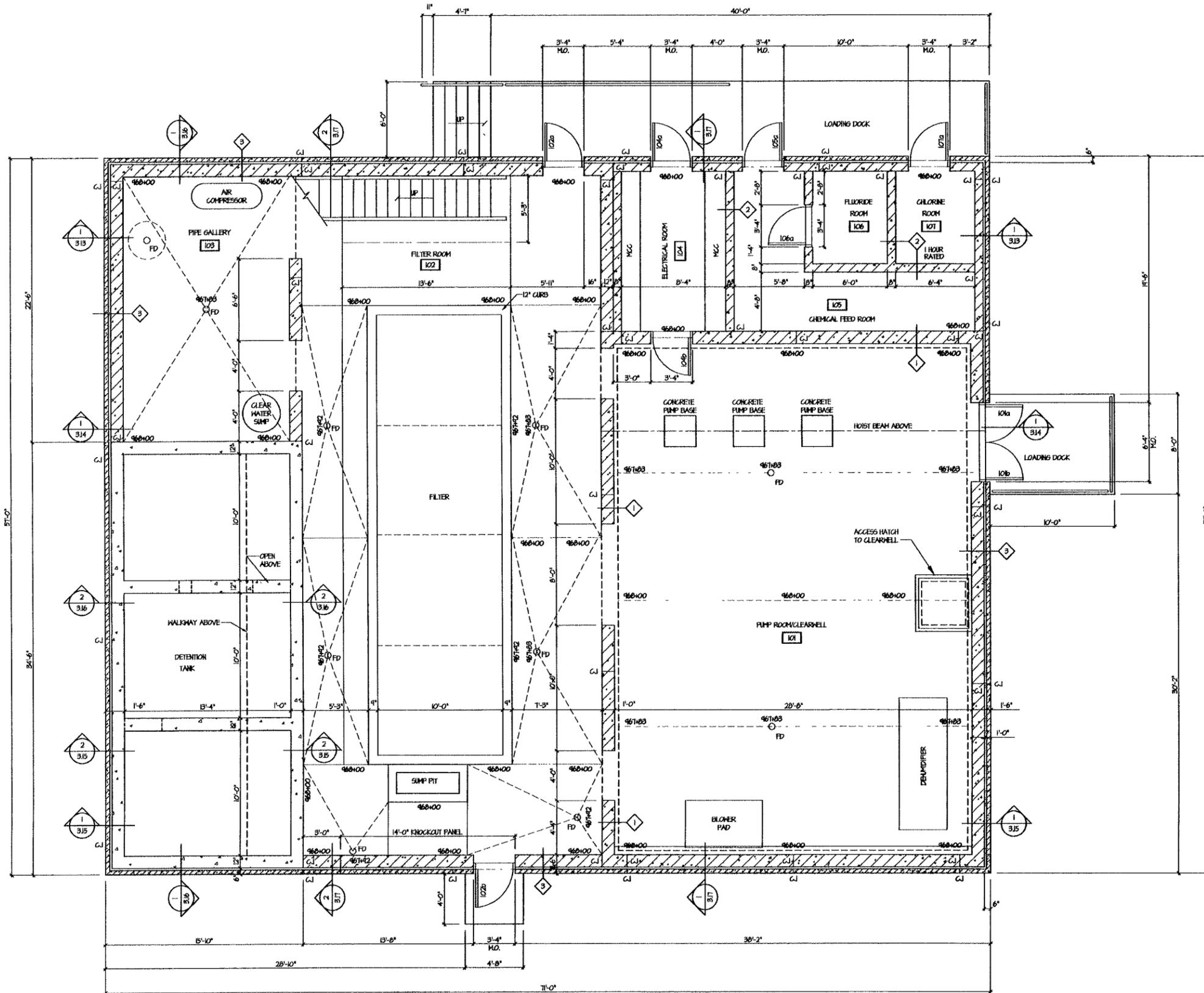
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**WATERTOWN, MINNESOTA**  
**WATER TREATMENT FACILITY**  
**BUILDING SECTIONS**

SHEET  
**3.08**



**HALL TYPES**

- 1 12" CONG. BLOCK HALL TO DECK ABOVE. GULK HALL @ TOP PRIME/PAIN
- 2 8" CONG. BLOCK HALL TO DECK ABOVE. GULK HALL @ TOP PRIME/PAIN
- 3 12" CONG. BLOCK W/ 1-1/2" RIGID INSULATION 1-1/4" AIR SPACE - 4" CONG. BLOCK

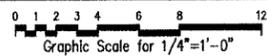
CONTROL JOINTS

FLOOR SLOPE LINES

460+00 FINISHED FLOOR ELEVATIONS



PLAN  
SCALE: 1/4"=1'-0"



J:\WATERTOWN\M2132296\32296309



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 EDEN PRAIRIE, MN. 55347 612-278-8880  
 JOB #: 01162  
 DRAWN BY: DRH CHECKED BY: BJH

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

*James R. Grover*  
 REGISTERED ARCHITECT  
 NO. 12197

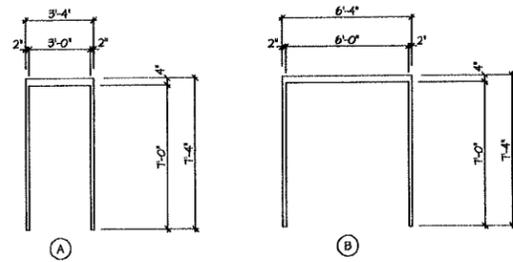
**BOLTON & MENK, INC**  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
 BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

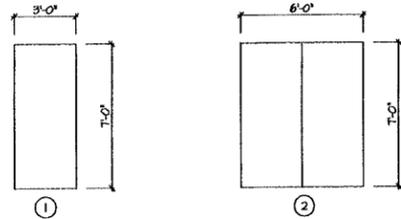
REV	BY	DATE
A	NWS	5-18-2001
0	BH	8-17-01

**WATERTOWN, MINNESOTA**  
**WATER TREATMENT FACILITY**  
**FLOOR PLAN**

SHEET  
**3.09**



FRAME TYPES (HOLLOW METAL)  
SCALE: 1/4"=1'-0"

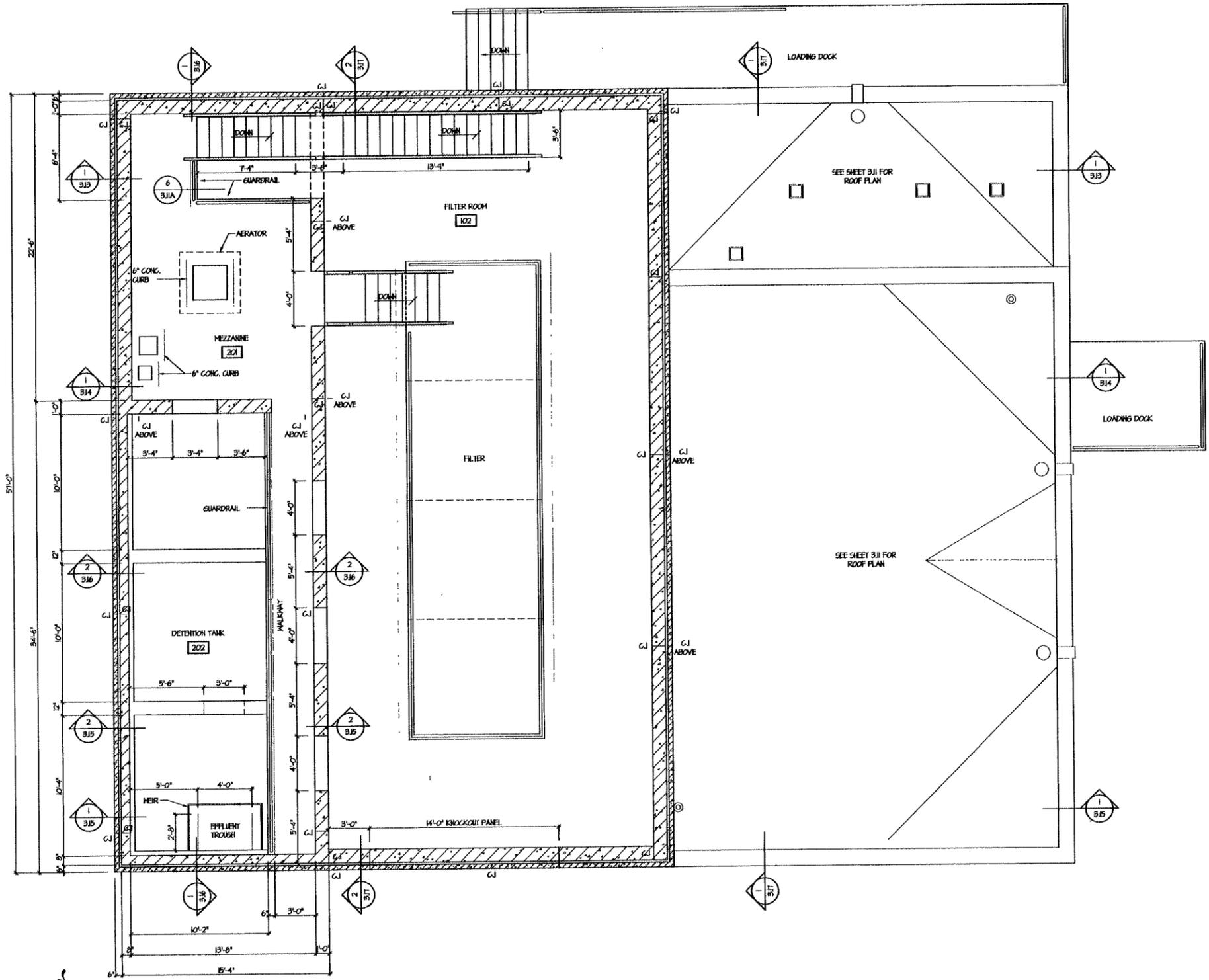


DOOR TYPES (HOLLOW METAL)  
SCALE: 1/4"=1'-0"

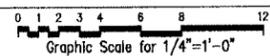
ROOM FINISH SCHEDULE					
ROOM NO. AND NAME	FLOOR	BASE	HALLS	CEILING	NOTES
	SEALED CONCRETE	NOSE	PAINTED CHU PAINTED CONCRETE CHU	PRECAST PLANK - PAINT	
101 PUMP ROOM/CLEARWELL	•	•	•	•	
102 FILTER ROOM	•	•	•	•	
103 PIPE GALLERY	•	•	•	•	
104 ELECTRICAL ROOM	•	•	•	•	
105 CHEMICAL FEED ROOM	•	•	•	•	
106 FLUORIDE ROOM	•	•	•	•	
107 CHLORINE ROOM	•	•	•	•	
201 MEZZANINE	•	•	•	•	
202 DETENTION TANK	•	•	•	•	

DOOR AND FRAME SCHEDULE										
DOOR INFORMATION				FRAME INFO		DETAIL NO.'S			NOTES	
DOOR # FRAME NO.	WIDTH	HEIGHT	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB		SILL
101a & b	3'-0"	7'-0"	2	H.M.S.	B	H.M.S.				INSULATED
102a	3'-0"	7'-0"	1	H.M.S.	A	H.M.S.				INSULATED
102b	3'-0"	7'-0"	1	H.M.S.	A	H.M.S.				INSULATED
104a	3'-0"	7'-0"	1	H.M.S.	A	H.M.S.				INSULATED
104b	3'-0"	7'-0"	1	H.M.S.	A	H.M.S.				INSULATED
105a	3'-0"	7'-0"	1	H.M.S.	A	H.M.S.				INSULATED
106a	3'-0"	7'-0"	1	H.M.S.	A	H.M.S.				INSULATED
107a	3'-0"	7'-0"	1	H.M.S.	A	H.M.S.				INSULATED

SEE SPECIFICATION FOR HARDWARE GROUPS



MEZZANINE PLAN  
SCALE: 1/4"=1'-0"



**HTG ARCHITECTS**  
**HICKEY THORSTENSON GROVER LTD**  
 9300 HENNEPIN TOWN ROAD  
 EDEN PRAIRIE, MN. 55347 612-278-8880  
 JOB #: 01162  
 DRAWN BY: DRH CHECKED BY: BJH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DAILY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 DATE: 8/29/01  
 TYPED OR PRINTED NAME: JAMES R. ANTON  
 REG. NO. 12859

**BOLTON & MENK, INC**  
 MANKATO, MN  
 BURNSVILLE, MN  
 FAIRMONT, MN  
 WILLMAR, MN  
 SLEEPY EYE, MN  
 AMES, IA  
 LIBERTY, MO

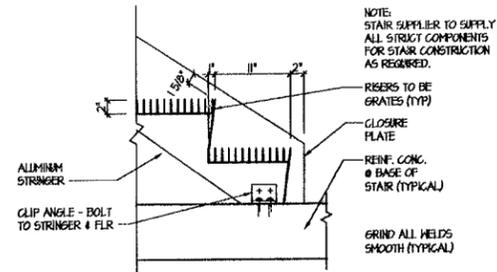
**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

REV	BY	DATE
A	NWS	5-18-2001
0	BH	8-17-01

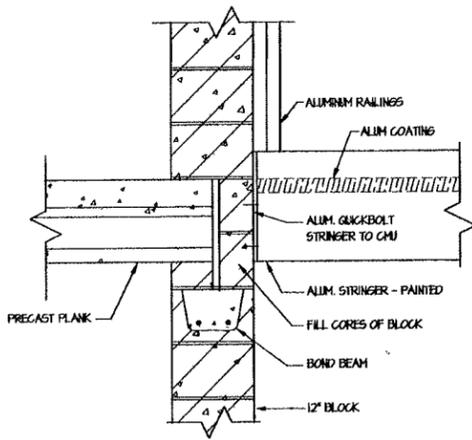
WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 MEZZANINE PLAN

SHEET  
**3.10**

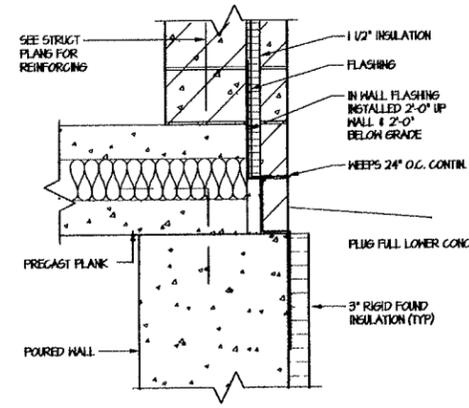




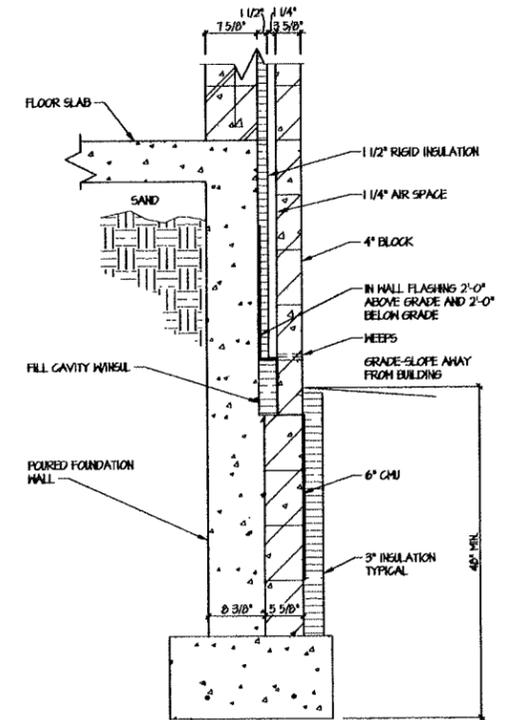
1 STAIR DETAIL  
3/16" 1/4"=1'-0"



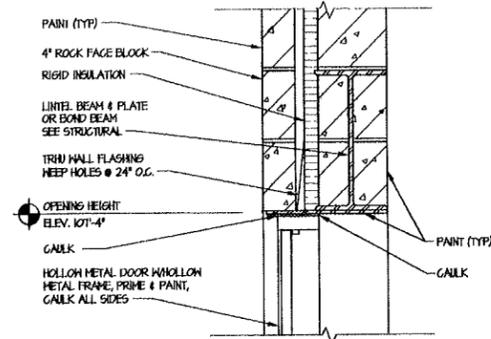
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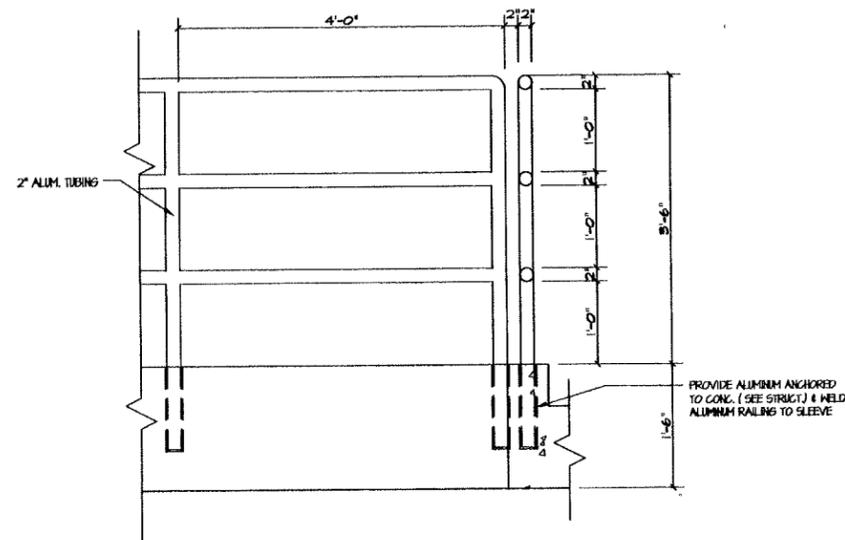
3 DETAIL  
3/16" 1/4"=1'-0"



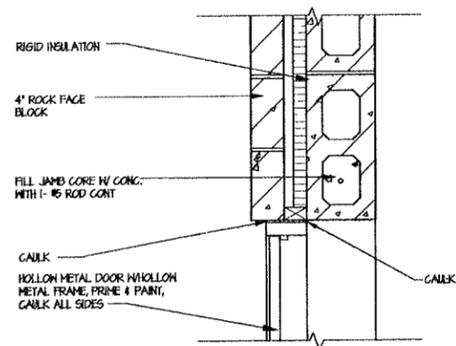
4 DETAIL  
3/16" 1/4"=1'-0"



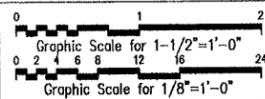
5 HOLLOW METAL HEAD DETAIL  
3/16" 1/4"=1'-0"



6 RAILING DETAIL  
3/16" 1/4"=1'-0"



7 HOLLOW METAL JAMB DETAIL  
3/16" 1/4"=1'-0"



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

DATE: 8/17/01  
 DRAWN BY: BLI  
 CHECKED BY: BJH

**HTG**  
 ARCHITECTS

**HICKEY THORSTENSON GROVER LTD**  
 9300 HENNEPIN TOWN ROAD  
 EDEN PRAIRIE, MN. 55347 952-278-8880  
 JOB #: 01162  
 DRAWN BY: BLI CHECKED BY: BJH

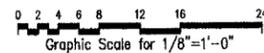
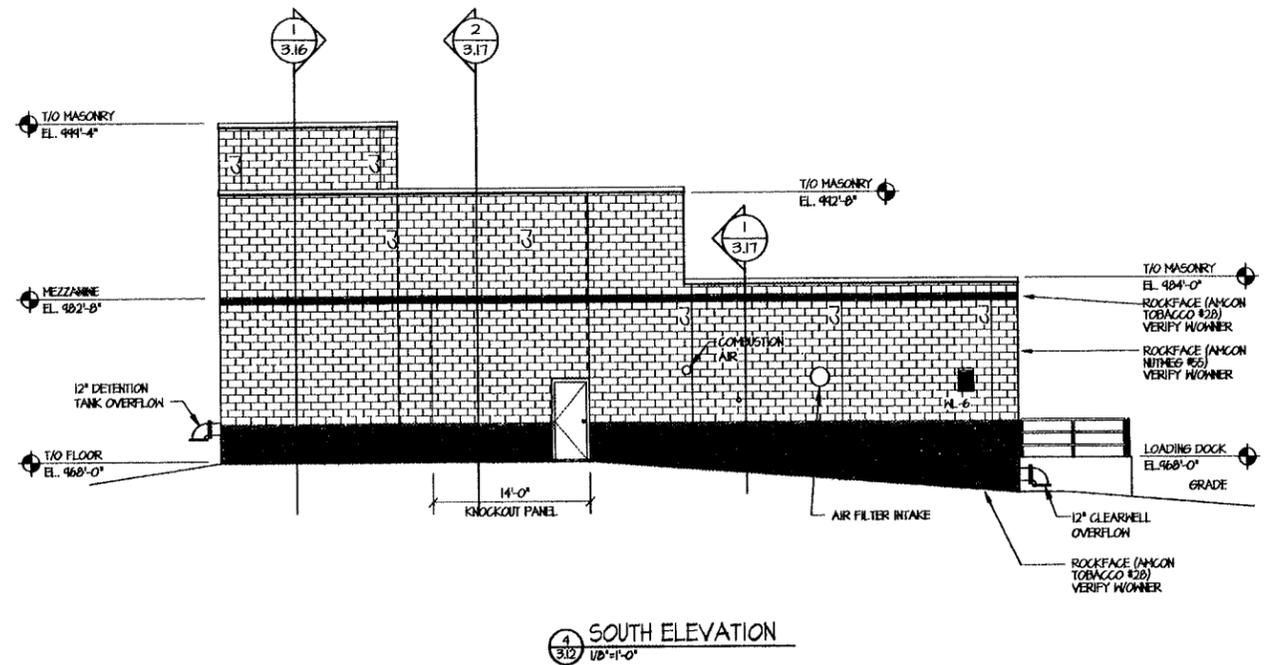
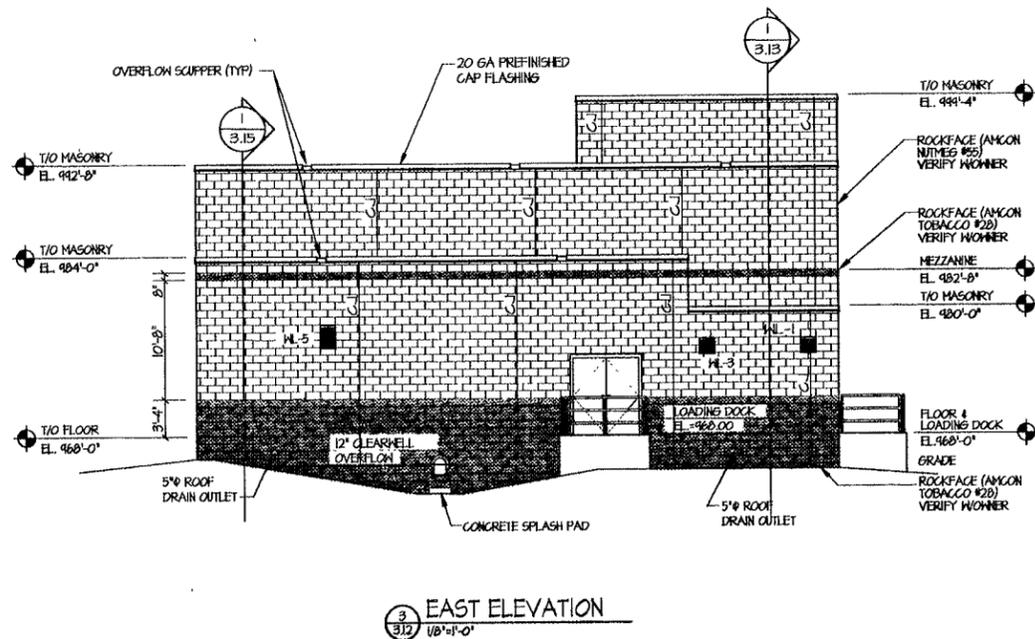
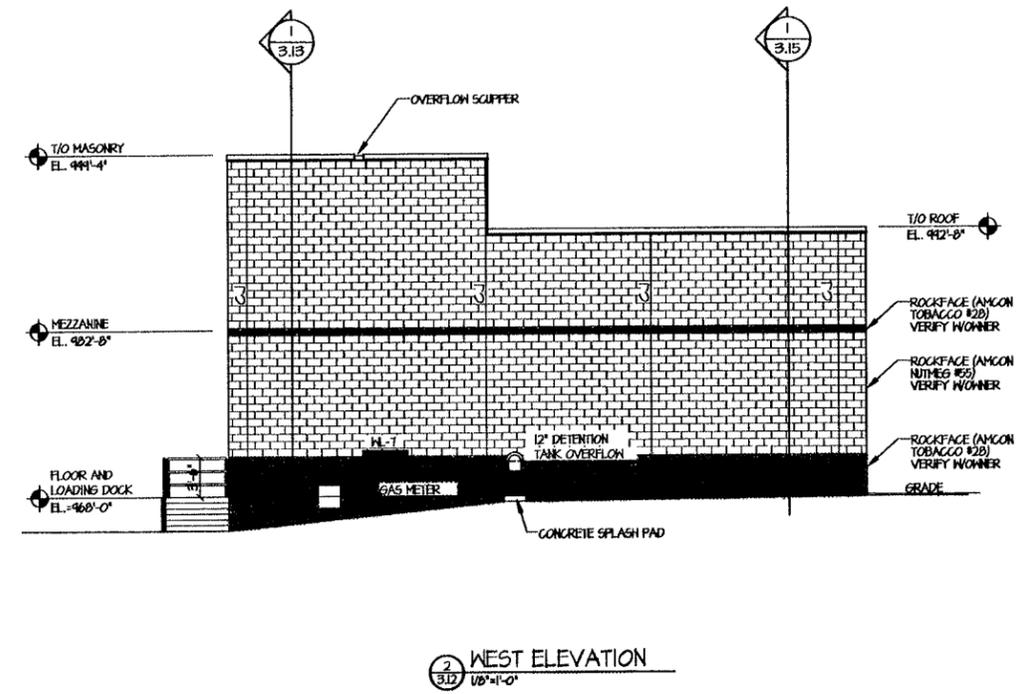
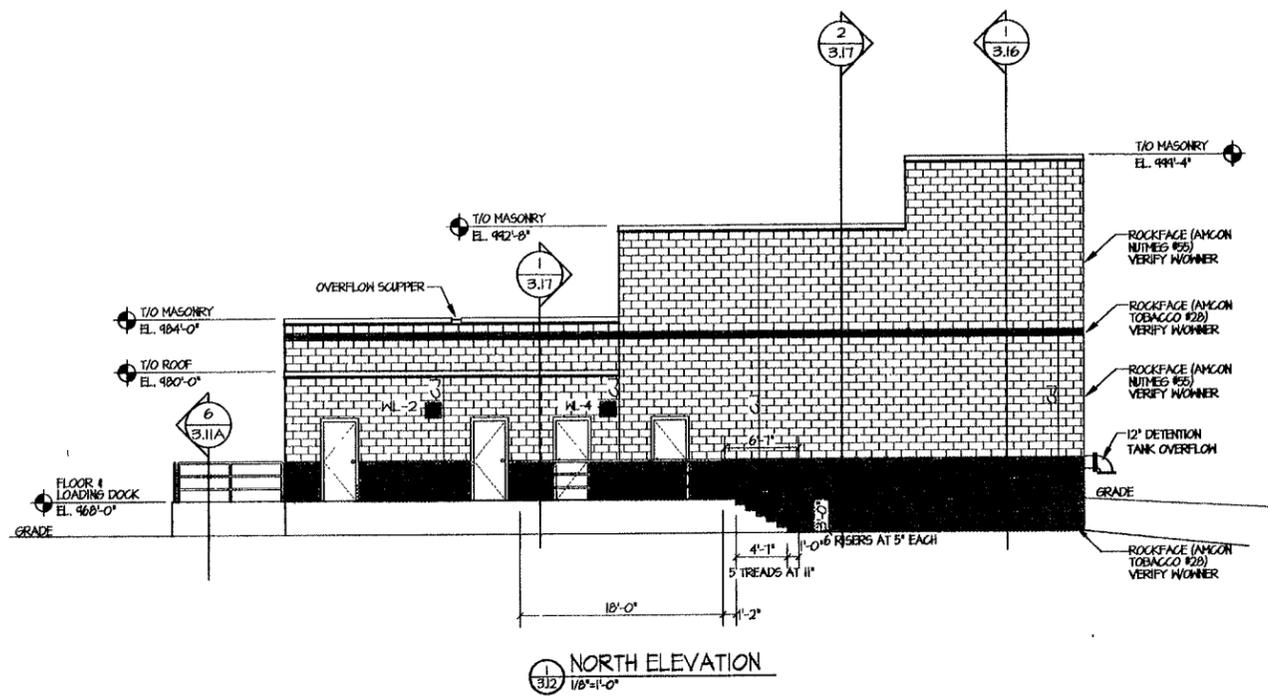
**BOLTON & MENK, INC**  
 CONSULTING ENGINEERS  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
 BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

REV	BY	DATE
0	BH	8-17-01

WATERTOWN, MINNESOTA	
WATER TREATMENT FACILITY	
DETAILS	

SHEET  
 3.11A



**HTG**  
ARCHITECTS

**HICKEY THORSTENSON GROVER LTD**  
9300 HENNEPIN TOWN ROAD  
EDEN PRAIRIE, MN. 55347 612-278-8880  
JOB #. 01162  
DRAWN BY: BLJ CHECKED BY: BJH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. REGISTRATION NUMBER 12487  
*Andersen*  
DATE 8/24/01

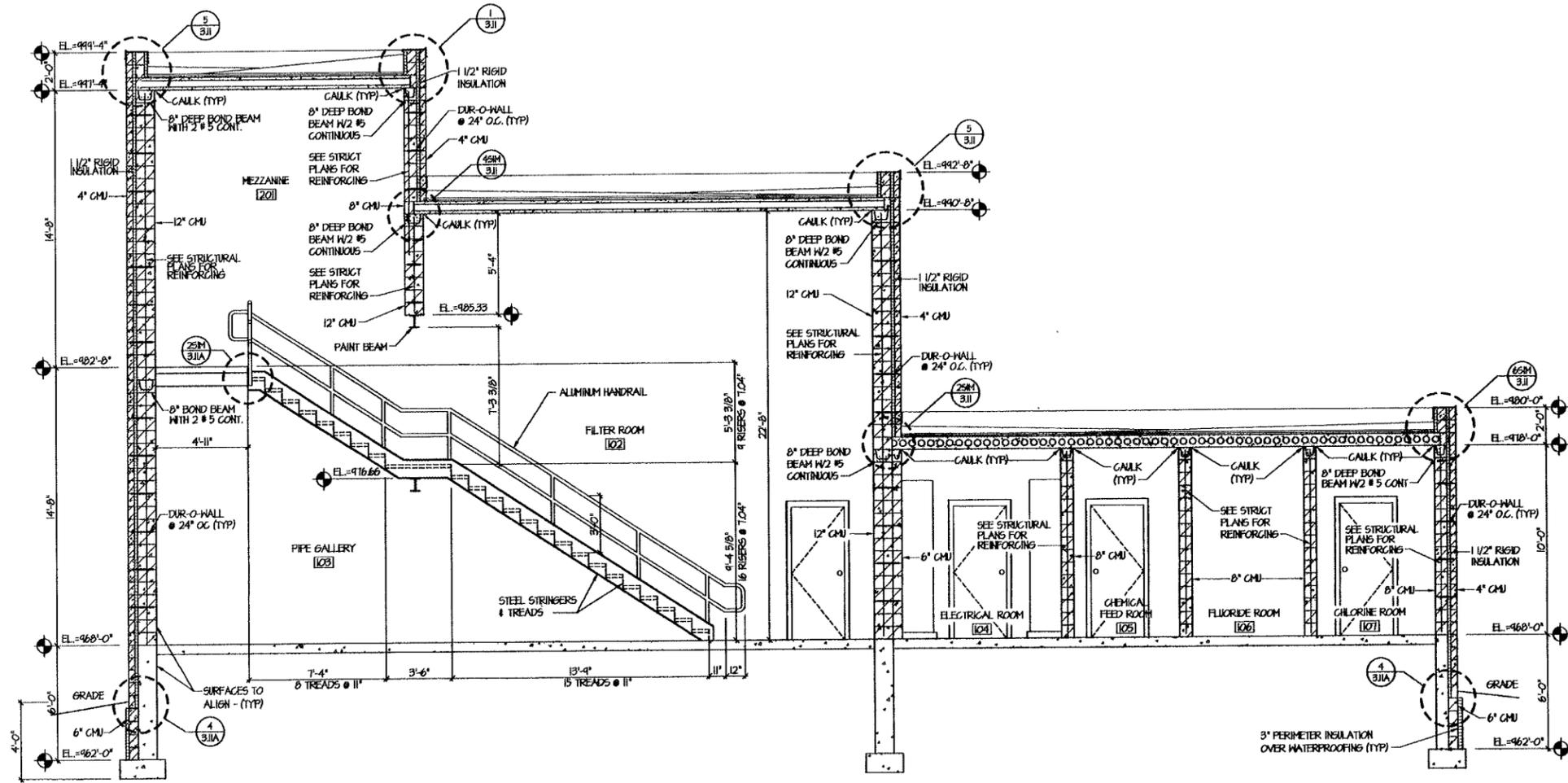
**BOLTON & MENK, INC**  
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
CONSULTING ENGINEERS  
CHASKA, MINNESOTA

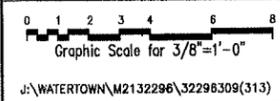
REV	BY	DATE
A	NRE	5-18-2001
0	BH	8-17-01

WATERTOWN, MINNESOTA  
WATER TREATMENT FACILITY  
EXTERIOR ELEVATIONS

SHEET  
3.12



SECTION 3.13 SCALE: 1/4"=1'-0"



**HTG ARCHITECTS**  
**HICKEY THORSTENSON GROVER LTD**  
 9300 HENNEPIN TOWN ROAD  
 EDEN PRAIRIE, MN. 55347 612-278-8880  
 JOB #: 01162  
 DRAWN BY: DRH CHECKED BY: BJH

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*James R. Grover*  
 DATE: 5/21/01 REG. NO. 12847

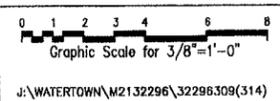
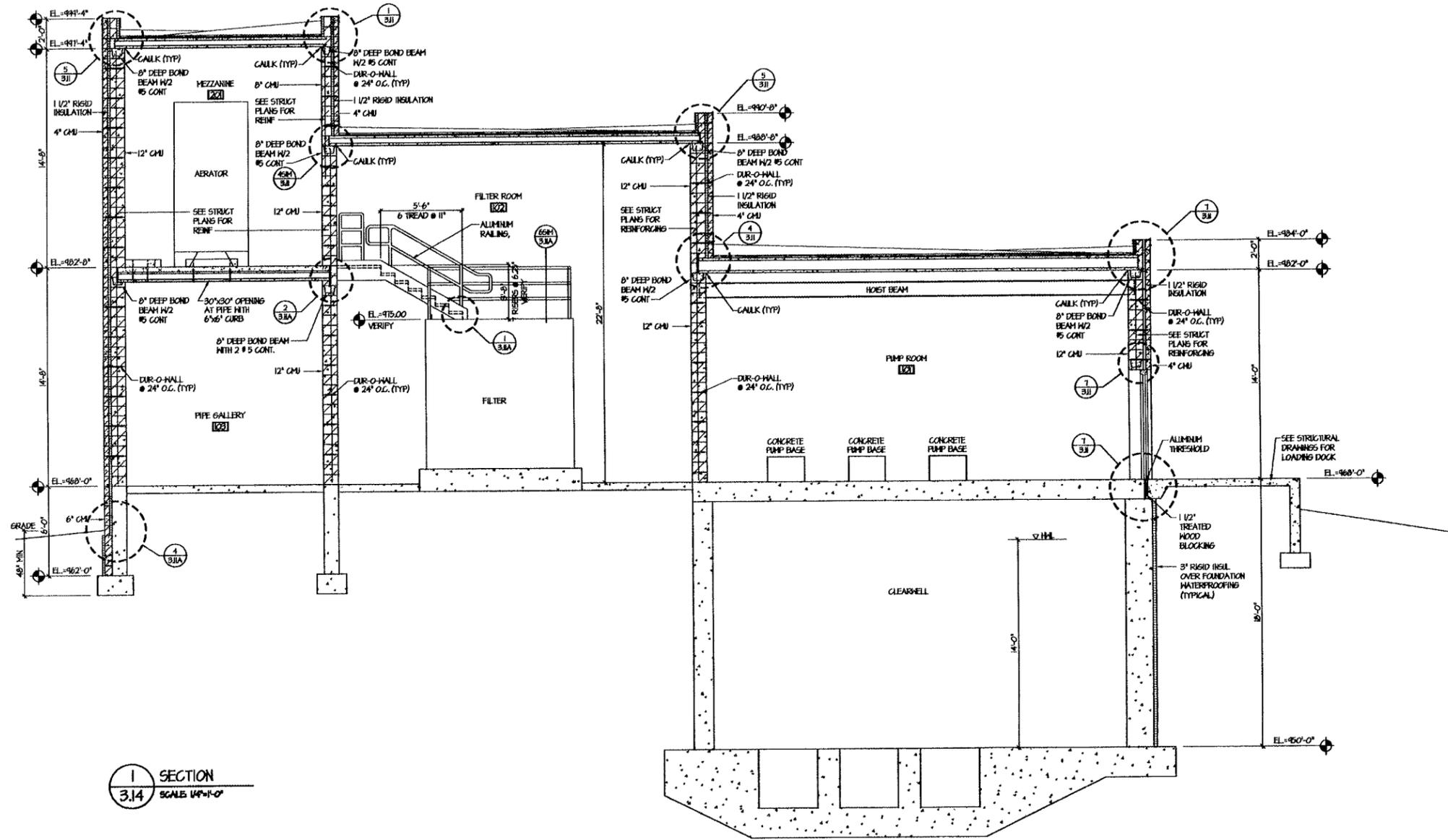
**BOLTON & MENK, INC**  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
 BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

REV	BY	DATE
A	NWS	5-18-2001
C	BH	8-17-01

WATERTOWN, MINNESOTA	
WATER TREATMENT FACILITY	
BUILDING SECTION	

SHEET  
**3.13**



**HITG ARCHITECTS**  
**HICKEY THORSTENSON GROVER LTD**  
 9300 HENNEPIN TOWN ROAD  
 EDEN PRAIRIE, MN. 55347 612-278-8880  
 JOB #: 01162  
 DRAWN BY: DRH CHECKED BY: BJH

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*Donald J. Hickey*  
 DATE: 9/17/01 REG. NO. 12887

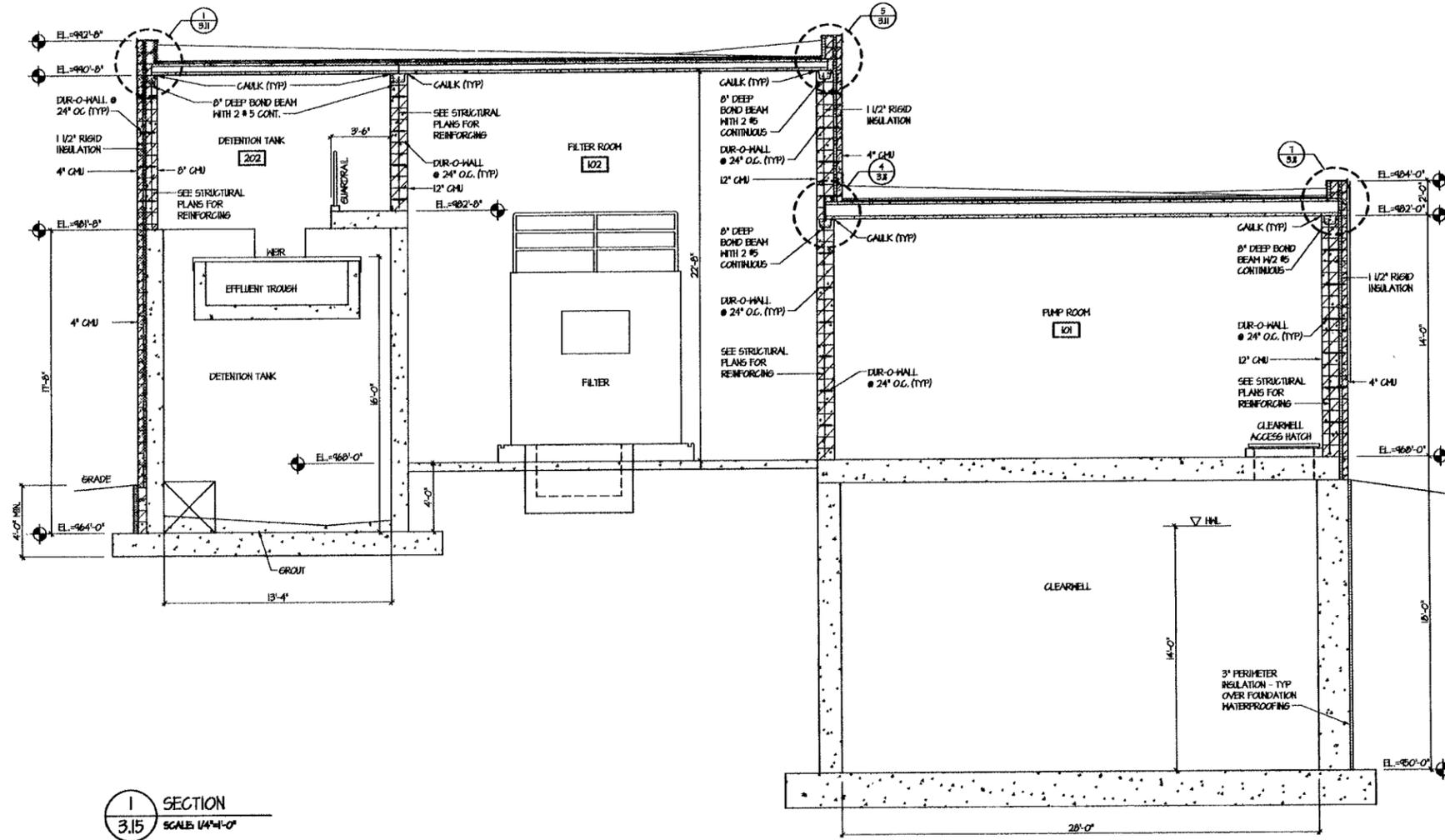
**BOLTON & MENK, INC**  
 CONSULTING ENGINEERS  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
 BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

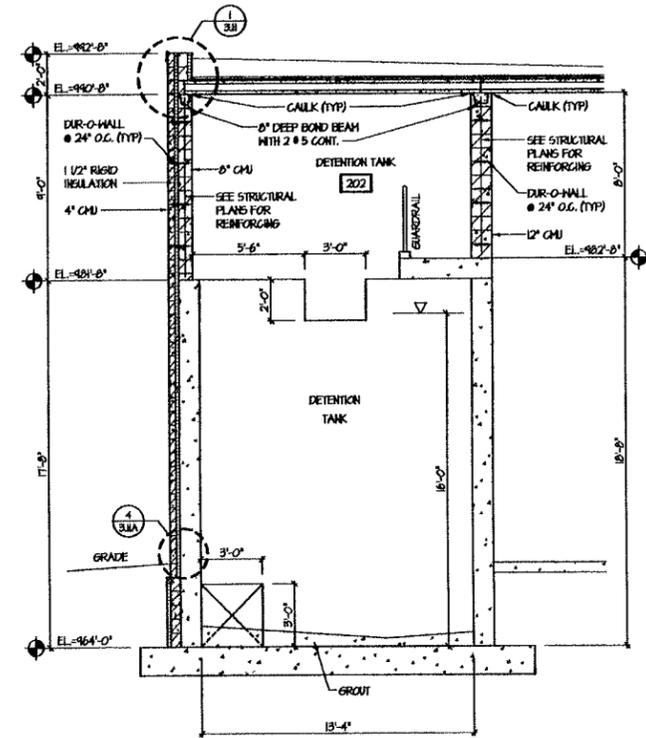
REV	BY	DATE
A	NWS	5-18-2001
0	BH	8-17-01

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 BUILDING SECTION

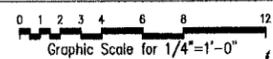
SHEET  
**3.14**



1 SECTION  
3.15 SCALE 1/4"=1'-0"



2 SECTION  
3.15 SCALE 1/4"=1'-0"



**HTG ARCHITECTS**  
**HICKEY THORSTENSON GROVER LTD**  
 9300 HEAINEPIN TOWN ROAD  
 EDEN PRAIRIE, MN. 55347 612-278-8880  
 JOB #: 01162  
 DRAWN BY: DRH CHECKED BY: BJH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Paul A. ...*  
 DATE: 12/17/01

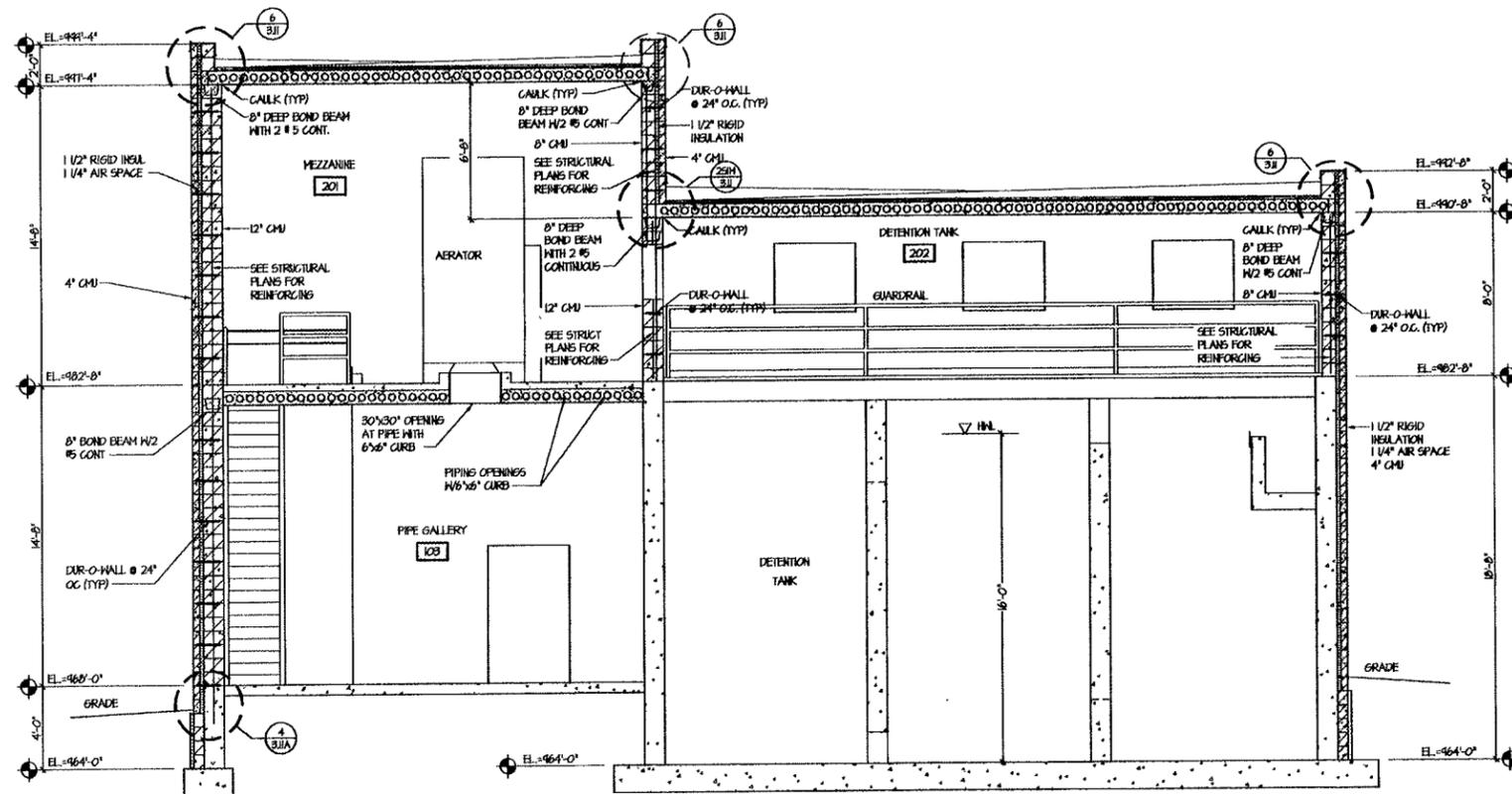
**BOLTON & MENK, INC**  
 CONSULTING ENGINEERS & ARCHITECTS  
 MANKATO, MN FAIRMONT, MN SLEEPY FIVE, MN  
 BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

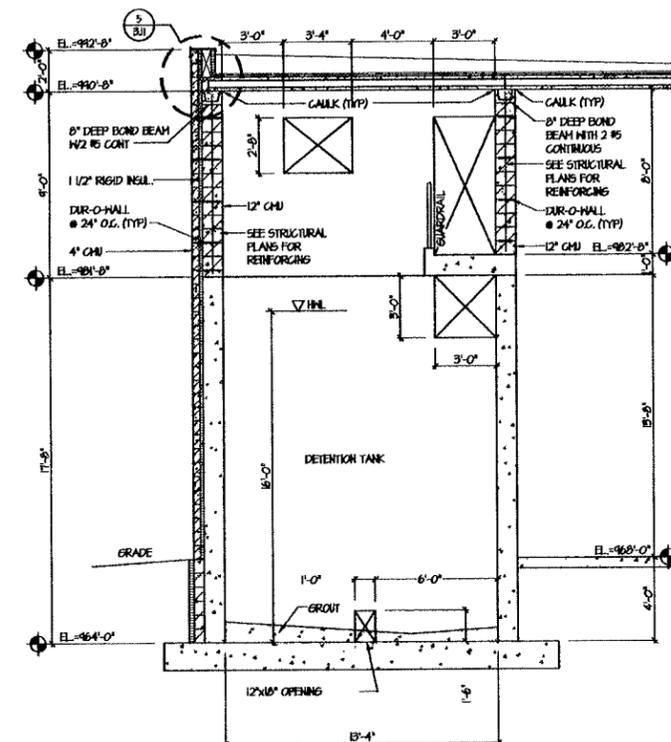
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D	BH	8-17-01

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 BUILDING SECTIONS

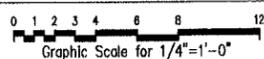
SHEET  
 3.15



1 SECTION  
3.16 SCALE 1/4"=1'-0"



2 SECTION  
3.16 SCALE 1/4"=1'-0"



**HICKEY THORSTENSON GROVER LTD**  
 9300 HENNEPIN TOWN ROAD  
 EDEN PRAIRIE, MN. 55347 612-278-8880  
 JOB #: 01162  
 DRAWN BY: DRH CHECKED BY: BJH

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*James R. Grover*  
 ARCHITECT  
 REG. NO. 12909

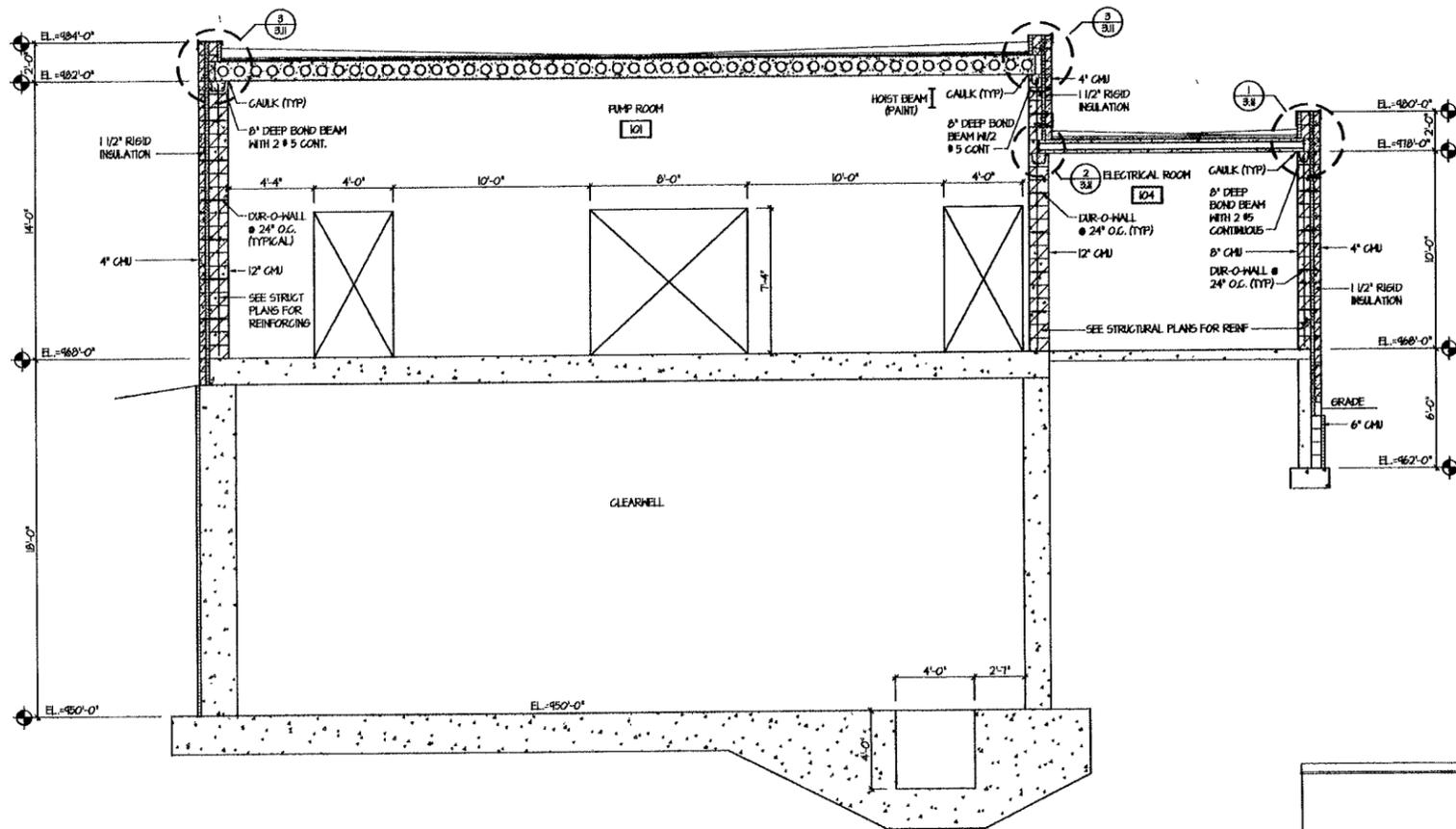
**BOLTON & MENK, INC**  
 ARCHITECTS  
 MARKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
 BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

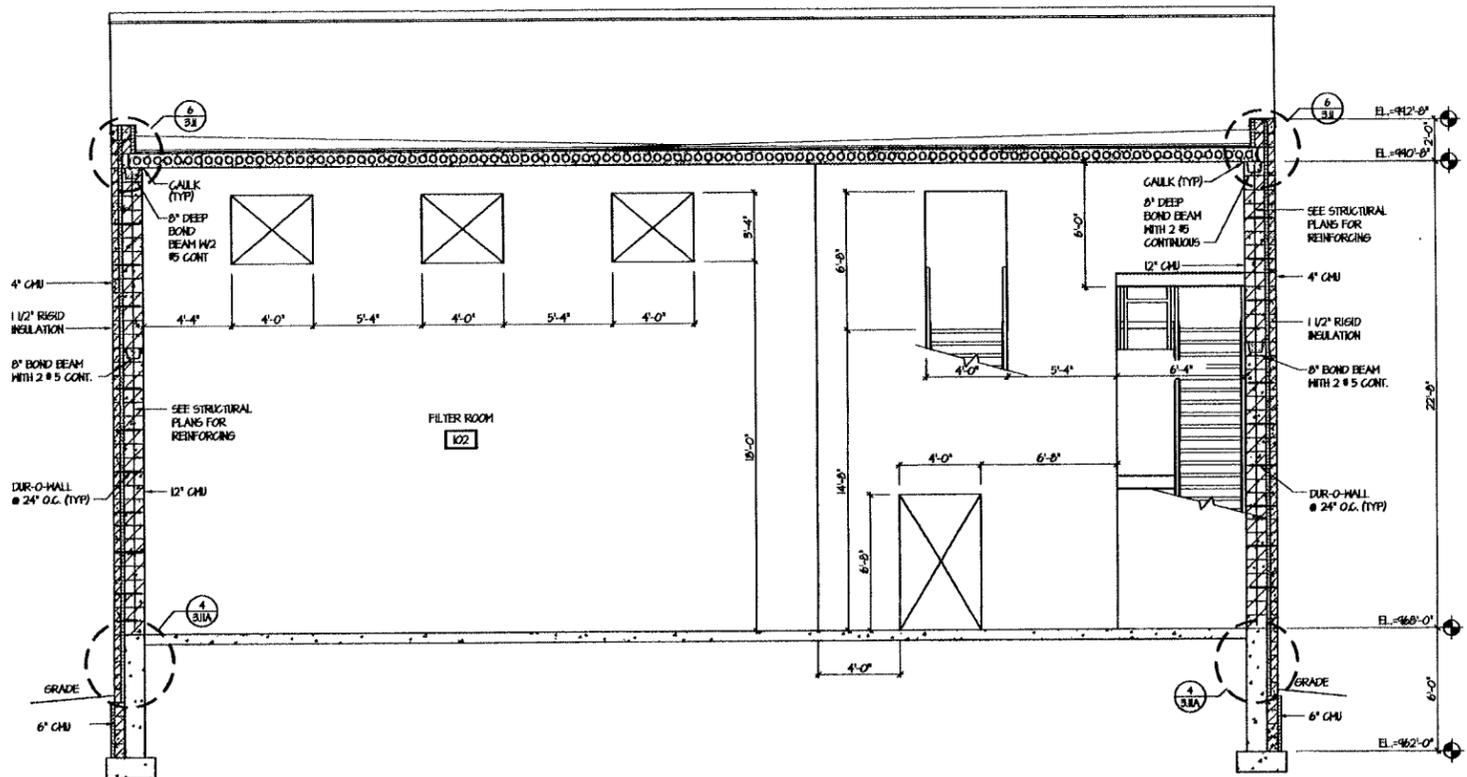
REV	BY	DATE
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D	BH	8-17-01

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 BUILDING SECTIONS

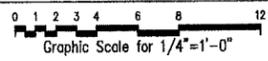
SHEET  
 3.16



1 SECTION  
3.17 SCALE 1/4"=1'-0"



2 SECTION  
3.17 SCALE 1/4"=1'-0"



**HICKEY THORSTENSON GROVER LTD**  
9300 HENNEPIN TOWN ROAD  
EDEN PRAIRIE, MN. 55347 612-278-8880  
JOB #: 01162  
DRAWN BY: DRH CHECKED BY: BJH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DAILY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
DATE: 8/24/01 REG. NO. 12987

**BOLTON & MIENK, INC**  
CONSULTING ENGINEERS  
MANKATO, MN FARMONT, MN SLEEPY EYE, MN  
BURNSVILLE, MN WELLMAR, MN AMES, IA LIBERTY, MO

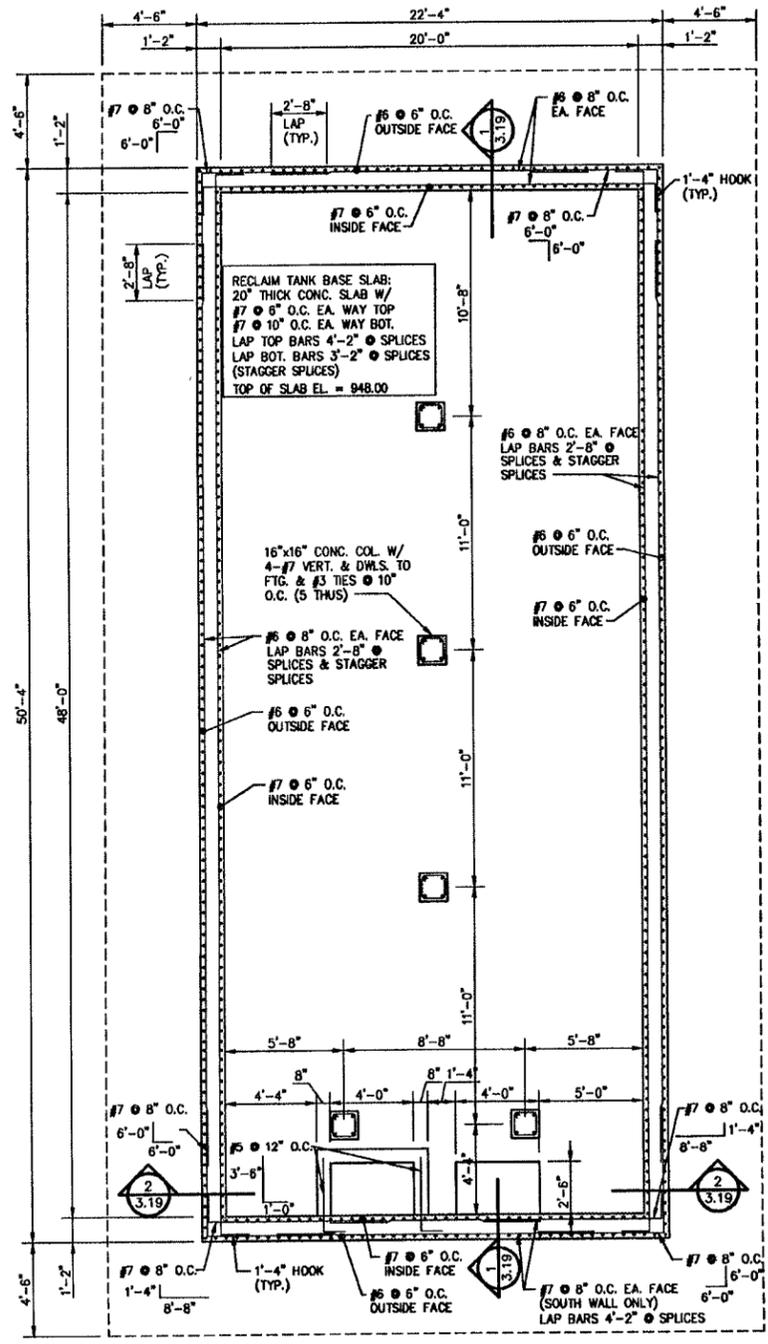
**WILLIAM R. ENGELHARDT ASSOC.**  
CONSULTING ENGINEERS  
CHASKA, MINNESOTA

REV	BY	DATE
A	NWS	5-18-2001
0	BH	8-17-01

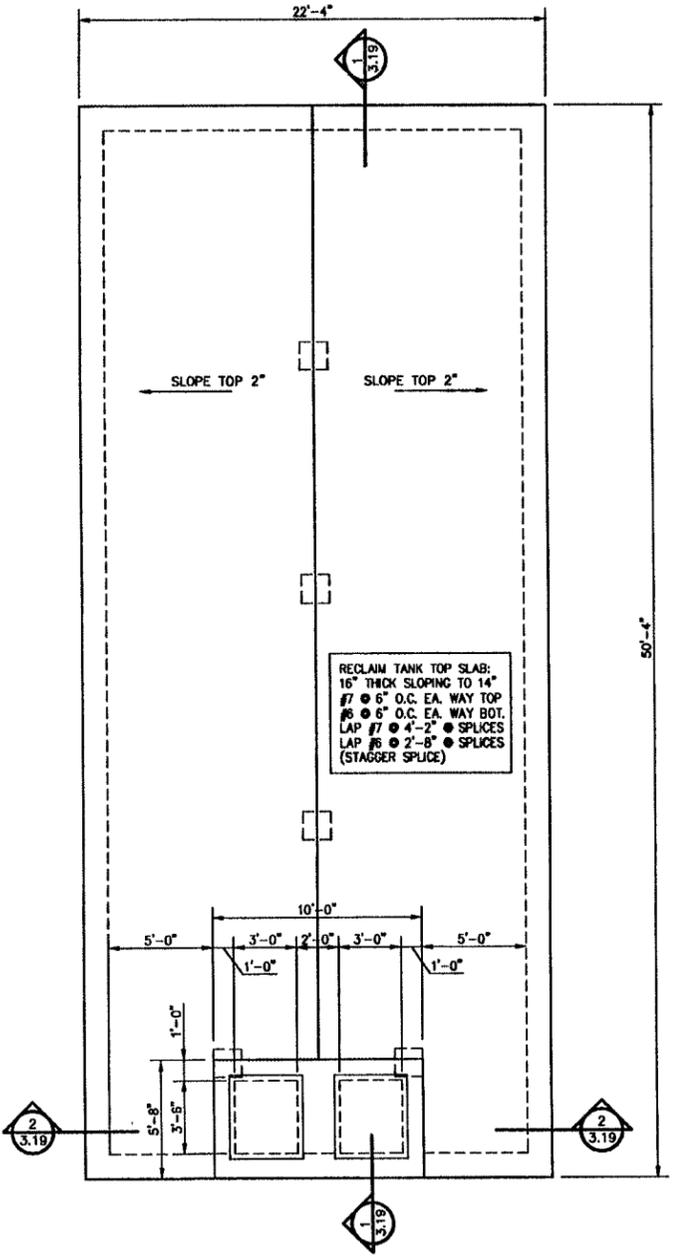
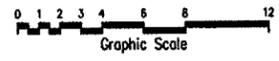
WATERTOWN, MINNESOTA  
WATER TREATMENT FACILITY  
BUILDING SECTIONS

SHEET  
3.17

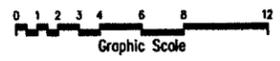
DATE PLOTTED: 05/18/2001 10:42:24 AM



**1** FOUNDATION PLAN  
3.18 SCALE: 1/4"=1'-0"



**2** TOP SLAB PLAN  
3.18 SCALE: 1/4"=1'-0"



LS JOB# 01-207  
**LS ENGINEERS**  
200 S. Main St.  
LeSueur, MN 56006

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
SIGNATURE: *William P. Lehnertz* TYPED OR PRINTED NAME: William P. Lehnertz  
DATE: 8-17-01 REG. NO.: 14985

**BOLTON & MENK, INC**  
CONSULTING ENGINEERS & SURVEYORS  
MANKATO, MN FARMONT, MN SLEEPY EYE, MN  
BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

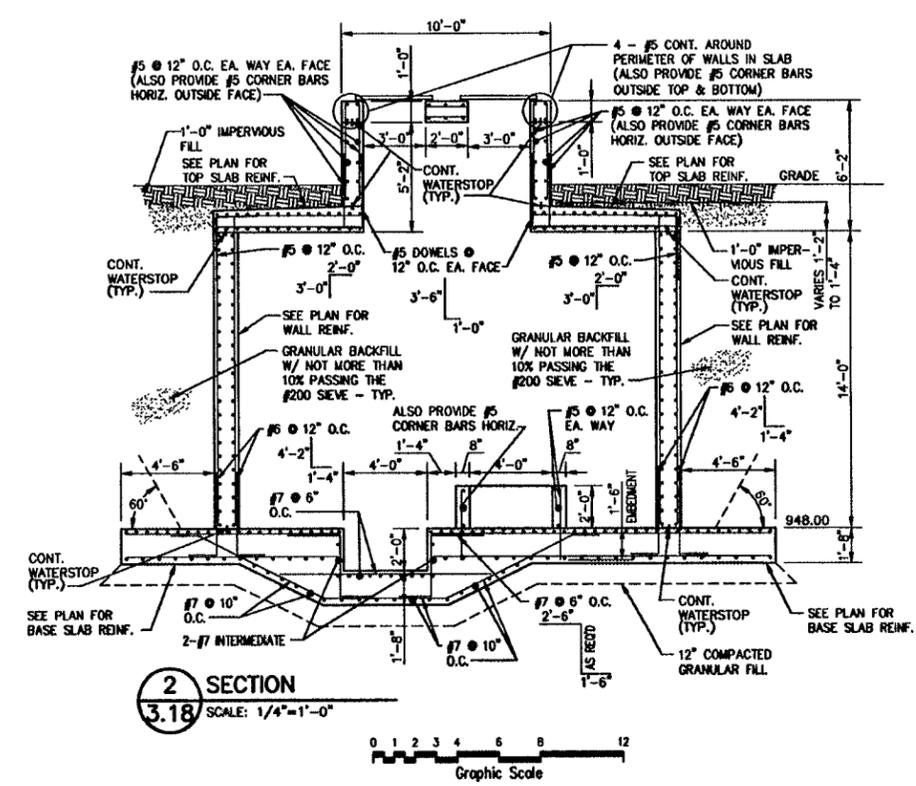
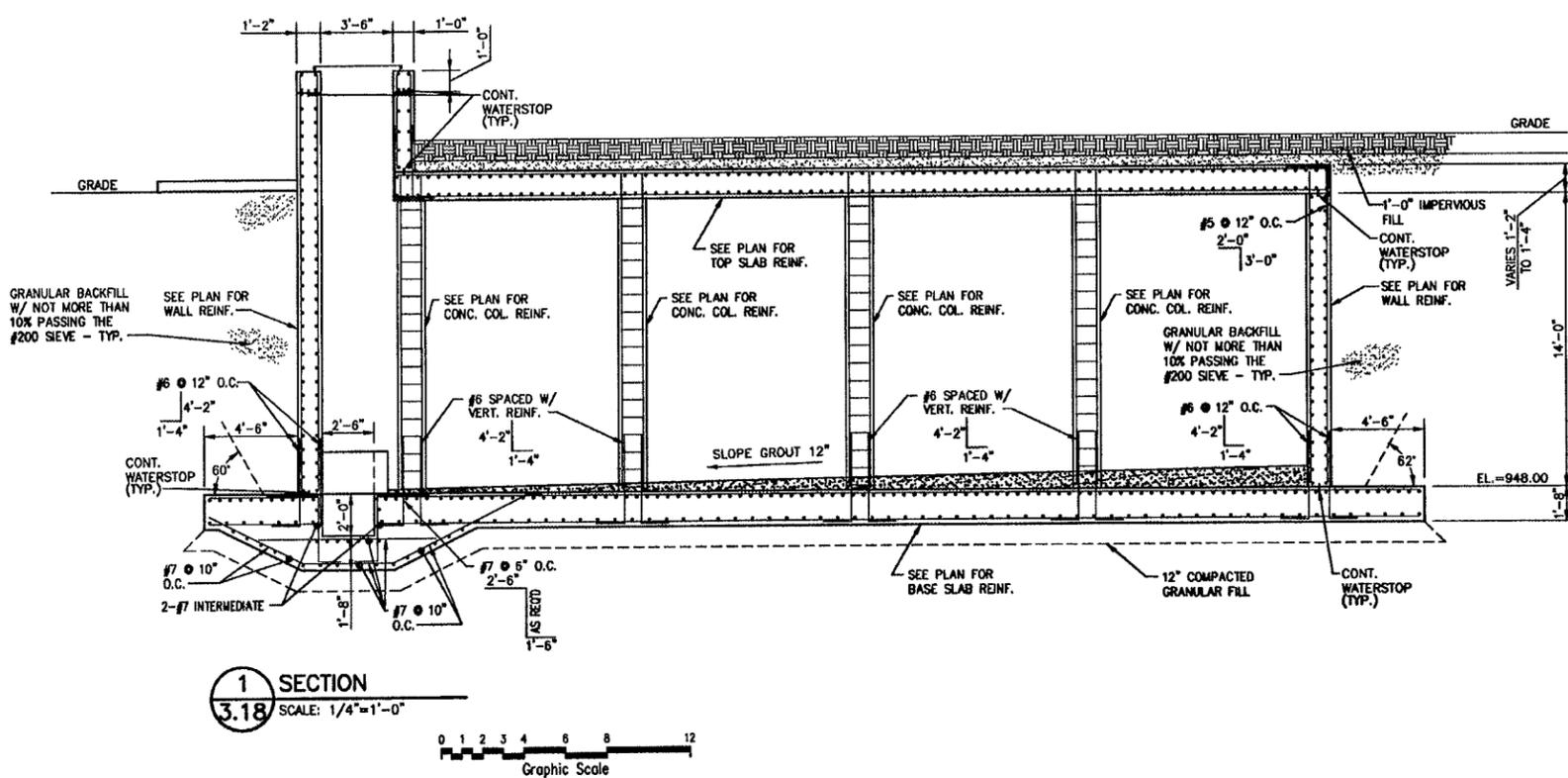
**WILLIAM R. ENGELHARDT ASSOC.**  
CONSULTING ENGINEERS  
CHASKA, MINNESOTA

REV.	BY	DATE
A	MLK	5-18-2001
0	JT	8-17-01

WATERTOWN, MINNESOTA  
WATER TREATMENT FACILITY  
RECLAIM TANK  
FOUNDATION PLAN & ROOF PLAN

SHEET  
**3.18**

94226442 22-22ET14 MDC/AB/BS 5



LS  
Engineers

LS Job# 01-207  
LS ENGINEERS  
200 S. Main St.  
LeSueur, MN 56068

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

SIGNATURE: *William P. Lehnartz*  
TYPED OR PRINTED NAME: William P. Lehnartz  
DATE: 8-17-01 REG. NO. 14965

**BOLTON & MENK, INC**  
CONSULTING ENGINEERS & SURVEYORS

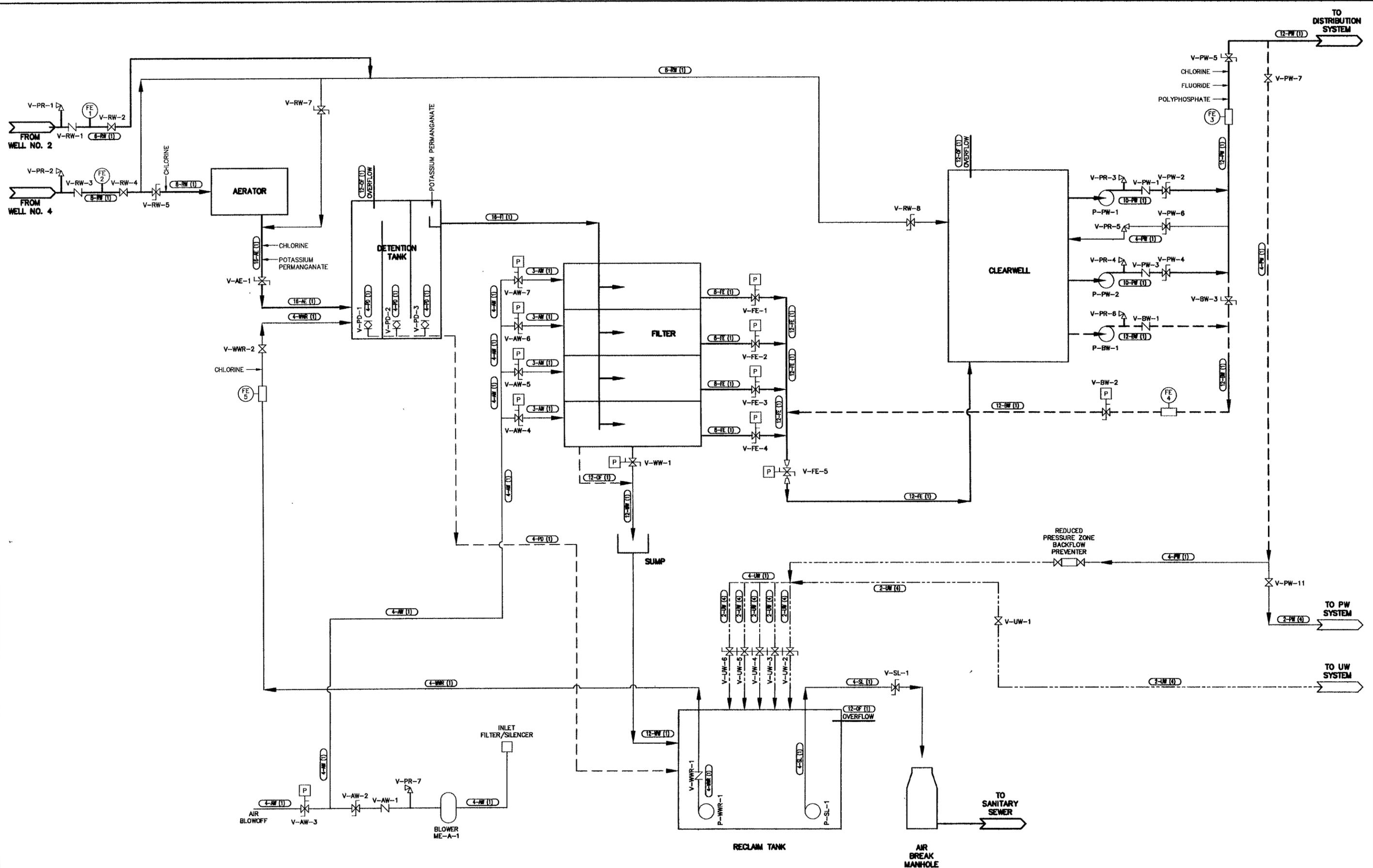
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
CONSULTING ENGINEERS  
CHASKA, MINNESOTA

REV.	BY	DATE
A	MLK	5-18-2001
O	JIT	8-17-01

WATERTOWN, MINNESOTA  
WATER TREATMENT FACILITY  
RECLAIM TANK  
BUILDING SECTIONS

SHEET  
3.19



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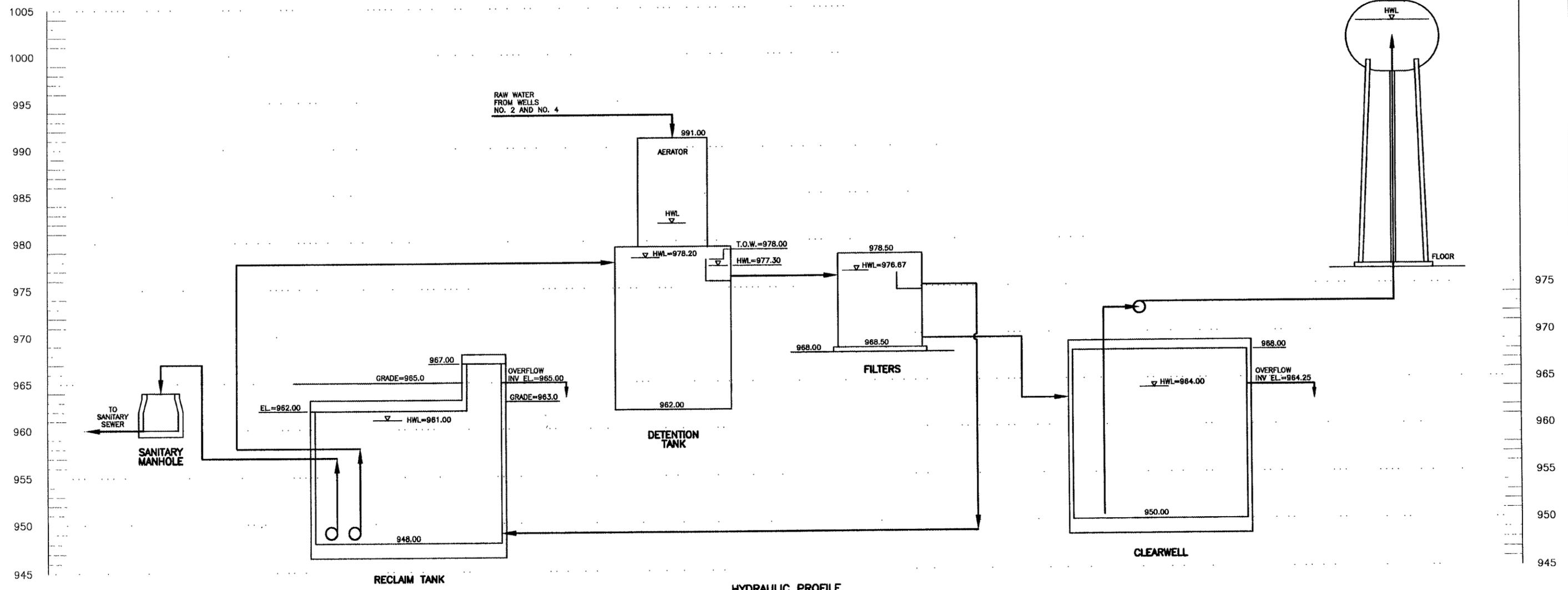
DATE: 9-10-2001  
 TYPED OR PRINTED NAME: JON D. PETERSON  
 REG. NO.: 21309

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**WILLIAM R. ENGELHARDT ASSOC.**  
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 CHASKA, MINNESOTA

REV.	BY	DATE
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0	NWS	8-17-01

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 FLOW DIAGRAM



HYDRAULIC PROFILE

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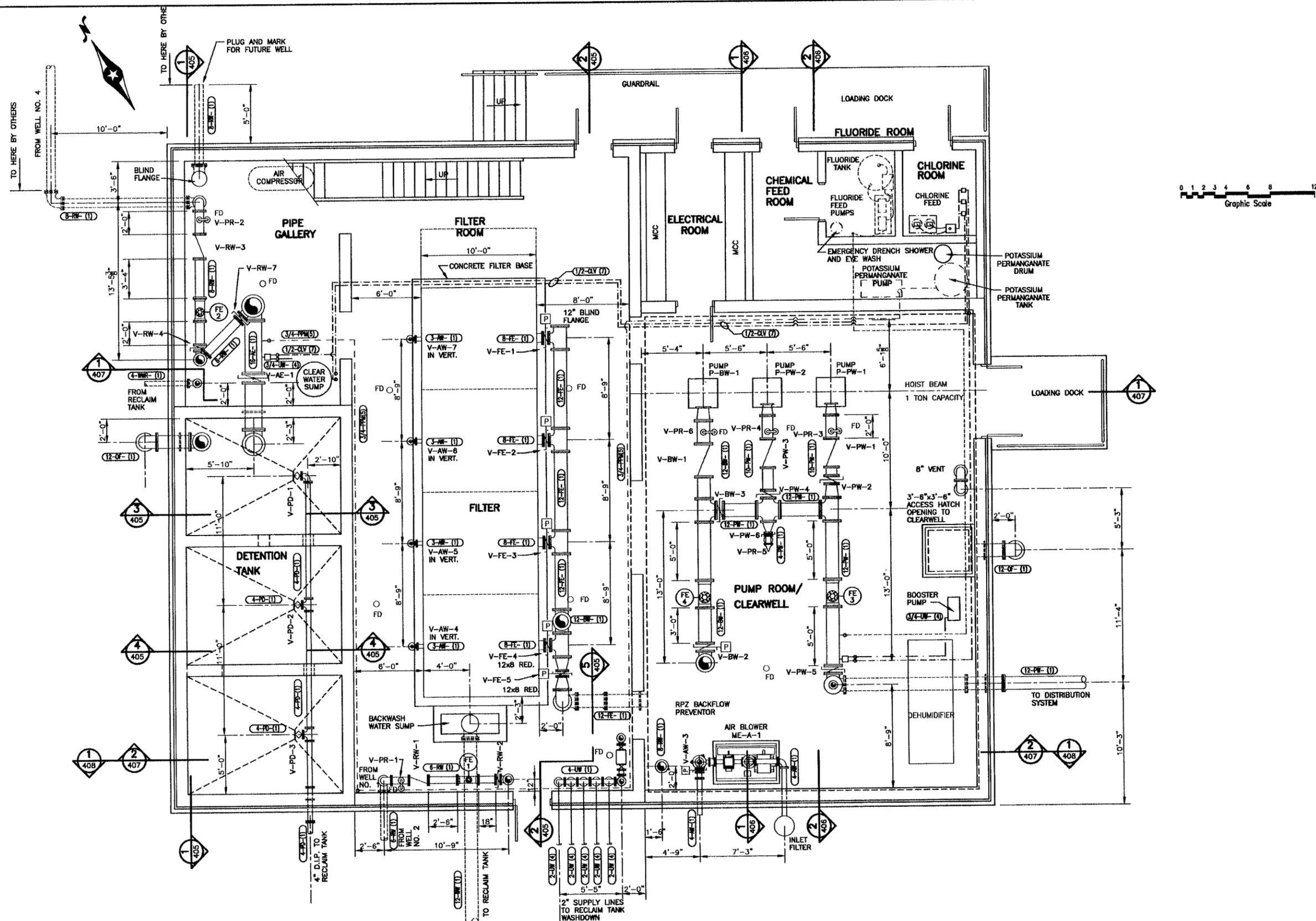
SIGNATURE: *Jon D. Peterson* TYPED OR PRINTED NAME: JON D. PETERSON  
 DATE: 9-10-2001 REG. NO.: 21309

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 CHASKA, MINNESOTA

REV.	BY	DATE
A	NWS	5-22-2001
O	NWS	8-17-01

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 HYDRAULIC PROFILE  
 AND DESIGN DATA



**PLAN - GROUND LEVEL**  
SCALE: 1/4"=1'-0"

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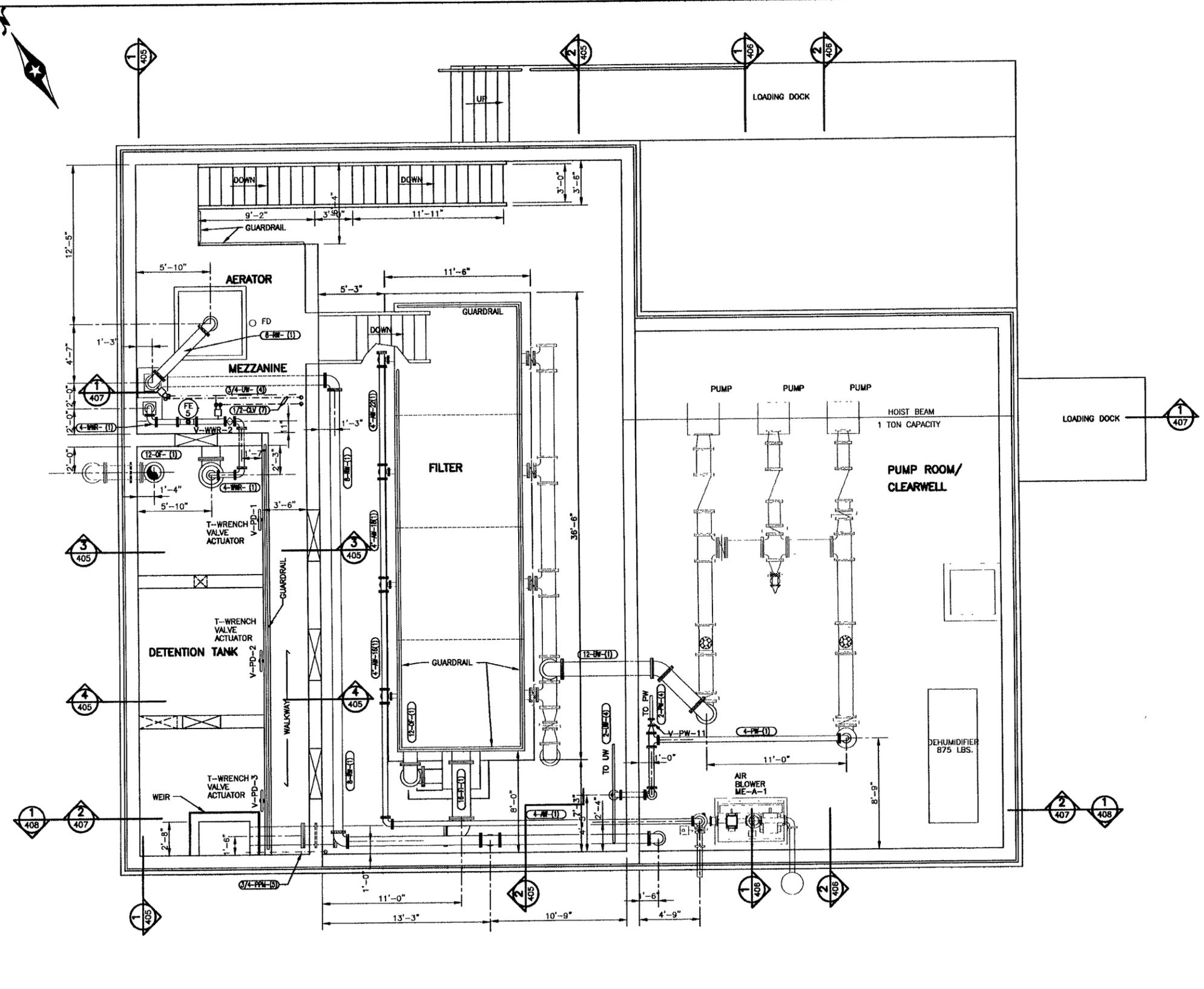
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REV	BY	DATE
A	JP	4-18-01
0	JP	8-17-01

WATERTOWN, MINNESOTA
WATER TREATMENT FACILITY
GROUND FLOOR PLAN

SHEET  
**4.03**



**PLAN - UPPER LEVEL**  
SCALE: 1/4"=1'-0"



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DATE: 8-10-01  
 SIGNATURE: *[Signature]*  
 TYPED OR PRINTED NAME: JON D. PETERSON  
 REG. NO.: 21309

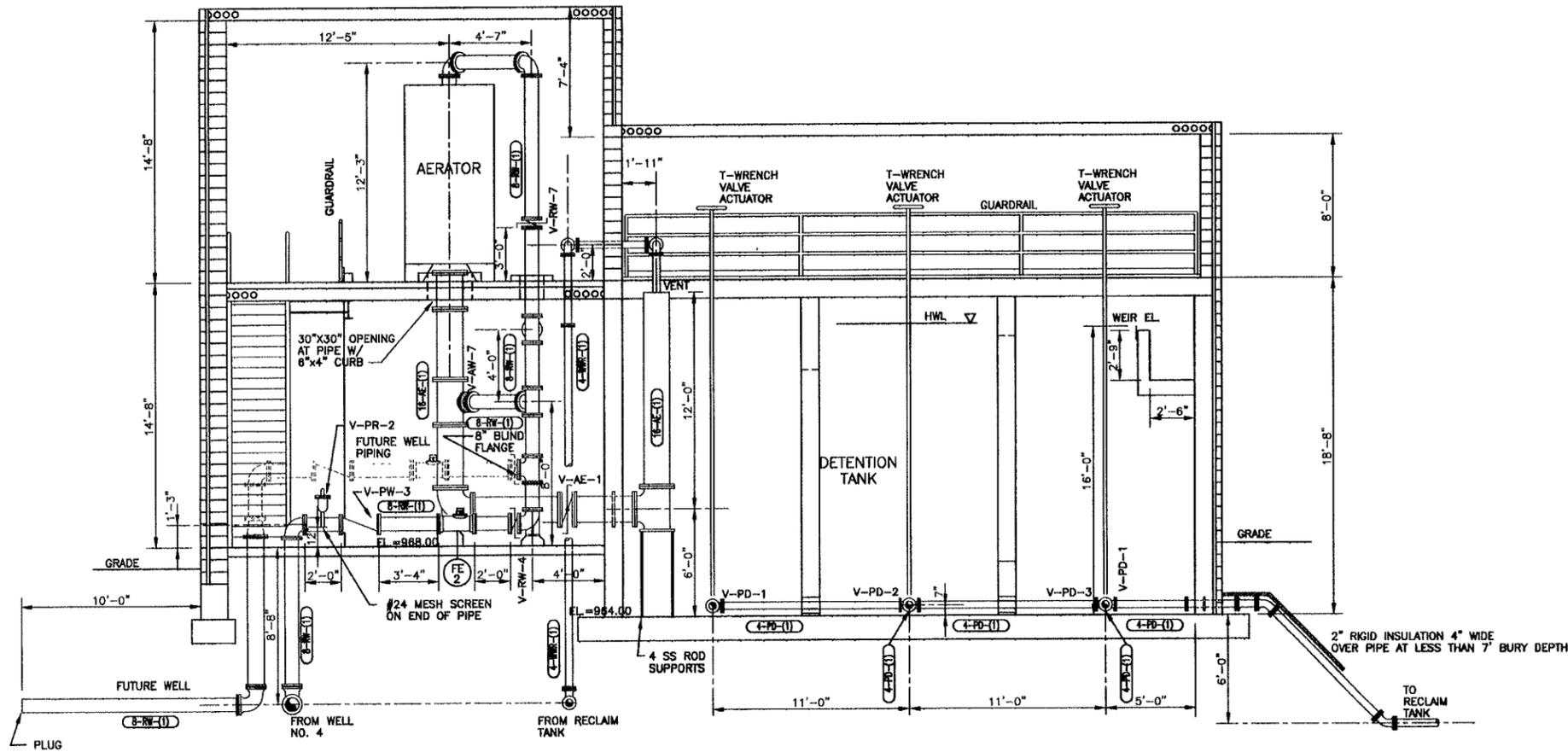
**BOLTON & MENK, INC**  
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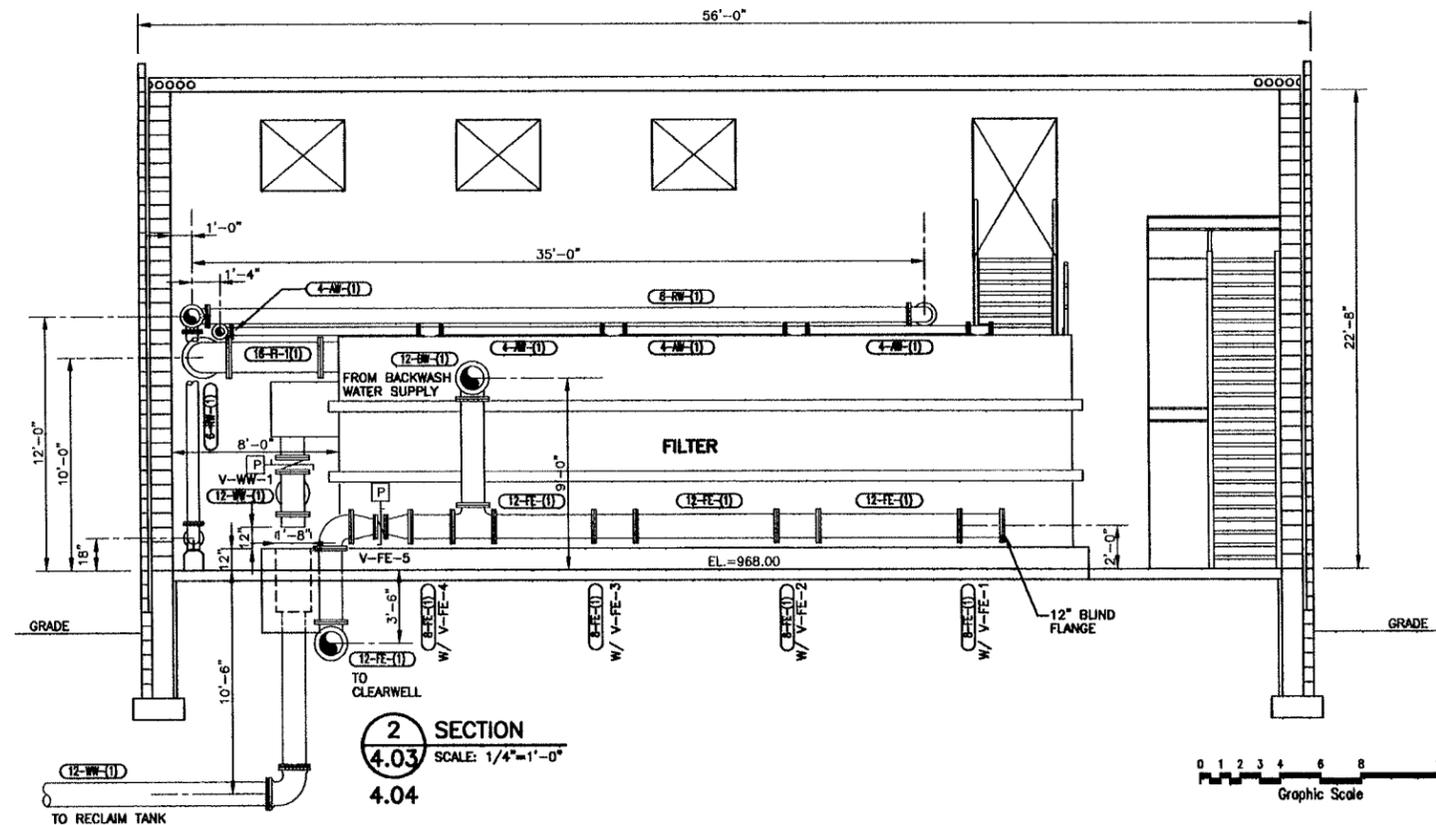
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O	JP	8-17-01

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 UPPER LEVEL PLAN

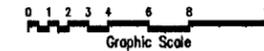
SHEET  
**4.04**



**1 SECTION**  
**4.03** SCALE: 1/4"=1'-0"  
**4.04**



**2 SECTION**  
**4.03** SCALE: 1/4"=1'-0"  
**4.04**



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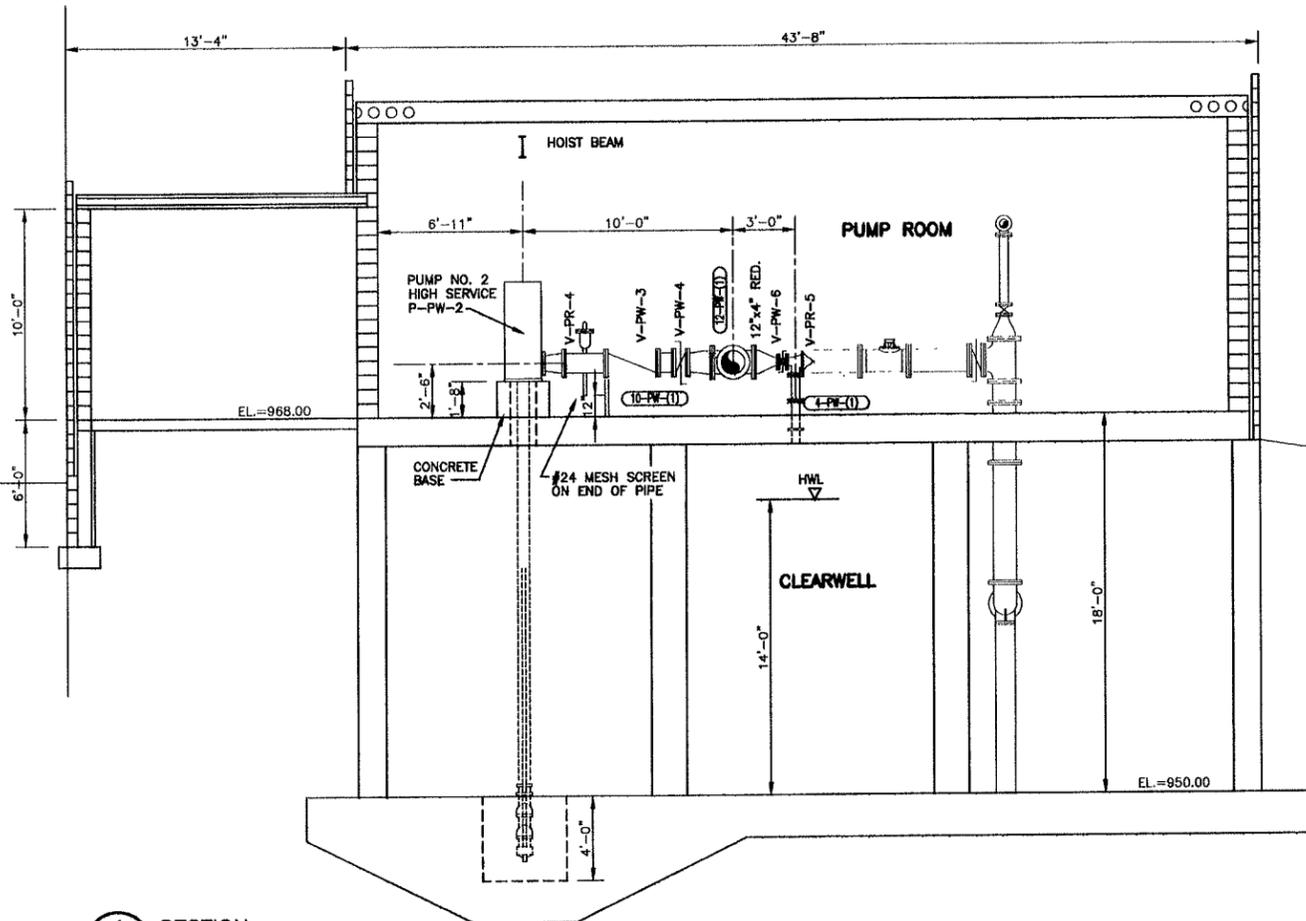
SIGNATURE: *[Signature]* TYPED OR PRINTED NAME: **JON D. PETERSON**  
 DATE: **9-10-2011** REG. NO.: **21309**

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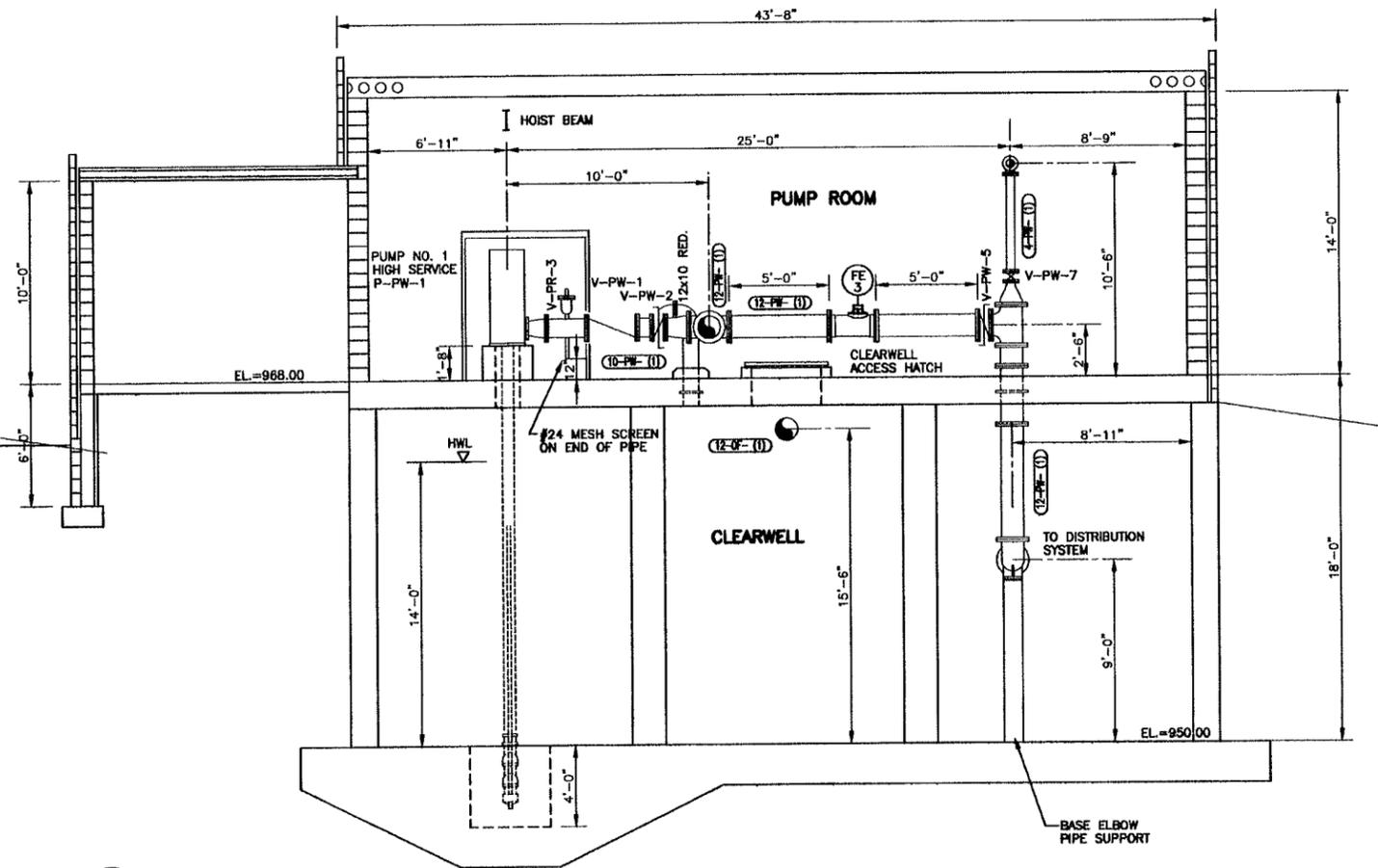
**WILLIAM R. ENGELHARDT ASSOC.**  
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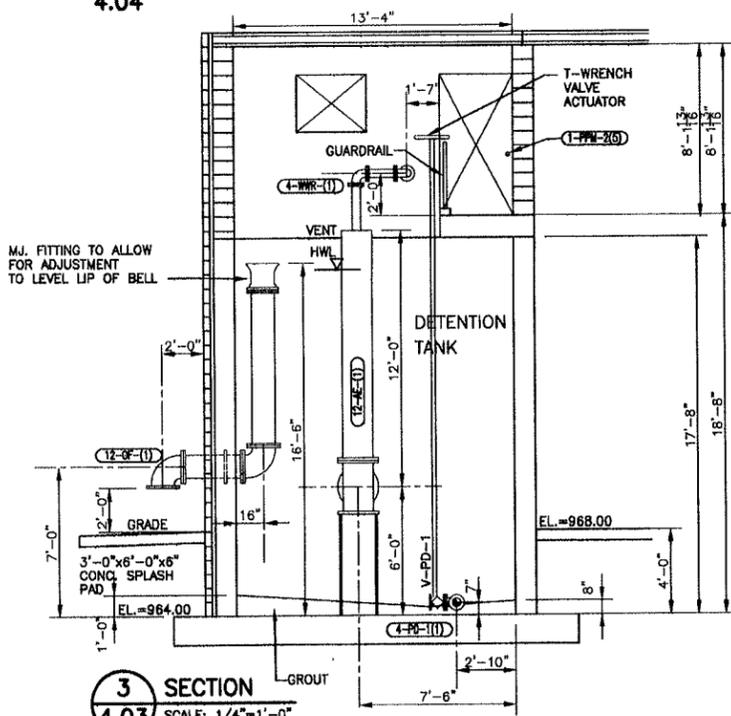
<b>WATERTOWN, MINNESOTA</b>	
<b>WATER TREATMENT FACILITY</b>	
<b>SECTIONS</b>	



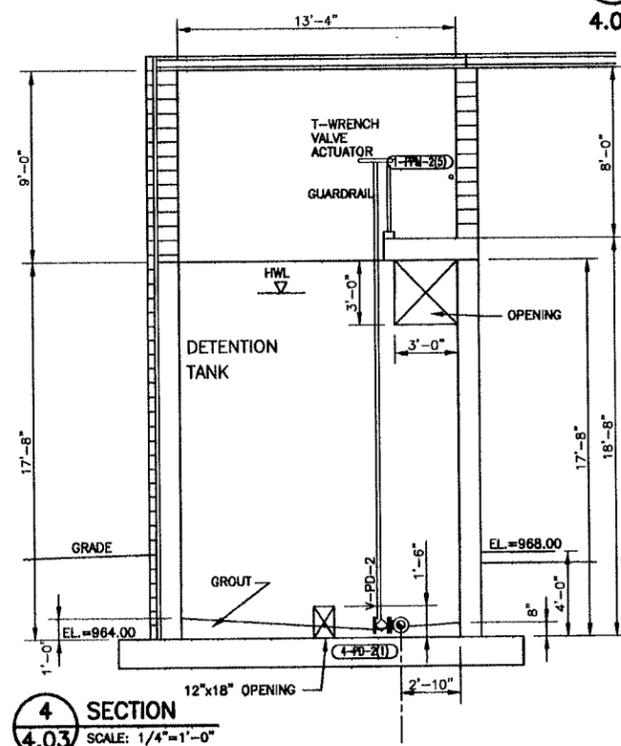
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**4.03** SCALE: 1/4"=1'-0"  
**4.04**



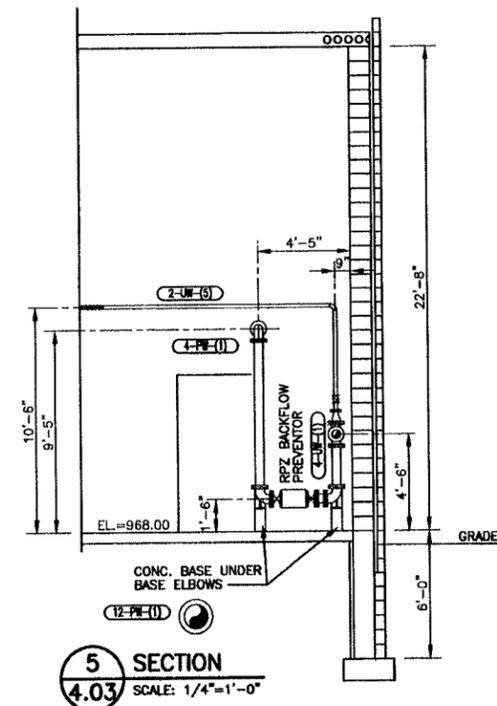
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**4.03** SCALE: 1/4"=1'-0"  
**4.04**



**3 SECTION**  
**4.03** SCALE: 1/4"=1'-0"  
**4.04**



**4 SECTION**  
**4.03** SCALE: 1/4"=1'-0"  
**4.04**



**5 SECTION**  
**4.03** SCALE: 1/4"=1'-0"  
**4.04**



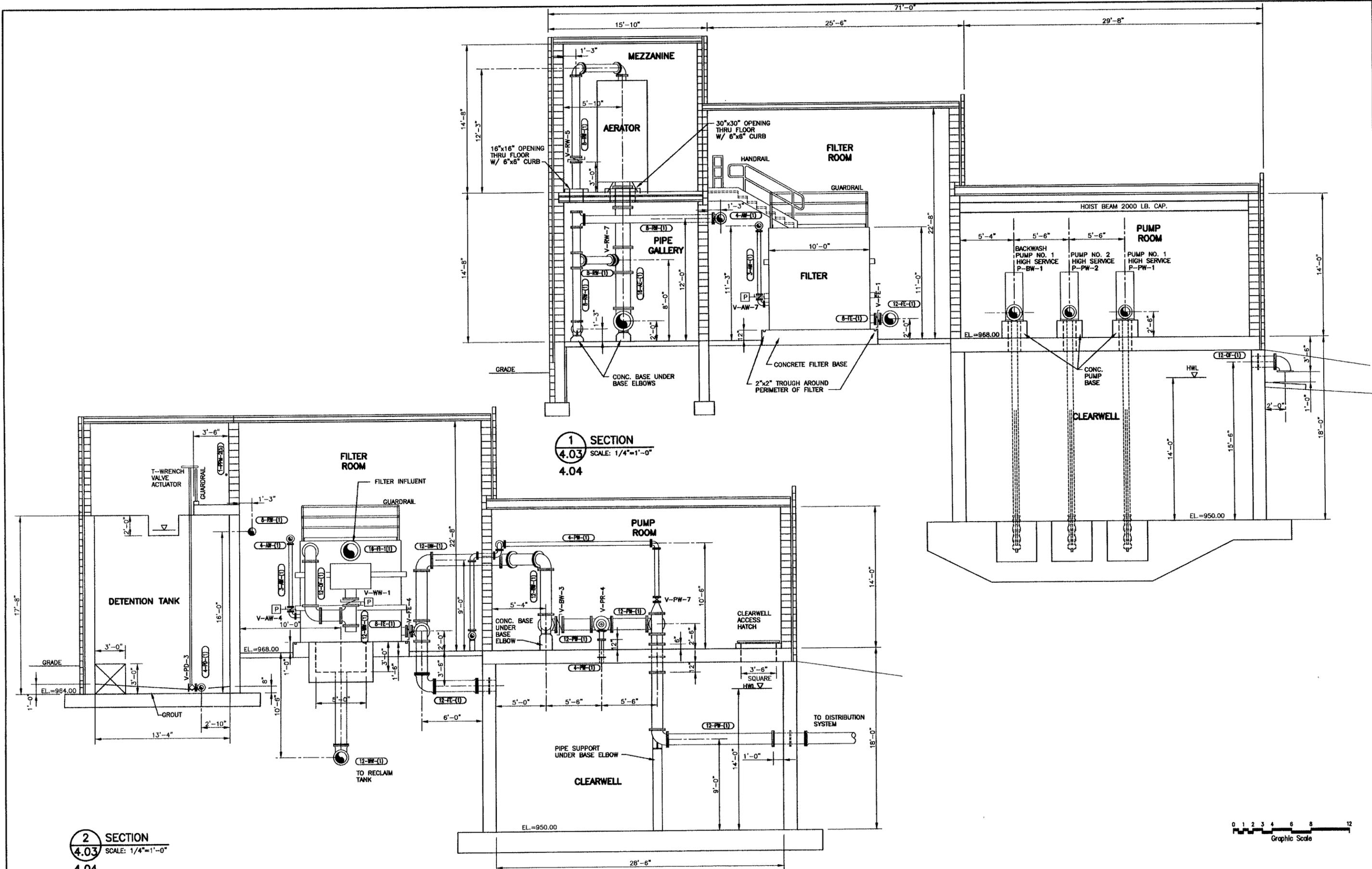
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 SIGNATURE: *Jon D. Peterson* TYPED OR PRINTED NAME: **JON D. PETERSON**  
 DATE: 9-18-2011 REG. NO.: 21309

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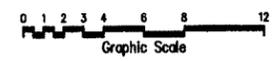
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WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 SECTIONS



1 SECTION  
4.03 SCALE: 1/4"=1'-0"  
4.04

2 SECTION  
4.03 SCALE: 1/4"=1'-0"  
4.04



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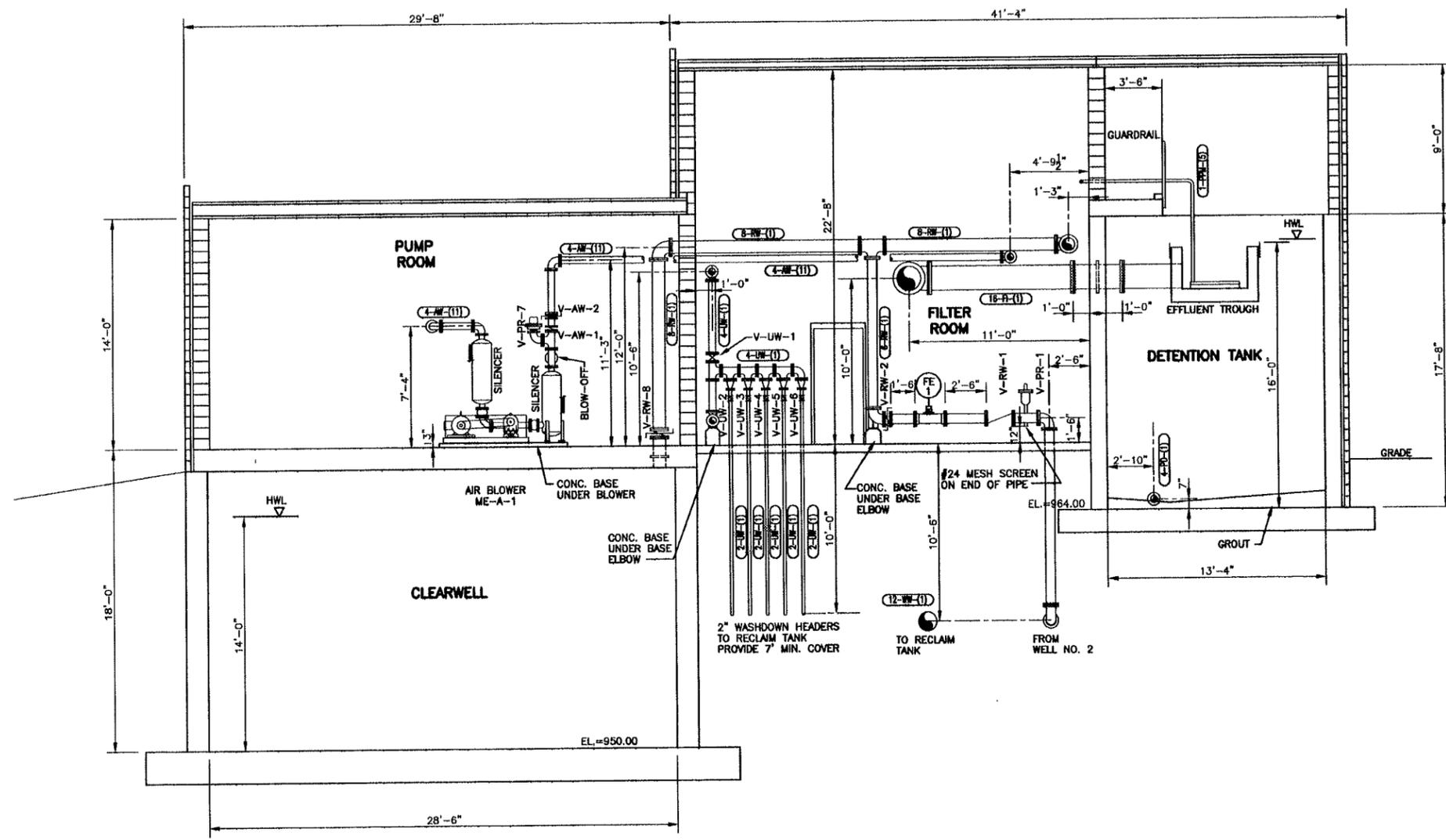
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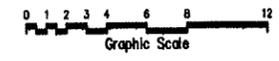
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A	JP	4-18-01
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WATERTOWN, MINNESOTA
WATER TREATMENT FACILITY
SECTIONS

SHEET  
**4.07**



1 SECTION  
 4.03 SCALE: 1/4"=1'-0"  
 4.04



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 DATE: 9-10-2001 REG. NO. 21309

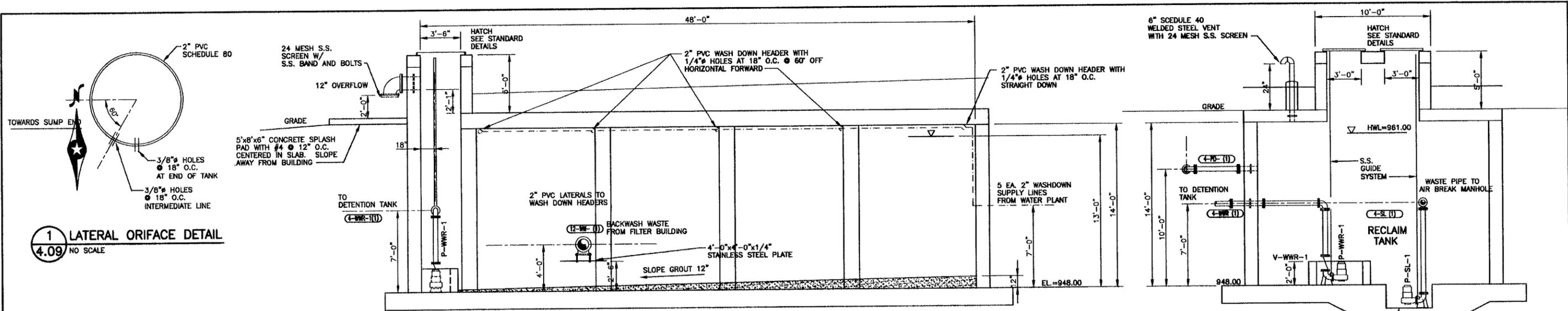
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 BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

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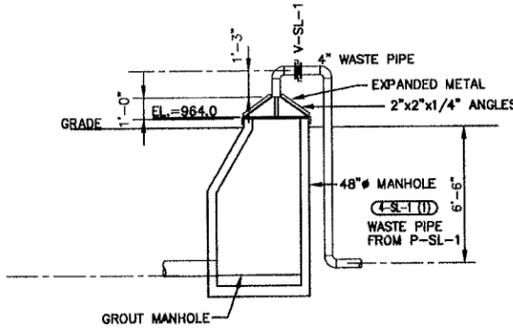
REV.	BY	DATE
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0	JP	8-17-01

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 SECTION

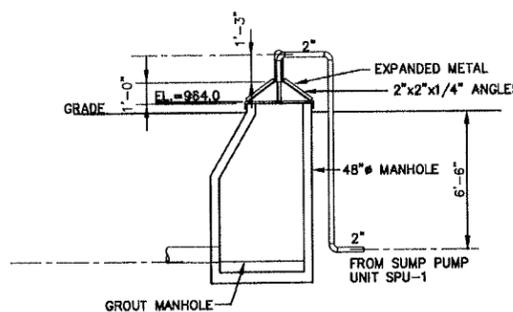
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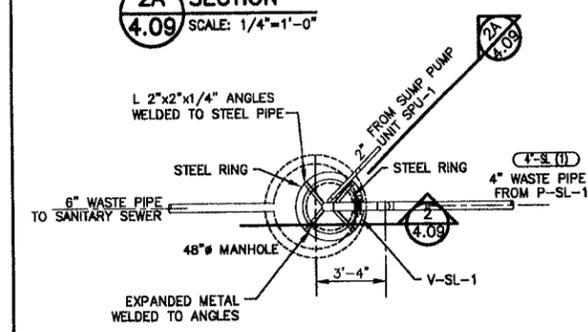
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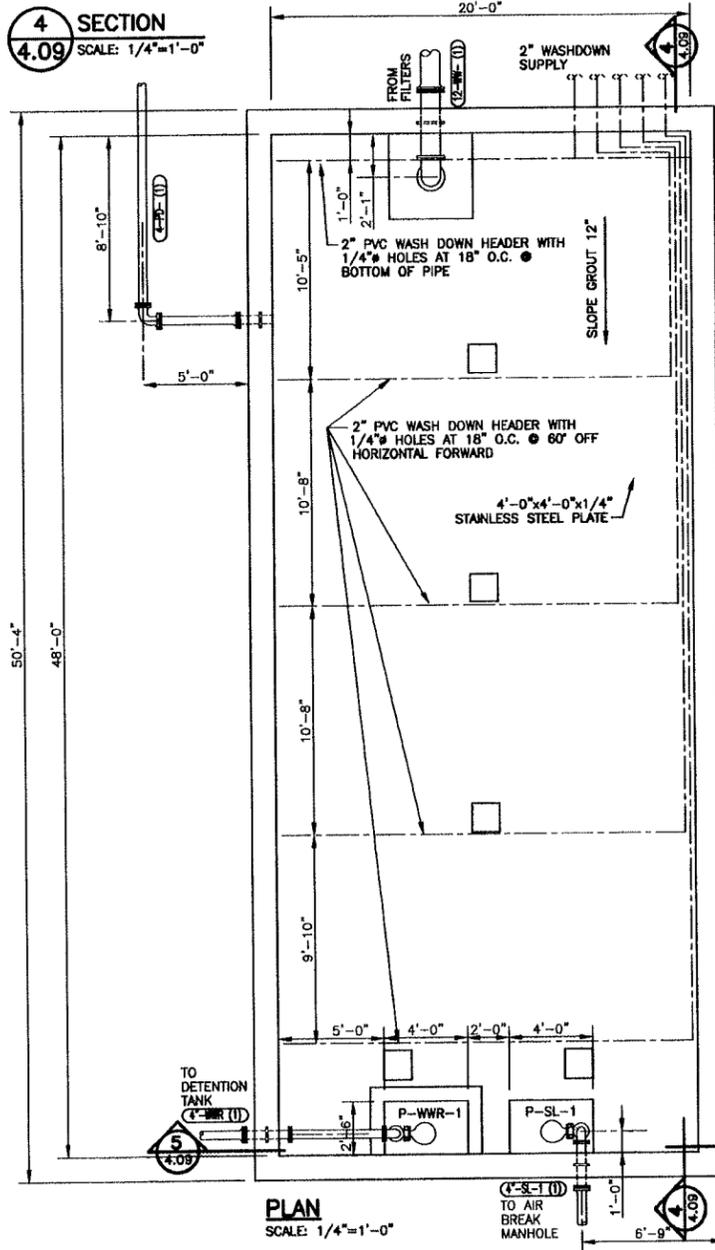
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4.09 SCALE: 1/4"=1'-0"



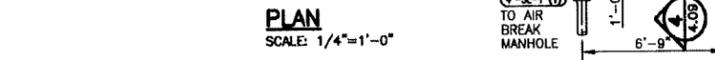
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4.09 SCALE: 1/4"=1'-0"



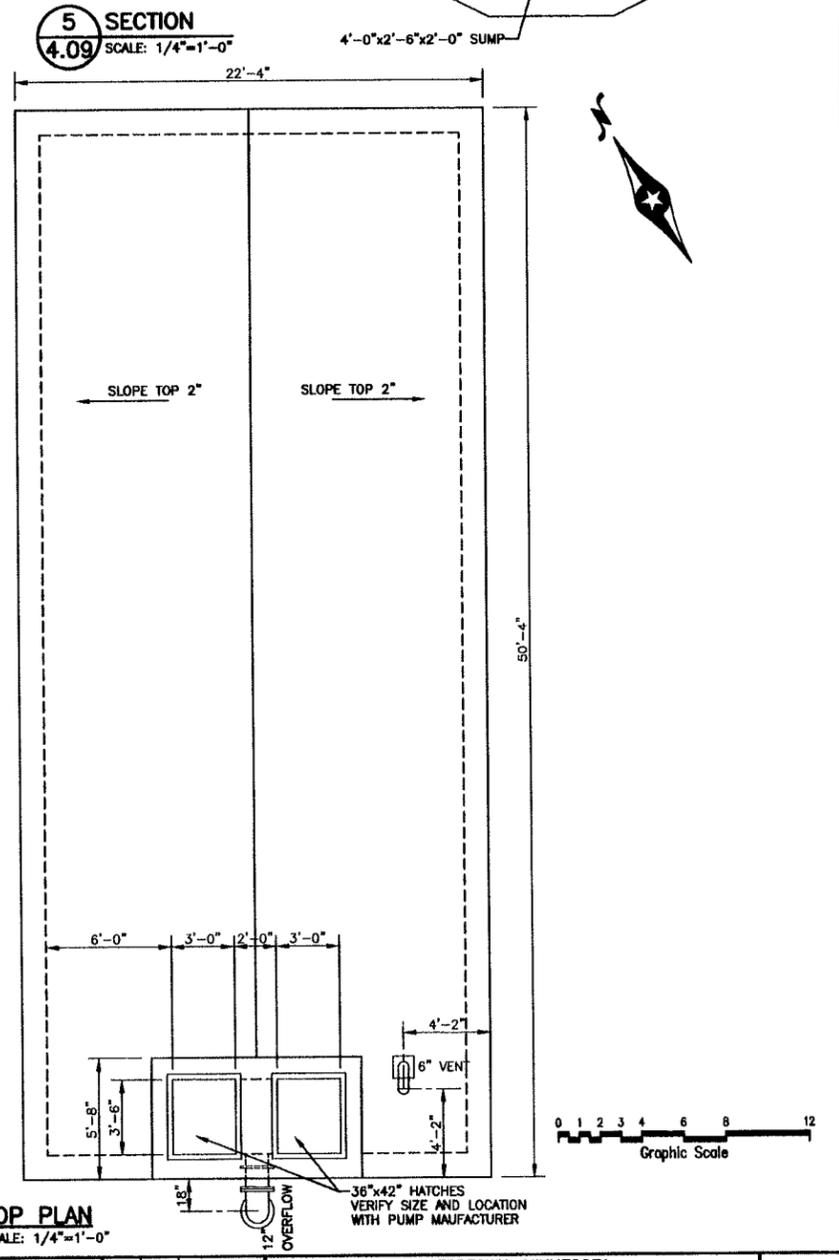
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SCALE: 1/4"=1'-0"



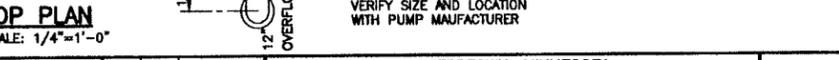
**4 SECTION**  
4.09 SCALE: 1/4"=1'-0"



**PLAN**  
SCALE: 1/4"=1'-0"



**5 SECTION**  
4.09 SCALE: 1/4"=1'-0"



**TOP PLAN**  
SCALE: 1/4"=1'-0"

NOTE: VERIFY PUMP INFORMATION AND LOCATION WITH PUMP MANUFACTURER.



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SIGNATURE: *[Signature]* PRINTED NAME: **JON D. PETERSON**  
DATE: **9-10-2001** REG. NO.: **21309**

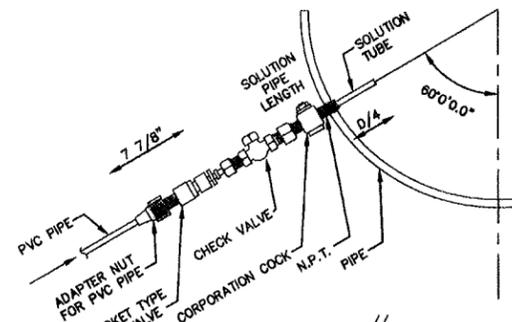
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CHASKA, MINNESOTA

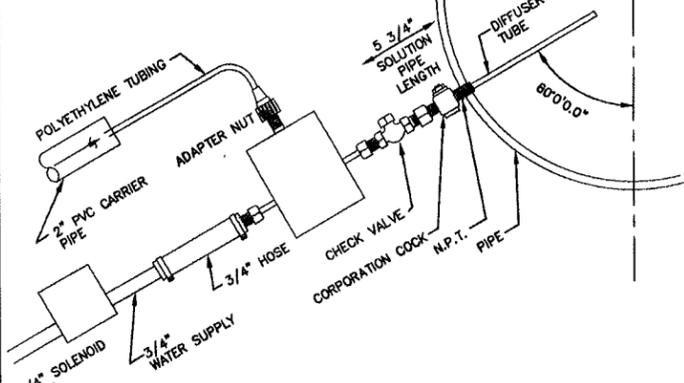
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**WATERTOWN, MINNESOTA**  
**WATER TREATMENT FACILITY**  
**RECLAIM TANK**  
**PLANS AND SECTIONS**

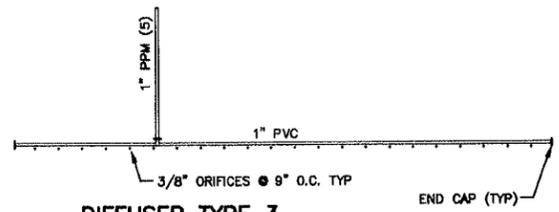
SHEET  
**4.09**



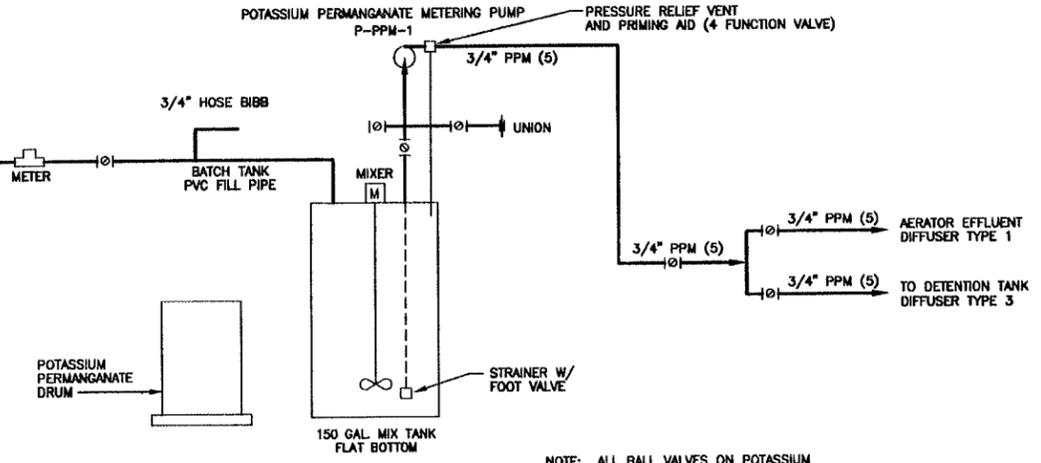
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NO SCALE



**DIFFUSER TYPE 2**  
NO SCALE

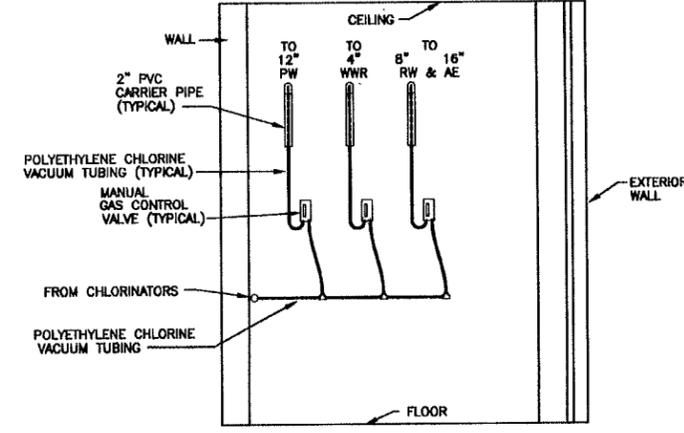


**DIFFUSER TYPE 3**  
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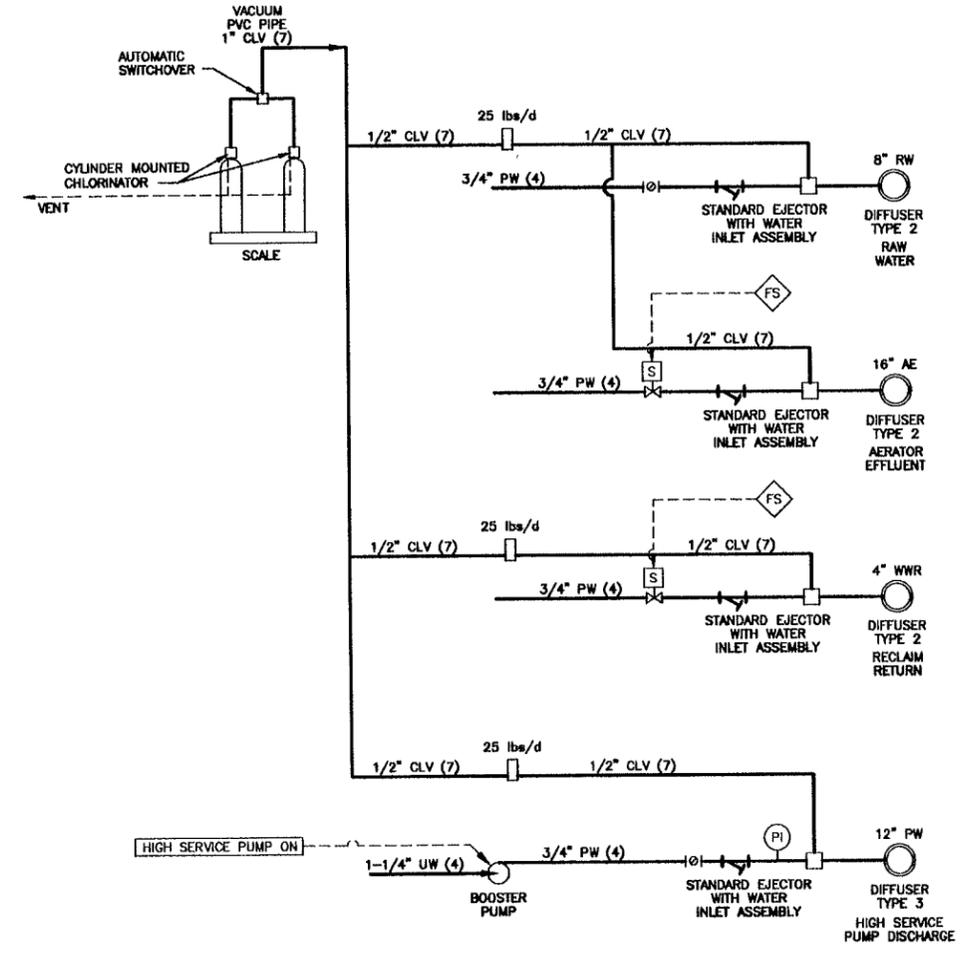


**POTASSIUM PERMANGANATE FEED SYSTEM**  
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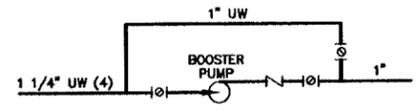
NOTE: ALL BALL VALVES ON POTASSIUM PERMANGANATE FEED SYSTEM SHALL BE 304 STAINLESS STEEL BALL VALVE.



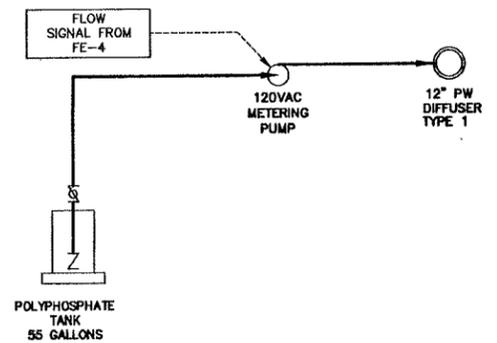
**ELEVATION-CHLORINE FEEDERS**  
SCALE: 1/2"=1'-0"



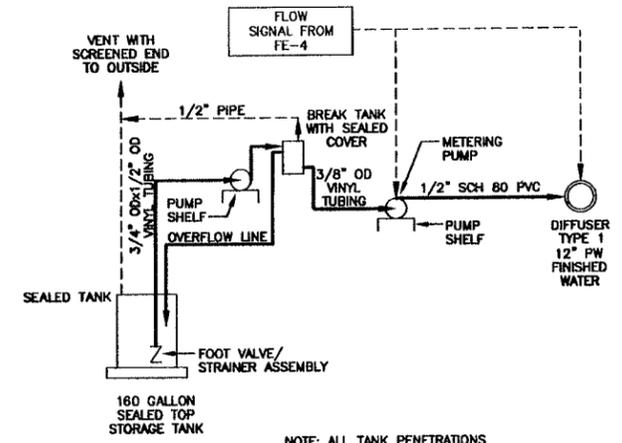
**CHLORINE FEED SYSTEM**  
NO SCALE



**CHLORINE BOOSTER SCHEMATIC**  
NO SCALE



**POLYPHOSPHATE FEED SYSTEM**  
NO SCALE



**FLUORIDE FEED SYSTEM**  
NO SCALE

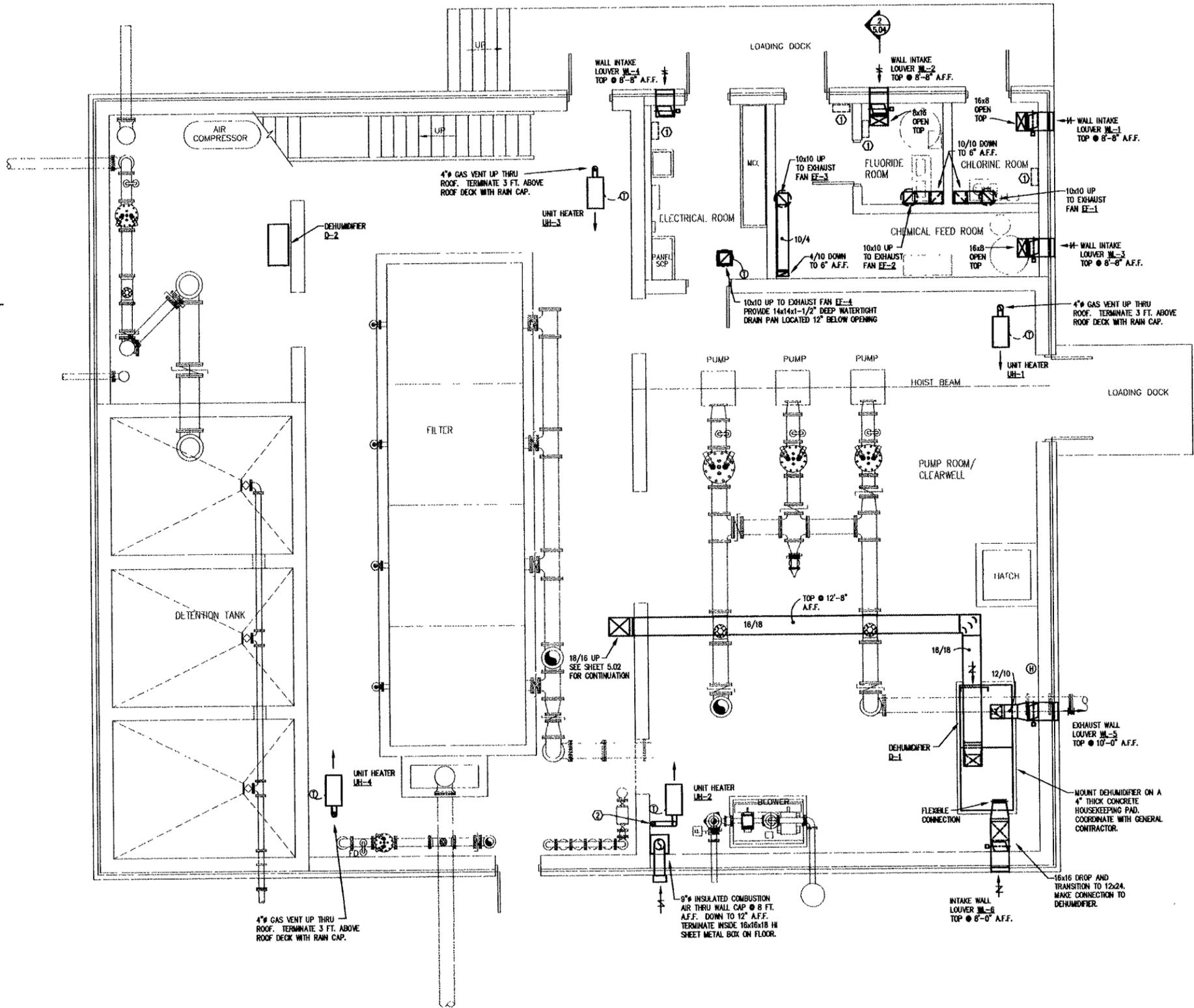
NOTE: SEE SHEET 1.03 FOR PIPE MATERIAL

**GENERAL NOTES**

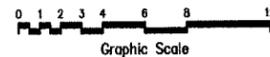
- 1 - MAKE ALL DUCT CONNECTIONS TO AERATOR AND DEHUMIDIFIER WITH FLEXIBLE DUCT CONNECTIONS.
- 2 - MOUNT ALL UNIT HEATERS WITH BOTTOM AT 8 FT. A.F.F.
- 3 - HANG ALL GAS PIPING AS HIGH AS POSSIBLE.
- 4 - COORDINATE INSTALLATION OF ALL HEATING, VENTILATING AND AIR CONDITIONING WITH OTHER TRADES.
- 5 - MAINTAIN MINIMUM OF 10 FT CLEARANCE FROM OUTSIDE AIR INTAKE TO ANY PLUMBING VENT, EXHAUST VENT OR GAS FLUE.
- 6 - PROVIDE GAS PRESSURE REGULATORS ON ALL GAS FIRED EQUIPMENT.
- 7 - MOUNT DEHUMIDIFIER D-1 ON 4" HIGH CONCRETE HOUSEKEEPING PAD.

**NUMBERED NOTES**

- ① 3 KW ELECTRIC UNIT HEATER BY DIVISION 16.
- ② 4" GAS VENT UP THRU ROOF. TERMINATE 3 FT. ABOVE PARAPET OF ADJACENT BUILDING WALL WITH RAIN CAP. SECURE GAS VENT TO BUILDING WALL.



**LOWER LEVEL HVAC PLAN**  
SCALE: 1/4"=1'-0"



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 SIGNED: *William R. Engelhardt* TITLE OR PRINTED NAME: THOMAS A. WENTZ  
 DATE: 17 AUG 01 REG. NO. 18859

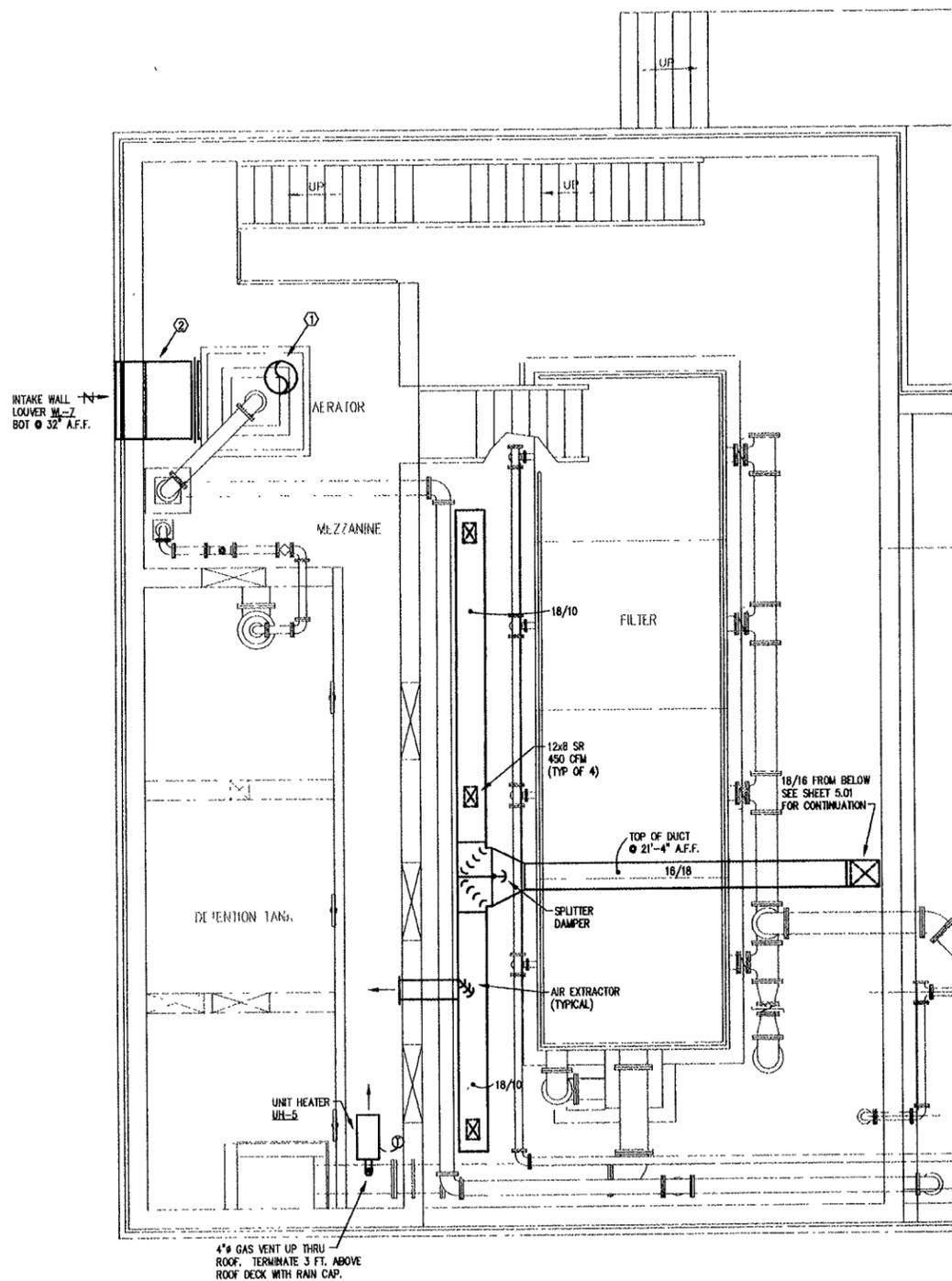
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 CHASKA, MINNESOTA

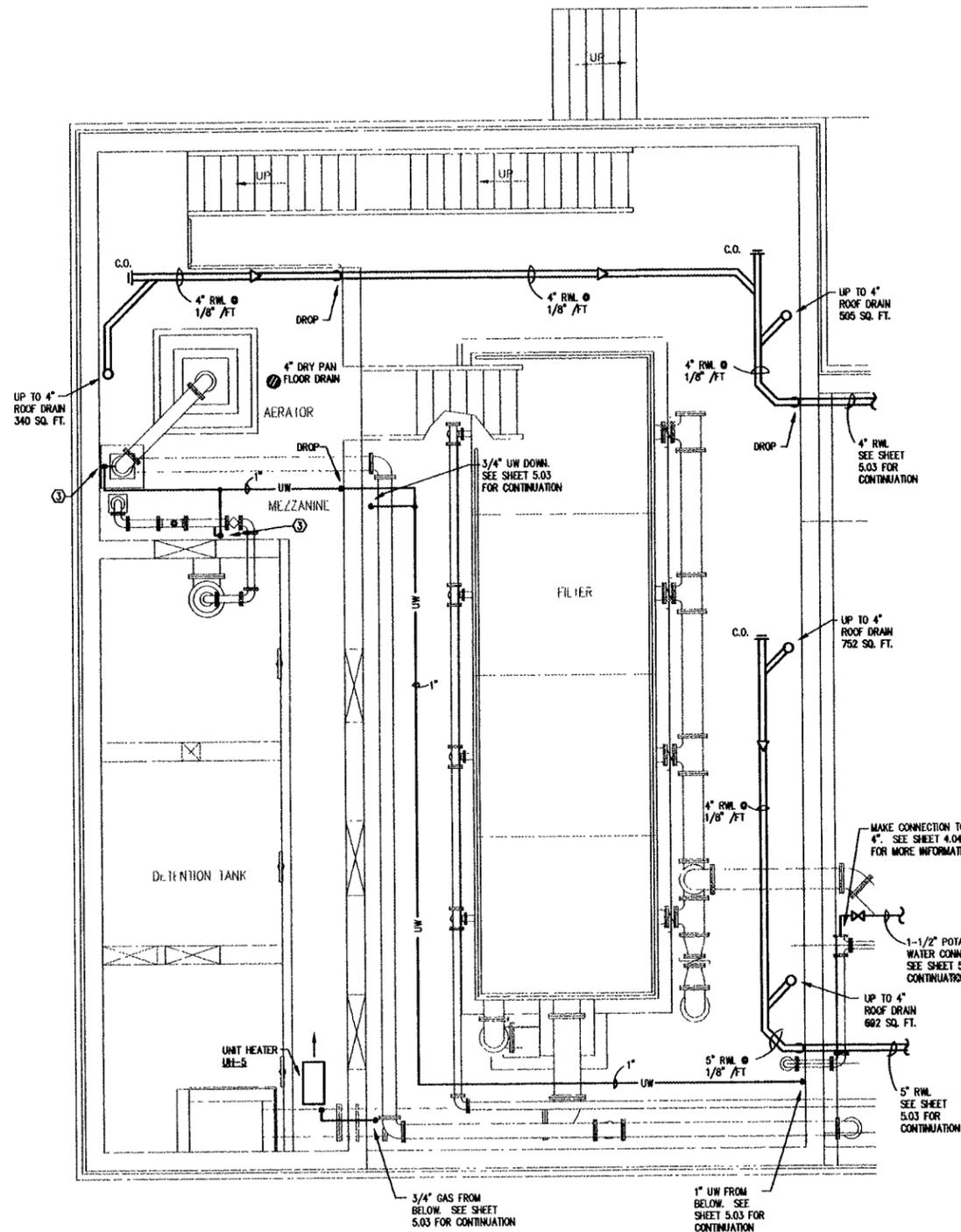
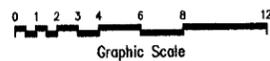
REV	BY	DATE
0	TAW	8-17-2001

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 LOWER LEVEL HVAC PLAN

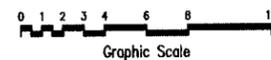
SHEET  
**5.01**



**UPPER LEVEL HVAC PLAN**  
SCALE: 1/4"=1'-0"



**UPPER LEVEL PLUMBING & PIPING PLAN**  
SCALE: 1/4"=1'-0"



**GENERAL NOTES**

- 1 - MAKE ALL DUCT CONNECTIONS TO AERATOR AND DEHUMIDIFIER WITH FLEXIBLE DUCT CONNECTIONS.
- 2 - MOUNT UNIT HEATER UH-5 WITH BOTTOM AS HIGH AS POSSIBLE
- 3 - HANG ALL GAS PIPING AS HIGH AS POSSIBLE.
- 4 - COORDINATE INSTALLATION OF ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING AND PIPING WITH OTHER TRADES.
- 5 - MAINTAIN MINIMUM OF 10 FT CLEARANCE FROM OUTSIDE AIR INTAKE TO ANY PLUMBING VENT, EXHAUST VENT OR GAS FLUE.
- 6 - HANG ALL RAINWATER LEADERS (RWL) AS HIGH AS POSSIBLE

**NUMBERED NOTES**

- ① 20" ALUMINUM DUCT FROM AERATOR EXHAUST FAN OUTLET UP THRU ROOF. PROVIDE FLEXIBLE CONNECTIONS AT FAN. TERMINATE 3 FT. ABOVE ROOF WITH RAIN CAP. PROVIDE 24" SQ., 12" HIGH INSULATED ROOF CURB AND FLASHING. VERIFY EXACT SIZE AND LOCATION OF AERATOR EXHAUST FAN.
- ② 48x16 ALUMINUM DUCT FROM INTAKE WALL LOUVER M-7. MAKE TRANSITION DOWN AND CONNECT TO AERATOR INTAKE WITH FLEXIBLE CONNECTION. INSULATE INTAKE AIR DUCT.
- ③ 3/4" UTILITY WATER DOWN TO CHLORINE EJECTOR. VERIFY EXACT LOCATION. SECURE PIPING AT TOP AND BOTTOM. SEE SHEET 4.04 FOR MORE INFORMATION.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 SIGNATURE: *Thomas A. Wentz* TYPED OR PRINTED NAME: THOMAS A. WENTZ  
 DATE: 17 AUG 01 REG. NO.: 19609

**BOLTON & MENK, INC**  
 CONSULTING ENGINEERS & SURVEYORS  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
 BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

REV	BY	DATE
0	TAW	8-17-2001

WATERTOWN, MINNESOTA
WATER TREATMENT FACILITY
UPPER LEVEL MECHANICAL PLAN

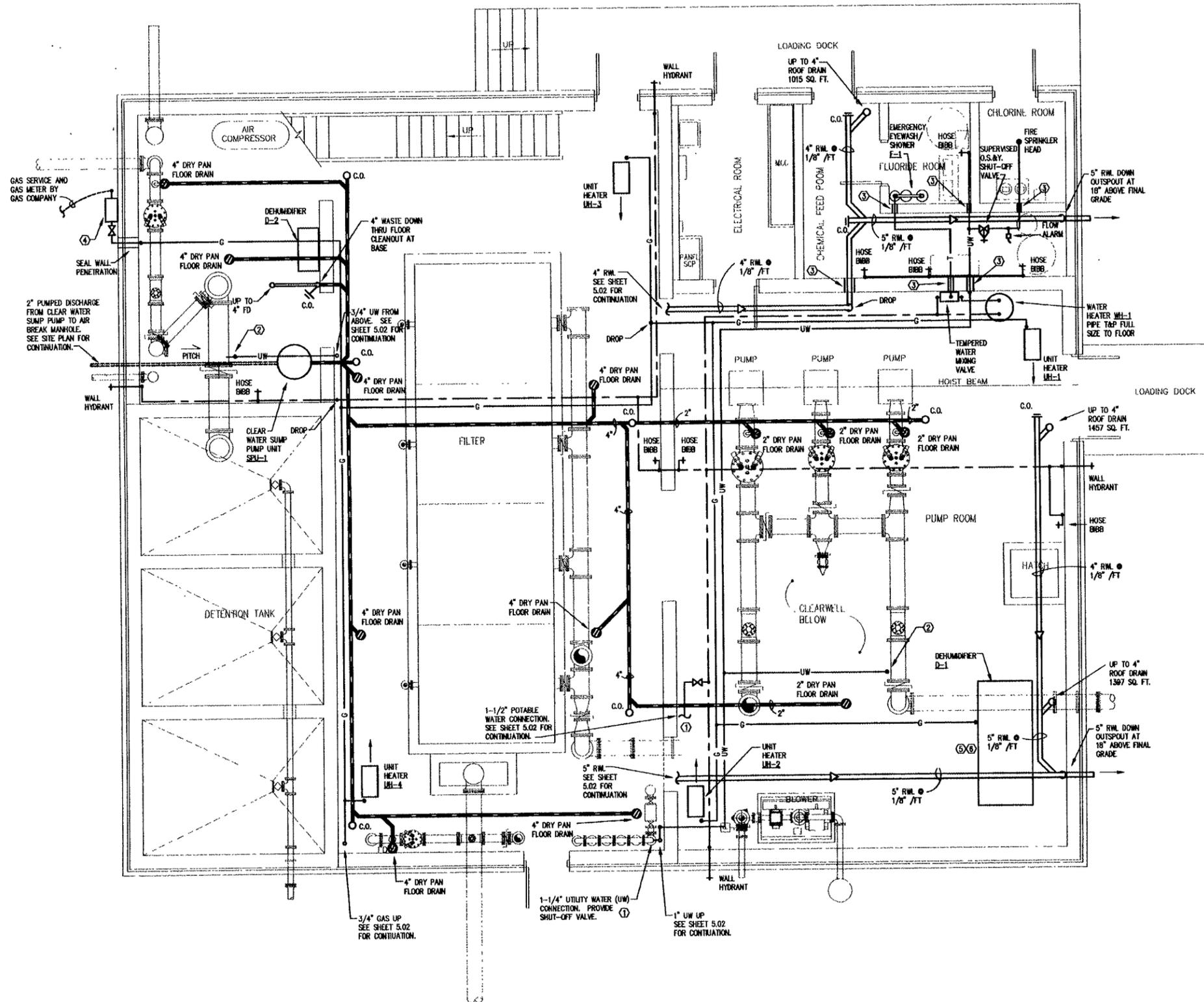
SHEET  
5.02

**GENERAL NOTES**

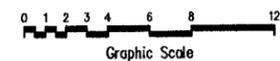
- 1 - ALL WATER PIPING IN CHEMICAL ROOMS TO BE PVC. ALL PIPING HANGERS AND SUPPORTS TO BE TYPE 316 STAINLESS STEEL. NO COPPER OR MALLEABLE IRON MATERIALS.
- 2 - HANG ALL PIPING AS HIGH AS POSSIBLE.
- 3 - MAINTAIN MINIMUM OF 10 FT CLEARANCE FROM OUTSIDE AIR INTAKE TO ANY PLUMBING VENT, EXHAUST VENT OR GAS FLUE.
- 4 - COORDINATE INSTALLATION OF ALL PLUMBING AND PIPING WITH OTHER TRADES.
- 5 - MOUNT WALL HYDRANTS AT 24" ABOVE FINAL GRADE AND HOSE BIBBS AT 36" A.F.F.
- 6 - ROUTE CONDENSATE FROM DEHUMIDIFIER TO NEAREST FLOOR DRAIN.
- 7 - PROVIDE 3/4" GAS SUPPLY TO EACH UNIT HEATER
- 8 - ALL MECHANICAL EQUIPMENT IN CHEMICAL ROOMS TO BE EITHER CONSTRUCTED OF CORROSION RESISTANT MATERIALS OR COATED WITH A CORROSION RESISTANT EPOXY COATING.
- 9 - ALL FLOOR DRAINS IN PUMP ROOM AND WASTE PIPING FROM THEM ARE TO BE EMBEDDED WITHIN CONCRETE FLOOR ABOVE CLEARWELL. COORDINATE WITH OTHER TRADES.
- 10 - SUMP PUMP DISCHARGE PIPING IS TO BE PITTED TOWARD THE SUMP BASIN AT 1" / 10 FT. FOR POSITIVE DRAINAGE.

**NUMBERED NOTES**

- ① SEE PROCESS PIPING SHEET 4.03 FOR EXACT LOCATION OF CONNECTION.
- ② 3/4" UTILITY WATER DOWN TO CHLORINE EJECTOR. VERIFY EXACT LOCATION. SECURE PIPING AT TOP AND BOTTOM. SEE SHEET 4.03 FOR MORE INFORMATION.
- ③ THOROUGHLY SEAL WALL PENETRATIONS
- ④ GAS METER AND 2 PSI OUTLET PRESSURE MAIN REGULATOR BY GAS COMPANY. CAPACITY TO BE 255 CFH. COORDINATE INSTALLATION OF SERVICE AND METER WITH GAS COMPANY.
- ⑤ 3/4" VENT FROM GAS SOLENOID VALVE UP THRU ROOF AND TERMINATE WITH SCREENED OUTLET 18" ABOVE ROOF DECK.
- ⑥ 3/4" VENT MANIFOLD FROM PRESSURE REGULATOR AND (2) 1/8" VENTS ON GAS TRAIN. ROUTE UP THRU ROOF AND TERMINATE WITH SCREENED GOOSENECK OUTLET 18" ABOVE ROOF DECK.



**LOWER LEVEL PLUMBING & PIPING PLAN**  
SCALE: 1/4"=1'-0"



I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
SIGNATURE: *Thomas A. Wentz* PRINTED NAME: THOMAS A. WENTZ  
DATE: 17 AUG 01 REG. NO.: 18809

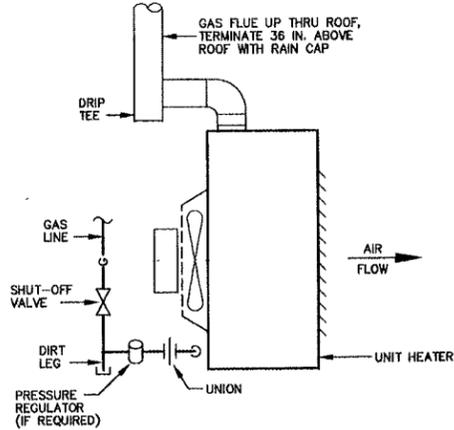
**BOLTON & MENK, INC**  
CONSULTING ENGINEERS & SURVEYORS  
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
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**WILLIAM R. ENGELHARDT ASSOC.**  
CONSULTING ENGINEERS  
CHASKA, MINNESOTA

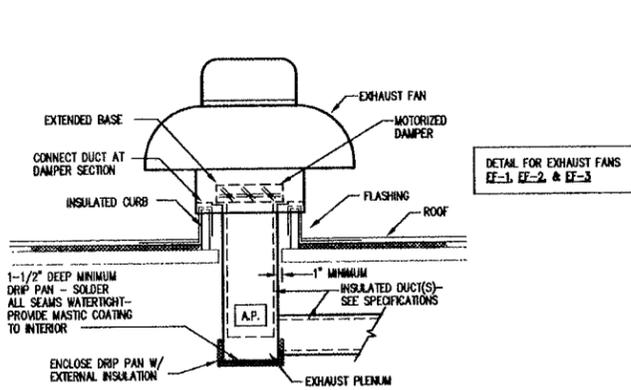
REV	BY	DATE
0	TAW	8-17-2001

WATERTOWN, MINNESOTA  
WATER TREATMENT FACILITY  
LOWER LEVEL PLUMBING & PIPING PLAN

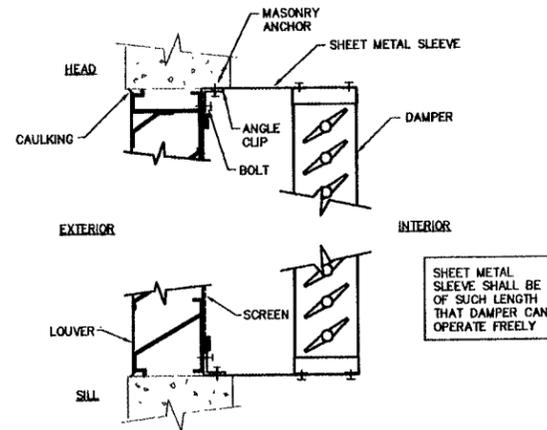
SHEET  
**5.03**



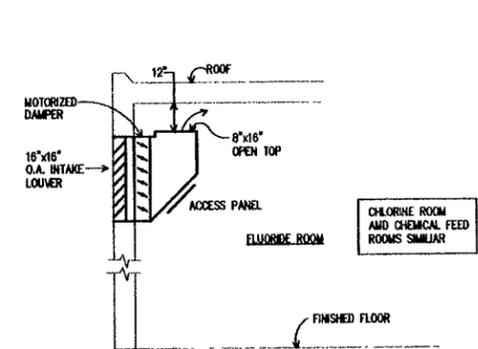
1 UNIT HEATER DETAIL  
5.03 NO SCALE



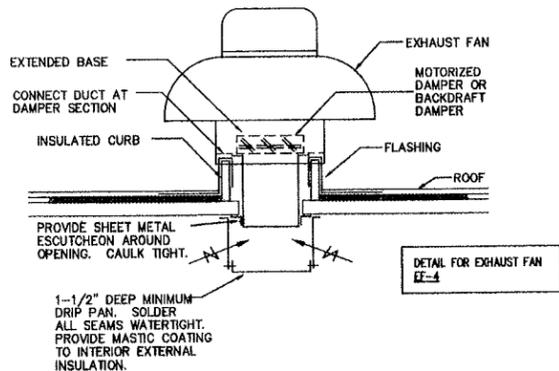
2 ROOF MOUNTED EXHAUST FAN DETAIL  
5.03 NO SCALE



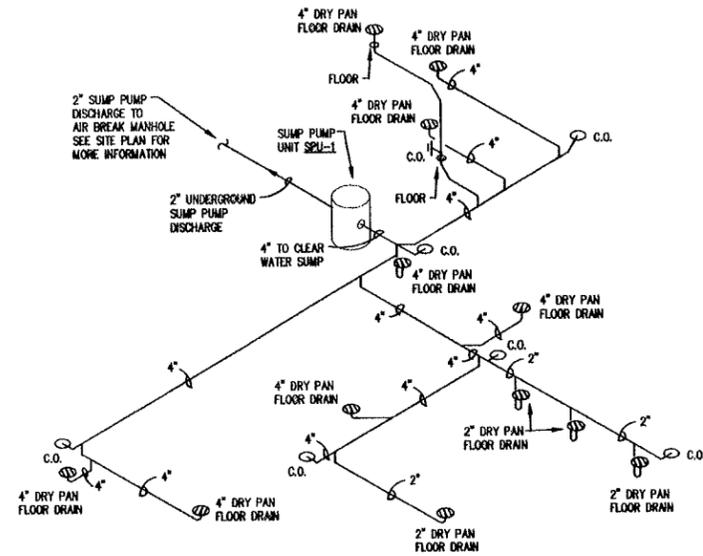
3 LOUVER INSTALLATION DETAIL  
5.03 NO SCALE



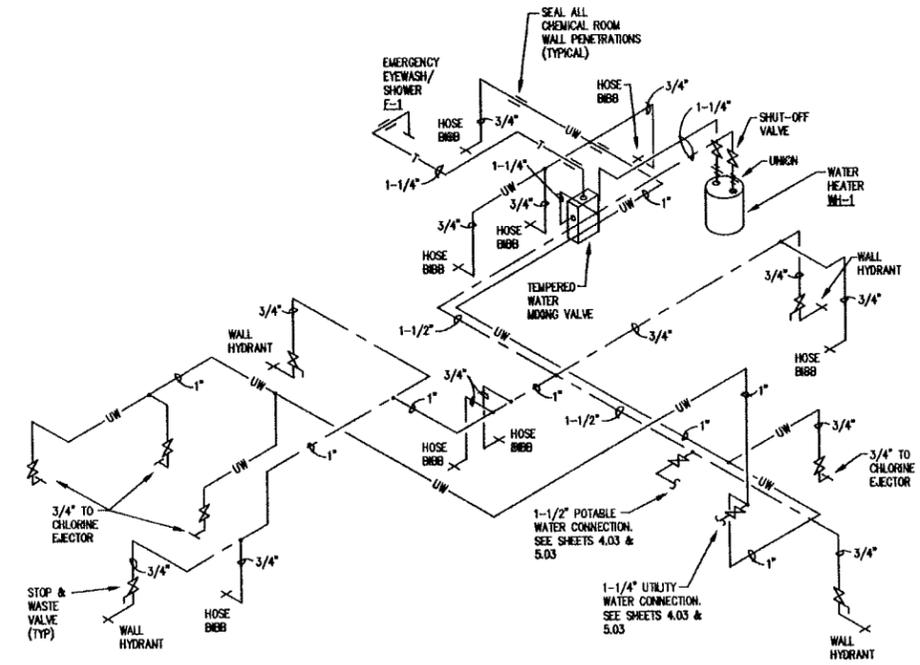
4 AIR INTAKE DETAIL  
5.03 NO SCALE



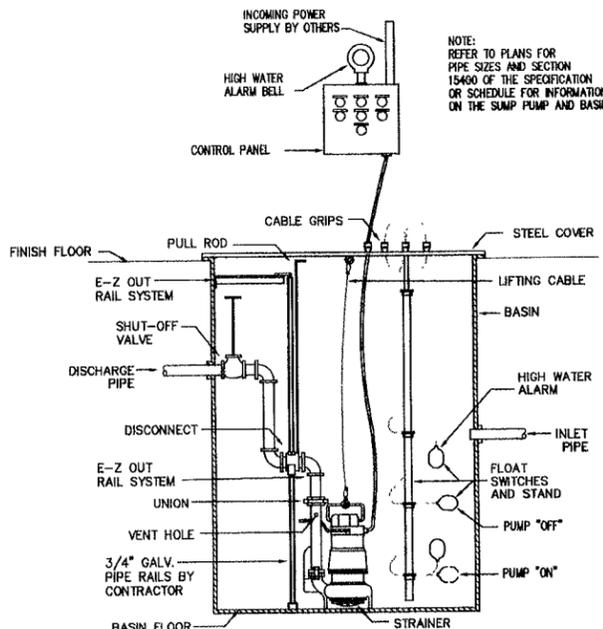
5 ROOF MOUNTED EXHAUST FAN  
5.03 NO SCALE



7 WASTE & VENT PIPING DIAGRAM  
5.03 NO SCALE



8 WASTE & VENT PIPING DIAGRAM  
5.03 NO SCALE



6 CLEAR WATER SUMP PUMP DETAIL  
5.03 NO SCALE  
(SIMPLEX - UNDERGROUND DISCHARGE)

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SIGNATURE: *Thomas A. Wentz* TITLE OR PRINTED NAME: THOMAS A. WENTZ  
DATE: 17 AUG 01 REG. NO.: 18859

**BOLTON & MENK, INC**  
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CHASKA, MINNESOTA

REV.	BY	DATE
0	TAW	8-17-2001

WATERTOWN, MINNESOTA  
WATER TREATMENT FACILITY  
MECHANICAL DETAILS

SHEET  
5.04

EXHAUST FANS																			
FAN NO.	LOCATION	SERVICE	MODEL NO. *	FAN TYPE	CAPACITY CFM	S.P. *W.G.	ROOF OPENING SQ.	TIP SPEED FPM	EST. FAN RPM	SONES	DRIVE	MOTOR				ELECTRICAL CHARACTERISTICS	ACCESSORIES	REMARKS	INTER-LOCK WITH
												TYPE	H.P.	R.P.M.					
EF-1	ROOF	CHLORINE RM	G-85-D	PRV	450	0.25	12-1/2	4413	1550	7.5	DIRECT	ODP	1/20	1550	115/60/1	ROOF CURB, MOTORIZED DAMPER, EXTENDED BASE WITH SIDE ACCESS, UNIT MOUNTED SPEED CONTROLLER		WL-1, LIGHTS	
EF-2	ROOF	FLUORIDE RM	G-85-D	PRV	450	0.25	12-1/2	4413	1550	7.5	DIRECT	ODP	1/20	1550	115/60/1	ROOF CURB, MOTORIZED DAMPER, EXTENDED BASE WITH SIDE ACCESS, UNIT MOUNTED SPEED CONTROLLER		WL-2, LIGHTS	
EF-3	ROOF	CHEM FEED RM	G-80-E	PRV	135	0.25	12-1/2	2989	1050	4.0	DIRECT	ODP	1/40	1050	115/60/1	ROOF CURB, MOTORIZED DAMPER, EXTENDED BASE WITH SIDE ACCESS, UNIT MOUNTED SPEED CONTROLLER		WL-3, LIGHTS	
EF-4	ROOF	ELECTRICAL RM	GB-90-6	PRV	600	0.25	12-1/2	3553	1213	6.7	BELT	ODP	1/6	1750	115/60/1	ROOF CURB, MOTORIZED DAMPER, EXTENDED BASE WITH SIDE ACCESS		WL-4	

\* BASED ON: GREENHECK

SUMP PUMP UNIT																				
UNIT NO.	LOCATION	SERVICE	MODEL NO. *	TYPE	PUMP			MOTOR			SUMP					COVER MATERIAL	ACCESSORIES	REMARKS		
					GPM EACH	DISCH. HEAD FT.	DISCH. SIZE IN.	H.P.	R.P.M.	ELECTRICAL CHARACTERISTICS	BASIN MATERIAL	SIZE DIA. IN.	DEPTH IN.	INLETS NO.	SIZE IN.				ABOVE BOT. IN.	VENT SIZE
SPU-1	FILTER ROOM	CLEAR WATER	N267	SUBMERS	60	15	2	1/2	1725	115/60/1	FIBERGLASS	30	96	1	4	72	-	STEEL	VLFS FLOATS, HIGH WATER ALARM, E-Z OUT GALVANIZED RAIL SYSTEM, 10-0323 CONTROL PANEL.	

\* BASED ON: ZOELLER

GAS-FIRED UNIT HEATERS																			
UNIT NO.	LOCATION	MODEL NO. *	UNIT TYPE	FAN TYPE	CFM	AIR ENT. °F.	LP GAS			MOTOR			ELECTRICAL CHARACTERISTICS	CONTROLS	ACCESSORIES	REMARKS			
							INLET PRESSURE W.G.	INPUT MBH	OUTPUT MBH	POWER VENTER	H.P.	RPM							
UH-1	PUMP ROOM	FE-25	HORIZ	PROPELLER	380	60	11	25.0	20.0	YES	1/50	1550	115/60/1	REMOTE T-STAT	STAINLESS STEEL HEAT EXCHANGER & BURNER	BOTTOM AT 8 FT. A.F.F.			
UH-2	PUMP ROOM	FE-25	HORIZ	PROPELLER	380	60	11	25.0	20.0	YES	1/50	1550	115/60/1	REMOTE T-STAT	STAINLESS STEEL HEAT EXCHANGER & BURNER	BOTTOM AT 8 FT. A.F.F.			
UH-3	FILTER ROOM	FE-25	HORIZ	PROPELLER	380	60	11	25.0	20.0	YES	1/50	1550	115/60/1	REMOTE T-STAT	STAINLESS STEEL HEAT EXCHANGER & BURNER	BOTTOM AT 8 FT. A.F.F.			
UH-4	FILTER ROOM	FE-25	HORIZ	PROPELLER	380	60	11	25.0	20.0	YES	1/50	1550	115/60/1	REMOTE T-STAT	STAINLESS STEEL HEAT EXCHANGER & BURNER	BOTTOM AT 8 FT. A.F.F.			
UH-5	MEZZANINE	FE-25	HORIZ	PROPELLER	380	60	11	25.0	20.0	YES	1/50	1550	115/60/1	REMOTE T-STAT	STAINLESS STEEL HEAT EXCHANGER & BURNER	BOTTOM HIGH AS POSSIBLE			

\* BASED ON: REZNOR

DESICCANT DEHUMIDIFIERS																	
UNIT NO.	LOCATION	SERVICE	MODEL NO. *	PROCESS AIR				REACTIVATION AIR/GAS				ELECTRICAL CHARACTERISTICS	MCA	REMARKS			
				CFM	STATIC PRESS. *W.G.	MOISTURE REMOVAL LB./HR.	INLET AIR °F. DB	°F. DP	GR./LB.	CFM	STATIC PRESS. *W.G.				TYPE	INLET PRESS. PSI	INPUT MBH
D-1	PUMP ROOM	FILTER ROOM	VFB-18	1800	1.5	38.9	60	41	49	600	0.75	NAT	2	130	480/60/3	9.0	HUMIDISTAT

\* BASED ON: BRY-AIR

ELECTRIC WATER HEATERS												
WATER HEATER NO.	LOCATION	SERVICE	MODEL NO. *	STORAGE CAPACITY GALLONS	ELECTRIC			CAPACITY GPH	TEMP. RISE °F.	WORKING PRESSURE P.S.I.	ELECTRICAL CHARACTERISTICS	REMARKS
					UPPER ELEM. KW	LOWER ELEM. KW	ELEMENT OPERATION					
WH-1	PUMP RM	DOMESTIC HW	DEN-80	80	3	3	NON-SIMULT.	15	80	150	208/60/1	T&P VALVE, CONCRETE PAD

\* BASED ON: A.O. SMITH

REFRIGERANT DEHUMIDIFIERS									
UNIT NO.	LOCATION	SERVICE	MODEL NO. *	PROCESS AIR			ELECTRICAL CHARACTERISTICS	REMARKS	
				CFM	MOISTURE REMOVAL LB./DAY	INLET AIR °F. DB REL HUM %			
D-2	FILTER RM	FILTER RM	HI-E DRY 100	255	70	70	50	115/60/1	

\* BASED ON: THERMA-STOR

WALL LOUVERS										
LOUVER NO.	LOCATION	TYPE	SERVING	WIDTH INCHES	HEIGHT INCHES	DEPTH INCHES	FRAME TYPE	BLADE TYPE	SQ. FT. FREE AREA	REMARKS
WL-2	N. WALL	INTAKE	FLUORIDE RM	16	16	4	CHANNEL	DRAINABLE	0.70	MOTORIZED DAMPER
WL-3	E. WALL	INTAKE	CHEM FEED RM	16	16	4	CHANNEL	DRAINABLE	0.70	MOTORIZED DAMPER
WL-4	N. WALL	INTAKE	ELECTRICAL RM	16	16	4	CHANNEL	DRAINABLE	0.70	MOTORIZED DAMPER
WL-5	E. WALL	EXHAUST	DEHUMIDIFIER D-1	16	24	4	CHANNEL	DRAINABLE	1.22	MOTORIZED DAMPER
WL-6	S. WALL	INTAKE	DEHUMIDIFIER D-1	16	24	4	CHANNEL	DRAINABLE	1.22	MOTORIZED DAMPER
WL-7	W. WALL	INTAKE	AERATOR	48	16	4	CHANNEL	DRAINABLE	2.34	

\* BASED ON: RUSKIN ELF3750X

SEQUENCE OF OPERATIONS

- A. UNIT HEATERS:
  - Unit heaters UH-1 thru UH-5 shall cycle off and on as called for from remote wall mounted thermostat. Thermostat locations are indicated on the Drawings.
  - The thermostats will be furnished with the unit heaters and installed and wired by the T.C. contractor. All power wiring to be by Division 16.
- B. CHLORINE ROOM VENTILATION SYSTEM:
  - Exhaust fan EF-1 & motorized damper at wall louver WL-1:
  - Exhaust fan shall operate and normally closed motorized damper shall open when lights are switched on or door switch on Chlorine Room door is opened.
  - All interlocks, damper actuators and control wiring to be furnished and installed by the T.C. contractor. All power wiring to be by Division 16.
- C. CHEMICAL FEED ROOM VENTILATION SYSTEM:
  - Exhaust fan EF-3 & motorized damper at wall louver WL-3:
  - Exhaust fan shall operate and normally closed motorized damper shall open when lights are switched on.
  - All interlocks, damper actuators and control wiring to be furnished and installed by the T.C. contractor. All power wiring to be by Division 16.
- D. FLUORIDE ROOM VENTILATION SYSTEM:
  - Exhaust fan EF-2 & motorized damper at wall louver WL-2:
  - Exhaust fan shall operate and normally closed motorized damper shall open when lights are switched on.
  - All interlocks, damper actuators and control wiring to be furnished and installed by the T.C. contractor. All power wiring to be by Division 16.
- E. ELECTRICAL ROOM:
  - Exhaust fan EF-4 & motorized damper at wall louver WL-4:
  - Exhaust fan shall operate and normally closed motorized damper shall open when called for from a remote wall mounted cooling only thermostat reaches its setpoint, 85 degrees (adjustable)
  - All interlocks, thermostat, damper actuators and control wiring to be furnished and installed by the T.C. contractor. All power wiring to be by Division 16.
- F. DEHUMIDIFIER:
  - Dehumidifier D-1:
  - The dehumidifier D-1 shall operate as called for from a remote wall mounted humidistat.
  - Motorized dampers at wall louvers WL-5 and WL-6 shall fully open whenever dehumidifier is operating.
  - The humidistat shall be furnished with the dehumidifier and installed by the T.C. contractor.
  - All interlocks, damper actuators and control wiring to be furnished and installed by the T.C. contractor. All power wiring to be by Division 16.

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Signature: *Thomas A. Wentz* TYPED OR PRINTED NAME: THOMAS A. WENTZ  
 DATE: 17 AUG 01 REG. NO.: 19809

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 CHASKA, MINNESOTA

REV.	BY	DATE
0	TAW	8-17-2001

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 MECHANICAL EQUIPMENT SCHEDULES

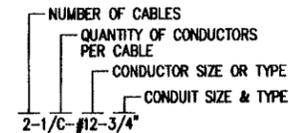
**ABBREVIATIONS**

A	AMPERES	M	MOTOR STARTER OPERATING COIL
ACK	ACKNOWLEDGE	MAX	MAXIMUM
AM	AMMETER	MCM	THOUSAND CIRCULAR MILS
ANN	ANNUNCIATOR	MCP	MOTOR CIRCUIT PROTECTOR
AS	AMMETER SWITCH	MECH	MECHANICAL
AWG	AMERICAN WIRE GAGE	MFR	MANUFACTURER
		MH	METAL HALIDE
BKR	BREAKER	MIN	MINUTE OR MINIMUM
BLDG	BUILDING	MTD	MOUNTED
		NF	NON-FUSED
CKT	CIRCUIT	NC	NORMALLY CLOSED
CL	CENTER LINE	NO	NORMALLY OPEN
CO	CONVENIENCE OUTLET	NTC	NOT CONNECTED
CONN	CONNECTIONS		
CONTR	CONTRACTOR	OL(S)	OVERLOAD RELAY CONTACT(S)
CP	CONTROL PANEL		
CPT	CONTROL POWER TRANSFORMER	PF	POWER FACTOR
CS	CURRENT STATION	PVC	POLYVINYLCHLORIDE CONDUIT
CT	CURRENT TRANSFORMER		
CU	COPPER	REQ'D	REQUIRED
		RS	RIGID STEEL CONDUIT
DE	DUAL ELEMENT	RTM	RUNNING TIME METER
DISC	DISCONNECT		
DP	DISTRIBUTION PANEL	SDS	SPECIFIED IN OTHER DIVISION OF SPECIFICATIONS
		SE	SERVICE ENTRANCE
ELEC	ELECTRICAL	SEC	SECOND OR SECONDARY
EWT	ELECTRICAL METALLIC TUBING	SIG	SIGNAL
EP	EXPLOSION PROOF	SOL VV	SOLENOID VALVE
EQUIP	EQUIPMENT	SP	SINGLE POLE
		SPECS	SPECIFICATIONS
F & I	FURNISH AND INSTALL	SSNR	"SOFT START" NON-REVERSING
FU	FUSE OR FUSIBLE	SSR	"SOFT START" REVERSING
		SW	SWITCH
GFI	GROUND FAULT INTERRUPTER	TD	TIME DELAY
GND	GROUND	TEMP	TEMPERATURE
GRS	GALVANIZED RIGID STEEL CONDUIT	T*STAT	THERMOSTAT
		UH	UNIT HEATER
HD	HEAVY DUTY		
HP	HORSEPOWER	V	VOLTS
HPS	HIGH PRESSURE SODIUM	VM	VOLTMETER
HTR	HEATER	VS	VOLTMETER SWITCH
HZ	HERTZ (CYCLES/SECOND)	VV	VALVE
		W	WATTS OR WIRE
IMC	INTERMEDIATE METAL CONDUIT	W/	WITH
INCAND	INCANDESCENT	WHM	WATT-HOUR METER
IND	INDICATING OR INDICATOR	WM	WATT METER
		WW	WIREWAY
JB	JUNCTION BOX	WP	WEATHERPROOF
		XFMR	TRANSFORMER
KVA	KILOVOLT-AMPERES		
KVAR	KILOVOLT-AMPERES REACTIVE		
KW	KILOWATTS		
LT	LIGHT		
LMF	LIQUID-TIGHT METALLIC CORE FLEXIBLE CONDUIT		

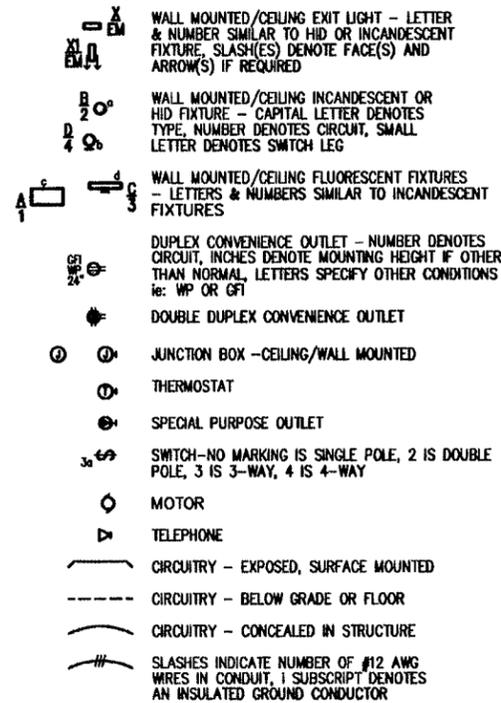
**COLORS**

A	AMBER	O	ORANGE
BK	BLACK	R	RED
BR	BROWN	V	VIOLET
BU	BLUE	W	WHITE
GRN	GREEN	Y	YELLOW
GY	GRAY		

**CIRCUIT LEGEND**

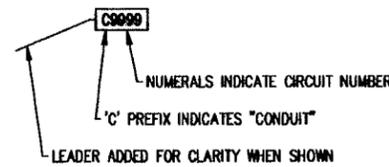


**DEVICE SYMBOLS**

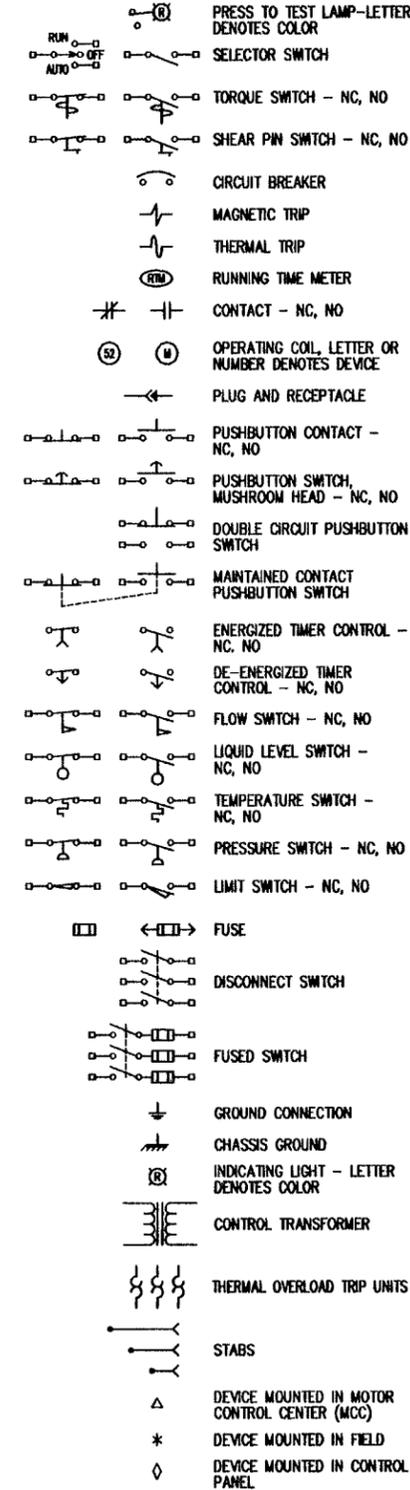


**CIRCUIT DESIGNATOR**

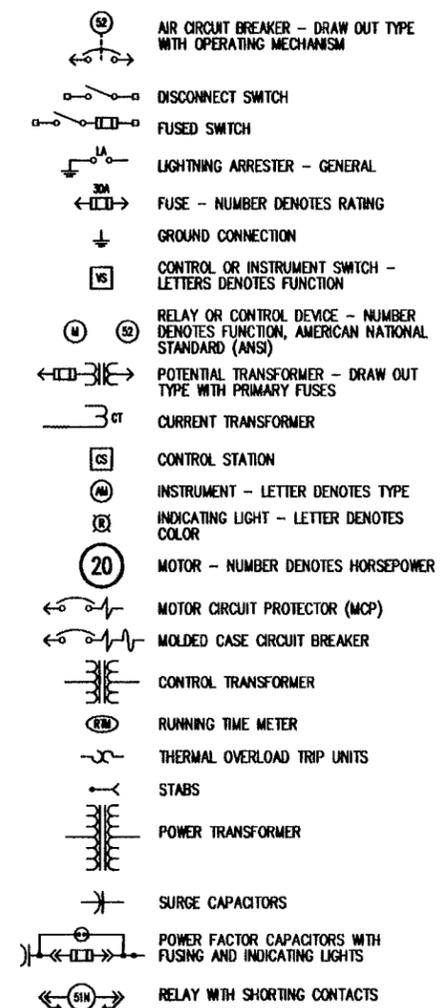
REFER TO CABLE & CONDUIT SCHEDULE(S)

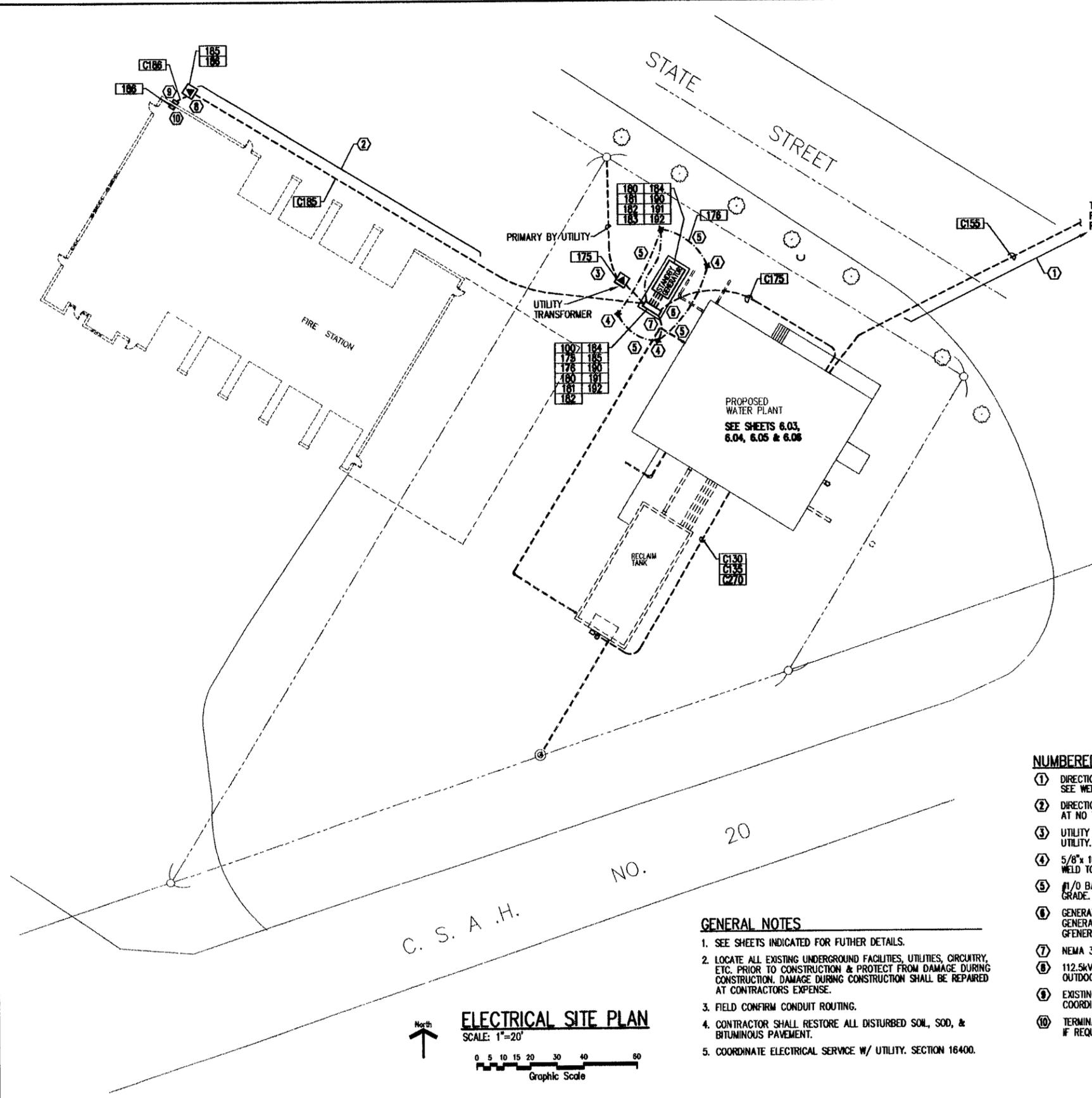


**SCHEMATIC SYMBOLS**



**ONE-LINE DIAGRAM SYMBOLS**

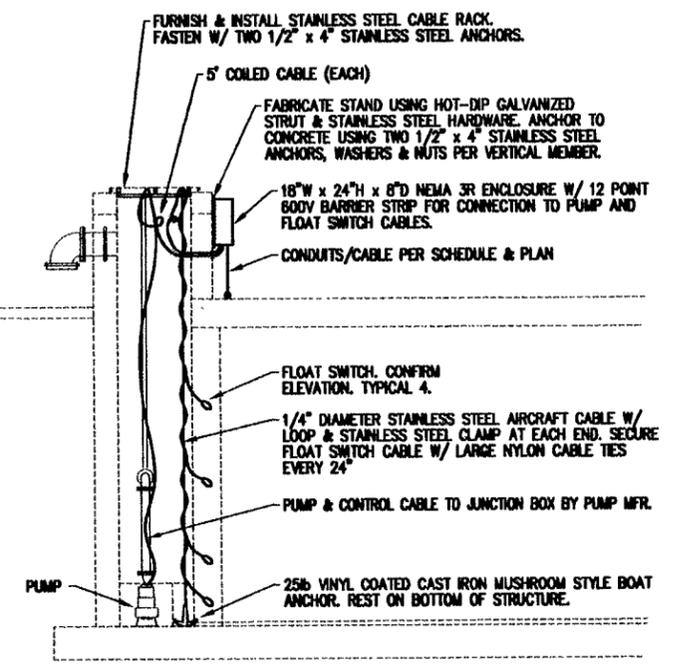




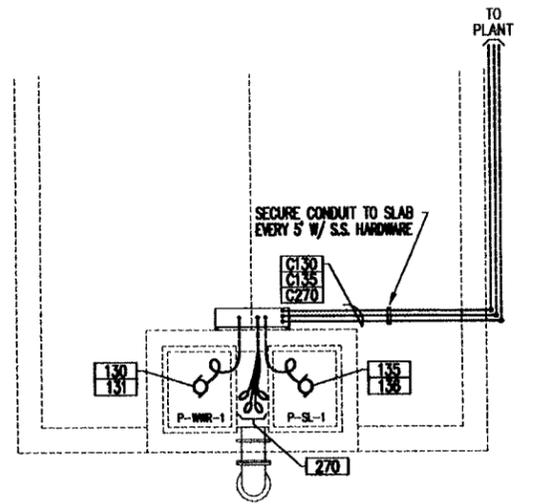
**ELECTRICAL SITE PLAN**  
SCALE: 1"=20'  
Graphic Scale

- GENERAL NOTES**
- SEE SHEETS INDICATED FOR FUTURE DETAILS.
  - LOCATE ALL EXISTING UNDERGROUND FACILITIES, UTILITIES, CIRCUITRY, ETC. PRIOR TO CONSTRUCTION & PROTECT FROM DAMAGE DURING CONSTRUCTION. DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
  - FIELD CONFIRM CONDUIT ROUTING.
  - CONTRACTOR SHALL RESTORE ALL DISTURBED SOIL, SOD, & BITUMINOUS PAVEMENT.
  - COORDINATE ELECTRICAL SERVICE W/ UTILITY. SECTION 16400.

- NUMBERED NOTES**
- DIRECTIONAL BORE CONDUIT 36" UNDER STREET AND TO WELL. SEE WELL CONNECTION DETAIL.
  - DIRECTIONAL BORE CONDUIT 36" UNDER PAVEMENT/CONCRETE. AT NO TIME SHALL FIRE STATION TRAFFIC BE IMPEDED.
  - UTILITY TRANSFORMER. COORDINATE EXACT LOCATION WITH UTILITY. SEE SECTION 16400.
  - 5/8" x 10' COPPER-CLAD STEEL GROUND ROD W/ EXOTHERMIC WELD TO CONDUCTOR SHOWN. SET TOP AT 18" BELOW GRADE.
  - #1/0 BARE STRANDED GROUND CONDUCTOR AT 18" BELOW GRADE. CONNECT TO SWITCHBOARD GROUND.
  - GENERATOR/SWITCHBOARD SLAB. PROVIDE CLEARANCE BETWEEN GENERATOR AND SWITCHBOARD AS RECOMMENDED BY GENERATOR MFR.
  - NEMA 3R GENERATOR SWITCHBOARD. SEE SECTION 16200.
  - 112.5kVA, 480/208V, 3Ø, 4 WIRE, NEMA 3R, PAD-MOUNT, OUTDOOR, DRY-TYPE TRANSFORMER.
  - EXISTING CT CABINET. REMOVE CT'S AND USE AS PULLBOX. COORDINATE WITH UTILITY.
  - TERMINATE FEEDER ON EXISTING PANEL. PROVIDE NEW LUGS IF REQUIRED. GROUND PER CODE.



**RECLAIM TANK SECTION**  
SCALE: 1/4" = 1'-0"



**RECLAIM TANK ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

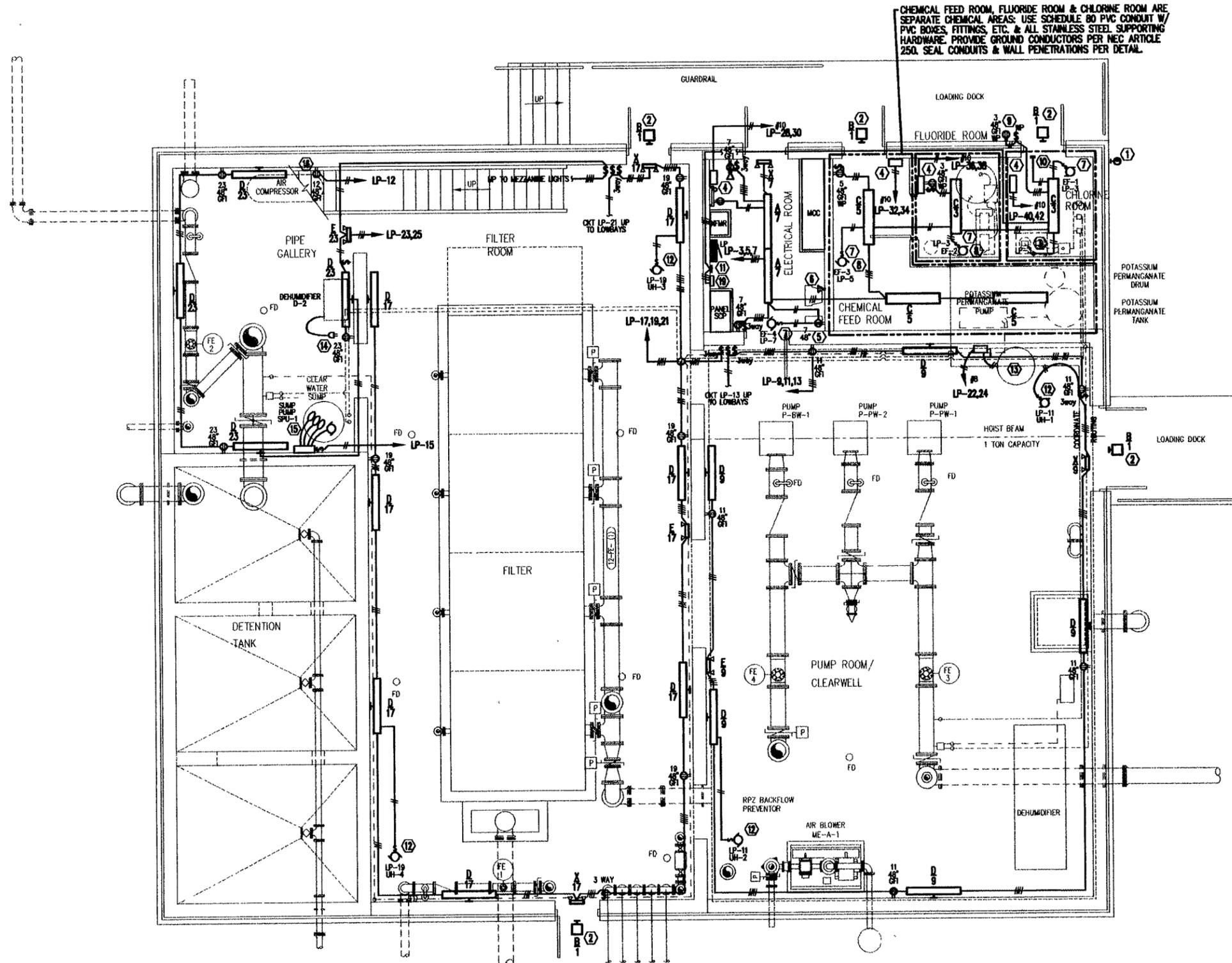
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SIGNATURE: *William R. Engelhardt* TYPED OR PRINTED NAME: WILLIAM R. ENGELHARDT  
DATE: 10 SEP 01 REG. NO.: 18825

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CONSULTING ENGINEERS  
CHASKA, MINNESOTA

REV.	BY	DATE
0	P.L.	9-10-2001

WATERTOWN, MINNESOTA	SHEET
WATER TREATMENT FACILITY	
ELECTRICAL SITE PLAN & RECLAIM TANK PLAN	6.02



CHEMICAL FEED ROOM, FLUORIDE ROOM & CHLORINE ROOM ARE SEPARATE CHEMICAL AREAS. USE SCHEDULE 80 PVC CONDUIT W/ PVC BOXES, FITTINGS, ETC. & ALL STAINLESS STEEL SUPPORTING HARDWARE. PROVIDE GROUND CONDUCTORS PER NEC ARTICLE 250. SEAL CONDUITS & WALL PENETRATIONS PER DETAIL.

**GENERAL NOTES**

1. FIELD COORDINATE CONDUIT ROUTING. CONDUIT NOT ALLOWED ON EXTERIOR OF BUILDING, UNLESS SPECIFICALLY INDICATED.
2. HVAC POWER CIRCUITRY BY DIV. 16. INTERLOCK, DAMPER ACTUATORS, & CONTROL CIRCUITRY BY T.C. CONTRACTOR.
3. CONNECT ALL TELEPHONE JACKS BACK TO TELEPHONE BOARD.
4. FIELD CONFIRM CONDUIT ROUTING.

**NUMBERED NOTES**

1. TORK #2101, OR EQUAL, 1800VA PHOTOCONTROL AT 120" FOR EXTERIOR LIGHTING. SEAL PENETRATION. AIM NORTH.
2. INTERCONNECT EXTERIOR FIXTURES THRU BUILDING. ROUTE 2-1/C-#12-1/2" TO LP-1 VIA PHOTOCONTROL.
3. CONNECT CHLORINE SCALE (DIV. 11) TO LP-3 AS SHOWN. CONFIRM CONNECTION DETAILS.
4. 3kW, 208V, WALL HEATER W/ SURFACE MOUNTING FRAME, THERMOSTAT, & DISCONNECT SWITCH. Q-MARK LFK-404, WITH OPTIONS AS INDICATED, OR EQUAL.
5. DUPLEX OUTLET FOR COMPUTER. CONFIRM LOCATION.
6. TELEPHONE OUTLET FOR COMPUTER CONFIRM LOCATION. ROUTE 4-PAIR #22AWG TELEPHONE CABLE IN 1/2" CONDUIT TO TELEPHONE BOARD.
7. EXHAUST FAN (DIV. 15). FURNISH & INSTALL DISCONNECT SWITCH AND MAKE CONNECTIONS.
8. INTERLOCK WITH LIGHTING CIRCUIT.
9. MOMENTARY CONTACT SWITCH. SEE SCHEMATIC ON SHEET 6.11. FURNISH & INSTALL PASS & SEYMOUR #4600-1, OR EQUAL, WP FLUSH LOCKING BOX.
10. MOUNT LIMIT SWITCH ON DOOR. SEE SCHEMATIC ON SHEET 6.11.
11. CHLORINE RELAY ENCLOSURE. SEE SCHEMATIC ON SHEET 6.11 FOR WIRING REQUIREMENTS.
12. GAS-FIRED UNIT HEATER (DIV. 15). FURNISH AND INSTALL DISCONNECT SWITCH.
13. WATER HEATER (DIV. 15). FURNISH & INSTALL 240V, 2 POLE, 60A, HEAVY DUTY, NON-FUSED DISCONNECT & MAKE UNIT CONNECTIONS AS SHOWN.
14. DEDICATED RECEPTACLE FOR CORD CONNECTED DEHUMIDIFIER.
15. SUMP PUMP, FLOATS & CONTROL PANEL (DIV. 15). FURNISH & INSTALL DISCONNECT AND MAKE CONNECTIONS.
16. OUTLET FOR AIR DRYER. FIELD LOCATE.
17. 2"W x 4'H x 3/4" PAINTED PLYWOOD BOARD FOR TELEPHONE EQUIPMENT. FIELD LOCATE.
18. STUB OUT 2" PVC CONDUIT FOR TELEPHONE COMPANY USE.
19. CHLORINE LEAK DETECTOR (DIV. 11). MOUNT AT 54".

North  
**LOWER LEVEL LIGHTING & GENERAL POWER PLAN**  
 SCALE: 1/4"=1'-0"  
 0 1 2 3 4 6 8 12  
 Graphic Scale

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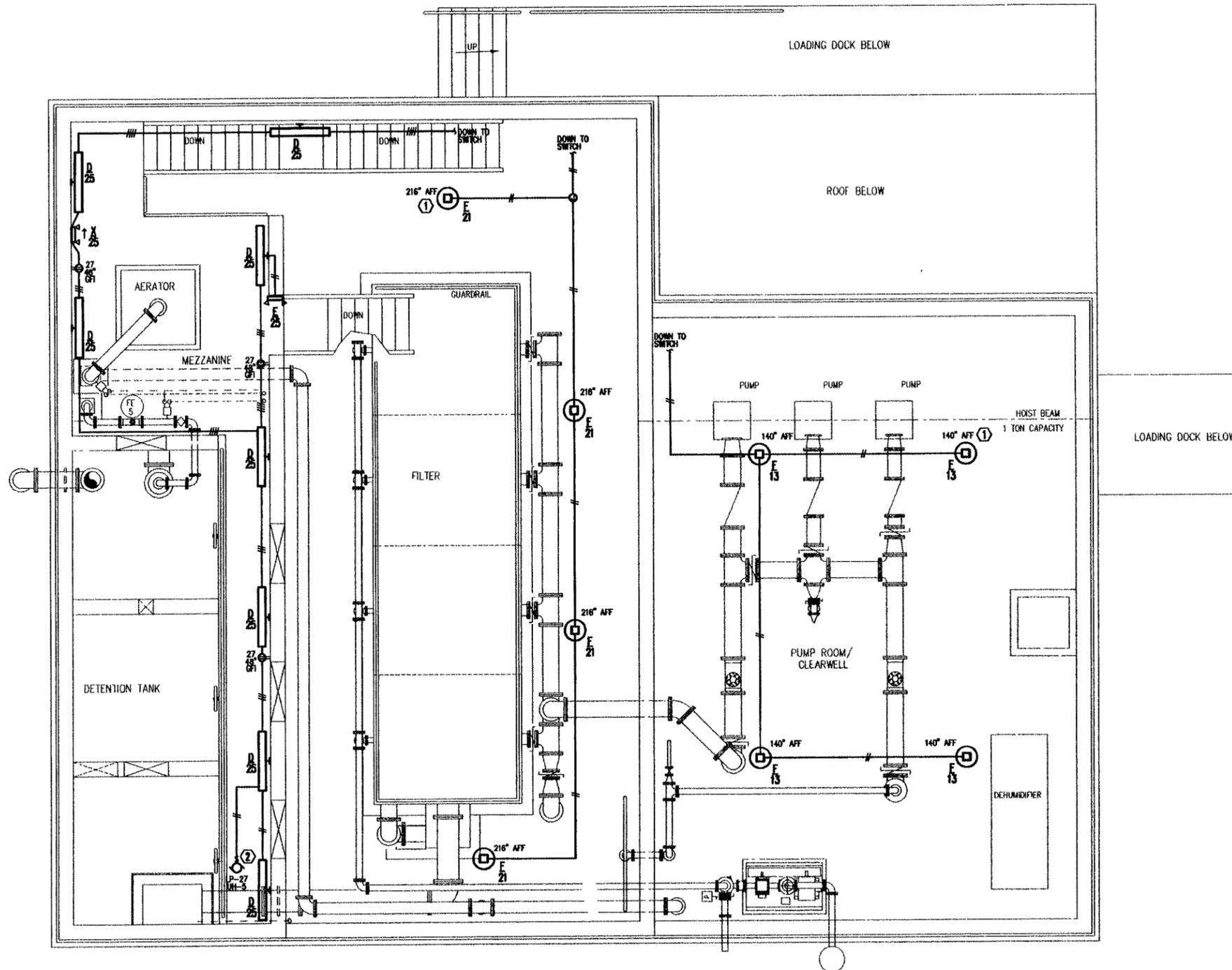
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REV	BY	DATE
0	P.L.	9-10-2001

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 LOWER LEVEL LIGHTING & GENERAL POWER PLAN

SHEET  
**6.03**



**GENERAL NOTES**

1. FIELD COORDINATE CONDUIT ROUTING. CONDUIT NOT ALLOWED ON EXTERIOR OF BUILDING, UNLESS SPECIFICALLY INDICATED.
2. SEE LOWER LEVEL LIGHTING & GENERAL POWER PLAN FOR CONTINUATION OF CIRCUITRY AND ADDITIONAL REQUIREMENTS.

**NUMBERED NOTES**

- ① FIELD COORDINATE EXACT FIXTURE LOCATION & MOUNTING HEIGHT (FOR BEST LIGHTING SPREAD, RELAMPING, ETC). TYPICAL.
- ② GAS-FIRED UNIT HEATER (DIV. 15). FURNISH AND INSTALL DISCONNECT SWITCH.



**UPPER LEVEL LIGHTING & GENERAL POWER PLAN**

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



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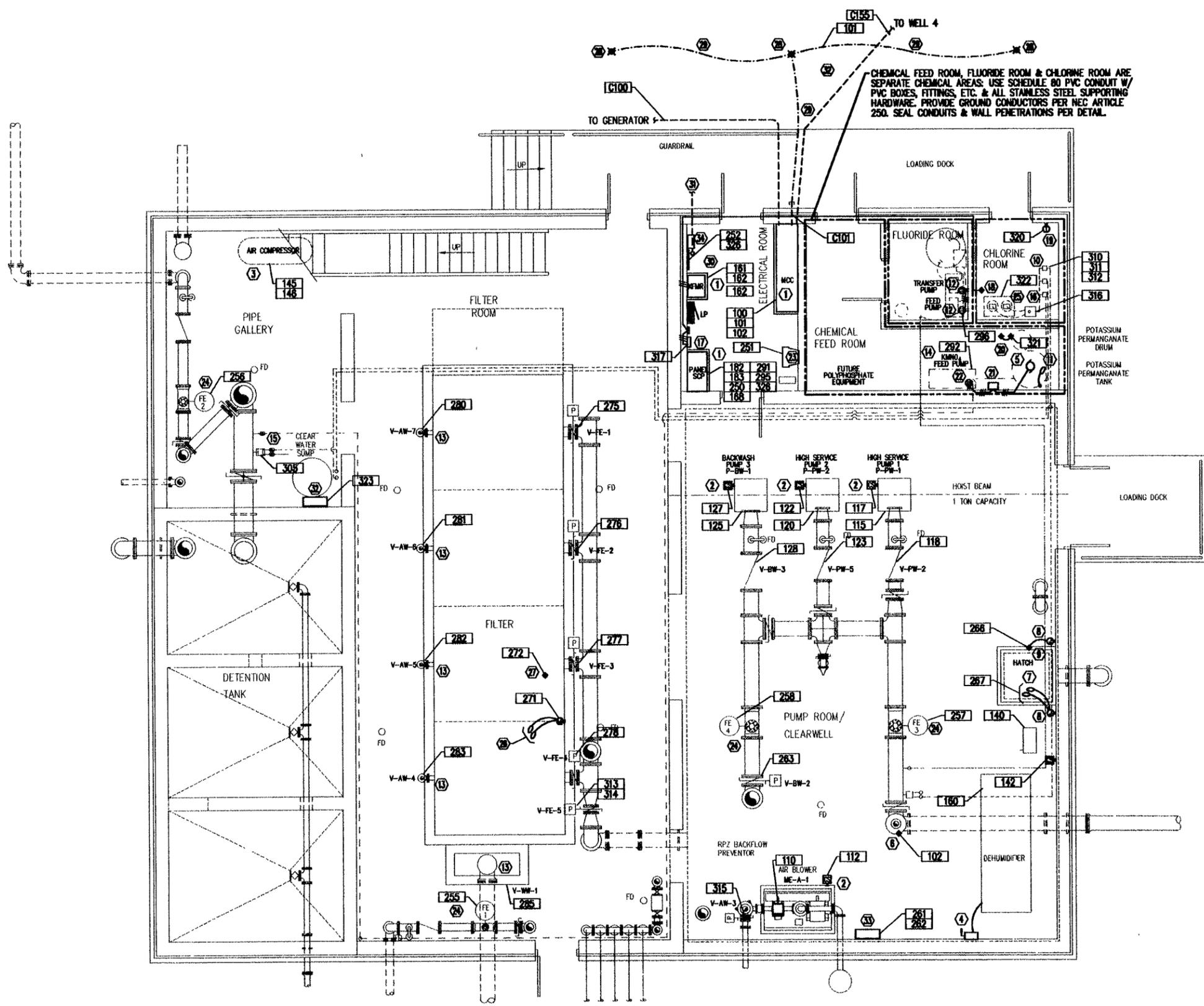
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WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 UPPER LEVEL LIGHTING & GENERAL POWER PLAN

SHEET  
**6.04**



North  
**LOWER LEVEL PROCESS ELECTRICAL PLAN**  
 SCALE: 1/4"=1'-0"  
 0 1 2 3 4 6 8 12  
 Graphic Scale

- GENERAL NOTES**
1. FIELD CONFIRM CONDUIT ROUTING.
  2. CIRCUITS BETWEEN MCC & PANEL 'A' NOT SHOWN. SEE ONE-LINE DIAGRAM & SCHEMATICS.
  3. SEE SITE PLAN FOR UNDERGROUND CONDUIT ROUTING.
- NUMBERED NOTES**
- 1 2" CONCRETE BASE W/ 3/4" CHAMFER.
  - 2 FABRICATE STRUT STAND FOR CONTROL SWITCH. MOUNT SWITCH AT 48" ABOVE FINISHED FLOOR. SECURE STAND TO CONCRETE BASE USING TWO (2) 1/2" X 4" STAINLESS STEEL ANCHOR BOLTS, WASHERS AND NUTS PER VERTICAL MEMBER. USE HOT-DIPPED GALVANIZED STRUT AND ALL STAINLESS STEEL HARDWARE. COORDINATE LOCATION.
  - 3 PACKAGE AIR COMPRESSOR (DIV. 15). MAKE UNIT CONNECTIONS.
  - 4 DISCONNECT SWITCH PER ONE-LINE DIAGRAM. SECURE WITH STAINLESS STEEL HARDWARE. MAKE UNIT CONNECTIONS.
  - 5 POTASSIUM PERMANGANATE TANK MIXER (DIV. 11). CONFIRM REQUIREMENTS.
  - 6 BOND SERVICE ENTRANCE GROUND TO WATER MAIN FLANGE BOLT.
  - 7 FLOAT SWITCHES (SECTION 16950). INSTALL WITH MANUFACTURER'S STANDARDS ANCHOR MOUNTING KIT USING ALL STAINLESS STEEL HARDWARE. ROUTE CABLES IN SCHEDULE 80 PVC CONDUIT BELOW CONCRETE SLAB TO JUNCTION BOX.
  - 8 NEMA 4X CABLE JUNCTION BOX. MOUNT TO WALL W/ STAINLESS STEEL HARDWARE.
  - 9 ULTRASONIC LEVEL TRANSDUCER (SECTION 16950). INSTALL WITH STAINLESS STEEL HARDWARE. ROUTE CABLE IN SCHEDULE 80 PVC CONDUIT BELOW CONCRETE SLAB. FIELD CONFIRM EXACT LOCATION TO AVOID OBSTRUCTIONS IN THE SIGNAL PATH OF THE TRANSDUCER AND ALLOW ACCESS FOR MAINTENANCE.
  - 10 HSP GAS CONTROL VALVE. (DIV. 11). CONFIRM LOCATION.
  - 11 POTASSIUM PERMANGANATE MIX TANK FLOAT SWITCH (SECTION 16950). SECURE MOUNTING USING ALL PVC COMPONENTS.
  - 12 FLUORIDE PUMP RECEPTACLE. PROVIDE ENGRAVED NAMEPLATES PER PANEL SCP SCHEMATICS. COORDINATE EXACT LOCATION.
  - 13 VALVE LOCATION IN VERTICAL PIPE.
  - 14 POTASSIUM PERMANGANATE FEED PUMP. COORDINATE EXACT DETAILS WITH MANUFACTURER.
  - 15 CHLORINATION WATER SOLENOID VALVE (DIV. 11).
  - 16 CHLORINE SWITCHOVER UNIT. CONFIRM REQUIREMENTS W/ SUPPLIER.
  - 17 CHLORINE LEAK DETECTOR (DIV. 11). MOUNT AT 54".
  - 18 CHLORINE LEAK SENSOR (DIV. 11). MOUNT PER MANUFACTURER'S RECOMMENDATIONS. ROUTE MANUFACTURER SUPPLIED CABLE TO DETECTOR IN 3/4" SCHEDULE 80 PVC CONDUIT.
  - 19 LOW TEMP ALARM THERMOSTAT AT SECTION 16950). MOUNT AT 54".
  - 20 SPRINKLER TAMPER & FLOW SWITCHES (DIV. 15). CONFIRM LOCATION.
  - 21 FURNISH AND INSTALL ATC #306-017-A00-P-X, OR EQUAL, 60 MINUTE REPEAT CYCLE TIMER & AN INDUSTRIAL RELAY W/ 30A, 120VAC LOAD CONTACTS. FLUSH MOUNT IN PVC ENCLOSURE. FOR CONTROL OF POTASSIUM PERMANGANATE MIXER. SEE SCHEMATICS.
  - 22 POTASSIUM PERMANGANATE FEED PUMP OUTLET. PROVIDE ENGRAVED NAMEPLATES PER PANEL SCP SCHEMATICS. COORDINATE MOUNTING HEIGHT.
  - 23 PC, PRINTER & UPS (SECTION 16950). CONFIRM LOCATION WITH OWNER.
  - 24 PROPELLER FLOWMETER (SECTION 16950).
  - 25 CHLORINE SCALE (DIV. 11).
  - 26 FLOAT SWITCHES (DIVISION 11). SUSPEND FROM CABLE RACK. CONFIRM ELEVATION. COORDINATE LOCATION & MOUNTING.
  - 27 ULTRASONIC LEVEL TRANSDUCER (SECTION 16950). INSTALL WITH STAINLESS STEEL HARDWARE. COORDINATE WITH MFR.
  - 28 5/8" X 10' COPPER-CLAD STEEL GROUND ROD W/ EXOTHERMIC WELD TO CONDUCTOR SHOWN. SET TOP AT 18" BELOW GRADE.
  - 29 #1/0 BARE STRANDED GROUND CONDUCTOR AT 18" BELOW GRADE.
  - 30 TELEPHONE BOARD. SEE 6.03.
  - 31 2-INCH SCHEDULE 80 PVC CONDUIT FOR TELEPHONE COMPANY USE. ROUTE IN OR BELOW SLAB. COORDINATE W/ TELEPHONE COMPANY.
  - 32 SUMP PUMP CONTROL PANEL (DIV. 15).
  - 33 BACKWASH AIR BLOWER CONTROL PANEL (DIV. 11).
  - 34 WALL HEATER. SEE 6.03.

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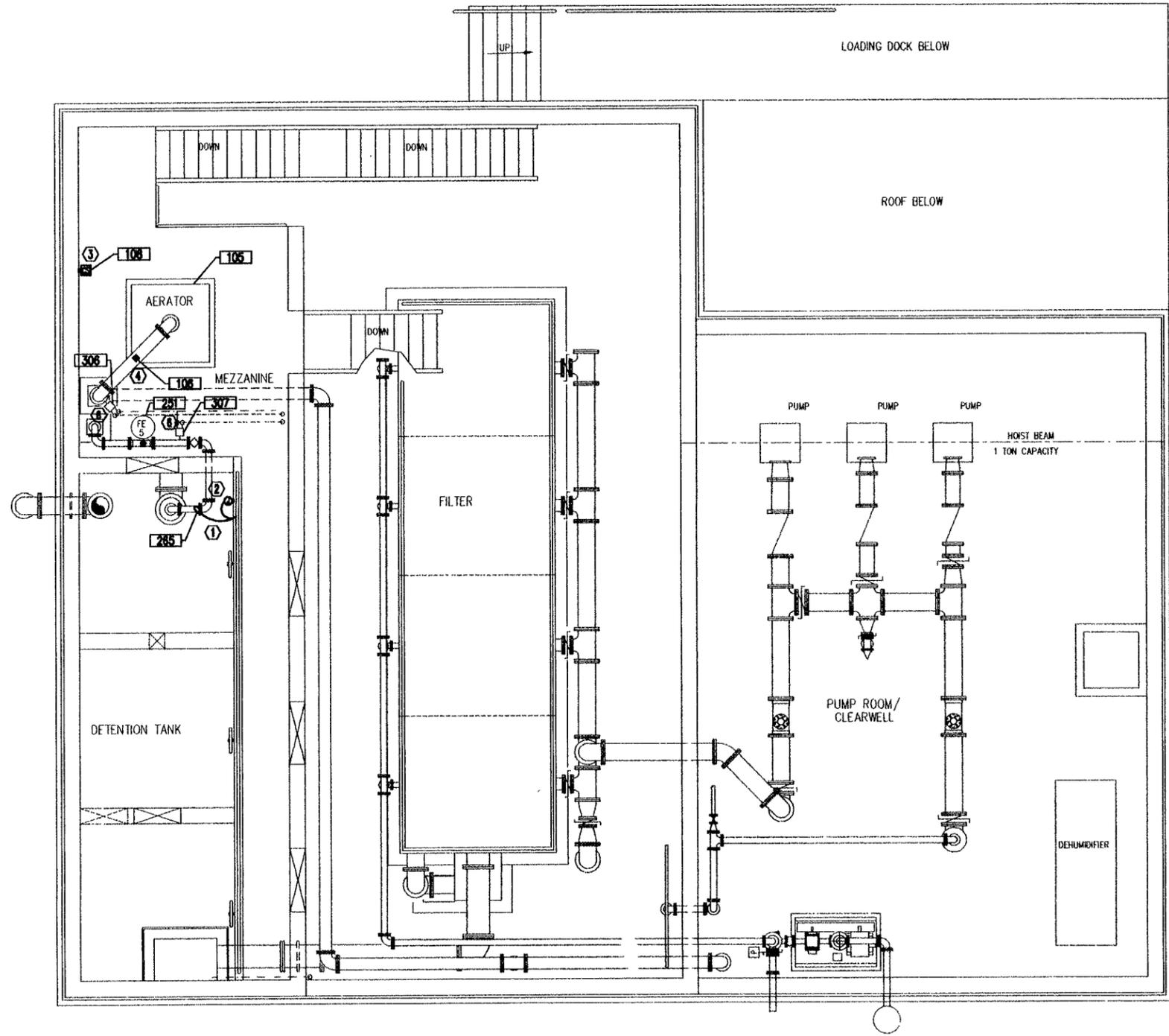
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REV.	BY	DATE
0	P.R.	9-10-2001

WATERTOWN, MINNESOTA	
WATER TREATMENT FACILITY	
LOWER LEVEL PROCESS ELECTRICAL PLAN	

SHEET  
**6.05**



- GENERAL NOTES**
1. FIELD CONFIRM CONDUIT ROUTING.
  2. CIRCUITS BETWEEN MCC & PANEL 'A' NOT SHOWN. SEE ONE-LINE DIAGRAM & SCHEMATICS.
  3. SEE SITE PLAN FOR UNDERGROUND CONDUIT ROUTING.

- NUMBERED NOTES**
- ① LOW TRAVEL, GEMS-TYPE FLOAT SWITCH (16950). SECURE FLOAT SWITCH CABLE TO RAIL W/ STAINLESS STEEL HARDWARE.
  - ② NEMA 4X FLOAT SWITCH CABLE JUNCTION BOX. MOUNT TO RAIL WITH STAINLESS STEEL HARDWARE.
  - ③ SECURE CONTROL SWITCH TO WALL WITH STAINLESS STEEL HARDWARE.
  - ④ MOTORIZED AERATOR DAMPER. CONFIRM LOCATION.
  - ⑤ PROPELLER FLOWMETER (SECTION 16950).
  - ⑥ CHLORINATION WATER SOL'N VALVE (DIV. 11).

North  
**UPPER LEVEL PROCESS ELECTRICAL PLAN**  
 SCALE: 1/4"=1'-0"  
 0 1 2 3 4 6 8 12  
 Graphic Scale

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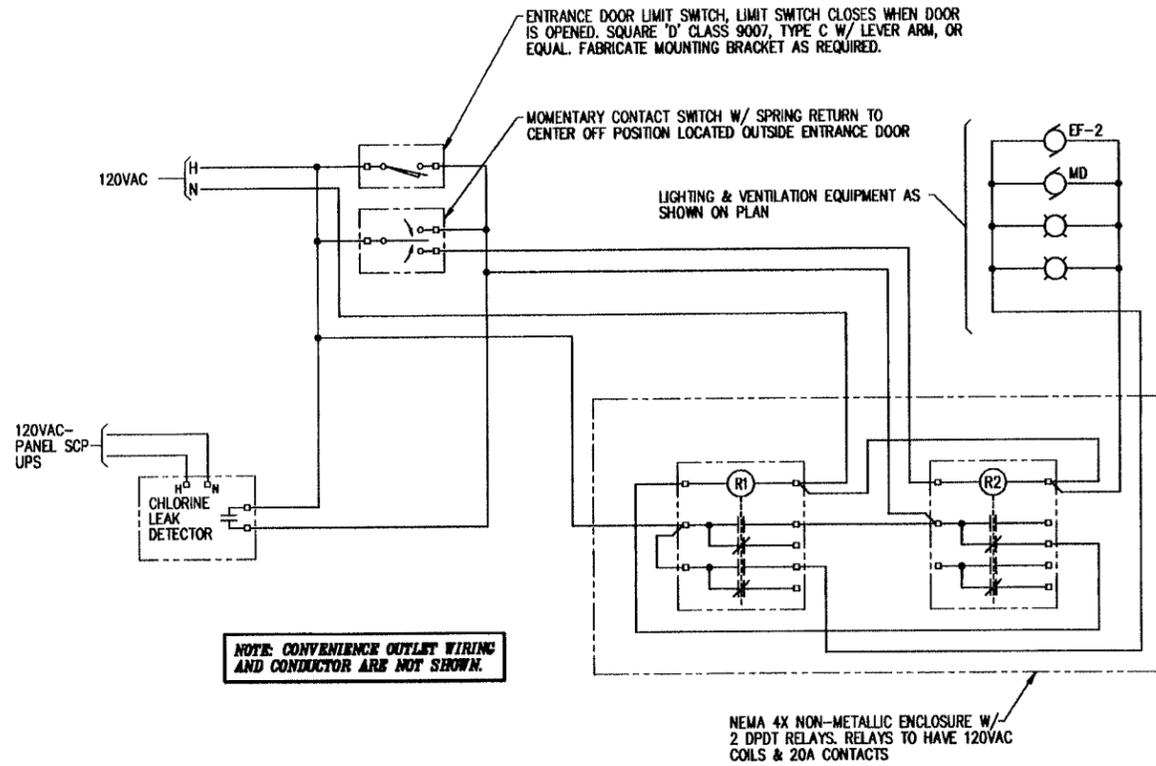
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WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 UPPER LEVEL PROCESS ELECTRICAL PLAN

SHEET  
**6.06**

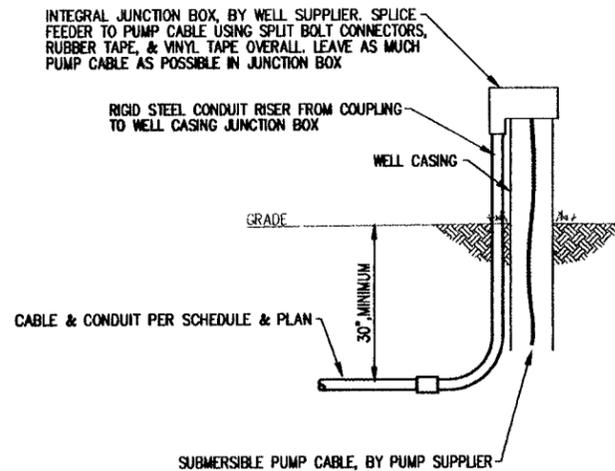


**CHLORINE ROOM LIGHTS/EXHAUST SCHEMATIC**  
NO SCALE

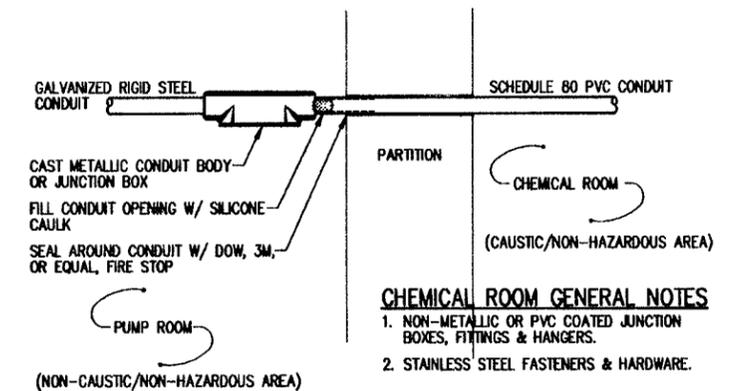
WATER PLANT LIGHTING PANEL--LP									
MOUNTING SURFACE	LOCATION	SERVICE				REMARKS			
		AMPS	VOLTS	PHASE	WIRE	175A MAIN BREAKER			
		200	120/208	3	4				
CIRCUIT DESCRIPTION	BKR	CKT	ANTICIPATED LOAD IN VA	PHASE A B C	ANTICIPATED LOAD IN VA	CKT	BKR	CIRCUIT DESCRIPTION	
EXTERIOR LIGHTING & PHOTOCONTROL	20A1P	1	600		1000	2	20A1P	PANEL SCP	
LIGHTS & OUTLETS--CHLORINE FLUORIDE	20A1P	3	300		350	4	20A1P	PANEL SCP (POTASSIUM PERMAG. SYSTEM)	
LIGHTS & OUTLETS--CHEMICAL ROOM	20A1P	5	400		350	6	20A1P	PANEL SCP (FLUOR & PHOSPHATE SYSTEM)	
LIGHTS & OUTLETS--ELEC RM	20A1P	7	500		200	8	20A1P	HSP CHLORINE GAS CONTROL VALVE	
FLUOR LIGHTS--PUMP ROOM	20A1P	9	400		300	10	20A1P	BLOWER CONTROL PANEL	
OUTLETS--PUMP ROOM	20A1P	11	1000		300	12	20A1P	AIR DRYER	
LOWBAY LIGHTS--PUMP ROOM	20A1P	13	1400			14	20A1P	SPARE	
SUMP PUMP--FILTER ROOM	20A1P	15	500			16	20A1P	SPARE	
FLUOR LIGHTS--FILTER ROOM	20A1P	17	600			18	20A1P	SPARE	
OUTLETS--FILTER ROOM	20A1P	19	1000			20	20A1P	SPARE	
LOWBAY LIGHTS--FILTER ROOM	20A1P	21	1400		3000	22	40A	WATER HEATER	
LIGHTS & OUTLETS--PIPE GALLERY	20A1P	23	600		3000	24	2P		
LIGHTS--MEZZANINE	20A1P	25	500			26	20A1P	SPARE	
OUTLETS--MEZZANINE	20A1P	27	600		1500	28	30A	ELECTRICAL ROOM UNIT HEATER	
SPARE	20A1P	29			1500	30	2P		
SPARE	20A1P	31			1500	32	30A	CHEMICAL ROOM UNIT HEATER	
SPARE	20A1P	33			1500	34	2P		
SPARE	20A1P	35			1500	36	30A	FLUORIDE ROOM UNIT HEATER	
SPARE	20A1P	37			1500	38	2P		
SPARE	20A1P	39			1500	40	30A	CHLORINE ROOM UNIT HEATER	
SPARE	20A1P	41			1500	42	2P		

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	VOLTS	REMARKS
A	SURFACE MTD FLUORESCENT	LITHONIA	EJA232-GE8	2-32W-T8-3500K	120	1,2
B	WALL MTD CUT-OFF HPS	HUBBELL	NRG-317	1-70W-E17-CLEAR	120	2,3,6
C	SURFACE MTD FLUORESCENT	LITHONIA	DM232-GE8	2-32W-T8-3500K	120	1
D	WALL MTD FLUORESCENT	LITHONIA	DM232-GE8	2-32W-T8-3500K	120	1,4
E	STANDBY LIGHTING FIXTURE	LITHONIA	BELM2-H	HALOGEN BY MFR	120	4
F	STEM MTD METAL HALIDE	LITHONIA	TXV 320M A165 PULSE-START	1-320W-PULSE START MH	120	5
X	SINGLE FACE LED EXIT	LITHONIA	LHQM SW 1R H	LED & HALOGEN BY MFR	120	4

- SOLID STATE ELECTRONIC BALLAST.
- MOUNT AT 120", UNLESS NOTED OTHERWISE.
- WET LABEL, -20" BALLAST. CUT-OFF OPTICS.
- MOUNT AT 90", UNLESS NOTED OTHERWISE.
- PULSE-START LAMP & BALLAST TECHNOLOGY, VENTURE OR EQUAL. MOUNT AT HEIGHT INDICATED ON PLANS.
- FIXTURE LISTED FOR BIDDING PURPOSES. CONTRACTOR SHALL FIELD VERIFY & MATCH EXISTING FIXTURES AT ADJACENT FIRE STATION.



**WELL PUMP CONNECTION DETAIL**  
NO SCALE



**CHEMICAL ROOM CONDUIT PENETRATION DETAIL**  
NO SCALE

- CHEMICAL ROOM GENERAL NOTES**
- NON-METALLIC OR PVC COATED JUNCTION BOXES, FITTINGS & HANGERS.
  - STAINLESS STEEL FASTENERS & HARDWARE.

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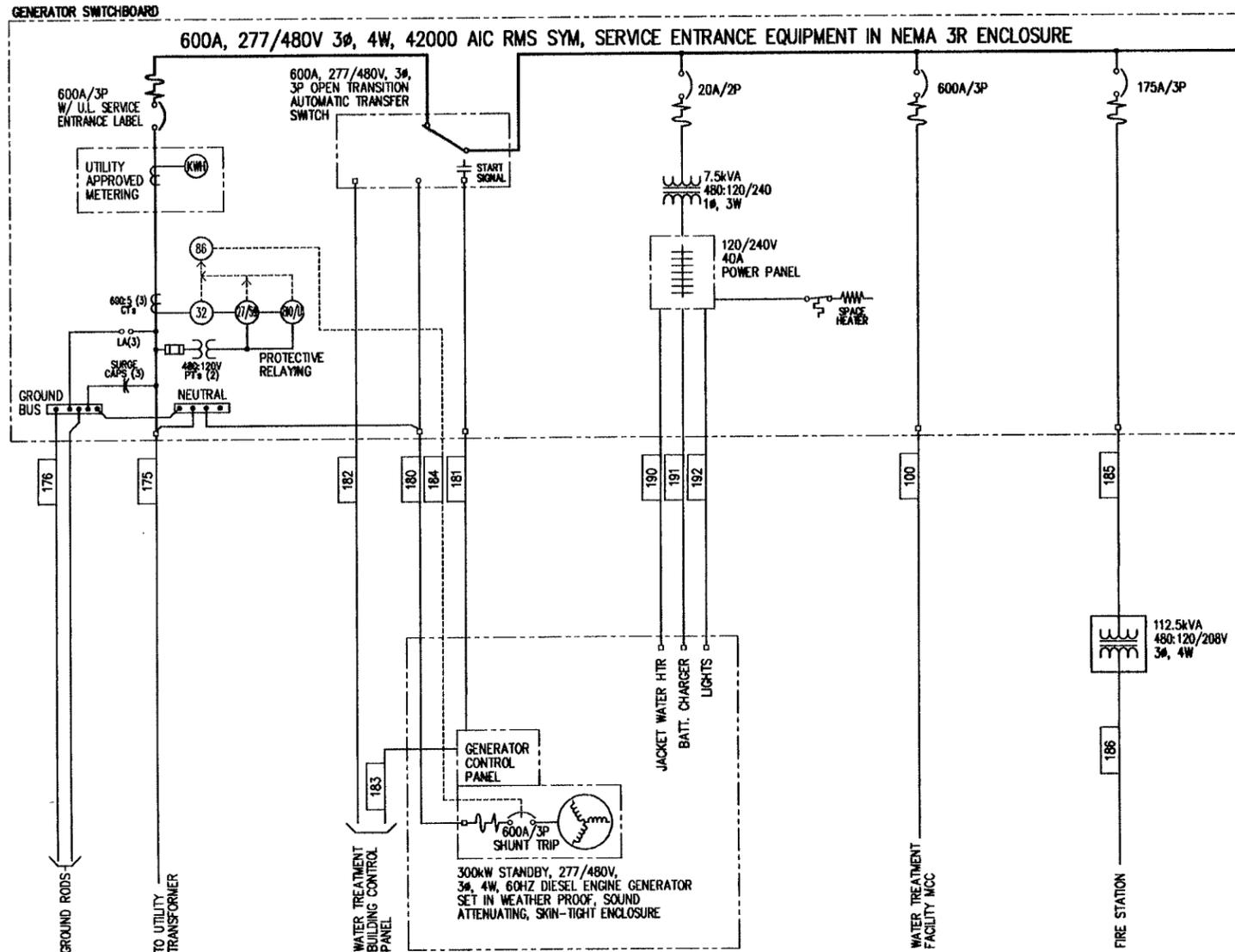
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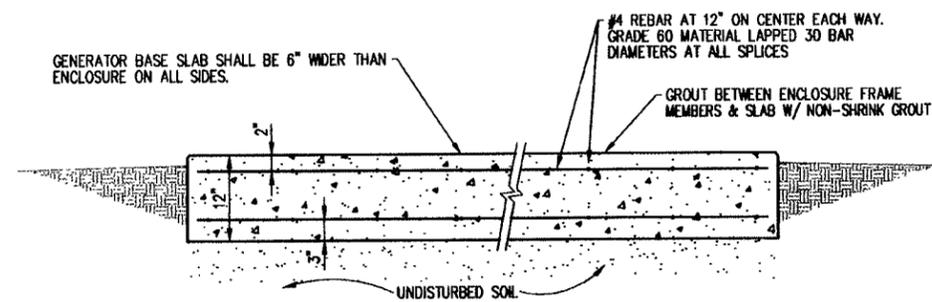
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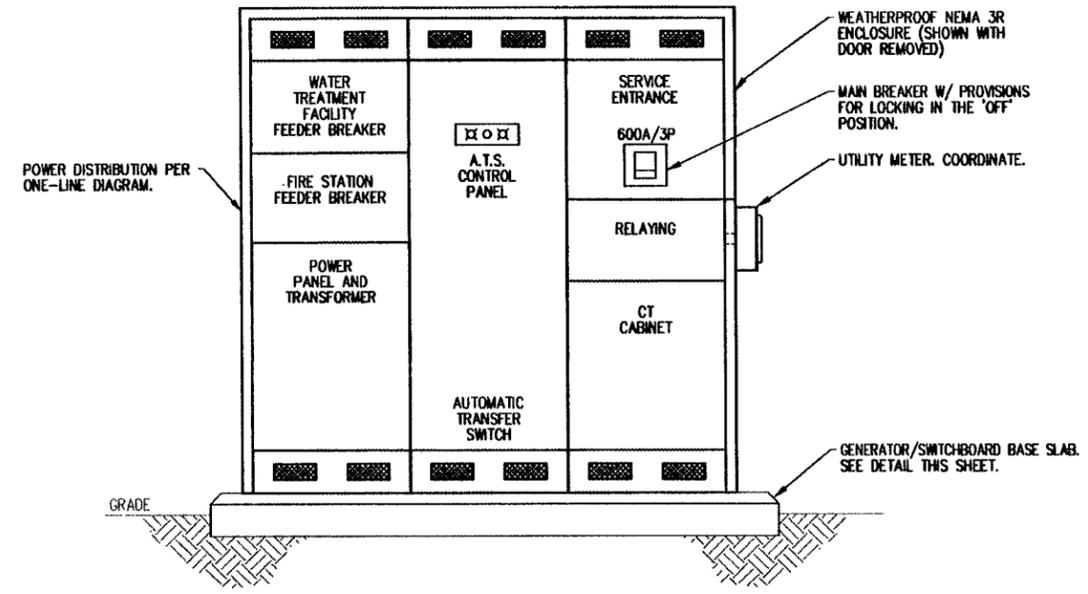
WATERTOWN, MINNESOTA	SHEET <b>6.07</b>
WATER TREATMENT FACILITY	
SCHEDULES, DETAILS & SCHEMATICS	



**ONE-LINE DIAGRAM**  
NO SCALE



**GENERATOR/SWITCHBOARD BASE SLAB**  
NO SCALE



**SERVICE ENTRANCE EQUIPMENT ELEVATION**  
NO SCALE

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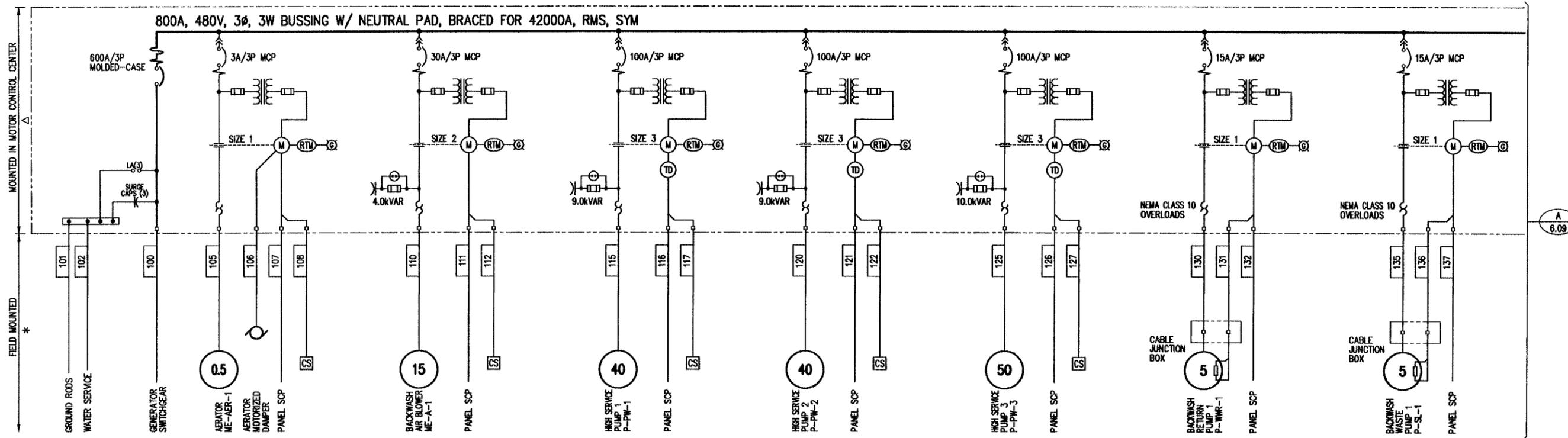
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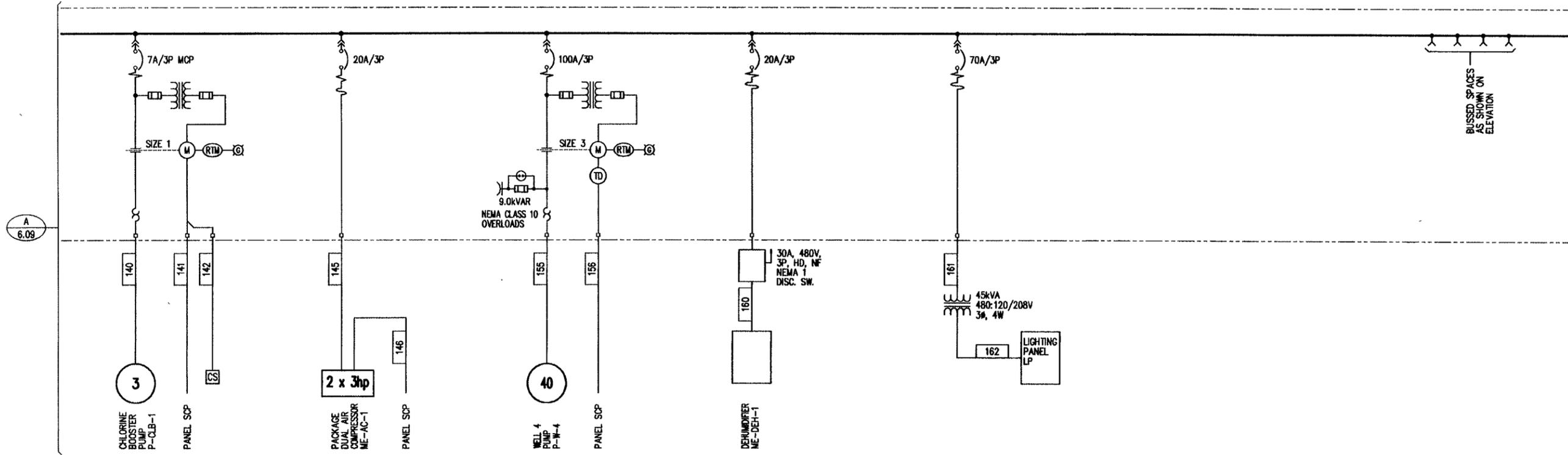
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WATERTOWN, MINNESOTA  
WATER TREATMENT FACILITY  
GENERATOR SWITCHBOARD ONE-LINE DIAGRAM & DETAILS



**MOTOR CONTROL CENTER ONE-LINE DIAGRAM**  
NO SCALE



**MOTOR CONTROL CENTER ONE-LINE DIAGRAM**  
NO SCALE

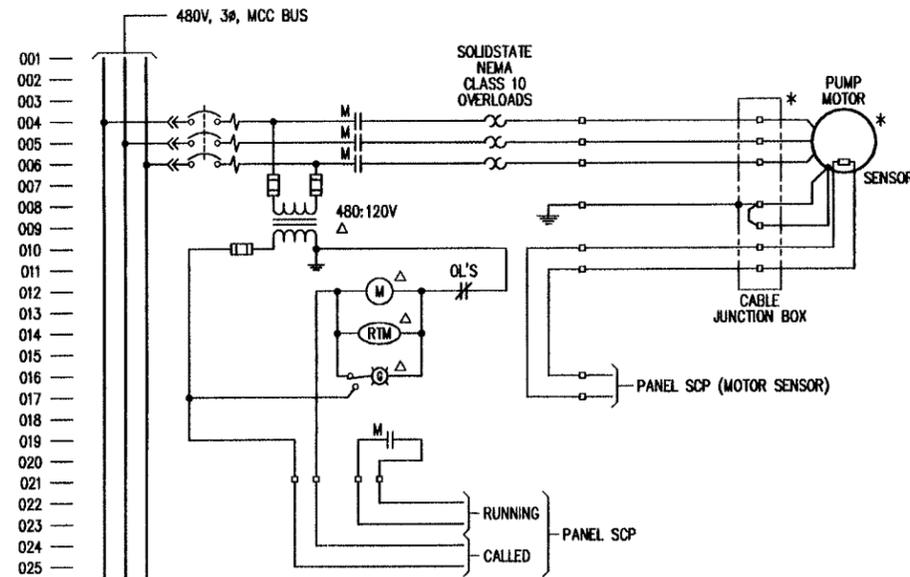
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*William R. Engelhardt*  
DATE: 10 SEP 01

**BOLTON & MENK, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
MANKATO, MN    FAIRMONT, MN    SLEEPY EYE, MN  
BURNSVILLE, MN    WILLMAR, MN    AMES, IA    LIBERTY, MO

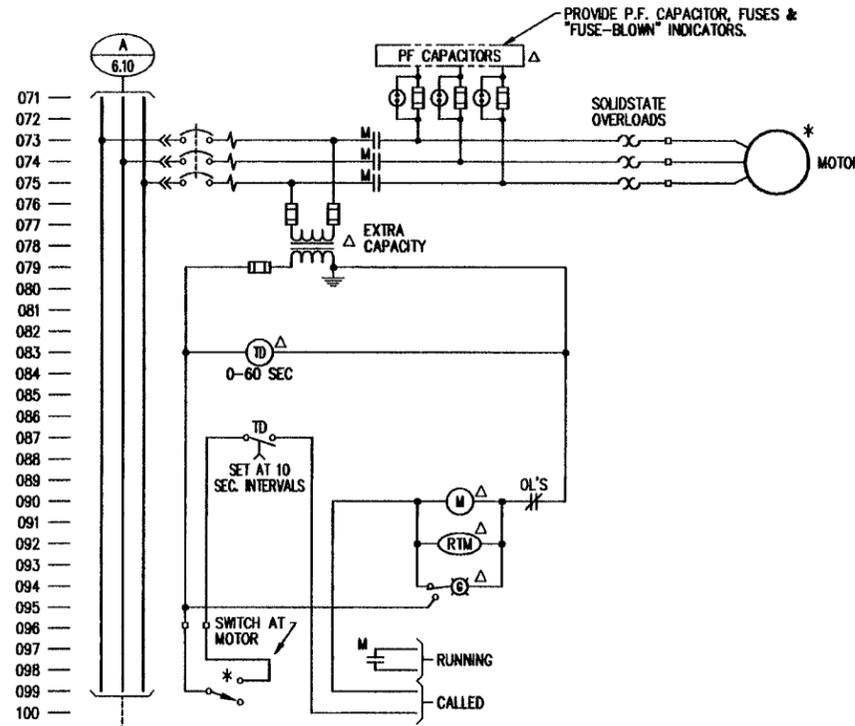
**WILLIAM R. ENGELHARDT ASSOC.**  
CONSULTING ENGINEERS  
CHASKA, MINNESOTA

REV.	BY	DATE
0	P.R.	9-10-2001

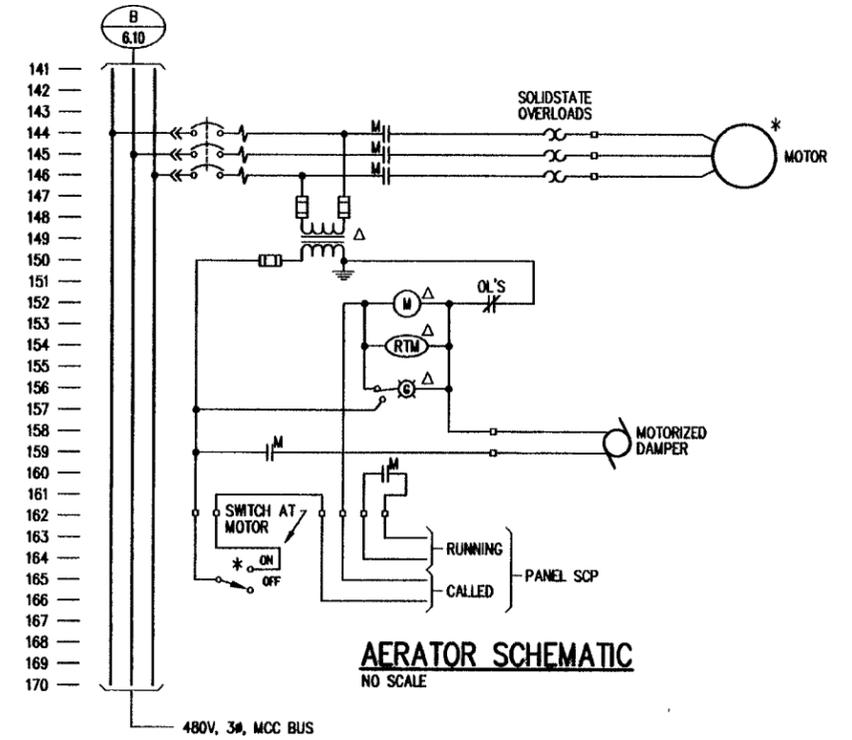
WATERTOWN, MINNESOTA  
WATER TREATMENT FACILITY  
MOTOR CONTROL CENTER ONE-LINE DIAGRAM



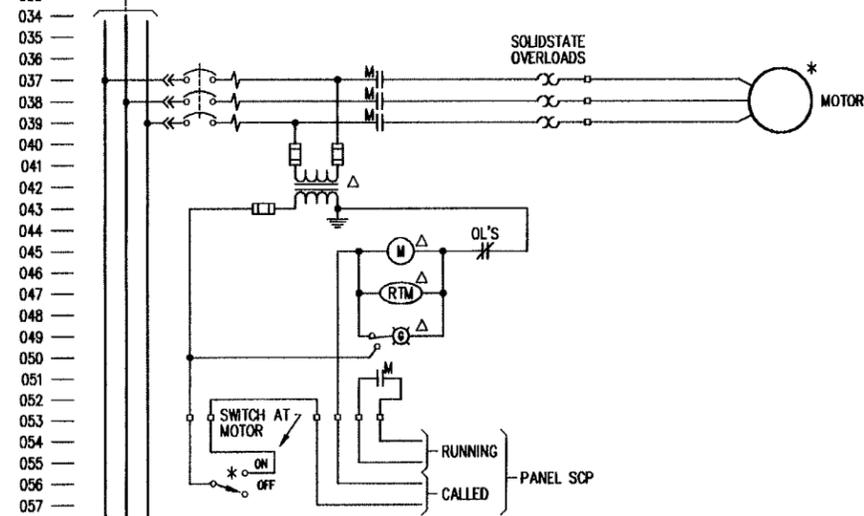
**SUBMERSIBLE PUMP SCHEMATIC**  
NO SCALE TYPICAL: BACKWASH RETURN PUMP 1  
BACKWASH WASTE PUMP 1



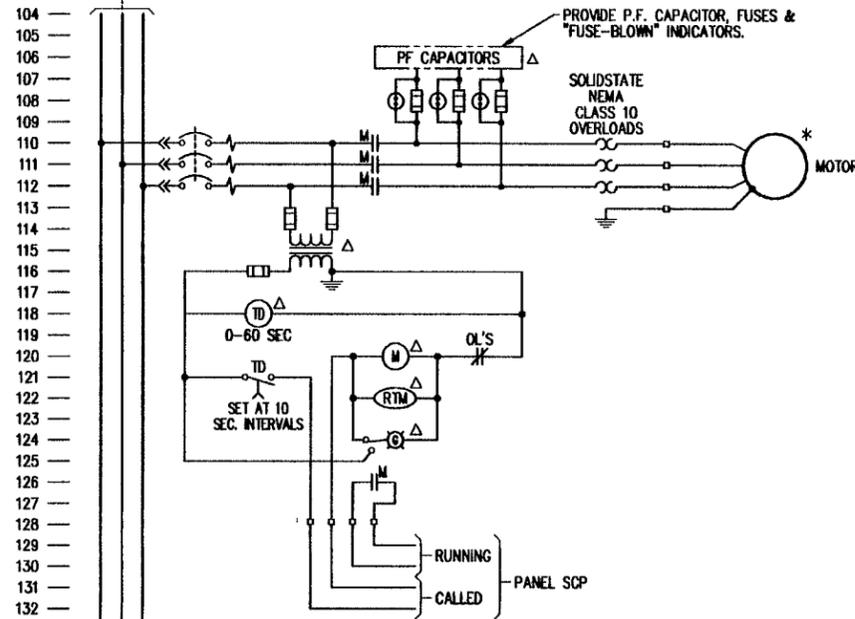
**HIGH SERVICE PUMP SCHEMATIC**  
NO SCALE TYPICAL: PUMPS 1, 2 & 3



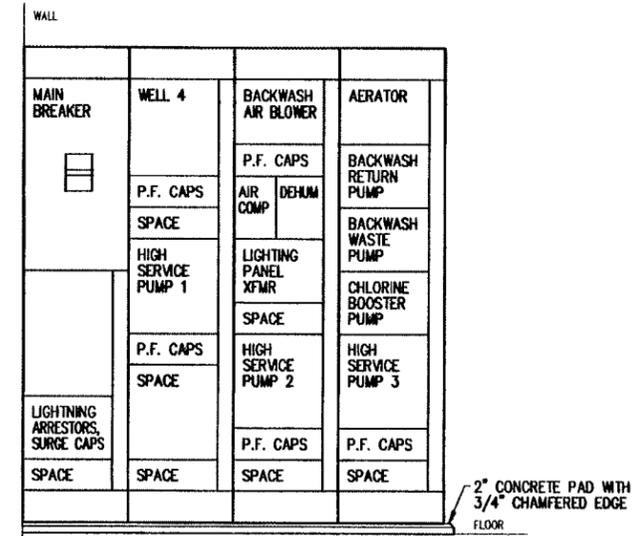
**AERATOR SCHEMATIC**  
NO SCALE



**PUMP/BLOWER SCHEMATIC**  
NO SCALE TYPICAL: BACKWASH AIR BLOWER  
CHLORINE BOOSTER PUMP



**WELL PUMP SCHEMATIC**  
NO SCALE TYPICAL: WELL PUMPS 1 & 4



**MOTOR CONTROL CENTER ELEVATION**  
SCALE: 3/4"=1'-0" SUGGESTED LAYOUT

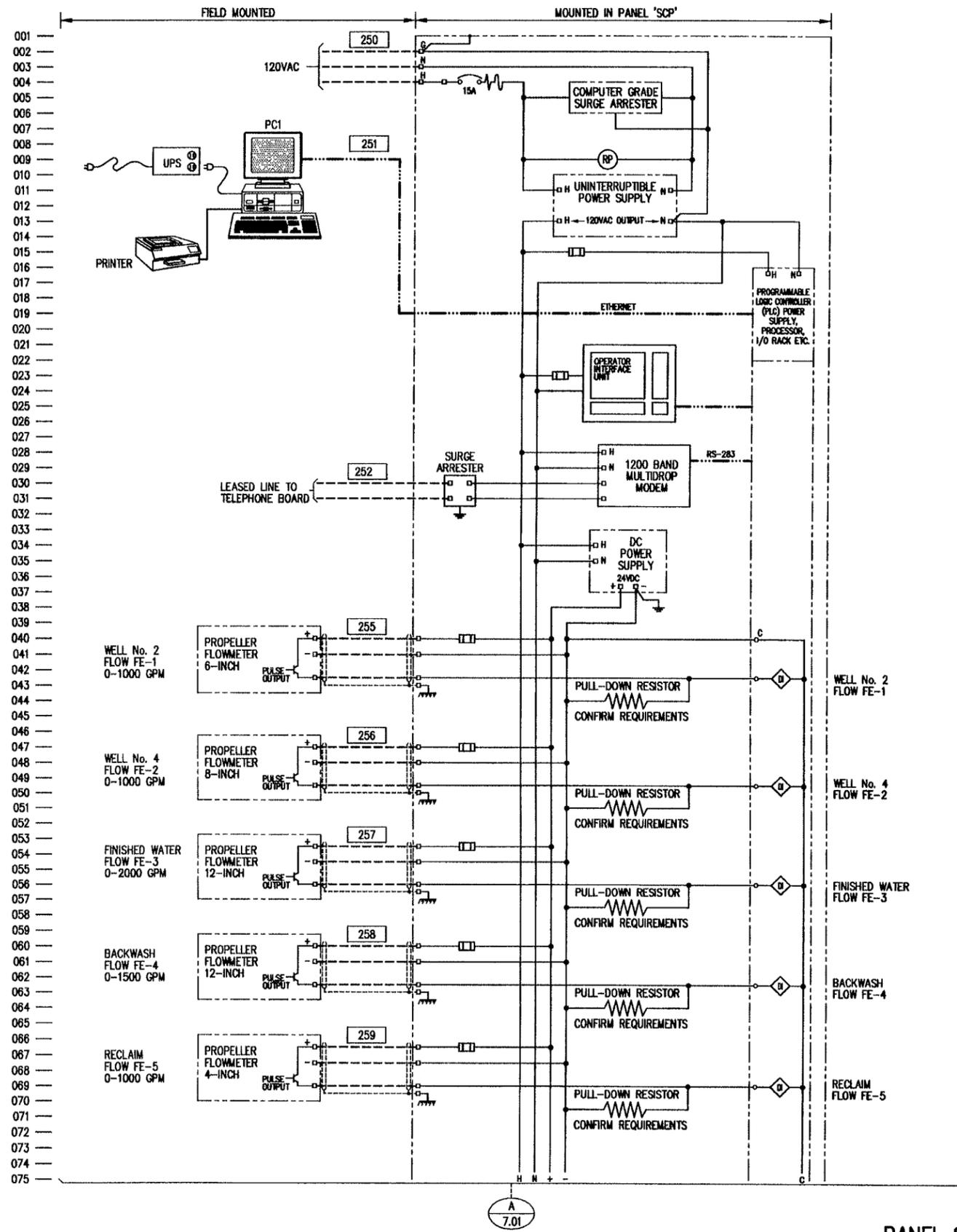
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*William R. Engelhardt*  
SIGNATURE: \_\_\_\_\_ PRINTED NAME: WILLIAM R. ENGELHARDT  
DATE: 10 SEP 01 REG. NO.: 12825

**BOLTON & MENK, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
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BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

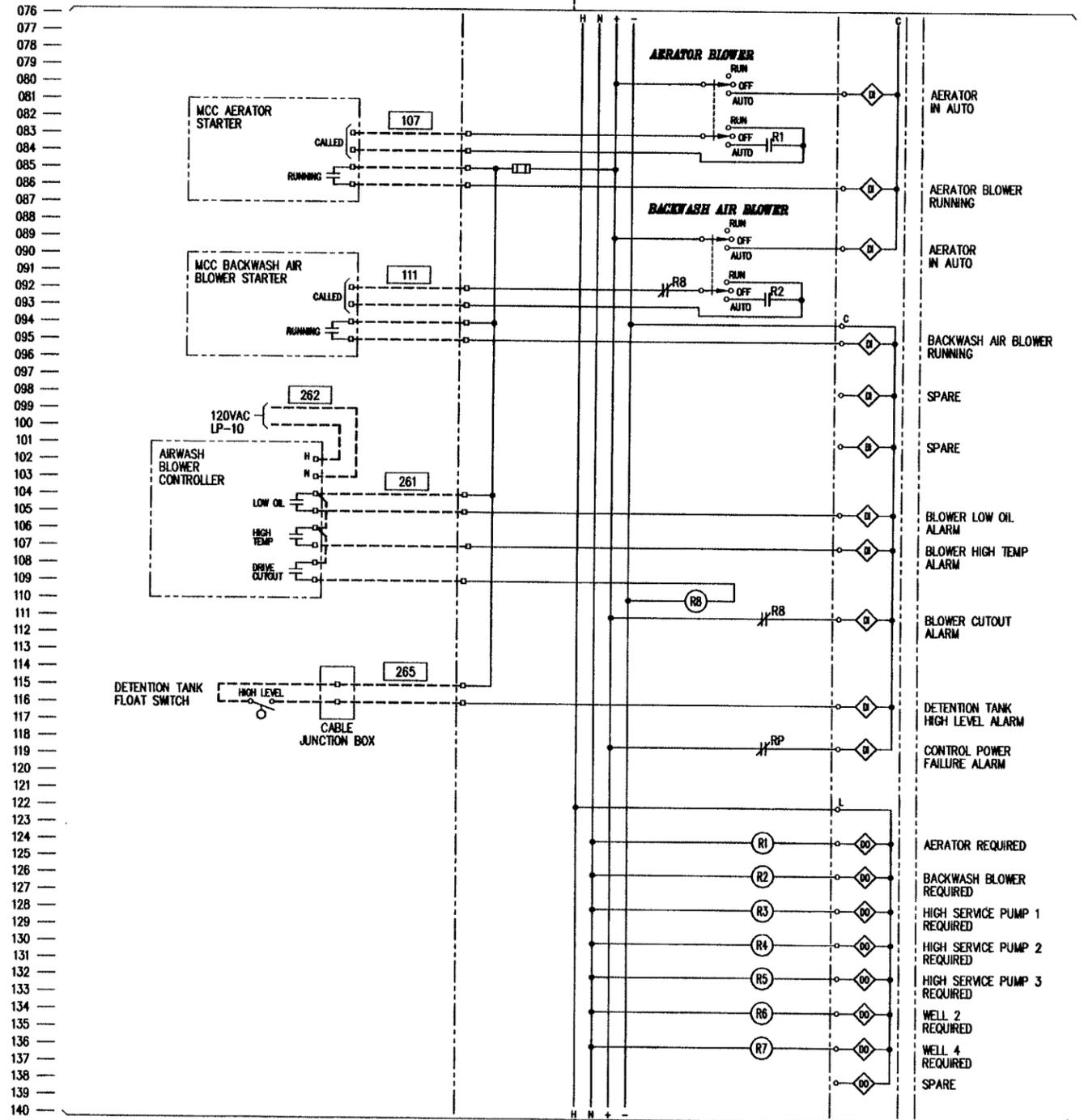
**WILLIAM R. ENGELHARDT ASSOC.**  
CONSULTING ENGINEERS  
CHASKA, MINNESOTA

REV.	BY	DATE
0	P.R.	9-10-2001

WATERTOWN, MINNESOTA	
WATER TREATMENT FACILITY	
MOTOR CONTROL CENTER SCHEMATICS	



**PANEL SCP SCHEMATIC**  
NO SCALE



**CONTROL PANEL GENERAL NOTES**

1. MODIFY SCHEMATICS AS REQUIRED FOR UL508 LABEL AT NO ADDITIONAL COST TO THE OWNER. SEE SPECIFICATION SECTION 16950.
2. ORGANIZE & LACE ALL WIRING USING NYLON CABLE TIES.

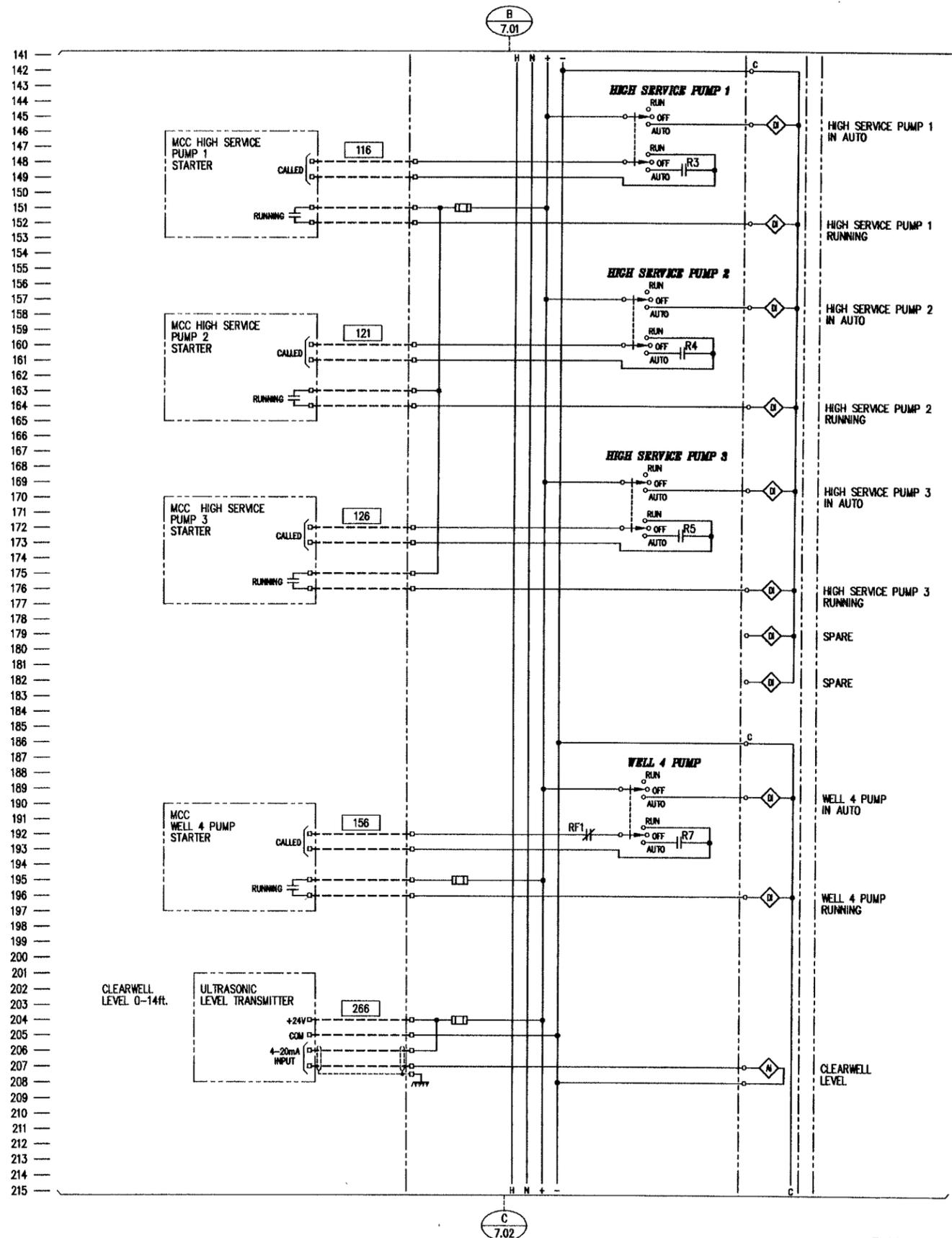
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 DATE: 10 SEP 01

**BOLTON & MIENK, INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
 MANKATO, MN FARMINGTON, MN SLEEPY EYE, MN  
 BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

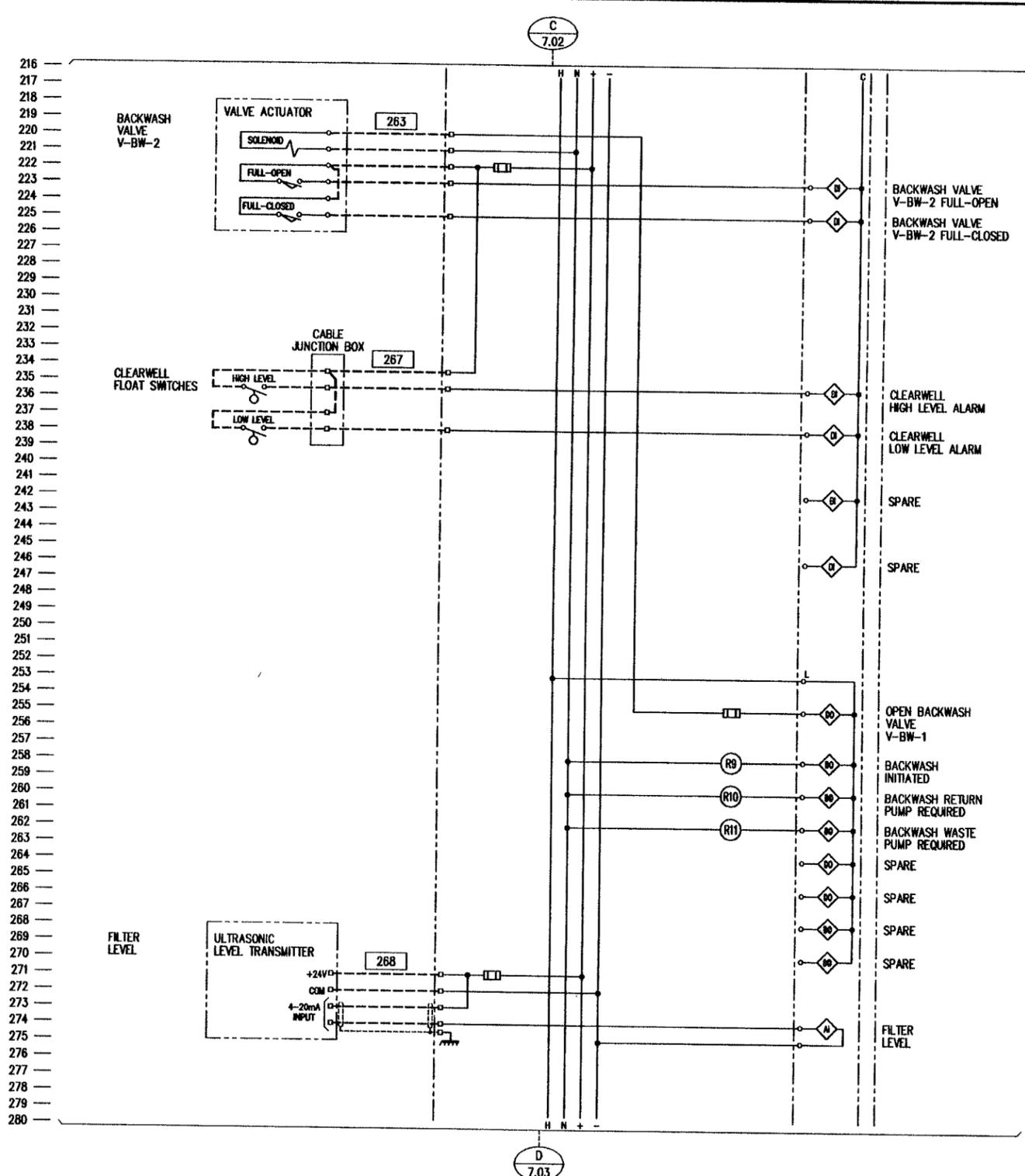
**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

REV	BY	DATE
0	PJA	9-10-2001

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 PANEL SCP SCHEMATIC



**PANEL SCP SCHEMATIC**  
NO SCALE



**CONTROL PANEL GENERAL NOTES**

1. MODIFY SCHEMATICS AS REQUIRED FOR UL508 LABEL AT NO ADDITIONAL COST TO THE OWNER. SEE SPECIFICATION SECTION 16950.
2. ORGANIZE & LACE ALL WIRING USING NYLON CABLE TIES.

PLC SYMBOLS		LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DIGITAL OUTPUT (CONTACT)		PANEL WIRING
	DIGITAL INPUT, REMOTELY POWERED (24VDC UNLESS NOTED OTHERWISE)		FIELD WIRING
	ANALOG OUTPUT, 4-20mA DC (SELF-POWERED)		CONDUCTOR SHIELD
	ANALOG INPUT, 4-20mA DC (UNLESS NOTED OTHERWISE)		

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

*William R. Engelhardt*  
 DATE: 10 SEP 01  
 REG. NO.: 19225

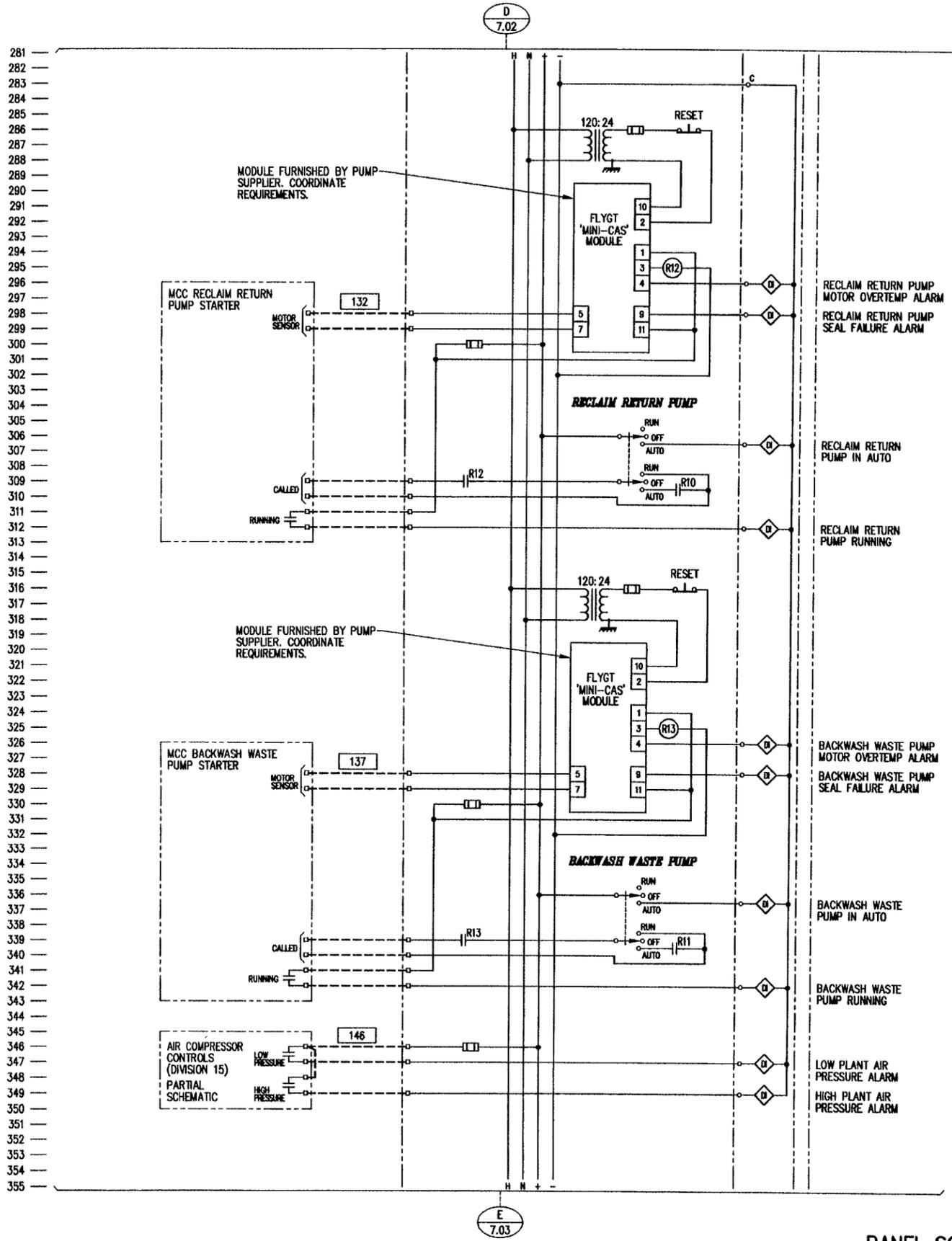
**BOLTON & MENK, INC.**  
 CONSULTING ENGINEERS & SURVEYORS  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN  
 BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

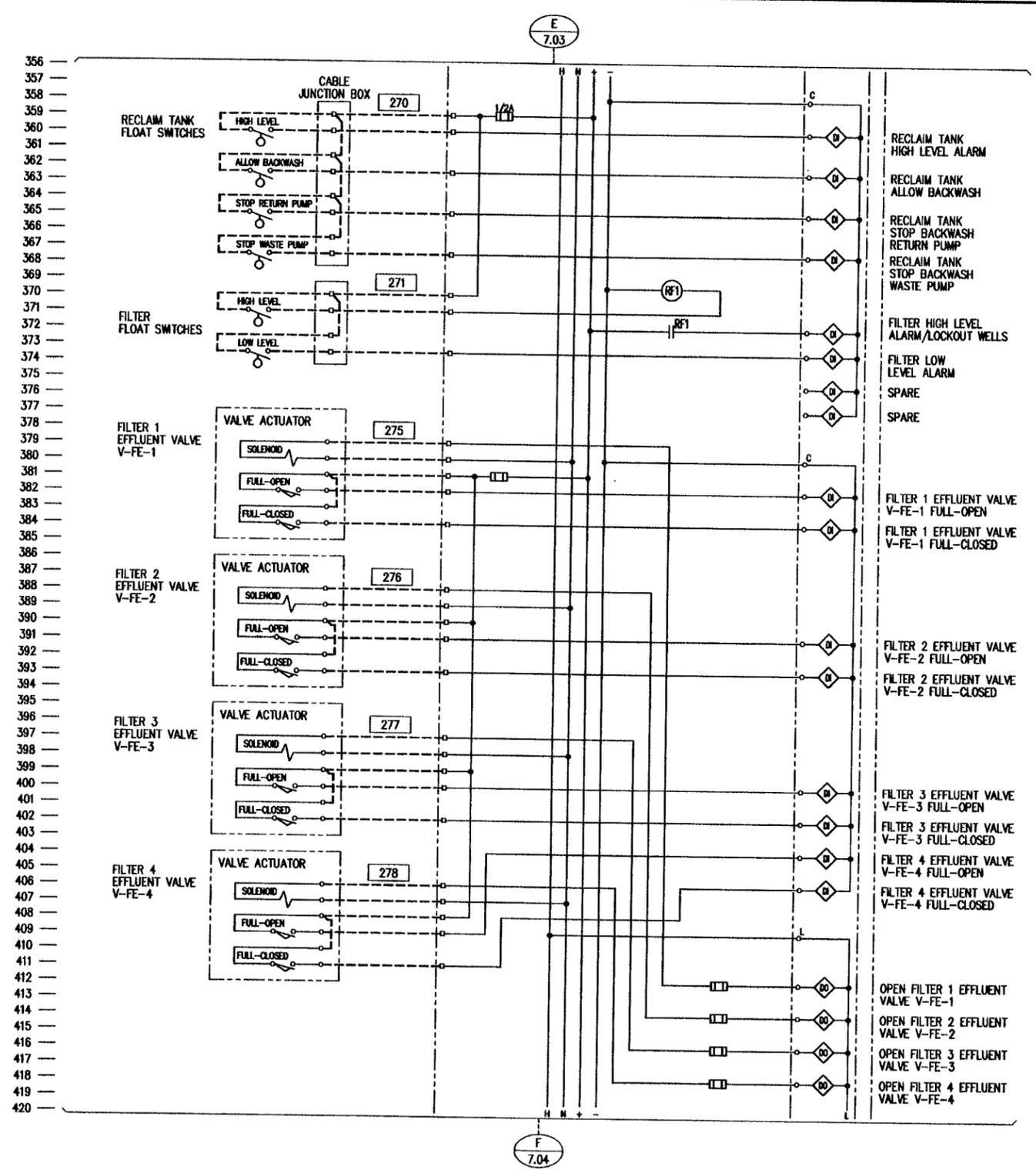
REV.	BY	DATE
0	P.R.	9-10-2001

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 PANEL SCP SCHEMATIC

SHEET  
7.02



**PANEL SCP SCHEMATIC**  
NO SCALE



**CONTROL PANEL GENERAL NOTES**

1. MODIFY SCHEMATICS AS REQUIRED FOR UL508 LABEL AT NO ADDITIONAL COST TO THE OWNER. SEE SPECIFICATION SECTION 16950.
2. ORGANIZE & LACE ALL WIRING USING NYLON CABLE TIES.

PLC SYMBOLS		LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DIGITAL OUTPUT (CONTACT)		PANEL WIRING
	DIGITAL INPUT, REMOTELY POWERED (24VDC UNLESS NOTED OTHERWISE)		FIELD WIRING
	ANALOG OUTPUT, 4-20mADC (SELF-POWERED)		CONDUCTOR SHIELD
	ANALOG INPUT, 4-20mADC (UNLESS NOTED OTHERWISE)		

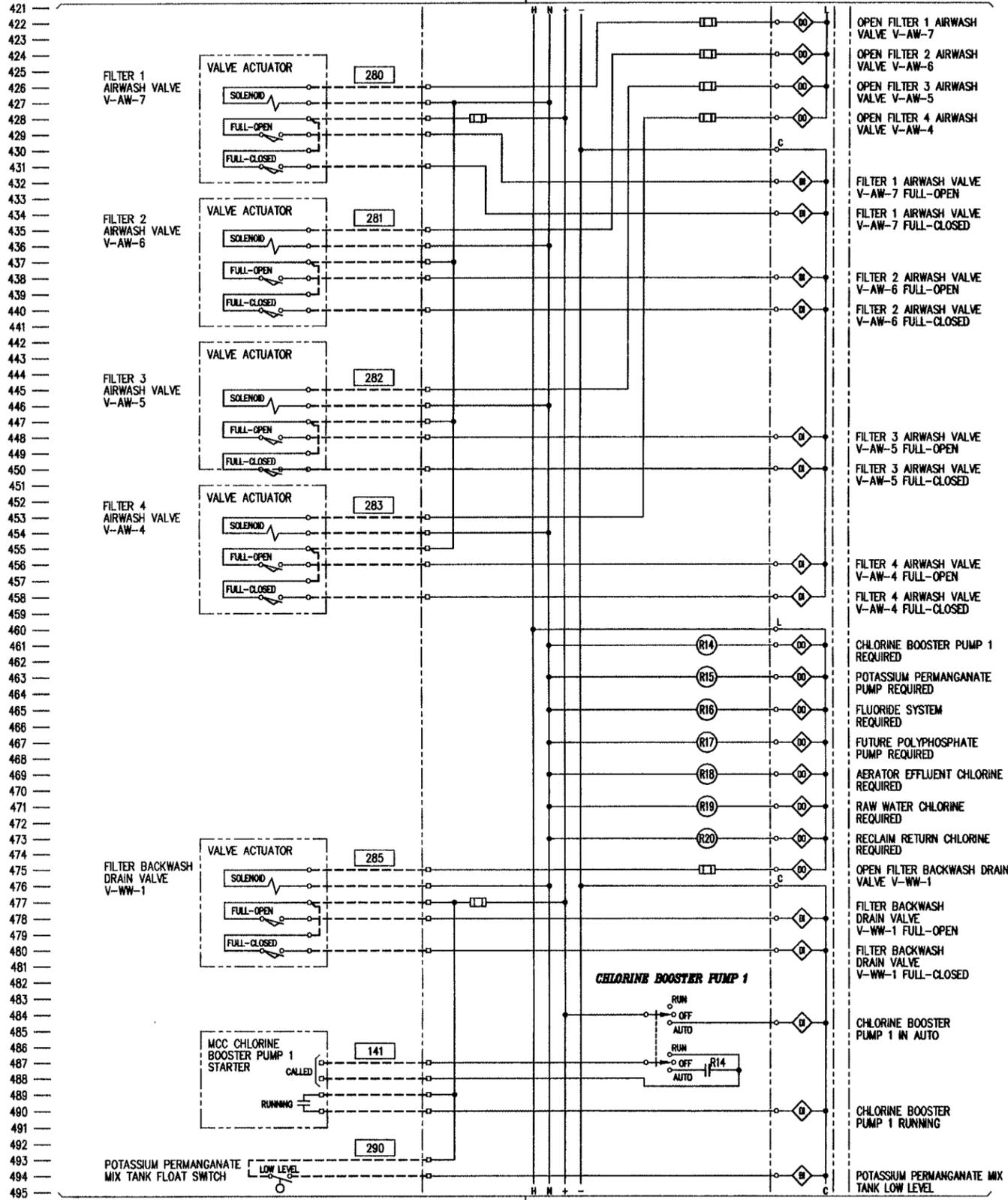
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**BOLTON & MENK, INC.**  
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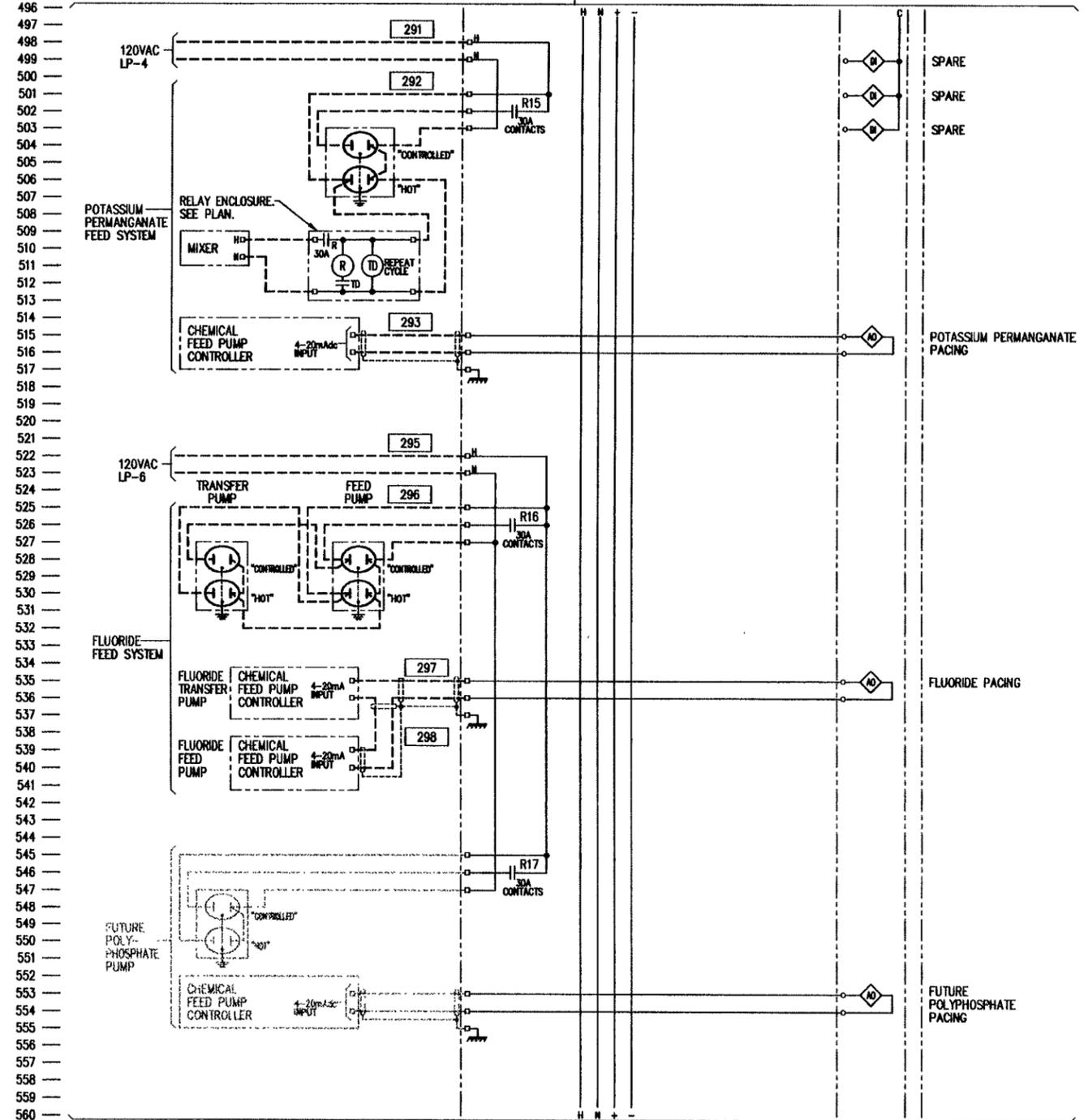
**WILLIAM R. ENGELHARDT ASSOC.**  
 CONSULTING ENGINEERS  
 CHASKA, MINNESOTA

REV	BY	DATE
0	P.L.	9-10-2001

WATERTOWN, MINNESOTA  
 WATER TREATMENT FACILITY  
 PANEL SCP SCHEMATIC



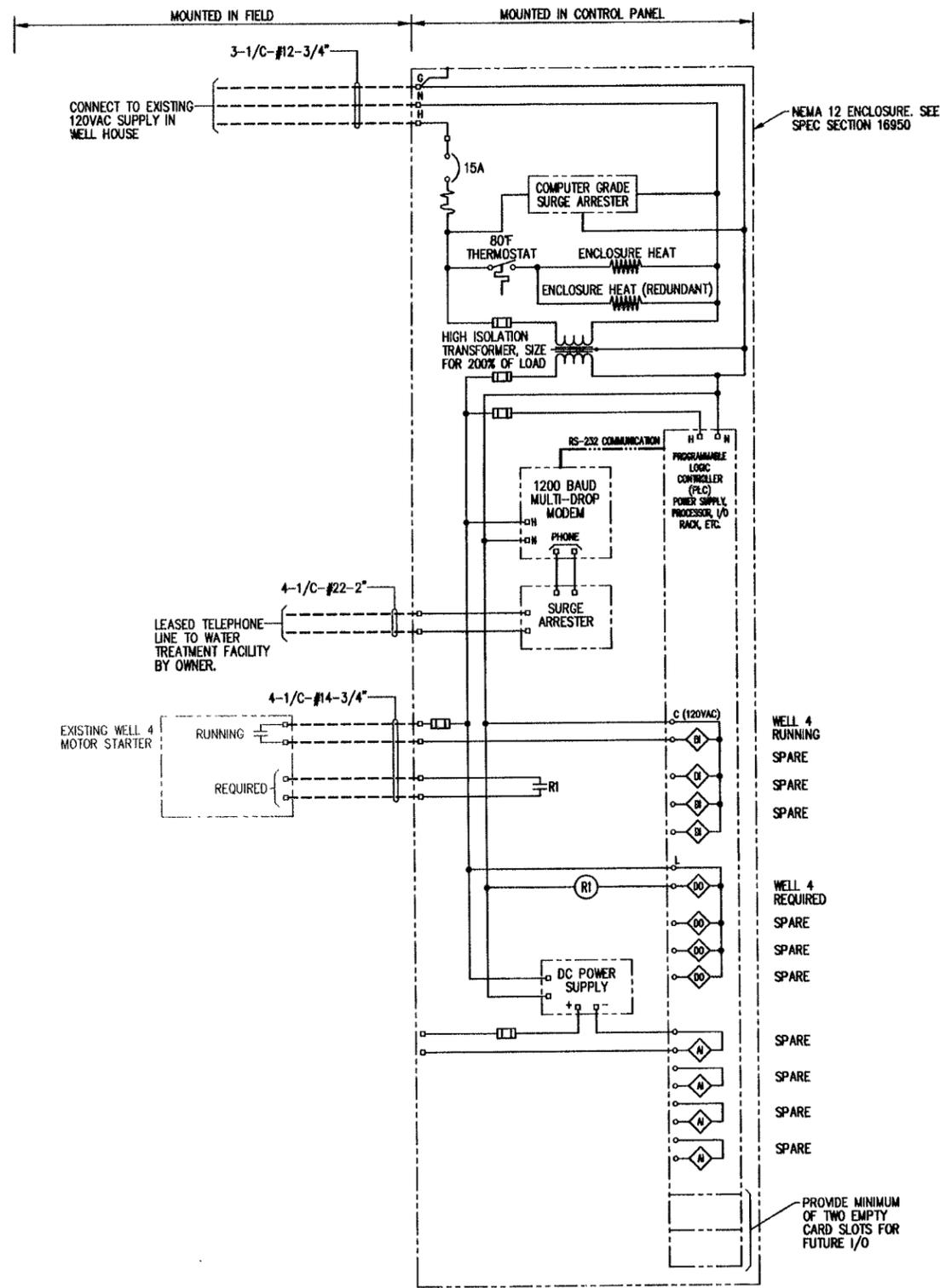
**PANEL SCP SCHEMATIC**  
NO SCALE



PIC SYMBOLS		LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DIGITAL OUTPUT (CONTACT)		PANEL WIRING
	DIGITAL INPUT, REMOTELY POWERED (24VDC UNLESS NOTED OTHERWISE)		FIELD WIRING
	ANALOG OUTPUT, 4-20mADC (SELF-POWERED)		CONDUCTOR SHIELD
	ANALOG INPUT, 4-20mADC (UNLESS NOTED OTHERWISE)		





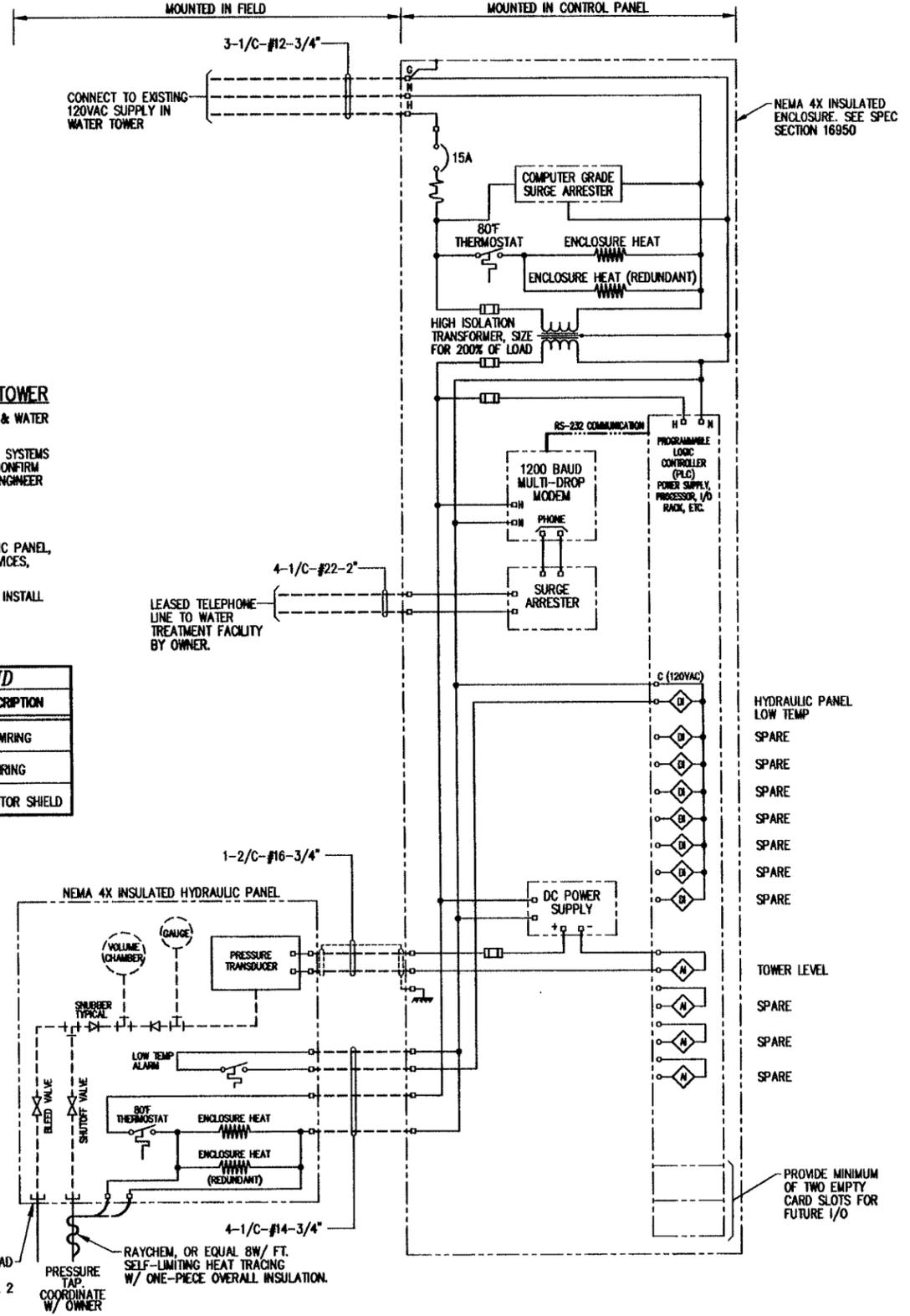


**WELL No. 4 CONTROL PANEL SCHEMATIC**  
NO SCALE

**NOTES REGARDING INSTALLATION AT WATER TOWER**

- THIS CONTRACT INCLUDES THE INSTALLATION OF THE WELL No 4 & WATER LEVEL PANELS AT THE EXISTING FACILITIES.
- CONTRACTOR SHALL FURNISH & INSTALL COMPLETE CONDUIT & CABLE SYSTEMS AT THESE SITES, AS INDICATED ON THESE SCHEMATICS. FIELD CONFIRM EQUIPMENT LOCATIONS & CONDUIT LAYOUT W/ THE OWNER & ENGINEER DURING CONSTRUCTION.
- WORK GENERALLY INCLUDES:
  - FURNISH & INSTALL NEW CONTROL PANELS, HYDRAULIC PANEL, TELEMETRY, HEAT TRACING & INSULATION, ALARM DEVICES, CONDUIT, CABLE, & PRESSURE LINE.
  - INTERCEPT TAP AT THE WATER TOWER AND FURNISH & INSTALL SHUTOFF VALVE.

PLC SYMBOLS		LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DIGITAL OUTPUT (CONTACT)		PANEL WIRING
	DIGITAL INPUT, REMOTELY POWERED		FIELD WIRING
	ANALOG OUTPUT, 4-20mADC (SELF-POWERED)		CONDUCTOR SHIELD
	ANALOG INPUT, 4-20mADC (UNLESS NOTED OTHERWISE)		



**CONTROL PANEL GENERAL NOTES**

- MODIFY SCHEMATICS AS REQUIRED FOR UL508 LABEL AT NO ADDITIONAL COST TO THE OWNER. SEE SPECIFICATION SECTION 16950.
- ORGANIZE & LACE ALL WIRING USING NYLON CABLE TIES.
- GROUND PER NEC ARTICLE 250.

**TOWER LEVEL PANEL SCHEMATIC**  
NO SCALE

**Owner:** City of Watertown MN  
**Building:** Municipal Water Treatment Facility  
**Location:** 409 Carter Street NE

**Site Visit Date:** February 3, 2026  
**Report Date:** February 5, 2026  
**Weather:** 18 F, Sunny  
**Prepared By:** Jordan Lampman  
**Review by:** Adam Luckhardt, AIA

### **Site Visit Premise:**

Bolton & Menk was requested to investigate water infiltration on the interior of the facility. City staff have concerns and reported to Bolton & Menk that several stains and damage was evident on the interior of the structure due to the water infiltration. This water infiltration is understood as an issue during any measurable or prolonged rain events.

### **Site Visit Impression:**

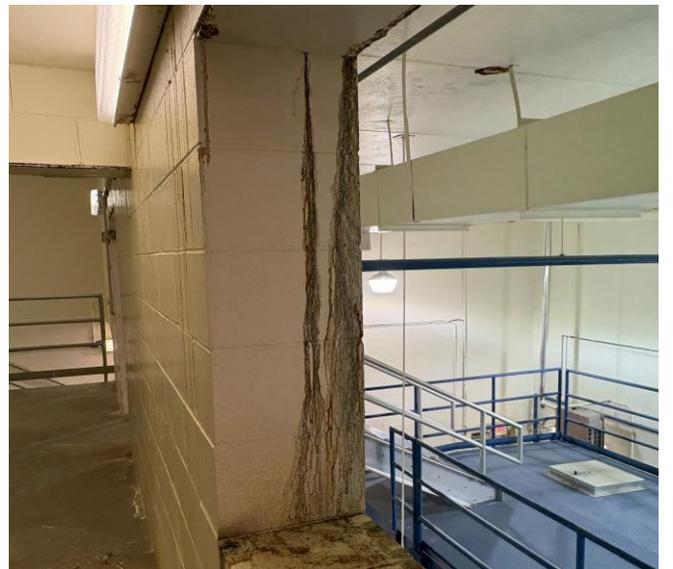
Upon visual inspection of the interior of the facility evidence of continued infiltration of water was noticeable and consistent with the City Staff reports. After reviewing the interior of the facility most of the concentration of damage was the interior wall between the pumping room and storage tank. Primarily at the door/window header locations where the steel header support plates are heavily corroded (see image to the right) and the walls are stained.

### **Roof:**

The exterior assessment of the facility focused on the roof and vertical walls. The roof was partially snow covered at the time of the visit, so the inspection was limited to the visible areas of the roof membrane, penetrations and flashing. The visible portions of the roof membrane and flashing are generally serviceable with no obvious indication



*Steel Header Corrosion  
Water leaks below Image 'B'*



*Water Stains  
Water Leaks below Image 'A'*

of a direct failure. Some areas of membrane termination and the sealants are beginning to show separation and could use attention but are not obvious contributors to the amount of moisture being experienced within the facility.

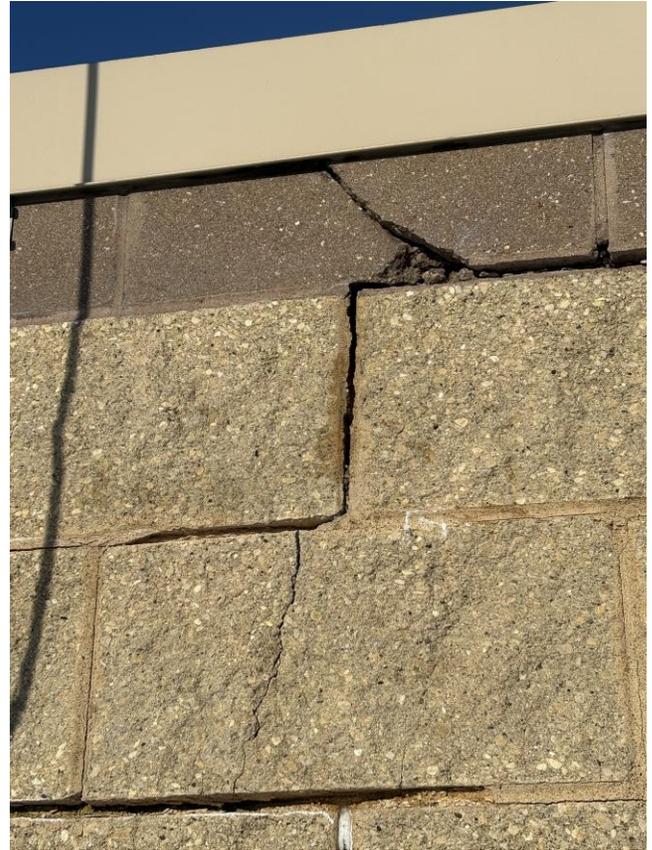
However, the roof cannot be fully ruled out as a potential contributor as the roof could not be fully inspected and it is noted as being at or near the end of its service life.

### **Wall:**

Upon inspection of the walls there are several large cracks in the concrete face brick. Several areas of concern include large cracks, missing grout joints, and loose flashing are evident. This is a more obvious source of water infiltration to the interior of the facility which the staff is experiencing when compared to the more minor observations with the roof membrane

Additionally, the roof-to-wall termination appears to be missing through wall flashing and weeps. These elements are critical features in a cavity wall application such as this and would be critical in allowing moisture to exit the wall to the exterior. This is suspected as contributing to the leaks within the facility (image on bottom right of this page).

Lastly, Other areas of the wall indicate moisture attempting to weep out of the face of the brick in otherwise random locations vs only at the base of the wall which would be more typical. This is a potential indicator of an air cavity which has been clogged with mortar from its original installation is suspect of preventing the wall from drying properly and increasing the risk of freeze-thaw cracking failures. (Image on bottom left of next page)



*Image B: Crack at top of wall*



*Base termination at roof-to-wall. No apparent through wall flashing or weeps*

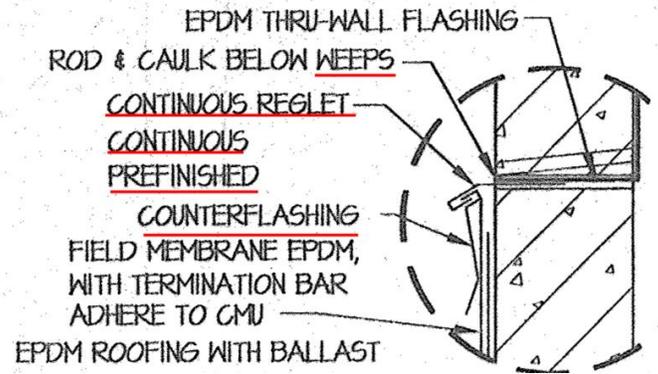
## Recommendations:

### Recommendation:

Hire a mason to perform selective demolition on the exterior wall to investigate the condition of the wall cavity and confirm suspicions with respect to through-wall flashing, weeps and bridged mortar. Bolton & Menk to observe the demolition and document the concealed conditions.

### Recommendation:

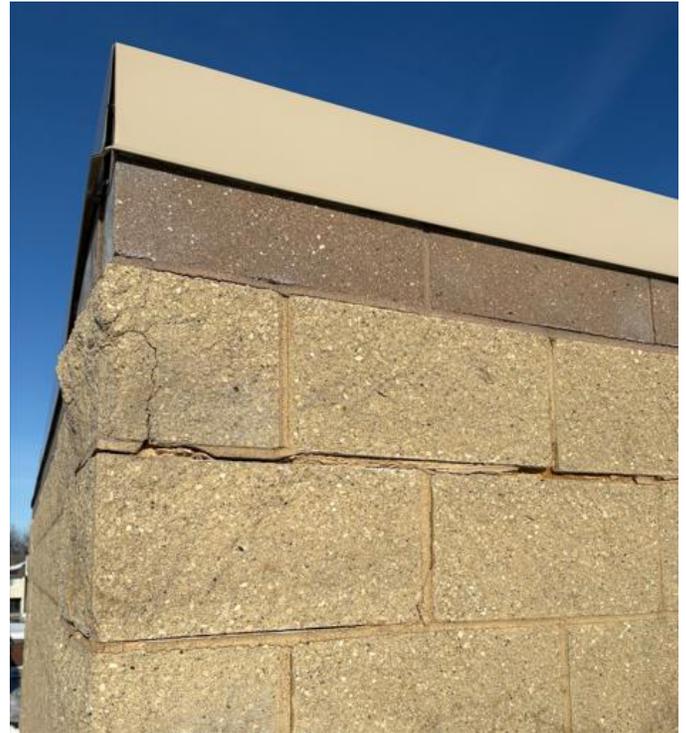
Following the Recommendation reconvene to discuss observations and potential options for corrective action.



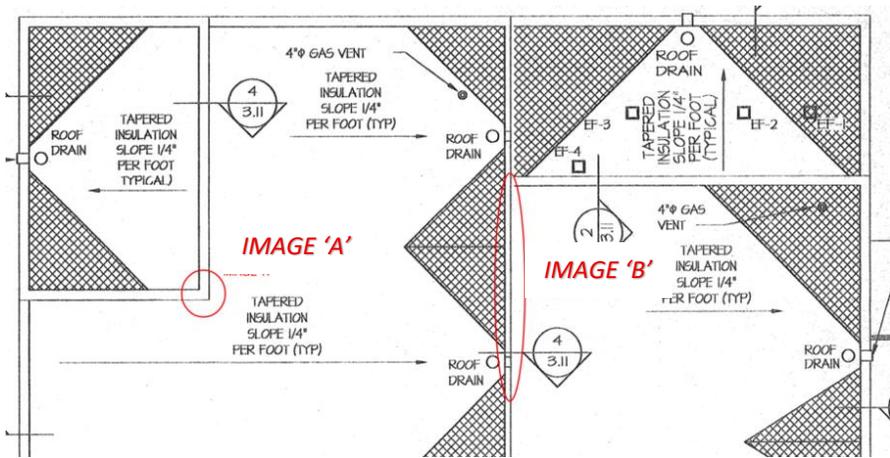
*Construction Drawings from original building indicating through wall flashing and weeps which are not visible in the construction today.*



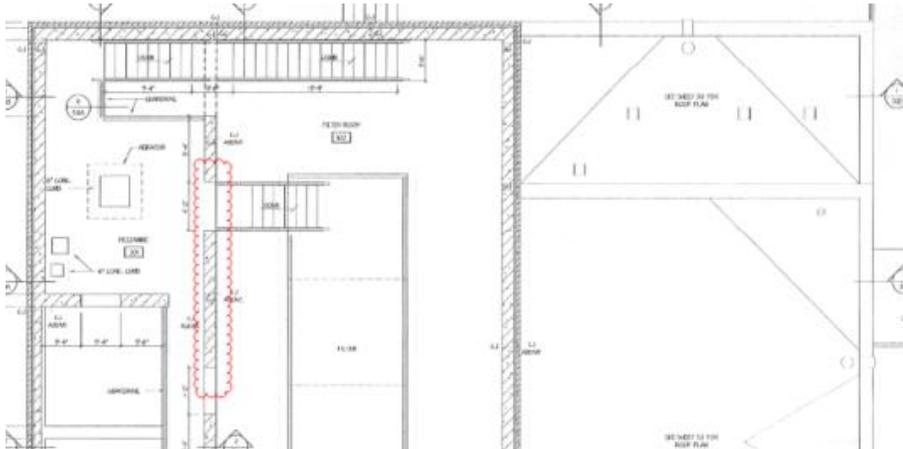
*Moisture spots evident on exterior of block suspected bridging mortar preventing wall from drying properly*



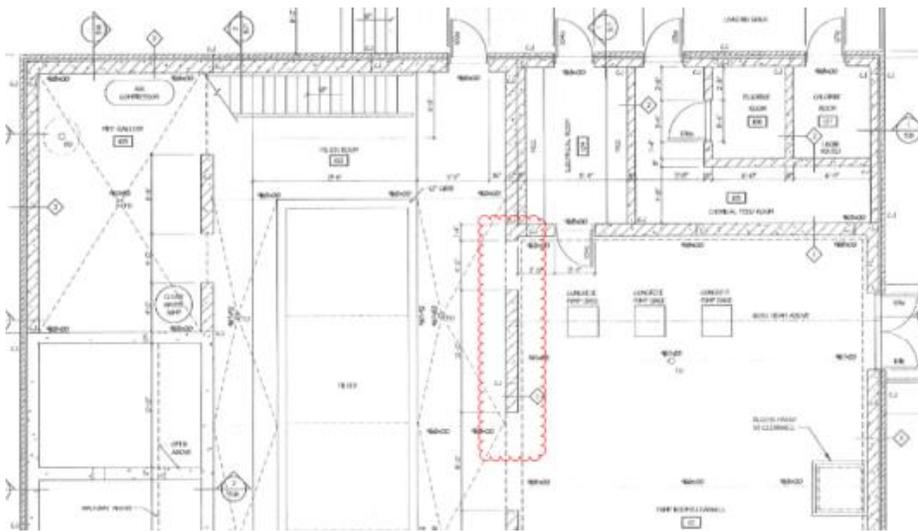
*Image 'B'. Crack at top of wall*



Roof level locations with observed CMU cracks and suspect leaks



Mezzanine Level area of observed leak below Image A



Main level: Area of observed leak below Image B

**Watertown City Council**

February 24, 2026

<b>Agenda Item:</b>	<b>Irish Fest Signage Request</b>
<b>Request for Action:</b>	<b>Approve Temporary Sign Permit for WFAC Irish Fest</b>
<b>Department:</b>	<b>Dan Tolsma, City Administrator</b>

**Background:**

Jim May with the Watertown Fine Arts Council has requested approval for temporary signage on the medians adjacent to the roundabout at Lewis Ave. and Territorial.

The attached application has requested signage for March 6<sup>th</sup>, 7<sup>th</sup>, & 8<sup>th</sup>

**Discussion:**

In March of 2025 the City Council set parameters for temporary signs on public property:

- Permits were not to exceed 3 days per event.
- No more than 30 days could be requested in one year.
- Applications must be submitted at least 30 days prior to the event.
- All permits must be approved by the City Council.

**Motion Type:**

Simple majority vote of members present.

**Requested Action/Motion:**

"I move to approve the temporary sign permit request with the following conditions:

- The applicant is approved to display up to two signs at the locations shown on the attached map.
- The signage may be installed by the applicant for the dates of March 6<sup>th</sup>, 7<sup>th</sup>, & 8<sup>th</sup>."

**Attachments:**

Permit Application Form

Area Map



# Public Property Temporary Sign Permit

Submission Date: 2-4-26

Applicant Name: WAFAC Watertown Area Fine Arts Council  
Applicant Address: [REDACTED]  
Applicant Phone: [REDACTED]  
Applicant Email: jimmi.mayor@gmail.com

Special Event Details: Irish Fest at Community Center

Proposed Date(s) for Signage: March 6 to 8<sup>th</sup>

Proposed Sign Location\*: Before Roundabout on Territorial

\* Please include a detailed site plan showing the location of the proposed sign location.

Proposed Sign Language: Herald Journal - Winsted Print Shop made these professional signs, they are out in front of Marketplace Foods if you want to see them.

City Council Approval:  No  Yes  With Modifications (see below)

- Modifications: 1) \_\_\_\_\_  
2) \_\_\_\_\_  
3) \_\_\_\_\_  
4) \_\_\_\_\_

City Council Approval Meeting Date: \_\_\_\_\_

City Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_



This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Map Date: 2/20/2026

**Watertown City Council**

February 24, 2026

<b>Agenda Item:</b>	<b>Yard Waste Site Temporary Closure</b>
<b>Request for Action:</b>	<b>Approve Temporary Closure of the Yard Waste Site</b>
<b>Employee/Dept.:</b>	<b>Dan Tolsma, Administration</b>

**Background:**

City staff have noticed a significant increase in tree debris being disposed of at the yard waste site over the past several weeks. The vast majority of the debris is large and is being brought in on trailers, which indicates that non-local contractors are primarily responsible.

**Discussion:**

Staff are recommending a temporary closure of the yard waste site while the Council reviews alternative options/controls to better manage access to the site over the upcoming season. It is anticipated that the closure will be no longer than 3-4 weeks and that there will be minimal disruption to Watertown residents as the need for legitimate yard waste disposal is negligible at this time of year.

**Recommendation:**

Staff recommend approving the temporary closure of the yard waste site.

**Motion Type:**

Simple majority vote of members present.

**Requested Action/Motion:**

*"I move to approve the temporary closure of the yard waste site until further notice."*

**Attachments:**

None.



**VOUCHER LIST / CLAIMS ROSTER**

**To be Approved February 24, 2026**

<b>Pre-Paid Claims *</b>	<b>\$</b>	<b>21,479.27</b>
<b>Pending Claim Payment</b>	<b>\$</b>	<b>44,096.29</b>
<b>Payroll Checks **</b>	<b>\$</b>	<b>28,454.51</b>
<b>Grand Total</b>	<b>\$</b>	<b>94,030.07</b>

- D. Everson, Council Member \_\_\_\_\_
- J. Kasheimer, Council Member \_\_\_\_\_
- F. McGuire, Council Member \_\_\_\_\_
- K. Thul, Council Member \_\_\_\_\_
- M. Walters, Mayor \_\_\_\_\_

\* 02/13/26 Payroll and Qtrly Taxes

\*\* 02/13/26 Bi-Weekly Payroll

CITY OF WATERTOWN

02/19/26 4:39 PM

Page 1

Payments

Current Period: February 2026

Payments Batch 02-24-26AP_GEN						\$44,096.29
Refer	627	212 EQUIPMENT	-			
Cash Payment	E 101-45200-221	Equipment Parts	EQUIPMENT PARTS			\$116.97
Invoice	QS-2355	2/12/2026				
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>		\$116.97
Refer	628	ARROW BUILDING CENTER	-			
Cash Payment	E 602-49480-240	Small Tools and Minor E	LUMBER			\$46.65
Invoice	24042602-019	1/27/2026				
Cash Payment	E 602-49480-240	Small Tools and Minor E	CREDIT			-\$11.99
Invoice	24042602-019	1/27/2026				
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>		\$34.66
Refer	629	ARVU AUTO - WATERTOWN	-			
Cash Payment	E 101-43127-404	Repairs to Machinery/Eq	FLEET REPAIRS			\$102.39
Invoice	5232	2/3/2026				
Cash Payment	E 101-43127-404	Repairs to Machinery/Eq	FLEET REPAIRS			\$159.44
Invoice	5229	2/3/2026				
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>		\$261.83
Refer	630	BLUE CARD	-			
Cash Payment	E 603-42270-208	Training and Instruction	TRAINING			\$1,540.00
Invoice	29517	2/4/2026				
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>		\$1,540.00
Refer	631	CAMPBELL KNUTSON	-			
Cash Payment	E 101-41000-304	Legal Fees	JANUARY LEGAL SERVICES			\$3,711.00
Invoice		1/31/2026				
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>		\$3,711.00
Refer	632	CUMMINS SALES AND SERVICE	-			
Cash Payment	E 602-49470-404	Repairs to Machinery/Eq	ANNUAL GENERATOR SERVICE			\$859.18
Invoice	E4-260159999	1/31/2026				
Cash Payment	E 101-41940-220	Maintenance Supply (GE	ANNUAL GENERATOR SERVICE-CITY HALL			\$506.39
Invoice	E4-260159756	1/31/2026				
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>		\$1,365.57
Refer	633	DELANO ACE	-			
Cash Payment	E 101-43000-220	Maintenance Supply (GE	SUPPLIES			\$31.53
Invoice	141425	2/4/2026				
Cash Payment	E 101-43000-220	Maintenance Supply (GE	SUPPLIES			\$32.56
Invoice	141500	2/4/2026				
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>		\$64.09
Refer	634	FASTENAL	-			
Cash Payment	E 101-43125-221	Equipment Parts	EQUIPMENT PARTS			\$46.83
Invoice	MNWAC82580	2/9/2026				
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>		\$46.83
Refer	635	FIRSTNET	-			
Cash Payment	E 601-49430-300	Professional Srvs (GEN	PHONE ACCESS			\$34.84
Invoice	02032026	1/25/2026				
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>		\$34.84

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Refer	636	FRONTIER	-					
Cash Payment	E 602-49470-321	Telephone	Lift Station					\$20.70
Invoice		1/30/2026						
Cash Payment	E 101-41940-321	Telephone	Alarm System					\$377.15
Invoice		1/30/2026						
Cash Payment	E 602-49470-321	Telephone	Lift Station - Rosewood					\$95.58
Invoice		1/30/2026						
Cash Payment	E 602-49470-321	Telephone	Lift Station					\$72.28
Invoice		1/30/2026						
Cash Payment	E 101-43000-321	Telephone	PW Fire Flow Alarm					\$164.38
Invoice		1/30/2026						
Cash Payment	E 602-49470-321	Telephone	Main Lift Station					\$689.97
Invoice		1/30/2026						
Cash Payment	E 602-49470-321	Telephone	Lift Station					\$91.27
Invoice		1/30/2026						
Cash Payment	E 602-49470-321	Telephone	Lift Station					\$80.08
Invoice		1/30/2026						
Cash Payment	E 602-49470-321	Telephone	Life Station					\$28.76
Invoice		1/30/2026						
Transaction Date	2/19/2026		Citizens Alliance	10100			<b>Total</b>	\$1,620.17
Refer	637	GOPHER STATE ONE-CALL	-					
Cash Payment	E 601-49440-310	Other Professional Servi	LOCATER FEES					\$70.25
Invoice	6010835	1/31/2026						
Transaction Date	2/19/2026		Citizens Alliance	10100			<b>Total</b>	\$70.25
Refer	638	HAWKINS, INC	-					
Cash Payment	E 602-49480-216	Chemicals and Chem Pr	WW CHEMICALS					\$70.00
Invoice	7336088	2/15/2026						
Transaction Date	2/19/2026		Citizens Alliance	10100			<b>Total</b>	\$70.00
Refer	639	LOCKRIDGE GRINDAL NAUEN	-					
Cash Payment	E 601-49440-310	Other Professional Servi	FEBRUARY PROFESSIONAL SERVICES					\$2,500.00
Invoice	122618	2/1/2026						
Transaction Date	2/19/2026		Citizens Alliance	10100			<b>Total</b>	\$2,500.00
Refer	640	LOFFLER	-					
Cash Payment	E 101-41000-309	EDP, Software and Desi	IT CONTRACT SERVICES					\$3,194.40
Invoice	5265912	2/10/2026						
Cash Payment	E 101-41000-309	EDP, Software and Desi	IT CONTRACT SERVICES					\$1,057.50
Invoice	CW263215	2/3/2026						
Cash Payment	E 101-41000-309	EDP, Software and Desi	IT CONTRACT SERVICES					\$188.00
Invoice	CW264030	2/16/2026						
Transaction Date	2/19/2026		Citizens Alliance	10100			<b>Total</b>	\$4,439.90
Refer	641	MAYER LUMBER	-					
Cash Payment	E 101-41940-220	Maintenance Supply (GE	SUPPLIES					\$31.93
Invoice	K66136	2/17/2026						
Transaction Date	2/19/2026		Citizens Alliance	10100			<b>Total</b>	\$31.93
Refer	642	METRO SALES INCORPORATED	-					
Cash Payment	E 101-43000-413	Office Equipment Rental	PRINTER SERVICES					\$74.83
Invoice	3013520	2/12/2026						

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Cash Payment	E 101-41000-413	Office Equipment Rental	PRINTER SERVICES		\$327.23
Invoice	3013520	2/12/2026			
Transaction Date	2/19/2026		Citizens Alliance	10100	<b>Total</b> \$402.06
Refer	644	MINNESOTA TOPSOIL			
Cash Payment	E 101-45200-225	Landscaping Materials	SUPPLIES		\$80.00
Invoice	5513	9/30/2025			
Cash Payment	E 101-45200-225	Landscaping Materials	STUMP DROP OFF		\$645.00
Invoice	5513	9/30/2025			
Transaction Date	2/19/2026		Citizens Alliance	10100	<b>Total</b> \$725.00
Refer	645	MNSPECT/SAFE BUILT			
Cash Payment	E 101-41000-312	Building Inspector Serv	JAN PERMITS		\$16,159.99
Invoice	3204121	1/31/2026			
Transaction Date	2/19/2026		Citizens Alliance	10100	<b>Total</b> \$16,159.99
Refer	646	MVTL			
Cash Payment	E 602-49480-311	Testing Fees	WW TESTING		\$146.40
Invoice	1345622	2/18/2026			
Cash Payment	E 602-49480-311	Testing Fees	WW TESTING		\$357.16
Invoice	1344737	2/18/2026			
Cash Payment	E 602-49480-311	Testing Fees	WW TESTING		\$146.40
Invoice	1343893	2/18/2026			
Transaction Date	2/19/2026		Citizens Alliance	10100	<b>Total</b> \$649.96
Refer	647	STREICHER S			
Cash Payment	E 603-42290-417	Uniforms	WFD PATCHES		\$500.00
Invoice	11808480	2/4/2026			
Transaction Date	2/19/2026		Citizens Alliance	10100	<b>Total</b> \$500.00
Refer	648	STEINER AUTO PARTS			
Cash Payment	E 101-43000-229	Safety Equipment & Trai	SUPPLIES		\$16.47
Invoice	610317	2/9/2026			
Cash Payment	E 101-43127-220	Maintenance Supply (GE	SUPPLIES		\$29.48
Invoice	610439	2/12/2026			
Cash Payment	E 101-43127-220	Maintenance Supply (GE	SUPPLIES		\$66.46
Invoice	610413	2/12/2026			
Cash Payment	E 101-43000-229	Safety Equipment & Trai	SUPPLIES		\$10.98
Invoice	610414	2/12/2026			
Cash Payment	E 101-43127-220	Maintenance Supply (GE	SUPPLIES		\$51.97
Invoice	610448	2/13/2026			
Cash Payment	E 101-43127-220	Maintenance Supply (GE	SUPPLIES		\$17.49
Invoice	610467	2/13/2026			
Cash Payment	E 101-43127-220	Maintenance Supply (GE	SUPPLIES		\$17.49
Invoice	610544	2/17/2026			
Cash Payment	E 101-43127-220	Maintenance Supply (GE	SUPPLIES		\$31.98
Invoice	610535	2/17/2026			
Cash Payment	E 101-43100-220	Maintenance Supply (GE	CREDIT ON ACCOUNT		-\$7.49
Invoice					
Cash Payment	E 101-43100-210	Operating Supplies (GE	CREDIT ON ACCOUNT		-\$29.99
Invoice					
Cash Payment	E 606-49451-220	Maintenance Supply (GE	CREDIT ON ACCOUNT		-\$76.81
Invoice					

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Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>	<b>\$128.03</b>
Refer	649 <i>TEGRETE</i>	-			
Cash Payment	E 101-41940-310 Other Professional Servi	CLEANING SERVICES			\$1,310.91
Invoice	120461	2/15/2026			
Cash Payment	E 603-42280-300 Professional Srvs (GEN	CLEANING SERVICES			\$426.04
Invoice	120461	2/15/2026			
Cash Payment	E 101-43000-310 Other Professional Servi	CLEANING SERVICES			\$165.47
Invoice	120461	2/15/2026			
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>	<b>\$1,902.42</b>
Refer	650 <i>TERRAMARK</i>	-			
Cash Payment	E 101-41000-314 Professional Planning S	Q1 GENERAL CONSULTING			\$4,305.00
Invoice	0004-2026	2/9/2026			
Cash Payment	G 801-22026 Elk Development Escrow	Q1 ELK DEVELOPMENT			\$120.00
Invoice	0004-2026	2/9/2026			
Cash Payment	G 801-22067 THE COVE - Nesvold Escro	Q1 COVE AT RIVER RIDGE			\$150.00
Invoice	0004-2026	2/9/2026			
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>	<b>\$4,575.00</b>
Refer	651 <i>ULINE</i>	-			
Cash Payment	E 603-42290-240 Small Tools and Minor E	BUILDING SUPPLIES			\$477.22
Invoice	203882825	2/6/2026			
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>	<b>\$477.22</b>
Refer	652 <i>VERIZON WIRELESS</i>	-			
Cash Payment	E 603-42260-321 Telephone	Wireless			\$103.94
Invoice	6134978572	2/21/2026			
Cash Payment	E 601-49440-321 Telephone	Wireless			\$0.00
Invoice					
Cash Payment	E 602-49490-321 Telephone	Wireless			\$0.00
Invoice					
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>	<b>\$103.94</b>
Refer	653 <i>VESTIS</i>	-			
Cash Payment	E 101-41940-400 Repairs & Maint Cont (G	MATS			\$80.42
Invoice	2500914893	2/18/2026			
Cash Payment	E 101-41940-400 Repairs & Maint Cont (G	MATS			\$80.42
Invoice	2500903192	2/4/2026			
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>	<b>\$160.84</b>
Refer	654 <i>WATERTEK</i>	-			
Cash Payment	E 101-41000-210 Operating Supplies (GE	WATER DELIVERY			\$26.25
Invoice	34717	12/12/2025			
Cash Payment	E 101-43000-210 Operating Supplies (GE	WATER DELIVERY			\$26.25
Invoice	34723	12/16/2026			
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>	<b>\$52.50</b>
Refer	655 <i>WATERTOWN FUEL &amp; FOOD, LLC</i>	-			
Cash Payment	E 101-43127-212 Motor Fuels	FUEL			\$223.71
Invoice		2/4/2026			
Transaction Date	2/19/2026	Citizens Alliance	10100	<b>Total</b>	<b>\$223.71</b>
Refer	656 <i>WATERTOWN MARATHON</i>	-			

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Cash Payment	E 603-42290-212	Motor Fuels	FUEL		\$392.97
Invoice		1/30/2026			
Cash Payment	E 101-43127-212	Motor Fuels	FUEL		\$180.98
Invoice		1/30/2026			
Transaction Date	2/19/2026		Citizens Alliance	10100	<b>Total</b> \$573.95
Refer	657	LEAGUE OF MINNESOTA CITIES		-	
Cash Payment	E 101-41000-229	Safety Equipment & Trai	SAFETY TRAINING		\$175.50
Invoice 445586		2/11/2026			
Cash Payment	E 101-43000-229	Safety Equipment & Trai	SAFETY TRAINING		\$526.50
Invoice 445586		2/11/2026			
Cash Payment	E 601-49440-229	Safety Equipment & Trai	SAFETY TRAINING		\$263.25
Invoice 445586		2/11/2026			
Cash Payment	E 602-49490-229	Safety Equipment & Trai	SAFETY TRAINING		\$263.25
Invoice 445586		2/11/2026			
Transaction Date	2/19/2026		Citizens Alliance	10100	<b>Total</b> \$1,228.50
Refer	658	STEVE JOHNSON		-	
Cash Payment	R 101-34101	City Hall Rent Revenue	Rental Reimbursement - Community Room		\$325.13
Invoice		2/10/2026			
Transaction Date	2/19/2026		Citizens Alliance	10100	<b>Total</b> \$325.13

Fund Summary

	10100 Citizens Alliance	
101 GENERAL FUND		\$34,638.90
601 WATER FUND		\$2,868.34
602 SEWER FUND		\$2,955.69
603 WATERTOWN FIRE DEPARTMENT FUND		\$3,440.17
606 Storm Sewer Operating Fund		(\$76.81)
801 ESCROW TRUST FUNDS		\$270.00
		<u>\$44,096.29</u>

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$44,096.29
Total	<u>\$44,096.29</u>

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<b>Payments Batch 02-13-26payrolltax</b>				<b>\$21,479.27</b>
Refer	538 <u>UNITED STATES TREASURY</u>	Ck# 002971E	2/18/2026	
Cash Payment	G 101-21701 Federal Withholding	02-13-26	BiWeekly Payroll	\$3,953.92
Invoice				
Cash Payment	G 101-21703 FICA Tax Withholding	02-13-26	BiWeekly Payroll	\$4,439.24
Invoice				
Cash Payment	G 101-21709 Medicare	02-13-26	BiWeekly Payroll	\$1,148.32
Invoice				
Transaction Date	2/18/2026	Citizens Alliance	10100	<b>Total</b> \$9,541.48
Refer	539 <u>MN DEPT OF REVENUE</u>	Ck# 002972E	2/18/2026	
Cash Payment	G 101-21702 State Withholding	02-13-26	BiWeekly Payroll	\$1,441.52
Invoice				
Transaction Date	2/18/2026	Citizens Alliance	10100	<b>Total</b> \$1,441.52
Refer	540 <u>PERA</u>	Ck# 002973E	2/18/2026	
Cash Payment	G 101-21704 PERA	02-13-26	BiWeekly Payroll	\$6,526.50
Invoice				
Transaction Date	2/18/2026	Citizens Alliance	10100	<b>Total</b> \$6,526.50
Refer	541 <u>BREMER BANK, N.A.</u>	Ck# 002974E	2/18/2026	
Cash Payment	G 101-21714 HSA Contribution	02-13-26	BiWeekly Payroll	\$763.61
Invoice				
Transaction Date	2/18/2026	Citizens Alliance	10100	<b>Total</b> \$763.61
Refer	542 <u>MN DEPT OF REVENUE</u>	Ck# 002975E	2/18/2026	
Cash Payment	G 101-21702 State Withholding	Quarterly Tax	12-24	\$3,206.16
Invoice				
Transaction Date	2/18/2026	Citizens Alliance	10100	<b>Total</b> \$3,206.16

Fund Summary

	10100 Citizens Alliance	
101 GENERAL FUND		\$21,479.27
		<u>\$21,479.27</u>

Pre-Written Checks	\$21,479.27
Checks to be Generated by the Computer	\$0.00
Total	<u>\$21,479.27</u>