REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council
FROM: Jenelle Teppen, City Administrator
SUBJECT: Consider Right of Entry and Waiver of Liability Agreement for Schneider’s Property, LLC at 208 County Road 1 East
DATE: For the City Council Meeting of August 24, 2020

PURPOSE/ACTION REQUESTED
Consider approving a Right of Entry and Waiver of Liability agreement for Schneider’s Property, LLC at 208 County Road 1 East.

SUMMARY
Tawna and Charles Schnieder, Schneiders Property, LLC purchased the property at 208 County Road 1 East intending to open an early learning childcare center.

They have been cleaning the property inside and out and would like to remove two big trees that are located on City property just adjacent to the garage.

The City has no opposition to the removal of the trees and the City Attorney has drafted the attached Right of Entry and Waiver of Liability for the Schneider’s to cut down the two trees which are shown marked with small red x’s on the attached photograph.

RECOMMENDATION
Staff recommends the Council approve the Right of Entry and Waiver of Liability so that the Schneider’s can remove the two trees.
RIGHT OF ENTRY
WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT
(Tree Removal)

Schneiders Property, LLC is the owner (“Owner”), of the property located at 208 County Road 1 East, Dundas, Minnesota (the “Schneider Property”). The City of Dundas (the “City”) is the owner of park land located adjacent to the Property, PID No. 1711327002 (the “City Parcel”).

The Owner wishes to enter upon the City Parcel for the purposes of cutting down and removing two large trees that are close to the garage on the Schneider Property, as shown on the attached photograph. Owner understands that the City has no responsibility or obligation to remove said trees. Owner will cut down and remove the two (2) trees on the City Parcel at Owner’s sole expense. The City hereby grants the Owner, its agents, employees, contractors and invitees the right to enter upon the City Parcel for purposes of cutting and removing the two trees in the above-described area.

This Right of Entry Permit shall be effective immediately and shall terminate on September 30, 2020.

In consideration of such Right of Entry, the Owner agrees to and shall indemnify, defend and hold harmless the City, its agents, officers, employees and elected officials from and against any action, claim, damage, liability, loss, cost or expense (including without limitation attorneys’ fees and costs) resulting from: (a) any liens which may be attached to the City Parcel for labor or materials provided by or at the request of the Owner; (b) injury to or death of persons; (c) property damage; (d) any claim, damage, action, loss or destruction whatsoever caused by the Owner’s agents or contractors in connection with the Owner’s entry onto the City Parcel, pursuant to the Agreement.

OWNER HAS CAREFULLY READ THIS AGREEMENT AND FULLY UNDERSTANDS ITS CONTENTS. OWNER IS AWARE THAT THIS IS A LEGALLY BINDING RELEASE OF LIABILITY AND HOLD HARMLESS AND SIGNS IT OF ITS OWN FREE WILL. OWNER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

SCHNEIDERS PROPERTY, LLC

Dated: ________________________

By: ____________________________

Tawna Schneider

Its: ____________________________

By: ____________________________

Charles Schneider

Its: ____________________________

CITY OF DUNDAS

Dated: ________________________

By: ____________________________

Glenn Switzer, Mayor

By: ____________________________

Jenelle Teppen, City Clerk Administrator
MEMORANDUM

To: Honorable Mayor and City Council
    Dundas, Minnesota

From: John M. Powell, P.E.
      City Engineer

Date: August 24, 2020

Re: Exterior Color - East Water Tower

Introduction
When the West Water Tower exterior renovation was completed last fall, exterior colors were selected to match the existing colors as closely as possible. The exterior renovation of the East Water Tower will take place in late September of this year. As mentioned previously, staff proposes to change the exterior color of the East Tower from cream-colored to light blue.

Background
The East Water Tower shows dirt and mildew on the underside of the tower. Mildew forms in the moist and shady conditions on the underside the tank bowl. As this tower is located immediately adjacent to a gravel road, and there is extensive construction activity creating dust in the area, dirt also attaches to the water tower. In addition to the poor aesthetics, left unchecked this will eventually damage the exterior tank coating. To help address the aesthetics, staff proposes to change this from a cream-colored tank to a light blue tank. For reference, the paint colors used for the West tank were as follows:

<table>
<thead>
<tr>
<th>Tank</th>
<th>Santa Fe</th>
<th>71BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lettering and horizontal edging</td>
<td>Candy Apple Red/Safety</td>
<td>06SF</td>
</tr>
<tr>
<td>“Water”</td>
<td>Clear Sky</td>
<td>26BL</td>
</tr>
</tbody>
</table>

As the colors can’t be accurately reproduced in this memo, following is a link to Tnemec’s Color Tool: [https://www.tnemec.com/color-tool/cool-colors/#](https://www.tnemec.com/color-tool/cool-colors/#)
Staff proposes that the East Tower use light blue on the tank, and that the logo be inside of a Santa Fe colored oval. For consistency with the west tank, “Hang Ten” 27BL would be a good selection for the exterior tank color; it is light blue but slightly darker than the “Clear Sky”.

To preserve the exterior tank coating, and avoid damage due to mildew, staff will add more frequent exterior washing to the maintenance schedule.

**Fiscal Impact**
We anticipate no fiscal impact to change the exterior color; as long as it occurs with the scheduled renovation.

**Alternatives**
1. Approve the color change to Tnemec “Hang Ten” as recommended.
2. Do not approve the color change as recommended.
3. Approve a different color.

**Staff Recommendation**
Alternative No. 1: Approve the color change to Tnemec “Hang Ten” as recommended.

**Attachments**
None
MEMORANDUM

To: Honorable Mayor and City Council
   Dundas, Minnesota

From: John M. Powell, P.E.
      City Engineer

Date: August 24, 2020

Re: AT&T 4th Amendment to Site Lease Agreement
    East Water Tower

Introduction
AT&T has had a Site Lease Agreement at the East Water Tower since 2007 for equipment on the ground as well as antennas mounted on the tower itself. To date, the City has approved three lease amendments:

<table>
<thead>
<tr>
<th>Amendment</th>
<th>Amendment Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>October 22, 2012</td>
</tr>
<tr>
<td>2</td>
<td>April 1, 2013</td>
</tr>
<tr>
<td>3</td>
<td>June 13, 2016</td>
</tr>
</tbody>
</table>

AT&T has proposed a fourth amendment to update their equipment.

Background
As shown on the attached plans, AT&T proposes to update their equipment at the East Water Tower. This includes modification of the equipment inside their existing shelter, as well as alterations on the top of the water tower. The tower modifications have been reviewed not only by a third-party engineering firm, but also by Suez as they have a Maintenance Agreement with the City for this water tower.

AT&T plans to proceed with the modifications as soon as they receive approval from the City. This tower is also scheduled for cleaning and exterior renovation in late September of this year.
Fiscal Impact
It is customary that the rental terms of the lease are adjusted with equipment updates. The current AT&T monthly rent at this site is $3,764.32; resulting in $45,171.84 per year. The proposed amendment increases the rent by $150 per month; or an additional $1,800 per year. The annual rent increases have also been adjusted from 3% per year to 4% per year.

Alternatives
1. Motion to Approve the 4th Amendment to the AT&T Site Lease Agreement at the East Water Tower.
2. Do not approve the 4th Amendment to the AT&T Site Lease Agreement at the East Water Tower.
3. Approve a 4th Amendment to the AT&T Site Lease Agreement with different terms.

Staff Recommendation
Alternative No. 1: Motion to Approve the 4th Amendment to the AT&T Site Lease Agreement at the East Water Tower.

Attachments
1. 4th Amendment to the AT&T Site Lease Agreement
FOURTH AMENDMENT TO SITE LEASE AGREEMENT

THIS FOURTH AMENDMENT TO SITE LEASE AGREEMENT (Fourth Amendment), dated as of the latter of the signature dates below, is by and between City of Dundas, a municipal corporation organized and existing under the laws of Minnesota, having a mailing address of P.O Box 70 Dundas, MN 55109 ("Landlord") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 ("Tenant").

WHEREAS, Landlord and Tenant (or their respective predecessors-in-interest) entered into a Site Lease Agreement dated September 5, 2007, as amended by a First Amendment to Site Lease Agreement dated October 22, 2012, and a Second Amendment to Site Lease Agreement dated April 1, 2013, and a Third Amendment to Site Lease Agreement dated June 13, 2016 whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the Property located at 1189 Bridgewater Parkway Dundas, MN (collectively, the “Agreement”): and

WHEREAS, Landlord and Tenant desire to amend the Agreement to allow Tenant to modify their existing equipment on site; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to increase the rent on account of Tenant’s modified equipment; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Equipment.** The equipment contained on the Premises shall include the following: cabinet equipment on ground, nine (9) six panel antenna located on water tank, 12 coaxial cables going from ground space to antennas and related diplexer/amplifier equipment, all as more specifically described on Exhibit B-1, Exhibit B of the Agreement is hereby deleted and replaced in its entirely with Exhibit B-1 attached hereto.

2. **Rent.** Landlord and Tenant agree that effective the start of construction current monthly rent of Three Thousand Seven Hundred Sixty Four Dollars and Thirty Two Cents ($3,764.32) shall increase by One Hundred Fifty Dollars ($150.00) per month. Annual rental increases shall increase at four percent (4%) per year as set forth in the Agreement.
3. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Fourth Amendment, the terms of this Fourth Amendment shall control. Except as expressly set forth in this Fourth Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Fourth Amendment.

4. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Fourth Amendment on the dates set forth below.

**“LANDLORD”**
The City of Dundas
By: __________________________
Name: _________________________
Title: _________________________
Date: _________________________

**“TENANT”**
New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation
Its: Manager
By: __________________________
Name: Kristan Kesler
Title: Real Estate & Construction Manager
Date: 7/21/2020
TENANT ACKNOWLEDGEMENT

STATE OF (Minnesota) )
COUNTY OF (Kornay) ) ss:

On the 31 day of July, 2020 before me personally appeared Kristen Kesler and acknowledged under oath that he is the Property Manager of New Cingular Wireless PCS LLC of AT&T Mobility Corporation, the tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the tenant.

[Signature]
Notary Public:
My Commission Expires: 11/31/2021

LANDLORD ACKNOWLEDGEMENT

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF ____________________________ )
COUNTY OF __________________________ ) ss:

BE IT REMEMBERED, that on this _____ day of __________, 202__ before me, the subscriber, a person authorized to take oaths in the State of ________________, personally appeared __________________________ who, being duly sworn on his/her/their oath, deposed and made proof to my satisfaction that he/she/they is/are the person(s) named in the within instrument; and I, having first made known to him/her/them the contents thereof, he/she/they did acknowledge that he/she/they signed, sealed and delivered the same as his/her/their voluntary act and deed for the purposes therein contained.

[Signature]
Notary Public:
My Commission Expires: __________________
See attached exhibit comprised of 19 pages, last revision date of 6/19/2020, prepared by Velocitel LLC.
GENERAL CONSTRUCTION

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   a. CONTRACTOR = AT&T WIRELESS
   b. OWNER = DUNDAS
   c. ALL SITE ACCESS REQUIREMENTS SHOWN AS NOTED IN THE DRAWINGS AND AT&T SPECIFICATIONS


3. ALL DRAWINGS AND SPECIFICATIONS SHOWN ARE SUBJECT TO CHANGE, AND THE CONTRACTOR SHALL BE INSTRUCTED ACCORDINGLY. THE CONTRACTOR MAY NOT MAKE ANY ALTERATIONS OR MODIFICATIONS TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. ANY ALTERATIONS OR MODIFICATIONS MADE BY THE CONTRACTOR SHALL BE AT THEIR OWN RISK AND EXPENSE.

4. UNLESS OTHERWISE NOTED, ALL WIRING, CABLE, AND EQUIPMENT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS AND PRESENT ALL DOCUMENTS TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE WORK. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER PRIOR TO THE PROJECT BEING COMPLETED. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER PRIOR TO THE PROJECT BEING COMPLETED. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER PRIOR TO THE PROJECT BEING COMPLETED. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER PRIOR TO THE PROJECT BEING COMPLETED.

5. ALL NOTES OR EXCEPTIONS TO THE DRAWINGS SHALL BE NOTED, DIMENSIONS SHOWN ARE TO BE MEASURED TO THE CENTERLINE OF THE WIRING OR CABLE. ALL NOTES OR EXCEPTIONS TO THE DRAWINGS SHALL BE NOTED, DIMENSIONS SHOWN ARE TO BE MEASURED TO THE CENTERLINE OF THE WIRING OR CABLE. ALL NOTES OR EXCEPTIONS TO THE DRAWINGS SHALL BE NOTED, DIMENSIONS SHOWN ARE TO BE MEASURED TO THE CENTERLINE OF THE WIRING OR CABLE.

6. UNLESS NOTED OTHERWISE, ALL WIRING, CABLE, AND EQUIPMENT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. PHOTOGRAPHIC DRAWINGS MAY BE SUBMITTED IN LIEU OF A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE WORK. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE WORK. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE WORK. THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER PRIOR TO THE INSTALLATION OF THE WORK.
MODIFICATION NOTES

1. CONTRACTORS MUST NOT ALTER ANY CABLE OR MOUNTS FOR THE EXISTING CARRIERS OR OTHER WIRELESS EQUIPMENT DURING THE INSTALLATION OF THE PROPOSED EQUIPMENT AND HANDIAR MODIFICATIONS.

2. IF EXISTING CARRIERS' EQUIPMENT NEEDS TO BE MOVED, VELOCITEL MUST NOTIFY CARRIERS AND OWNERS OF ANY OTHER WIRELESS EQUIPMENT CURRENTLY ON THE WATER TOWER HANDLE, OF THE PROPOSED STRUCTURAL MODIFICATIONS. APPROVALS FROM THE CARRIERS AND EQUIPMENT OWNERS WILL BE SUBMITTED TO THE CITY OF DUNDEA AND MSY FOR REVIEW PRIOR TO APPROVAL.

3. ALL MOUNTING HARDWARE IS TO BE GALVANIZED AND/OR COATED IN A NON-CORRODING MATERIAL.

4. ALL PROPOSED HORIZONTAL ANGLE IRONS, BRACES AND DIAGONALS ARE TO BE SHOP PAINTED TO MATCH THE COLORS OF THE WATER TOWER (VERIFY COLORS).

5. ALL ADJACENT SURFACES MUST BE PROTECTED FROM EFFECTS OF METAL SHAVINGS PRODUCED BY THE DRILLING FOR THE PROPOSED MODIFICATIONS, NOT LIMITED TO THE USE OF WELD BLANKETS. ALL METAL SHAVINGS AND DEBRIS ARE TO BE CLEARED UP AND PROPERLY DISPOSED.

6. DRILLED HOLES TO BE DEBURBED, TAPPED OFF AND SPRAYED WITH COLD GALVANIZE PAINT TO PROTECT RAW STEEL.

7. PAINTING AND REPAIRS DUE TO THE PROPOSED HANDIAL MODIFICATIONS WILL NEED TO BE DONE PER SEH COATING SYSTEMS FOR TELECOMMUNICATIONS EQUIPMENT (VERIFY COLORS).

8. VELOCITEL WILL BE RESPONSIBLE FOR ANY AREAS OF THE WATER TOWER DAMAGED FROM HANDIAL MODIFICATIONS AND INSTALLATIONS. DAMAGED AREAS ARE TO BE REPAIRED IN ACCORDANCE WITH THE CITY REQUIREMENTS AS APPLICABLE TO THE NECESSARY REPAIR AND IN A TIMEFRAME ACCEPTABLE TO THE CITY.

SECTION 09 97 15: COATING PREPARATION NOTES (PAGE 1)

PART 1 GENERAL
1.1 SUMMARY
A. SECTION INCLUDES PAINTING AND HANDIAR WORK ASSOCIATED WITH THE INSTALLATION OF ANTENNAS, COAXIAL CABLES, AND OTHER COMPONENTS WITH DIRECT ATTACHMENT TO WATER TANK FACILITIES.

1.1 REFERENCES
A. SOCIETY FOR PROTECTIVE COATINGS (SPC): WWW.SPCINC.COM
1. VOLUME 1: GOOD PAINTING PRACTICE
2. VOLUME 2: SYSTEMS AND SPECIFICATIONS

1.2 SUBMITTALS
A. PRODUCT DATA, SUBMIT DATA SHEET FOR EACH COATING SYSTEM.

PART 2 PRODUCTS
2.01 MATERIALS
A. MANUFACTURERS:
1. SHERWIN WILLIAMS COMPANY WWW.SHERWINWILLIAMS.COM
2. THENSER COMPANY WWW.THENSER.COM
3. X-144 PRODUCTS WWW.X144PRODUCTS.COM

PART 3 EXECUTION
3.01 EXAMINATION
A. VISUALLY EVALUATE SURFACE PREPARATION BY COMPARISON WITH PICTORIAL STANDARDS OF SPC-VS-1-49.

3.02 PREPARATION
A. REMOVE ALL SURFACE CONTAMINATES IN ACCORDANCE WITH SSPC-SP4 SOLVENT CLEANING.
1. DO NOT USE HYDROCARBON SOLVENTS ON SURFACES TO BE COATED WITH WATER-BASED COATINGS.

B. CLEAN AND REMOVE ALL RUST, SLUG, WELD SPLATTER, WELD SCABES, MILL SCALE, AND LOOSE PAINT.

C. PROTECT AREAS ADJACENT TO WELDING & OR GATING OPERATIONS TO PREVENT DAMAGE TO SURROUNDING INTACT PAINT SYSTEM.

D. FERROUS METAL- SSPC-SP6 COMMERCIAL BLASTING

E. GALVANIZED STEEL- SSPC-SP7 BRUSH OFF BLAST

F. ANTENNA CABLES, COAXIAL CABLE, NON-METALLIC SUBSTRATES AND PREVIOUSLY PAINTED SURFACES: SCARIFY TO DE-GLOSS. SSPC-SP6 WITHOUT HYDROCARBON SOLVENT.

G. SURFACE PROFILE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRODUCT RECOMMENDATION.

H. RE-BLAST ALL SURFACES:
1. WHERE RUSTING HAS OCCURRED.
2. THAT DO NOT MEET THE REQUIREMENTS OF THESE SPECIFICATIONS.

3.03 APPLICATION
A. COATINGS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.

SECTION 09 97 15: COATING PREPARATION NOTES (PAGE 2)

B. SURFACES TO BE COATED SHALL BE CLEAN, DRY, AND FREE OF AIRBORNE DUST AND CONTAMINANTS AT THE TIME OF APPLICATION AND WHILE FILM IS FORMING.

C. FINISH COAT SHALL BE UNIFORM IN COLOR AND SHEEN WITHOUT STRIPS, LAPSE, RUNS, BAGS, OR MISSED AREAS.

D. SHIP PAINTING- TAP OFF (2-INCH MINIMUM) SURFACES THAT WILL BE IN THE HEAT-IMPACT-ZONE DURING FIELD WELDING.

E. COMPONENT PAINTING:
1. INTERIOR EXPOSED STEEL, METAL, AND GALVANIZED STEEL:
A. PRODUCT: SHERWIN WILLIAMS MACROPOROX 48 OR THEMEX SERIES 161
1) NUMBER OF COATS: 5
2) DRY FILM THICKNESS: 4.0-6.0 MLS (PER COAT)
3) COLOR: BY OWNER

2. EXTERIOR EXPOSED STEEL, METAL, AND GALVANIZED STEEL:
A. PRIME: SHERWIN WILLIAMS MACROPOROX 64 OR THEMEX SERIES 161 OR MXP
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 4.0-6.0 MLS
3) COLOR: BY OWNER

B. FINISH: SHERWIN WILLIAMS ACRALON 216 OR THEMEX SERIES 107X1075
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 2.0-2.5 MLS
3) COLOR: BY OWNER

F. ANTENNA CABLE:
A. PRIMER: SHERWIN WILLIAMS PRO-CRYL PRIMER
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 2.5-3.0 MLS

B. FINISH: SHERWIN WILLIAMS SHER-CRYL, HPX
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 2.5-3.0 MLS
3) COLOR: BY OWNER

G. COAXIAL CABLE:
A. PRIMER: 3.544 1298
1) NUMBER OF COATS: 1
2) DRY FILM THICKNESS: 2.0-3.0 MLS

B. FINISH: SHERWIN WILLIAMS SHER-CRYL, HPX
1) NUMBER OF COATS: 2
2) DRY FILM THICKNESS: 2.5-3.0 MLS
3) COLOR: BY OWNER

3.04 REPAIR OF AREAS DAMAGED BY WELDING:
A. PREPARE THE SURFACE BY ONE OF THE TWO FOLLOWING METHODS AS DIRECTED BY THE ENGINEER.
1. ABRASIVE-BLAST TO BL 4 Phosphate
2. MECHANICALLY CLEAN TO SSPC-SP11

B. FEATHER EDGES TO PROVIDE SMOOTH COATING TRANSITION.

C. APPLY PRIME COAT TO BASE METAL SURFACE.

D. MASK OFF RECTANGULAR AREA AROUND PRIME COAT.

E. APPLY FINISH COAT.

3.05 QUALITY CONTROL
A. MEASURE DRY FILM THICKNESS WITH A MAGNETIC FILM THICKNESS GAUGE IN ACCORDANCE WITH SSPC-PA2.

B. VISUALLY INSPECT DRIED FILM FOR RUNS, BAGS, DRY SPRAY, OVERSPRAY, EMBEDDED PARTICLES AND MISSED AREAS.

C. INSPECT REPAIRS OR DAMAGED AREAS IN ACCORDANCE WITH ARTICLES 3.02 AND 3.03.
1. GC RESPONSIBLE FOR SUBMITTING A 48 HOUR NOTICE PRIOR TO MOBILIZATION TO THE SITE.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO CONSTRUCTION START TO REVIEW SCOPE OF WORK AND EXPECTATIONS.
   - A PERMITTING PLAN MAY BE REQUIRED AND SHALL BE SUBMITTED WITH THE 48 HOUR NOTICE.
   - GC RESPONSIBLE FOR ENSURING THE ELECTRICAL PLUMBING IS NOT TRAPPED OR OTHERWISE OBSTRUCTED WITH REASONABLE BUILDING PRACTICES.
3. GC RESPONSIBLE FOR COORDINATING DAILY LOG-IN AND LOG-OUT WITH THE TOWER OWNER, WHERE APPLICABLE.
4. IF LSA WORK IS FOR TOP CARRIER, GC SHALL ENSURE THAT INSTALLED EQUIPMENT IS NOT OBSTRUCTING THE WARNING BEACON.
5. GC WILL BE RESPONSIBLE FOR THE TOWER OWNER CLOSEDOUT PACKAGE WITH REQUISITES OF THE LSA AND TAKE DROP OF THE EQUIPMENT INSTALLED TO BE SUBMITTED WITHIN 7 DAYS OF CONSTRUCTION COMPLETE.
(1) Existing LTE macrocell (1C & 3G) antenna
(2) Existing units antenna
(3) Existing units antenna (to be removed)
(4) Existing Unit Hoa (to be removed)

NOTE
Existing antenna to be verified during construction.

NOTE
Proposed equipment must not block the beacon light.

NOTE
The tower drawings on this sheet are only a graphic representation of the structures. The actual tower may vary in the field.

(1) Proposed LTE macrocell antenna
(2) Proposed units antenna
(3) Proposed units antenna (to be removed)
(4) Proposed Unit Hoa
(5) Proposed Unit Hoa (to be removed)

STRUCTURAL NOTES
1. Contractor must comply with structural analysis recommendations for all new equipment.
2. Contractor to refer to structural analysis performed by DATO dated 04/26/2019 and CFE group dated 08/28/2019.
3. No erection or modification of tower shall be made without the approval of structural engineers.
4. All new installed equipment must not interfere with the climbing face and safety climb.
5. For detailed view of proposed modifications, please see MA dated 03/16/2019.

COLOR INDEX
- Existing
- Proposed new
- Relocated
- Removed
## EXISTING ANTENNA & CABLE SCHEDULE (ALL EQUIPMENT MOUNTED ON TOWER - UNLESS OTHERWISE NOTED)

<table>
<thead>
<tr>
<th>SECTOR</th>
<th>POSITION</th>
<th>TECH</th>
<th>ANTENNA</th>
<th>ANTELLA HEIGHT</th>
<th>AZIMUTH</th>
<th>TMA/RFU MODEL</th>
<th>DC SURGE AND DISTRIBUTION</th>
<th>CABLE TYPE</th>
<th>CABLE LENGTH</th>
<th>MECHANICAL DOWNTILT</th>
<th>ELECTRICAL DOWNTILT</th>
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<tbody>
<tr>
<td>ALPHA</td>
<td>A1</td>
<td>GSM</td>
<td>(1) POWERWAVE 7770</td>
<td>155.0'</td>
<td>90°</td>
<td>(1) GSM TMA</td>
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<td></td>
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<tr>
<td></td>
<td>A2</td>
<td>UMTS</td>
<td>(1) POWERWAVE 7770</td>
<td>155.0'</td>
<td>90°</td>
<td>(1) UMTS TMA</td>
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<tr>
<td></td>
<td>A3</td>
<td>LTE (1C)</td>
<td>LTE (2C)</td>
<td>(1) ALU 8745 AA BS2+700P</td>
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<td>90°</td>
<td>(1) LTE 700 RH</td>
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<tr>
<td>BETA</td>
<td>B1</td>
<td>GSM</td>
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<td>(1) GSM TMA</td>
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## FINAL ANTENNA & CABLE SCHEDULE (ALL EQUIPMENT MOUNTED ON TOWER - UNLESS OTHERWISE NOTED)

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<th>ANTENNA</th>
<th>ANTELLA HEIGHT</th>
<th>AZIMUTH</th>
<th>TMA/RFU MODEL</th>
<th>DC SURGE AND DISTRIBUTION</th>
<th>CABLE TYPE</th>
<th>CABLE LENGTH</th>
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### ANTENNA NOTES

1. THIS ANTENNA ORIENTATION PLAN IS A SCHEMATIC. THE CONTRACTOR SHALL VERIFY TOWER ORIENTATION AND FIELD COORDINATE REQUIRED ADJUSTMENTS TO ACHIEVE THE DESIRED ANTENNA AZIMUTH.
2. TOWER ORIENTATION IS MEASURED FROM GROUND AT BASE OF TOWER, ASSUMING HEIGHT OF 6'-0" AT BASE REFERENCE POINT.
3. ALL ANTENNAS, CABLERS AND MOUNTS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWER ENGINEER'S RECOMMENDATIONS IN A MANNER CONSISTENT WITH THE STRUCTURAL ANALYSIS REPORT.
4. TOWER ORIENTATION IS MEASURED FROM GROUND AT BASE OF TOWER.
5. ALL ANTENNA INFORMATION TO BE CONFIRMED WITH AT&T RF DESIGN PRIOR TO INSTALLATION.

### COLOR INDEX

- **Existing**
- **Proposed New**
- **Relocated**
- **Removed**
NOTES

1. Ericsson via SPRINT supplies RRH. RRH pipe/mounting bracket subcontractor shall supply pipe and install all mounting hardware including RRH pipe/mounting bracket.

2. For pipe diameters from 6" to 12", SPRINT can supply a pair of pipe mounting metal bands with bolting. Welding is required.

3. No painting of the RRH or solar shield is allowed.
# GROUNDING NOTES

1. ALL INSTALLED EQUIPMENT SHALL BE GROUNDED AS REQUIRED BY ALL GOVERNING CODES AND REGULATIONS. THE EQUIPMENT SHALL CONSIST OF BUT IS NOT LIMITED TO THE FOLLOWING:
   - ELECTRICAL, LIGHTING, AND ALARMS
   - CONDUIT AND ALL CONDUCTOR ENCLOSURES
   - NONCURRENT CARRYING METAL PARTS OF FIXED EQUIPMENT e.g. MOTOR CANS, CONTROLLER CABINETS, LIGHTING FIXTURES, etc.
2. GROUNDING SYSTEM WILL COMPLY TO ALL LOCAL AND NATIONAL CODES, TO INCLUDE THE SPRINT SPECIFICATIONS REGARDING GROUNDING.
3. ALL GROUND TESTING WILL BE PERFORMED IN THE PRESENCE OF THE METRO CONSTRUCTION COORDINATOR OR HIS DESIGNEE.
4. PROVIDE CONDUIT OR SLEEVES FOR GROUND WIRE PROTECTION AS ROUTING AND EXISTING CONDITIONS DESIGNATE.
5. MOUNT POLYPHASE GROUND BAR AND SUPPRESSION ASSEMBLY AS PER MANUFACTURER'S DIRECTIONS AND COORDINATE WITH ENGINEER AS TO SPECIFIC OPERATING FREQUENCY.
6. LOCTITE RED THREAD LOCKER TO BE USED ON ALL GROUND BAR CONNECTIONS.

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**NOTE**

ALL GROUND WIRES SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE NOTED.
MEMORANDUM

To: Honorable Mayor and City Council
   Dundas, Minnesota

From: John M. Powell, P.E.
      City Engineer

Date: August 24, 2020

Re: City Engineer Update

The City Administrator, Public Works Director, and City Engineer meet at least monthly to plan and review projects and tasks, and to discuss public works matters of all types.

The agendas used for the most recent Public Works staff meeting forms the basis for the updates that have been provided to the City Council. Attached is the most recent Public Works staff meeting agenda with notes added.
1. 2019 Storm Pond Maintenance
   - Two-year warranty inspection in 2021.

2. 2020 Street Maintenance
   - Seal Coat
     - 4/27/20 the City Council awarded the contract to Pearson Bros., the seal coat work has been completed.
     - The proposal from Gopher State for Citywide Crack Filling was approved by the City Council on 5/26/20 with a limit of $20,000; the Police Department Sealing and Re-striping was approved at the same meeting. The work is complete.
     - 7/13/20 the asphalt patching proposal for $9,597 from Gopher State was approved. The work is complete.
     - Solicit quotes to complete an edge mill and full width overlay of Hester Street, from CSAH 78 to Depot Street for completion in 2021.

3. 2020 Street Lighting
   - On Railway Street down to West Avenue; the west bridge terminus; and east of the bridge.
   - Based on the expected contract size, an advertisement for bids will not be required. Bidding documents will be prepared, then staff will request quotes. The quotes will be brought to the City Council for award.
   - If funding is available, construction would occur in 2021.

4. 2021 Sidewalk/Trail Improvements
   - Scope includes:
     - Crossing of CSAH 1 connecting the existing trail near the PRV to the sidewalk on Stafford Road North. On 7/23/20 an initial concept was forwarded to Rice County for comment; on 7/29/20 it was forwarded to MnDOT for comment.
     - ECRT North-south connection along 1st Street North.
     - Ped ramps on Bluff Lane at Miller Lane and Granite Way
     - Possible trail along the east side of Cannon Road, north of the dome driveway for school walkers.
     - Stripping a crossing of Hester Street at 1st Avenue is also being discussed with Rice County.

5. Bridgewater Park Ice Area Regrading
   - The grading is underway and is being performed by City staff; the 4” aggregate base placement will occur the week of 8/24/20.
6. Bridgewater Township
   • On 10/14/19 the City Council approved a proposal for 115th Street maintenance from BWT to place 320 tons in 2019 at a cost of $3,248. About 50% of the work has been invoiced to the City.
   • 7/1/20 BWT forwarded information on the 115th Street guardrail replacement; the guardrail has been installed at a total cost of $9,075. No cost sharing invoice has yet been received.

7. Cannon Road
   • Two-year warranty inspection in 2021.
   • Minor modifications to the catch basin near the Dundas Dome driveway will be made.

8. City Hall
   • 8/24/20 Pay Voucher 10 for the City Hall Building is to be considered by the City Council.
   • Site and Utility Improvement work is complete including parking lot striping; staff is preparing a final punch list and final pay voucher.
   • Lighting will be added to the parking lot using similar fixtures to those on Railway Street.

9. Comprehensive Plan Update
   • The Comprehensive Plan was approved, with minor changes, at the 7/27/20 City Council meeting. The final document is being prepared by NAC.

10. Forest Avenue
    • Extensive pavement repair has been included in the CIP for 2022 construction.
    • Staff recommends that soil borings first be completed to help determine the scope of the repairs; WSB will prepare a scope and budget for City Council consideration.
    • Repairs will likely include installation of a drain tile to drain the pavement subgrade.

11. GIS DataLink
    • DataLink coordination meeting to be held.

12. Hester Street/TH 3 Intersection
    • Consideration of a permanent signal to be identified in MnDOT’s long term planning.

13. Hester Street Storm Sewer
    • Topographic surveys have been completed on the south side of Hester Street between the Menards and City ponds.
    • The storm sewer outlet from 3rd Street may be extended, and the pond side slopes flattened in this area.
    • The City appears to have no drainage and utility easement on the Menards pond. Menards will be contacted about cleaning/maintaining their pond, and about providing a right-of-entry for the City work near the roadway.
14. Memorial Park
- 8/19/20 a meeting was held with Mike Ludwig of the Dundas Dukes to review projects at the ballpark. WSB will be assembling a work scope and budget for a feasibility report on the berm and paving work for City Council consideration.
- Berm to be completed in 2021; play structure also to be evaluated for repair/replacement the same year.
- Schedule for paving the entry in early 2022.
- Dukes are hosting the State Baseball Tournament in 2022.

15. Mill Town Trail Head
- 8/13/20 a draft site plan based on the 6/10/20 meeting, and preliminary cost estimate, was forwarded to the City staff for review. It will also be forwarded to the other 6/10/20 meeting attendees for comment.

16. Northfield Wastewater Treatment
- Public Works staff will be investigating the new sanitary sewer pressure mains.

17. Public Works Tasks and Future Tasks
- 117 West Avenue retaining wall encroachment; the retaining wall may be avoided by re-grading the ditch area, the property owner is open to this option.
- 8/18/20 the north edge of the Bridge Street right of way, west of 1st Street, was staked.
- In early fall of 2020, a letter will be sent to property owners adjacent to storm ponds and other City properties reminding them to not place yard waste on City property and reminding them of yard waste disposal options.
- NE corner of Hester Street W. and Depot Street N.- consider options for storm sewer structure at east side of culvert under Depot Street. Look at the culvert on the SE corner of Schilling Drive N. and CSAH 1 at the same time.
- Determine pedestrian bridge weight limit; some planks will need to be replaced.
- Review the code/policy for frozen water services and the basis for reduced charges when the property owner is encouraged to let the water run.
- Review the code section support for public vs. private service repairs.
- Standard specifications and detail plates.
- Review storm water code, including sump pump connections requirements.
- Update record drawings requirement for projects.
- 6/15/20 additional technical and cost information received regarding citywide water meter replacement and software updates; information is under review. To be included in the CIP; year TBD. Sump pump inspections at the same time as the meter installation may be considered.
- A requirement for as-built lot surveys for new houses prior to release of escrows will be considered.
- A 6” x 12” object marker sign (OM2-1H) will be installed where the sidewalk and retaining wall end on the 2017 Sidewalk Improvements.
18. Regional Storm Water and Wetland
   - A study will be needed to quantify the treatment capacity and service area for the pond located between Hester Street and CSAH 1, east of 3rd Street North.
   - The next storm water pond cleaning project; mostly volunteer trees etc. around the edge.
   - In early fall of 2020, a letter will be sent to all adjoining property owners from WSB notifying them of property boundary staking.

19. Schilling Drive Improvements
   - Adjacent to Kwik Trip; the roadway will be widened by about two feet on both sides from Hester Street to just north of the first curve.
   - This work has been completed.
   - On 7/27/20 Pay Voucher 1 was approved by the City Council.

20. Stafford Road
   - Two-year warranty inspection in 2021.

21. UPRR/Hester Street sidewalk crossing
   - Retaining wall relocation (to reduce right of way encroachment) at 236 Railway Street to be completed under a separate contract. Project activity is limited to early coordination with UPRR and cost estimating.
   - **UPRR is replacing some road crossings in the area.**

22. Water Supply Plan
   - Implementation deadlines to be checked quarterly.

23. Water Towers
   - Suez agreement to be reviewed/reconsidered post-tank coating repairs in 2020.
   - Before re-coating the east tank in 2020, staff will propose changing the exterior color to the City Council on 8/24/20.
   - Options/approaches for keeping the tanks clean are being reviewed; **Public Works will likely plan for periodic washing of the east tank exterior every year or two.**
   - The east tank exterior will be cleaned and renovated in September of 2020.

24. Wellhead Protection Plan (WHP)
   - 8/30/19 MDH issued letter extending completion date to 7/31/20.
   - 5/14/20 a draft of Part 2 of the WHP was forwarded to neighboring governmental units and agencies for comment.
   - A public hearing will need to be held at an upcoming City Council meeting.

25. Xcel Energy Feeder Line R/W permit
   - MP was recently on site to complete additional turf restoration work.

26. 208 County Road 1 West
   - 7/16/20 the Planning Commission held a public hearing for a Child Care Center. WSB will be staking the City property boundary adjacent to the site.

27. A&J Storage
   - 8/14/20 City staff met the developer on site to discuss his plans for paving the drive areas and completing the work.
28. AT&T East tower antenna modification
   - WSB coordinating with Suez for structural review by Suez.
   - 8/24/20 AT&T’s proposed 4th Amendment to the antenna lease to be considered by the City Council.

29. Bridgewater Heights PUD
   - Utility and roadway extension to the 12 lots west of Tower Avenue is underway.
   - 8/19/20 the existing curb and gutter will be inspected for any necessary corrective work prior to paving; the bituminous wearing course will be placed in 2020.

30. Bridgewater Heights Multi Family Area
   - 3/9/20 the Concept plan was discussed with the City Council at the Work Session held after the City Council meeting.
   - Construction of Highland Parkway needs to be addressed.
   - 8/17/20 the developer submitted a new concept for development of lots east of Highland Parkway; this will be considered at the September Planning Commission meeting.

31. Cannon River Valley Estates
   - Punch list to be prepared after all work has been completed.
   - The developer is working on an updated schedule for completion; likely some in 2020 and the remainder in 2021.

32. Dundas Dome Site
   - The Owner has partially addressed the work items that remain, including site grading and landscaping. Another Temporary Certificate of Occupancy has been issued.
   - 5/1/20 the site was re-inspected by the PWD and City Engineer.
   - 8/10/20 the City Council discussed the Owner’s request for another extension for some of the incomplete site work; feedback was provided to the owner.

33. Johnson-Reiland Commercial
   - 12/12/19 new Grading/Fill Permit applications were received for 616 Highway 3 S. and 399 Stafford Road N. Grading at the 616 Highway 3 S. site is proposed to be completed over multiple years; grading at the 399 Stafford Road N. site is proposed to be completed in one year.
   - 3/24/20 the developer was reminded of the need for pre and post development runoff calculations; no calculations have yet been received.

34. Kwik Trip
   - Kwik Trip is open; a ribbon cutting will be held on 8/20/20.

35. Menards Expansion
   - The erosion at the northeast corner of their pond has been graded and blanketed.

36. Menards Gate Expansion
   - 5/11/20 the City Council approved a Planned Unit Development Amendment, a Site and Building plan, and a lot line adjustment for this project. Site alterations have not yet started.
37. West Avenue Apartments

- 6/8/20 the City Council approved the Comprehensive Plan Amendment; the Preliminary and Final Plat; the Planned Unit Development Preliminary and Final Plan; Building and Site Plan; a Planned Unit Overlay District; and the Development Agreement.
- 8/4/20 the developer has signed the Development Agreement and the storm water agreement.