

**DUNDAS CITY COUNCIL
REGULAR MEETING AGENDA
Monday, March 8, 2021
7:00 p.m. Dundas City Hall**

- 1. Call to Order/Pledge Allegiance**
- 2. Roll Call:** Mayor Glenn Switzer; Councilors Larry Fowler, Luke LaCroix, Grant Modory, Luke Swartwood
- 3. Public Forum**
- 4. Approval of Agenda***
Motion _____, second _____
- 5. Consent Agenda** *(All items on the Consent Agenda are considered routine and have been made available to the City Council at least two (2) days in advance of the meeting. The items will be enacted in one motion. There will be no separate discussion of these items unless a council member or citizen so requests, in which event the item will be removed from this agenda and considered in normal sequence.)*
 - a. Regular Minutes of February 22, 2021*
 - b. Disbursement Report* - \$89,875.00**Motion _____, second _____**
- 6. Presentation**
- 7. Old Business**
- 8. Ordinances and Resolutions**
 - a. Resolution 2021-07* Resolution Approving a Preliminary Plat for Bridgewater Heights 3rd Addition
Motion _____, second _____
 - b. Resolution 2021-08* A Resolution Approving a Comprehensive Plan Amendment for "Bridgewater Heights Third Addition" to Amend the Land Use Designation to Low Density Residential
 - c. Ordinance 2021-04* An Ordinance Establishing a Planned Unit Development District for "Bridgewater Heights Third Addition" and Amending the Official Zoning Map
Motion _____, second _____
- 9. New Business**
 - a. Consider Approving Appointment of Matthew Cox to the Part-Time Police Officer Position*
Motion by _____, second by _____
- 10. Reports of Officers, Boards and Committees**
 - a. City Attorney
 - b. City Engineer*
 - c. City Administrator
 - d. Mayor, Councilors and Committees
- 10. Announcements**
 - b. Park and Recreation Advisory Board – Tuesday, March 9 at 7:00 p.m.
 - c. Dundas Planning Commission Meeting – Thursday, March 18 at 7:00 p.m.
 - d. City Council Meeting – Monday, March 22 at 7:00 pm
- 11. Adjourn**

**DUNDAS CITY COUNCIL
REGULAR MEETING MINUTES
Monday, February 22, 2021
7:00 p.m. Virtual/Online**

UNOFFICIAL MINUTES

Present: Mayor Glen Switzer (arrived 7:04 pm); Councilors Larry Fowler (arrived 7:10 pm) Grant Modory
Luke LaCroix, Luke Swarthood

Staff Present: Engineer John Powell, Attorney Jared Shepherd, Administrator/Clerk Jenelle Teppen,
Deputy Clerk Linda Ripka

CALL TO ORDER/PLEDGE ALLEGIANCE

Acting Mayor called the Council meeting to order at 7:00 p.m. with the pledge of allegiance.

Roll Call: Acting Mayor Modory; Councilors LaCroix, Swartwood. A quorum was present.

PUBLIC FORUM/PRESENTATION - No one spoke and no presentation.

APPROVAL OF AGENDA

Motion by LaCroix, second by Swartwood, to approve the agenda.

Roll Call: Yes – Acting Mayor Modory; Councilors LaCroix, Swartwood.

Motion Carried Unanimously (MCU)

Mayor Switzer arrived 7:04 p.m. and lead the meeting.

CONSENT AGENDA

Motion by LaCroix, second by Swartwood, to approve the consent agenda as follows:

Regular Minutes of February 8, 2021;

Resolution 2021-06 A Resolution Accepting Donation from Waterford Warriors Snowmobile Club, Inc. and the Dundas Baseball Association;

Disbursement Report - \$49,504.26.

Roll Call: Yes – Mayor Switzer; Councilors, LaCroix, Modory, Swartwood. MCU

OLD BUSINESS

No old business brought before Council.

ORDINANCES AND RESOLUTIONS

No other ordinances or resolutions brought before Council.

NEW BUSINESS

Consider Memorials and Commemorations Tree and Bench Donation Information and Policy

Administrator Teppen presented and reviewed policy on memorials for trees and benches in the parks. stating the policy was reviewed by Park & Recreation Advisory Board and recommend approval.

Motion by LaCroix, second by Swartwood, to approve Memorials and Commemorations Tree and Bench Conation Information and Policy.

Roll Call: Yes – Mayor Switzer; Councilors LaCroix, Modory, Swartwood. MCU

REPORTS OF OFFICERS, BOARDS AND COMMITTEES

City Engineer – John Powell

Powell stated working on requesting quotes for various maintenance items and work for spring.

City Administrator – Jenelle Teppen

Teppen report a permit was submitted for build out for Slumberland in the old Kmart building leaving one suite open for future development.

Mayor, Councilors and Committees

Councilor Modory inquired if resuming in person meetings for March and consensus was to try. Mayor Switzer stated will have a special Planning Commission meeting and public hearing prior to the Council meeting March 8 at 6:30 p.m.

Councilor Fowler arrived 7:10 p.m.

ADJOURNMENT

Motion by Modory, second by Fowler, to adjourn the Council meeting at 7:11 p.m.

Roll Call: Aye – Mayor Switzer; Councilors Fowler, LaCroix, Modory, Swartwood. MCU

Submitted by:

Attest:

Jenelle, City Administrator

Glenn Switzer, Mayor

DISBURSEMENT REPORT

City of Dundas
Council Meeting March 8, 2021

DATE	PAYABLE	AMOUNT
2/25/2021	PERA	\$3,831.12
2/25/2021	State of MN	\$1,200.00
2/24/2021	MN Dept of Revenue	\$1,030.47
2/24/2021	IRS	\$4,834.05
2/25/2021	Payroll PP# 4 Employees	<u>\$14,510.92</u>
	Sub Total Paid Payroll and Sales Liabilities	\$25,406.56
2/26/2021	RDC Monthly	\$59.00
2/26/2021	ACH Per Item	\$13.00
2/26/2021	Low Volume ACH Maitenance	\$5.00
3/2/2021	PSN Monthly Service	\$280.00
	Wire Transfer Fees (4)	\$60.00
2/23/2021	Nextiva VOIP	\$175.52
2/23/2021	Cardmember Service	\$178.15
3/8/2021	Bills paid (Claims Register)	\$63,697.77
	Sub Total Paid Claims and Service Liabilitie	\$64,468.44
TOTAL	Payroll/Disbursements for February 8, 2021	\$89,875.00

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Payments

Current Period: March 2021

Payments Batch 03/08/21 PAY		\$63,697.77	
Refer	0 AEM FINANCIAL SOLUTIONS, LLC	-	
Cash Payment	E 101-41000-301 Auditing and Acct g Servi	March 2021 Professional services for MAR 2021	\$5,650.00
Invoice	440283	3/1/2021	
Transaction Date	3/3/2021	Frandsen Bank 10100	Total \$5,650.00
Refer	0 AFLAC	-	
Cash Payment	G 101-21710 Other Deductions	Employee Reimbursed HB065	\$367.62
Invoice	543465	2/14/2021	
Transaction Date	3/3/2021	Frandsen Bank 10100	Total \$367.62
Refer	0 ALBERS A & A PORTABLE SVCS	-	
Cash Payment	E 101-45200-413 Rental	Portable Restroom Rental FEB 2021	\$100.00
Invoice	FEB2021	2/28/2021	
Transaction Date	3/3/2021	Frandsen Bank 10100	Total \$100.00
Refer	0 BAKER TILLY MUNICIPAL ADVISO	-	
Cash Payment	E 300-47000-300 Professional Services	2020 Continuing Disclosure Services - Annual Report Prep Fee	\$320.00
Invoice	BTMA8873	2/17/2021	
Cash Payment	E 304-47000-300 Professional Services	2020 Continuing Disclosure Services - Annual Report Prep Fee	\$320.00
Invoice	BTMA8873	2/17/2021	
Cash Payment	E 305-47000-300 Professional Services	2020 Continuing Disclosure Services - Annual Report Prep Fee	\$320.00
Invoice	BTMA8873	2/17/2021	
Cash Payment	E 601-47000-310 Professional Services	2020 Continuing Disclosure Services - Annual Report Prep Fee	\$320.00
Invoice	BTMA8873	2/17/2021	
Cash Payment	E 601-47000-310 Professional Services	2020 Continuing Disclosure Services - Annual Report Prep Fee	\$320.00
Invoice	BTMA8873	2/17/2021	
Transaction Date	3/3/2021	Frandsen Bank 10100	Total \$1,600.00
Refer	0 SVIEN, BENNY H.	-	
Cash Payment	E 101-42400-311 Bldg Permit Expense	Building Permit - Permit #4130	\$21.62
Invoice	Permit #4130	2/26/2021	
Cash Payment	E 101-42400-312 Plan Review Expense	Plan Review - Permit #4130	\$609.14
Invoice	Permit #4130	2/26/2021	
Cash Payment	E 101-42400-311 Bldg Permit Expense	Building Permit - Permit #4130/4131	\$35.91
Invoice	Permit #4130/31	2/26/2021	
Cash Payment	E 101-42400-311 Bldg Permit Expense	Building Permit - Permit #4130/4131	\$1.50
Invoice	Permit #4130/31	2/26/2021	
Cash Payment	E 101-42400-312 Plan Review Expense	Plan Review - Permit #4130/4131	\$1,011.36
Invoice	Permit #4130/31	2/26/2021	
Cash Payment	E 101-42400-315 Plumbing Permit Expens	Plumbing Permit - Permit #4130/4131	\$1.31
Invoice	Permit #4130/31	2/26/2021	
Transaction Date	3/3/2021	Frandsen Bank 10100	Total \$1,680.84
Refer	0 CENTRAL FARM SERVICE	-	
Cash Payment	E 101-43100-211 Equipment Fuel	Gas - Account#103791	\$470.54
Invoice	FEB21 - 103791	2/28/2021	

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Payments

Current Period: March 2021

Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$470.54
Refer	0 CITY OF NORTHFIELD	-			
Cash Payment	E 602-49450-385 Sewer Utilities	Wastewater Treatment 12/30/20-1/31/21			\$24,118.29
Invoice	02222021-38630 2/22/2021				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$24,118.29
Refer	0 GOPHER STATE ONE CALL	-			
Cash Payment	E 601-49400-310 Professional Services	Feb 2021 calls/tickets			\$21.60
Invoice	1020348 2/28/2021				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$21.60
Refer	0 DICK-S/LAKEVILLE SANITATION	-			
Cash Payment	E 603-49500-384 Refuse/Garbage Disposa	Trash service Feb 2021			\$7,205.45
Invoice	DT0003818837 2/28/2021				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$7,205.45
Refer	0 MELIZA, DUANE	-			
Cash Payment	E 101-43100-330 Travel	Mileage Reimbursement			\$92.12
Invoice	Mar21 3/1/2021				
Cash Payment	E 101-45200-330 Travel	Mileage Reimbursement			\$13.16
Invoice	Mar21 3/1/2021				
Cash Payment	E 601-49400-330 Travel	Mileage Reimbursement			\$94.75
Invoice	Mar21 3/1/2021				
Cash Payment	E 602-49450-330 Travel	Mileage Reimbursement			\$63.17
Invoice	Mar21 3/1/2021				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$263.20
Refer	0 HAWKINS INC.	-			
Cash Payment	E 601-49400-200 Supplies	Chlorine Cylinder			\$10.00
Invoice	4882919 2/19/2021				
Cash Payment	E 601-49400-200 Supplies	Chlorine Cylinder & Chlorine			\$2,103.10
Invoice	4878420 2/11/2021				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$2,113.10
Refer	0 MENARD, INC	-			
Cash Payment	E 101-43100-200 Supplies	Drive Bits, Steel End Frame, Steel Stacking Beam, T&G			\$558.51
Invoice	6144 2/25/2021				
Cash Payment	E 101-42100-200 Supplies	Windshield wash, 3 ply mask			\$15.66
Invoice	5475 2/11/2021				
Cash Payment	E 101-43100-200 Supplies	Misc Supplies			\$122.69
Invoice	5771 2/17/2021				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$696.86
Refer	0 HOFF BARRY, PA	-			
Cash Payment	E 101-41000-304 Legal Fees	General Administration			\$713.00
Invoice	16557 3/1/2021				
Cash Payment	G 430-22013 Escrow - Brd. Hgt. Pre. Plat	Bridgewater Development			\$2,400.00
Invoice	16558 3/1/2021				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$3,113.00
Refer	0 MIDWEST WATER SPECIALTY, INC	-			

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Payments

Current Period: March 2021

Cash Payment	E 101-41000-200 Supplies	Office Supplies			\$17.60
Invoice 113030	2/26/2021				
Cash Payment	E 101-42100-200 Supplies	Office Supplies			\$8.80
Invoice 113030	2/26/2021				
Cash Payment	E 101-43100-200 Supplies	Office Supplies			\$8.80
Invoice 113030	2/26/2021				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$35.20
Refer	0 JAGUAR COMMUNICATION				
Cash Payment	E 101-41000-321 Telephone & Communic	Internet/phone bill - 8608			\$114.88
Invoice MAR21-8608	3/1/2021				
Cash Payment	E 101-42100-321 Telephone & Communic	Internet/phone bill - 15379			\$67.75
Invoice MAR21-15379	3/1/2021				
Cash Payment	E 601-49400-321 Telephone & Communic	Internet/phone bill - 8611			\$139.14
Invoice MAR21-8611	3/1/2021				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$321.77
Refer	0 RICE COUNTY SHERIFF				
Cash Payment	E 101-42100-433 Dues and Subscriptions	2021 K-9 Dues			\$250.00
Invoice 2021-004	2/17/2021				
Cash Payment	E 101-42100-433 Dues and Subscriptions	2021 ERU Fees			\$1,000.00
Invoice 2020-001	1/8/2020				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$1,250.00
Refer	0 VERIZON				
Cash Payment	E 101-42100-321 Telephone & Communic	Cell Phone: 1/12/21-2/11/21			\$128.29
Invoice 9873213541	2/11/2021				
Transaction Date	3/3/2021	Frandsen Bank	10100	Total	\$128.29
Refer	0 WSB & ASSOC INC				
Cash Payment	E 101-41000-303 Engineering Fees	2021 City Engineering Services Jan21			\$800.00
Invoice R-017408-000-1	2/18/2021				
Cash Payment	E 601-49400-303 Engineering Fees	City Projects & Tasks Jan21			\$483.75
Invoice R-010169-000-45	2/18/2021				
Cash Payment	E 101-45200-303 Engineering Fees	City Code & Policy Update			\$281.25
Invoice R-010169-000-45	2/18/2021				
Cash Payment	E 101-45200-303 Engineering Fees	Memorial Park Improvements Jan 21			\$4,206.75
Invoice R-010169-000-45	2/18/2021				
Cash Payment	E 101-41910-303 Engineering Fees	Mills Town Trail Head Jan 21			\$3,562.50
Invoice R-010169-000-45	2/18/2021				
Cash Payment	E 101-45200-303 Engineering Fees	East Cannon River Trail Parking Lot Jan 21			\$60.00
Invoice R-010169-000-45	2/18/2021				
Cash Payment	E 101-41910-303 Engineering Fees	2021 Sidewalk/Trail Improvements Jan21			\$312.50
Invoice R-010169-000-45	2/18/2021				
Cash Payment	E 101-41910-303 Engineering Fees	Forest Avenue Pavement Maintenance Jan 21			\$93.75
Invoice R-010169-000-45	2/18/2021				
Cash Payment	E 225-43150-303 Engineering Fees	Wastewater System Jan 21			\$185.50
Invoice R-010169-000-45	2/18/2021				
Cash Payment	E 101-41910-303 Engineering Fees	Comprehensive Transportation Planning Jan 21			\$156.25
Invoice R-010169-000-45	2/18/2021				
Cash Payment	E 408-41940-303 Engineering Fees	New City Hall & Parking Lot			\$531.25
Invoice R-010169-000-45	2/18/2021				

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Payments

Current Period: March 2021

Cash Payment	G 430-22006 Escrow - 80 West Ave	West Avenue Apartments		\$125.00
Invoice	R-010168-000-44	2/18/2021		
Cash Payment	G 430-22013 Escrow - Brd. Hgt. Pre. Plat	Bridgewater Heights PUD Amendment		\$62.50
Invoice	R-010168-000-44	2/18/2021		
Cash Payment	G 430-22013 Escrow - Brd. Hgt. Pre. Plat	Bridgewater Heights PUD Amendment East		\$1,125.00
Invoice	R-010168-000-44	2/18/2021		
Cash Payment	G 430-22012 Escrow - Brd. Hgt. Annex/Cn	Bridgewater Heights Annexation Request		\$154.25
Invoice	R-010168-000-44	2/18/2021		
Transaction Date	3/3/2021	Frandsen Bank	10100	Total \$12,140.25
Refer	0 <i>STREICHERS</i>	-		
Cash Payment	E 101-42100-200 Supplies	Uniform Pants & Weapon Light		\$156.99
Invoice	11485281	2/19/2021		
Transaction Date	3/3/2021	Frandsen Bank	10100	Total \$156.99
Refer	0 <i>SPRINT</i>	-		
Cash Payment	E 601-49400-321 Telephone & Communic	Phone Bill: 1/15/21-2/14/21		\$96.94
Invoice	292583318-231	2/18/2021		
Transaction Date	3/3/2021	Frandsen Bank	10100	Total \$96.94
Refer	0 <i>RICE CO. PROPERTY TAX & ELEC</i>	-		
Cash Payment	E 101-41110-400 Repairs and Maintenanc	DS200 Maintenance - May 2021-Apr 2022		\$227.50
Invoice	2020-486	2/26/2021		
Transaction Date	3/3/2021	Frandsen Bank	10100	Total \$227.50
Refer	0 <i>QUADIENT LEASING</i>	-		
Cash Payment	E 101-41000-322 Postage	Postage		\$700.00
Invoice	MAR21	3/9/2021		
Transaction Date	3/3/2021	Frandsen Bank	10100	Total \$700.00
Refer	0 <i>NCPERS GROUP LIFE INS</i>	-		
Cash Payment	G 101-21712 Life Insurance	Life Insurance Coverage Period 3/1/21-3/31/21		\$32.00
Invoice	433600032021	2/12/2021		
Transaction Date	3/3/2021	Frandsen Bank	10100	Total \$32.00
Refer	0 <i>ECKBERG LAMMERS</i>	-		
Cash Payment	E 101-42100-304 Legal Fees	Prosecution Feb 21		\$658.33
Invoice	02-2021	2/28/2021		
Transaction Date	3/3/2021	Frandsen Bank	10100	Total \$658.33
Refer	0 <i>FRANSEN BANK & TRUST</i>	-		
Cash Payment	G 101-21708 H.S.A. Withholdings	Wade Murray HSA Account 2/25/21 Payroll		\$550.00
Invoice	HSA21	2/25/2021		
Transaction Date	3/3/2021	Frandsen Bank	10100	Total \$550.00

Payments

Current Period: March 2021

Fund Summary

	10100 Frandsen Bank	
101 GENERAL FUND		\$23,178.08
225 STORM SEWER		\$185.50
300 2013A GO BONDS		\$320.00
304 2018A GO BONDS		\$320.00
305 2020A GO BONDS		\$320.00
408 CITY HALL CONSTRUCTION		\$531.25
430 ESCROW DEPOSITS		\$3,866.75
601 WATER		\$3,589.28
602 SEWER		\$24,181.46
603 REFUSE		\$7,205.45
		<hr/>
		\$63,697.77

Pre-Written Checks		\$0.00
Checks to be Generated by the Computer		\$63,697.77
		<hr/>
Total		\$63,697.77

PLANNING REPORT

TO: Dundas Planning Commission
Jenelle Teppen, City Administrator

FROM: Nate Sparks, City Planner

DATE: March 5, 2021

RE: Dundas – Bridgewater Heights Third Addition
Comprehensive Plan Amendment
Planned Unit Development Amendment
Preliminary Plat

BACKGROUND

Fenway Land Company has requested City approval of a 34-lot single family residential subdivision entitled “Bridgewater Heights Phase Three.” The subdivision is proposed to be a replat of a portion of the Bridgewater Heights subdivision that was originally intended for townhomes

The site is zoned R-2/PUD (Two Family and Townhome Residential/Planned Unit Development Overlay).

The original configuration approved by the City was for about 99 townhomes in this area. The applicant proposes to replace this with smaller lot single family houses.

To accommodate the project, the following approvals have been requested at this time.

1. A PUD, Planned Unit Development to accommodate the following “flexibilities” from minimum R-2 zoning district standards:

	Required	Proposed
Lot Width	75 feet	65 feet
Lot Area	10,000 s.f.	8,557 s.f.
Setbacks		
Front yard	30 feet	25 feet
Side yard	10 feet	10 feet on house side & 5 feet on garage side
Rear Yard	25 feet	20 feet

2. Preliminary Plat (Bridgewater Heights Third Addition).

ISSUES/ANALYSIS

Land Use. The City’s Comprehensive Plan (Land Use Plan) guides the subject site for Medium Density Residential which allows for 4-8 units per acre. The proposed 34 dwelling units upon 10.94

acres of land results in a proposed density between 3 and 4 units per acre. The proposal includes a comprehensive plan amendment to guide the property Low Density Residential.

Planned Unit Development. As noted, the applicant has requested a PUD, Planned Unit Development to accommodate certain flexibilities from the City’s R-1 zoning district standards. Specifically, deviations from lot area, lot width and setback requirements have been requested. While the PUD can accommodate such design flexibilities, it is important that the purpose of planned unit development be fulfilled.

Generally speaking, planned unit development is intended to allow flexibility from the strict terms of the Zoning Ordinance in return for higher site and building design standards than what would otherwise be allowed.

The Zoning Ordinance specifically states that planned unit development is intended to encourage the following:

- (1) Innovations in residential development to provide for greater variety in tenure, type, design and siting of dwellings, open space and parking; and to promote conservation and more efficient use of land;*
- (2) More convenience in location of accessory commercial and service areas;*
- (3) The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion;*
- (4) To allow variation from the provisions of this chapter including setbacks, height, lot area, width, depth, yards and the like; and*
- (5) A high standard of site and building design for commercial and retail establishments that integrate well into the community.*

In consideration of this application, it is important that this intended PUD “trade off” of sorts be recognized.

Streets

Configuration. Unlike the street configuration in the previously approved townhome development, the preliminary plat calls for an offset street intersection along Bridgewater Parkway. Specifically, an offset of approximately 70 feet is proposed between Cedar Lane and Cross Lake Circle. According to Section 154.191.C.6 of the Subdivision Ordinance, street intersection jogs with an offset of less than 150 feet shall be avoided. This road alignment was necessitated by the location of existing utilities.

Right-of-Way Dedication. Consistent with Subdivision Ordinance requirements, the proposed streets lie within 60-foot wide rights-of way.

Temporary Cul-de-sacs. As shown on the submitted utility plan, temporary cul-de-sacs are proposed at the eastern terminus of Bridgewater Parkway and Cross Circle. The cul-de-sacs are subject to review and comment by the City Engineer.

Lots

Lot Area. Within the City’s R-2 District, a minimum lot size of 10,000 square feet is required. Lots within the subdivision range in size from about 8,450 to 18,847 square feet in size with an average lot measuring 10,778 square feet.

As previously indicated, the applicant has requested flexibility from the minimum lot size requirement via the PUD.

Lot Width. The R-2 zoning district imposes a minimum lot width requirement of 75 feet. Via the PUD, lot widths of 65 feet have been requested.

As previously indicated, the applicant has requested flexibility from the minimum lot width requirement via the PUD.

Setbacks. As previously, the applicant has requested flexibility from the City’s front, side yard and rear yard setback requirements.

The following table illustrates the setback requirements imposed in the City’s R-1, Residential District, as well as setbacks proposed for the site via the PUD:

	R-2 District Requirement	Proposed via PUD
Front Yard Setback	30 feet	25 feet
Side Yard Setback		
House Side	10 feet	10 feet
Garage Side	10 feet	5 feet
Rear Yard Setback	25 feet	20 feet

Sidewalks. As shown on the landscape plan, sidewalks are proposed on both sides of Bridgewater Parkway and on one side of Bluff Street, Cedar Lane, and Cross Circle.

Park Dedication. The submitted preliminary plat does not include any parkland dedication. Cash-in-lieu of parkland dedication will be required.

Landscaping. A landscape plan has been submitted which illustrates a minimum of one tree on every lot with additional plantings proposed within rear yards which abut Highland Parkway (as a buffer).

Also, to be noted is that rows of Black Hills Spruce trees are proposed at the Highland Parkway/Bridgewater Parkway intersection (roundabout) to screen vehicular maneuvers from the two adjacent lots (Lot 5, Block 2 and Lot 1, Block 5).

Architecture. As previously indicated, the intent of planned unit development is to provide development flexibility in return for higher site and building design than that which would otherwise be allowed.

The applicant has provided architectural facades for certain homes to be built in the development.

Grading, Drainage and Utilities. Issues related to grading, drainage, and utilities, including the establishment of related outlots and easements, should be subject to comment and recommendation by the City Engineer.

Development Agreement. As a condition of final plat approval, the applicant will be required to enter into a development agreement with the City and post all the necessary securities required by it. This issue should be subject to further comment by the City Attorney.

RECOMMEDATION

The Commission and Council should consider the request and the attached resolutions and ordinance.

**CITY OF DUNDAS
COUNTY OF RICE
STATE OF MINNESOTA**

RESOLUTION NUMBER 2021 - 07

*A Resolution Approving a Preliminary Plat for
Bridgewater Heights Third Addition*

WHEREAS, Fenway Land Company (hereinafter referred to as the “Applicant”) has applied for approval of a Preliminary Plat identified as Bridgewater Heights Third Addition (hereinafter referred to as the “Application”) for property legally described as:

Lots 2 thru 9, Block 15; Lots 1 thru 11, Block 16; Lots 1 thru 10, Block 17; Lots 1, Block 18; Lot 1, Block 19; Lot 1, Block 20; Lots 1 and 2, Block 21; Lots 1 and 2, Block 22; Lot 1, Block 23; Lot 1, Block 24; and Outlots H and I, Bridgewater Heights, Rice County, Minnesota;

and

Lot 1, 14, and 15, Block 15, Bridgewater Heights, according to the recorded plat thereof, Rice County, Minnesota, lying south and southwesterly of the following described line: Commencing at the most westerly corner of said Lot 1; thence North 19 degrees 38 minutes 22 seconds East, assumed bearing along the northwesterly line of said Lot 1, a distance of 42.70 feet; thence northeasterly 111.21 feet, along said northwesterly line, being a tangential curve, concave to the southeast, having a central angle of 17 degrees 41 minutes 57 seconds and a radius of 360.00 feet to the point of beginning of the line to be described; thence South 58 degrees 45 minutes 44 seconds East a distance of 178.25 feet; thence South 70 degrees 21 minutes 38 seconds East a distance of 121.16 feet; thence South 24 degrees 01 minutes 26 seconds East a distance of 26.34 feet to an angle point in the southerly line of said Lot 1 and said described line there terminating;

(hereinafter referred to as the “Property”); and

WHEREAS, the proposed subdivision is located on a parcel approximately 11 acres in size and the proposed subdivision will divide the Property into 34 single family houses; and

WHEREAS, the Property is zoned PUD, Planned Unit Development with an underlying zoning district of R-2, Two Family and Townhouse Residential; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on March 8, 2021; and

WHEREAS, the Dundas City Council met on March 8, 2021 to consider the Application, City staff and consultant reports and received other information;

NOW THEREFORE, BE IT RESOLVED, that the Dundas City Council finds that the proposed development is consistent with the purposes of the PUD Overlay zoning district and that the preliminary plat is generally consistent with the City subdivision ordinance requirements.

NOW BE IT FURTHER RESOLVED, that the City Council hereby approves the Bridgewater Heights Third Addition Preliminary Plat subject to the following conditions:

1. All comments from the City Engineer in the letter dated February 11, 2021 related to this request shall be addressed to the satisfaction of the City Engineer.
2. The Applicant shall submit any and all supplemental information requested by City staff, consultants, planning commission, or City Council and comply with all administrative matters set forth in the City Code including but not limited to payment of fees on a timely basis, filing letters of credit, execution of agreements and other requirements.
3. Satisfactory evidence of title as required by Minn. Stat. §505.03 and City Code such as an up-to-date certified abstract of title, certificate of title, title opinion, title commitment, or title policy. Such evidence of title shall be subject to the review and approval of the City Attorney to determine the entities that must execute the Final Plat and other documents to be recorded against the Property.
4. The Applicant will design and construct the remaining portion of Highland Parkway to 115th Street in the manner required by the City Engineer.
5. The Applicant shall enter into a Developer's Agreement with the City, drafted by the City, prior to approval of the Final Plat approval. The Developer's Agreement shall be recorded against and run with the Property. The Applicant shall provide the City with verification of recording prior to the issuance of any building permits for the development of the Property.
6. Ordinance No. 2021-04 establishing the PUD Overlay District shall be placed into effect or this approval is voided.
7. The applicant shall file the final plat application within 100 days of this approval or the approval is voided.

ADOPTED by the City Council of Dundas, Minnesota, on this 8th day of March 2021.

CITY OF DUNDAS BY:

ATTEST:

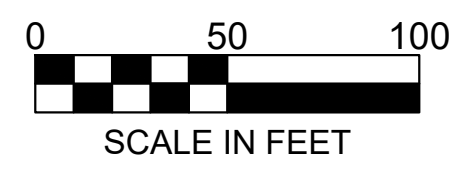
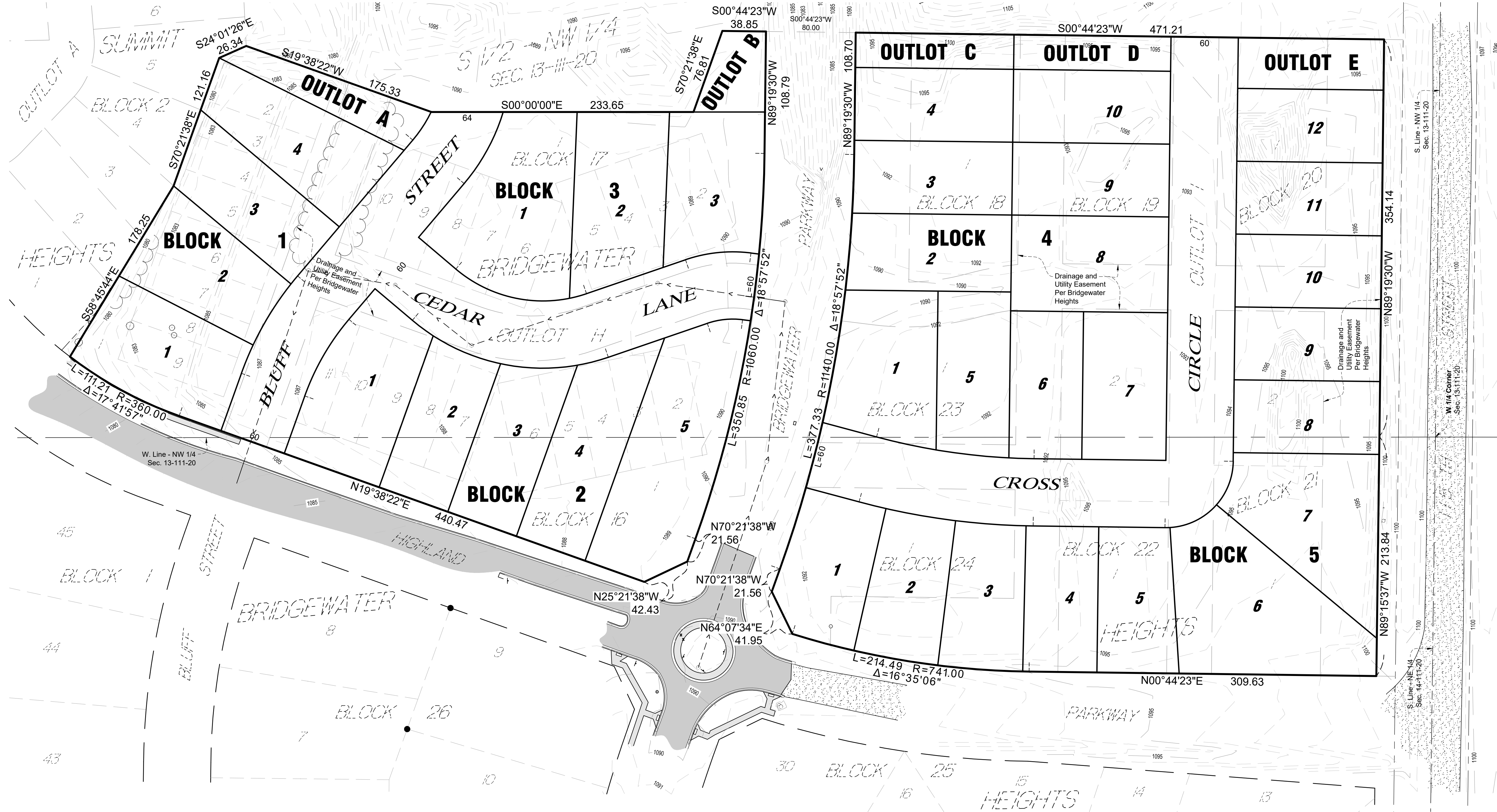
Glenn Switzer, Mayor

Jenelle Teppen, Administrator/Clerk

Resolution 2021-07

Attached:
Exhibit A – Preliminary Plat
Exhibit B – Project Plan Set
Exhibit C – Architectural Plans

BRIDGEWATER HEIGHTS FIRST SUBDIVISION



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

DANIEL L. STUEBER

[Signature]

DATE 01/22/2021 LIC. NO. 43110

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PROJECT

BRIDGEWATER HEIGHTS PHASE 3

DUNDAS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-24513
FILE NAME	24513 PPLAT
DRAWN BY	RK
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---
CLIENT PROJECT NO.	---

TITLE

PRELIMINARY PLAT

SHEET

EXISTING LEGAL DESCRIPTION:
(per Doc. No. 593883)

Lots 2 thru 9, Block 15; Lots 1 thru 11, Block 16; Lots 1 thru 10, Block 17; Lots 1, Block 18; Lot 1, Block 19; Lot 1, Block 20; Lots 1 and 2, Block 21; Lots 1 and 2, Block 22; Lot 1, Block 23; Lot 1, Block 24; and Outlots H and I, Bridgewater Heights, Rice County, Minnesota.

AND

(per Doc. No. A700243)

Lot 1, 14, and 15, Block 15, Bridgewater Heights, according to the recorded plat thereof, Rice County, Minnesota, lying south and southwesterly of the following described line:

Commencing at the most westerly corner of said Lot 1; thence North 19 degrees 38 minutes 22 seconds East, assumed bearing along the northwesterly line of said Lot 1, a distance of 42.70 feet; thence northeasterly 111.21 feet, along said northwesterly line, being a tangential curve, concave to the southeast, having a central angle of 17 degrees 41 minutes 57 seconds and a radius of 360.00 feet to the point of beginning of the line to be described; thence South 58 degrees 45 minutes 44 seconds East a distance of 178.25 feet; thence South 70 degrees 21 minutes 38 seconds East a distance of 121.16 feet; thence South 24 degrees 01 minutes 26 seconds East a distance of 26.34 feet to an angle point in the southerly line of said Lot 1 and said described line there terminating.

OWNERS / DEVELOPERS:
Bridgewater Land Holdings LLC
680 24th Street NW
Faribault, MN 55021
(507) 469-9154

SETBACKS:
Building
Front - 20 feet
Side - 5 feet (Garage Side)
Side - 10 feet (House Side)
Rear - 15 feet

EXISTING PROPERTY:
ZONED:
R-1/PUD (Single Family Residential/Planned Unit Development Overlay)
(Per City of Dundas Zoning Map)

BENCHMARK:
Top nut fire hydrant located at the northeast corner of the intersection of Bridgewater Parkway and Tower Avenue. Elevation = 1097.83

FLOOD ZONE:
The surveyed premises shown on this survey map is not in a special flood hazard area, according to Flood Insurance Rate Map Community Panel No. 27131C0170D, published by the Federal Emergency Management Agency, effective date April 3, 2012.

SURVEYOR:
ISG
115 E. Hickory Street, Suite 300
Mankato, MN 56001
(507)-387-6651

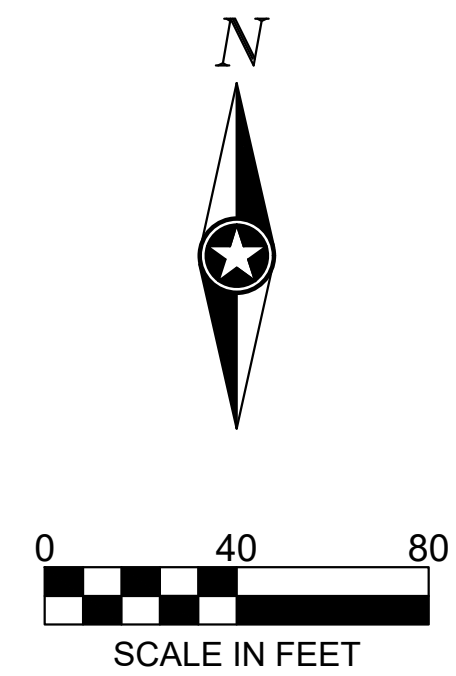
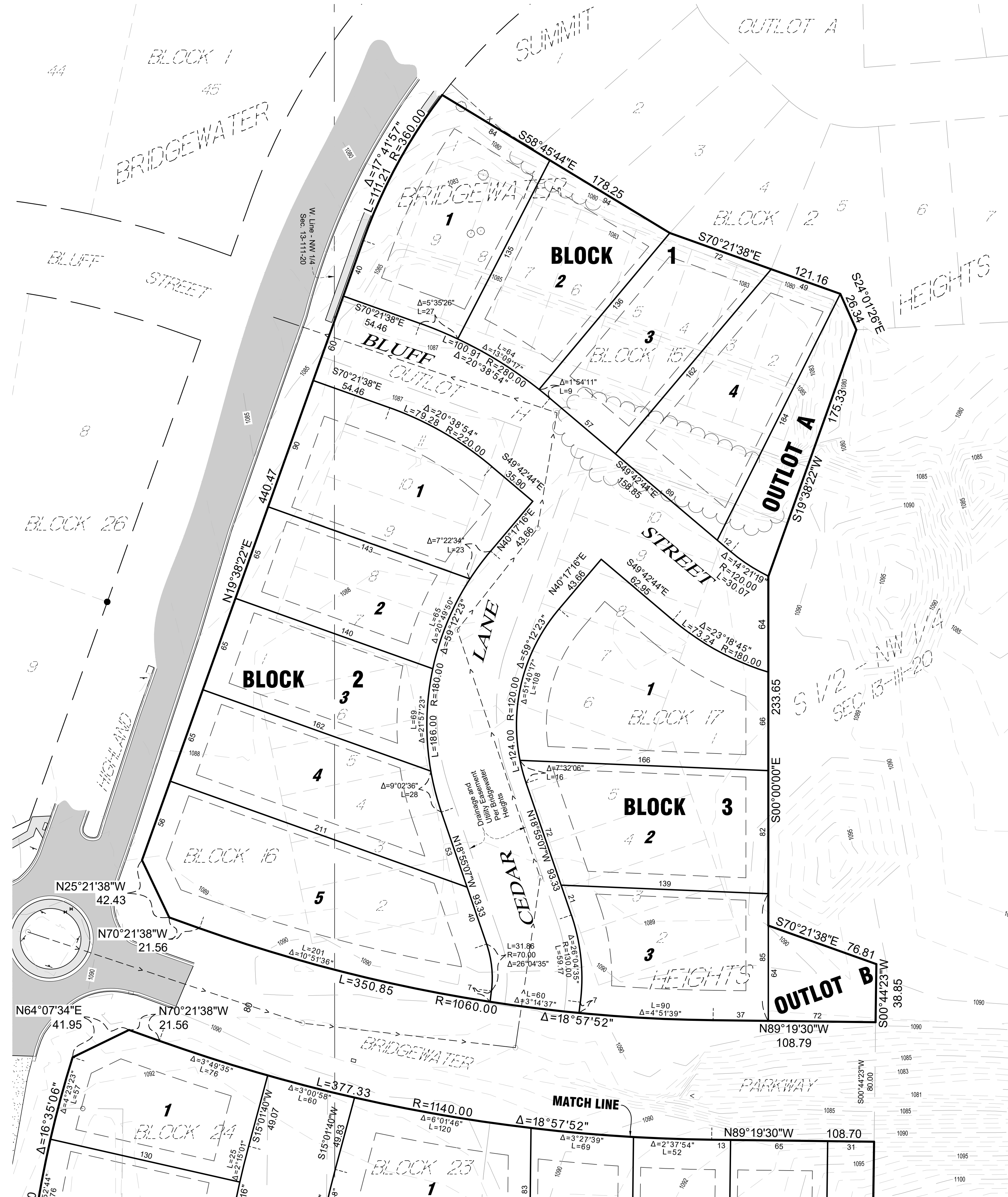
AREA TABLE:

Lot 1 Block 1 = 12,374 sq. ft.	Lot 1 Block 4 = 12,040 sq. ft.	Block 1 = 44,657 sq. ft.
Lot 2 Block 1 = 10,559 sq. ft.	Lot 2 Block 4 = 9,929 sq. ft.	Block 2 = 62,755 sq. ft.
Lot 3 Block 1 = 10,003 sq. ft.	Lot 3 Block 4 = 9,197 sq. ft.	Block 3 = 39,919 sq. ft.
Lot 4 Block 1 = 11,721 sq. ft.	Lot 4 Block 4 = 9,178 sq. ft.	Block 4 = 98,398 sq. ft.
Total Block 1 = 44,657 sq. ft.	Lot 5 Block 4 = 9,455 sq. ft.	Block 5 = 120,708 sq. ft.
Lot 1 Block 2 = 13,090 sq. ft.	Lot 6 Block 4 = 8,557 sq. ft.	Outlot A = 5,453 sq. ft.
Lot 2 Block 2 = 9,092 sq. ft.	Lot 7 Block 4 = 9,881 sq. ft.	Outlot B = 3,704 sq. ft.
Lot 3 Block 2 = 9,673 sq. ft.	Lot 8 Block 4 = 11,961 sq. ft.	Outlot C = 4,377 sq. ft.
Lot 4 Block 2 = 12,053 sq. ft.	Lot 9 Block 4 = 9,100 sq. ft.	Outlot D = 4,326 sq. ft.
Lot 5 Block 2 = 18,847 sq. ft.	Lot 10 Block 4 = 9,100 sq. ft.	Outlot E = 5,887 sq. ft.
Total Block 2 = 62,755 sq. ft.	Total Block 4 = 98,398 sq. ft.	Right-of-Way = 86,506 sq. ft.
Lot 1 Block 3 = 16,251 sq. ft.	Lot 1 Block 5 = 9,829 sq. ft.	Total = 476,690 sq. ft.
Lot 2 Block 3 = 12,601 sq. ft.	Lot 2 Block 5 = 9,037 sq. ft.	= 10.94 ac.
Lot 3 Block 3 = 11,067 sq. ft.	Lot 3 Block 5 = 9,039 sq. ft.	
Total Block 3 = 39,919 sq. ft.	Lot 4 Block 5 = 8,504 sq. ft.	
	Lot 5 Block 5 = 8,898 sq. ft.	
	Lot 6 Block 5 = 18,336 sq. ft.	
	Lot 7 Block 5 = 14,729 sq. ft.	
	Lot 8 Block 5 = 8,458 sq. ft.	
	Lot 9 Block 5 = 8,456 sq. ft.	
	Lot 10 Block 5 = 8,455 sq. ft.	
	Lot 11 Block 5 = 8,453 sq. ft.	
	Lot 12 Block 5 = 8,514 sq. ft.	
	Total Block 5 = 120,708 sq. ft.	

LEGEND

- Bituminous Surface
- Concrete Surface
- Existing Building
- Gravel Surface
- Sanitary Sewer Line
- Tree Line
- Fence
- Iron Monument Found
- Light Pole
- Utility Pole/Guy Wire
- Water Valve
- Manhole/Catch Basin
- Sign
- Deciduous Tree

BRIDGEWATER HEIGHTS FIRST SUBDIVISION



LEGEND

	Bituminous Surface		Iron Monument Found
	Concrete Surface		Light Pole
	Existing Building		Utility Pole/Guy Wire
	Gravel Surface		Water Valve
	Sanitary Sewer Line		Manhole/Catch Basin
	Tree Line		Sign
	Fence		Deciduous Tree



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DANIEL L. STUEBER
DLS
 DATE: 01/22/2021 LIC. NO. 43110

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PROJECT
BRIDGEWATER HEIGHTS PHASE 3
 DUNDAS MINNESOTA

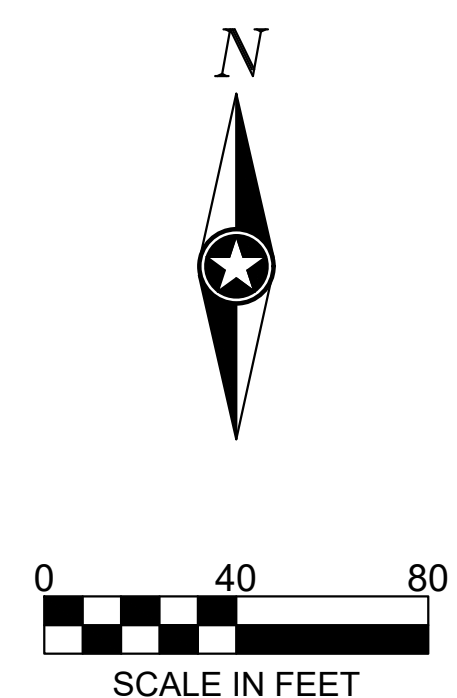
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24513
 FILE NAME 24513 PPLAT
 DRAWN BY RK
 DESIGNED BY ---
 REVIEWED BY ---
 ORIGINAL ISSUE DATE ---
 CLIENT PROJECT NO. ---

TITLE
PRELIMINARY PLAT

SHEET
2 OF 3

BRIDGEWATER HEIGHTS FIRST SUBDIVISION



LEGEND

	Bituminous Surface		Iron Monument Found
	Concrete Surface		Light Pole
	Existing Building		Utility Pole/Guy Wire
	Gravel Surface		Water Valve
	Sanitary Sewer Line		Manhole/Catch Basin
	Tree Line		Sign
	Fence		Deciduous Tree

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PROJECT
BRIDGEWATER HEIGHTS PHASE 3
 DUNDAS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24513
 FILE NAME 24513 PP.LAT
 DRAWN BY RK
 DESIGNED BY ---
 REVIEWED BY ---
 ORIGINAL ISSUE DATE ---
 CLIENT PROJECT NO. ---

TITLE
PRELIMINARY PLAT

SHEET
3 OF 3

FENWAY LAND COMPANY BRIDGEWATER HEIGHTS PHASE 3

DUNDAS, MINNESOTA

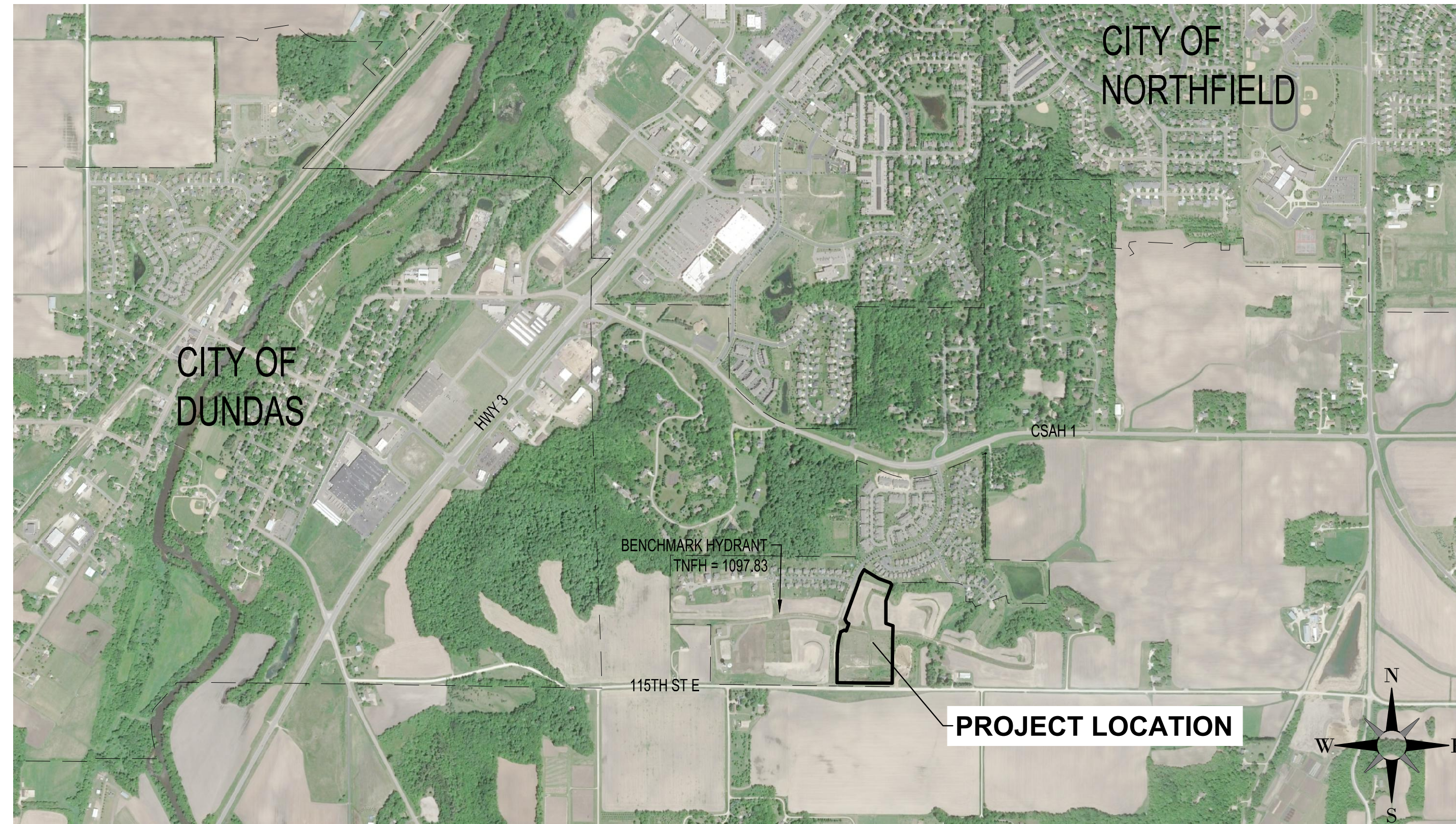
PRELIMINARY PLAT SUBMITTAL

ISG PROJECT # 20-24513



LEGEND

EXISTING	
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOTLINE
---	EASEMENT LINE
△	ACCESS CONTROL
w	WATER EDGE
WET	WETLAND BOUNDARY
WETLAND / MARSH	WETLAND / MARSH
x-x-x-x	FENCE LINE
>>>	CULVERT
>>>	STORM SEWER
>>>	SANITARY SEWER
>	SANITARY SEWER FORCEMAIN
I	WATER
G	GAS
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
UTV	UNDERGROUND TV
OHL	OVERHEAD UTILITY
UTL	UNDERGROUND UTILITY
FBO	UNDERGROUND FIBER OPTIC
990	CONTOUR (MAJOR)
989	CONTOUR (MINOR)
○	DECIDUOUS TREE
★	CONIFEROUS TREE
—	TREE LINE
○	MANHOLE/STRUCTURE
□	CATCH BASIN
⊗	HYDRANT
⊗	VALVE
⊗	CURB STOP
⊗	POWER POLE
□	UTILITY PEDESTAL / CABINET
PROPOSED	
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
>>>	CULVERT
>>>	STORM SEWER
>>>	STORM SEWER (PIPE WIDTH)
>>>	SANITARY SEWER
>>>	SANITARY SEWER (PIPE WIDTH)
I	WATER
G	GAS
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UTV	UNDERGROUND TV
1015	CONTOUR
●	MANHOLE
■	CATCH BASIN
⊗	HYDRANT
⊗	VALVE



LOCATION MAP
SCALE IN FEET
0 1000 2000

SHEET INDEX	
1	TITLE SHEET
2	EXISTING SITE & REMOVALS PLAN
3	OVERALL UTILITY PLAN
4	HYDRANT COVERAGE MAP
5	OVERALL GRADING PLAN
6	SITE RESTORATION PLAN
7	LANDSCAPE PLAN

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

ABBREVIATIONS:

AC	ACRE	CMP	CORRUGATED METAL PIPE	FDN	FOUNDATION	HR	HOUR	MB	MAIL BOX	PVC	POLYVINYL CHLORIDE	TEL	TELEPHONE
ADA	AMERICANS WITH DISABILITIES ACT	CO	CLEANOUT	FFE	FINISHED FLOOR ELEVATION	HWL	HIGH WATER LEVEL	MECH	MECHANICAL	PVMT	PAVEMENT	TEMP	TEMPORARY
ADD	ADDENDUM	CONC	CONCRETE	FBM	FEET PER MINUTE	HWY	HIGHWAY	MH	MANHOLE	QTY	QUANTITY	THRU	THROUGH
AFF	ABOVE FINISHED FLOOR	CONST	CONSTRUCTION	FPS	FEET PER SECOND	HYD	HYDRANT	MIN	MINIMUM	RAD	RADIUS	TNFH	TOP NUT OF FIRE HYDRANT
AGG	AGGREGATE	CONT	CONTINUOUS	FT	FOOT, FEET	I	INVERT	MISC	MISCELLANEOUS	RCP	REINFORCED CONCRETE PIPE	TRANS	TRANSFORMER
APPROX	APPROXIMATE	CY	CUBIC YARD	FTG	FOOTING	ID	INSIDE DIAMETER	NO	NUMBER	RD	ROOF DRAIN	TV	TELEVISION
ARCH	ARCHITECT, ARCHITECTURAL	C&G	CURB AND GUTTER	GA	GALVE	IN	INCH	NTS	NOT TO SCALE	REBAR	REINFORCING BAR	T/W	TOP OF WALL
BFE	BASEMENT FLOOR ELEVATION	DEMO	DEMOLITION	GAL	GALLON	INV	INVERT	NWL	NORMAL WATER LEVEL	REM	REMOVE	TYP	TYPICAL
BIT	BITUMINOUS	DIA	DIAMETER	GALV	GALVANIZED	IP	IRON PIPE	OC	ON CENTER	ROW	RIGHT OF WAY	UT	UTILITY, UNDERGROUND
CAD	COMPUTER-AIDED DESIGN	DIM	DIMENSION	GC	GENERAL CONTRACTOR	IPS	IRON PIPE SIZE	OCEW	ON CENTER EACH WAY	R/W	RIGHT OF WAY	UT	UTILITY, UNDERGROUND
CB	CATCH BASIN	DS	DOWNSPOUT	GFE	GARAGE FLOOR ELEVATION	J-BOX	JUNCTION BOX	OH	OVERHEAD	SAN	SANITARY	VCP	VITRIFIED CLAY PIPE
CFS	CUBIC FEET PER SECOND	EA	EACH	GL	GUTTER LINE	JT	JOINT	OHD	OVERHEAD DOOR	SCH	SCHEDULE	W/O	WITHOUT
CF	CUBIC FOOT	ELEC	ELECTRICAL	GPM	GALLONS PER MINUTE	LF	LINEAR FEET	OZ	OUNCE	SF	SQUARE FOOT	W/	WITH
CI	CAST IRON	ELEV	ELEVATION	GV	GATE VALVE	LIN	LINEAR	PED	PEDESTAL, PEDESTRIAN	SPEC	SPECIFICATION	YD	YARD
CIP	CAST IRON PIPE	EQ	EMERGENCY OVERFLOW	HDPE	HIGH DENSITY POLYETHYLENE	LPS	LOW PRESSURE STEAM	PERF	PERFORATED	SQ	SQUARE	YR	YEAR
CIPC	CAST IN PLACE CONCRETE	EQ	EQUAL	HD	HEAVY DUTY	LS	LUMP SUM	PL	PROPERTY LINE	STA	STATION		
CL	CONTROL JOINT	EX	EXISTING	HH	HANDHOLE	LSO	LOWEST STRUCTURAL OPENING	PP	POLYPROPYLENE	SY	SQUARE YARD		
CL	CENTERLINE	FDC	FIRE DEPARTMENT CONNECTION	HORIZ	HORIZONTAL	MAX	MAXIMUM	PSI	POUNDS PER SQUARE INCH	T/C	TOP OF CURB		

PROJECT INDEX:

OWNER:
FENWAY LAND CO.
13925 FENWAY BOULEVARD N.
HUGO, MN 55038

PROJECT ADDRESS / LOCATION:
S14, T111N, R20W
BRIDGEWATER TWP
DUNDAS, MINNESOTA

MANAGING OFFICE:
ISG
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699
PROJECT MANAGER: BECKY GUENTHER
EMAIL: BECKY.GUENTHER@ISGINC.COM

SPECIFICATIONS REFERENCE
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF DUNDAS REQUIREMENTS AND MINN-DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2018 EDITION, AND THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2013, UNLESS DIRECTED OTHERWISE.
PROJECT DATUM
HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83/1996) ON THE RICE COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=1097.83
T.N.F.H. LOCATED AT THE NE CORNER OF TOWER AVE AND BRIDGEWATER PKWY
TITLE SHEET
SHEET **1** OF 7

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.
REBECCA A. GUENTHER

DATE: _____ LIC. NO. 58680

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PROJECT
FENWAY LAND COMPANY
BRIDGEWATER HEIGHTS PHASE 3
DUNDAS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24513
FILE NAME 24513 TITLE
DRAWN BY ---
DESIGNED BY BAG
REVIEWED BY RAS
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE
TITLE SHEET
SHEET **1** OF 7

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE GRAVEL SURFACE
	DEMOLISH BUILDING
	CLEAR & GRUB TREES & UNDERBRUSH
	REMOVE DECIDUOUS TREE (CLEAR & GRUB)
	REMOVE CONIFEROUS TREE (CLEAR & GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT & SECTION REMOVAL.



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.
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PROJECT
FENWAY LAND COMPANY
BRIDGEWATER HEIGHTS PHASE 3
DUNDAS MINNESOTA

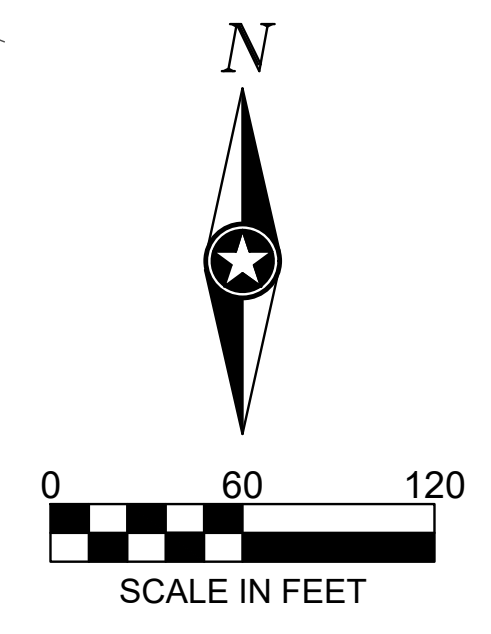
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24513
FILE NAME 24513 EXISTING
DRAWN BY ---
DESIGNED BY BAG
REVIEWED BY RAS
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

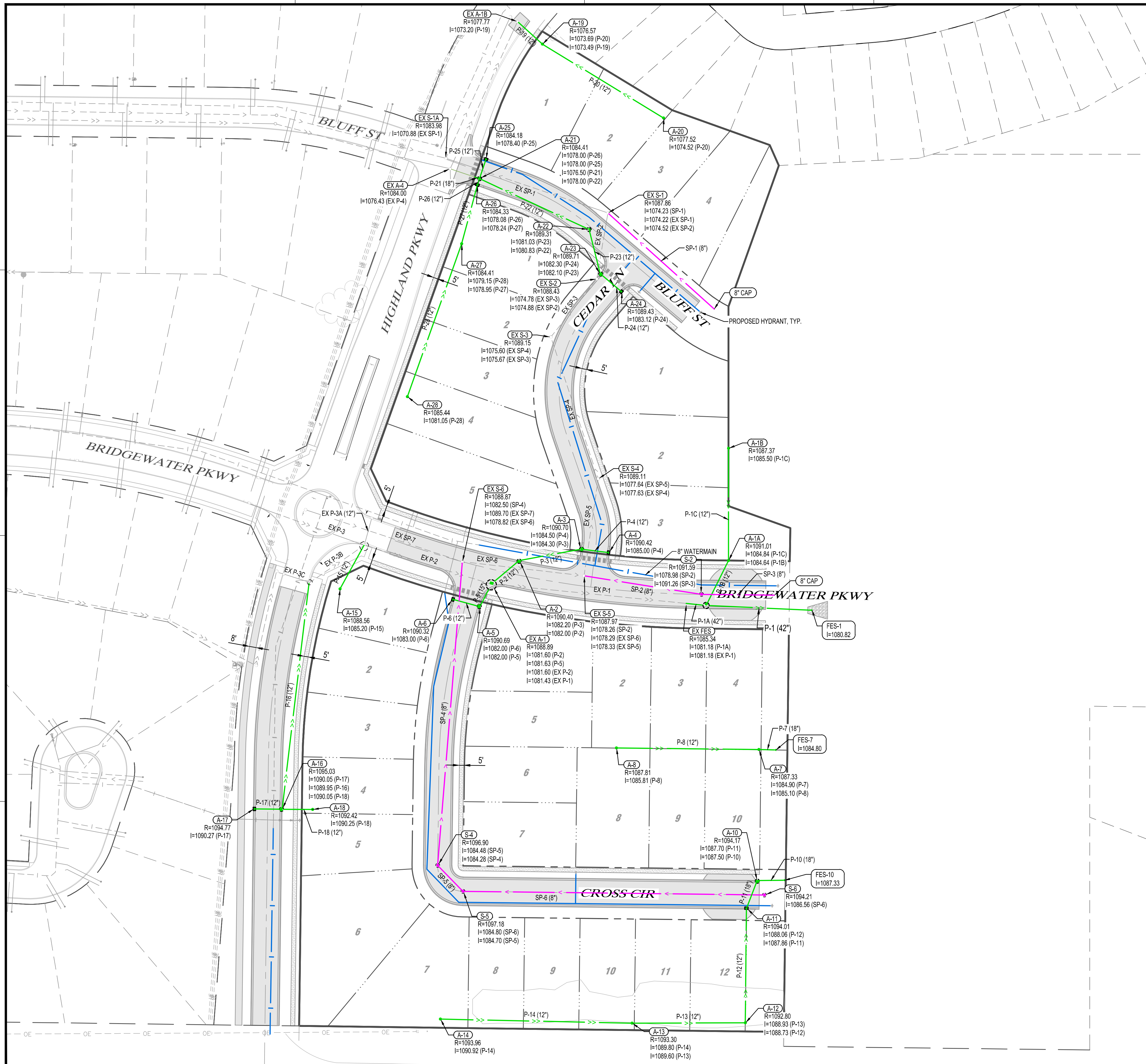
TITLE
EXISTING SITE & REMOVALS PLAN

SHEET **2** OF 7

Andrew T. & Christine C. Otterdahl
PID:07.13.2.50.007



PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING		PROPOSED
--->>---	STORM DRAIN	--->>---
--->---	SANITARY SEWER	--->---
--- ---	SANITARY SEWER FORCEMAIN	--- ---
--- ---	WATER MAIN	--- ---
---G---	GAS	---G---
---OE---	OVERHEAD ELECTRIC	---OE---
---UE---	UNDERGROUND ELECTRIC	---UE---
---UT---	UNDERGROUND TELEPHONE	---UT---
---UTV---	UNDERGROUND TV	---UTV---
---OHL---	OVERHEAD UTILITY	---OHL---
---UTL---	UNDERGROUND UTILITY	---UTL---
---FBO---	FIBER OPTIC	---FBO---

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
[Solid Grey Box]	BITUMINOUS PAVEMENT
[Grid Pattern Box]	CONCRETE WALK
[Stippled Pattern Box]	GRAVEL SURFACE

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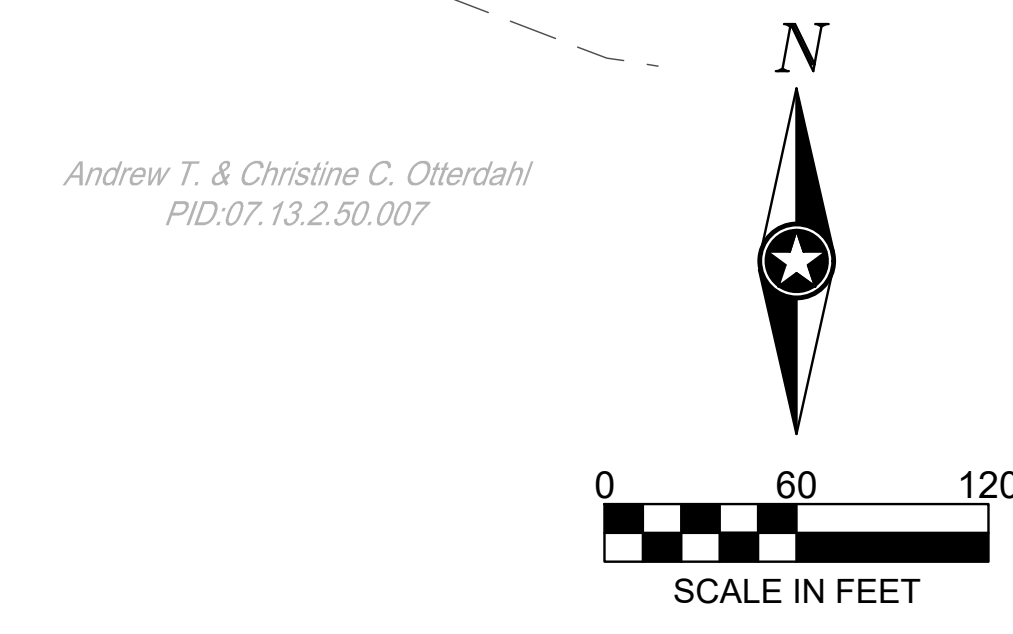
REVISION SCHEDULE

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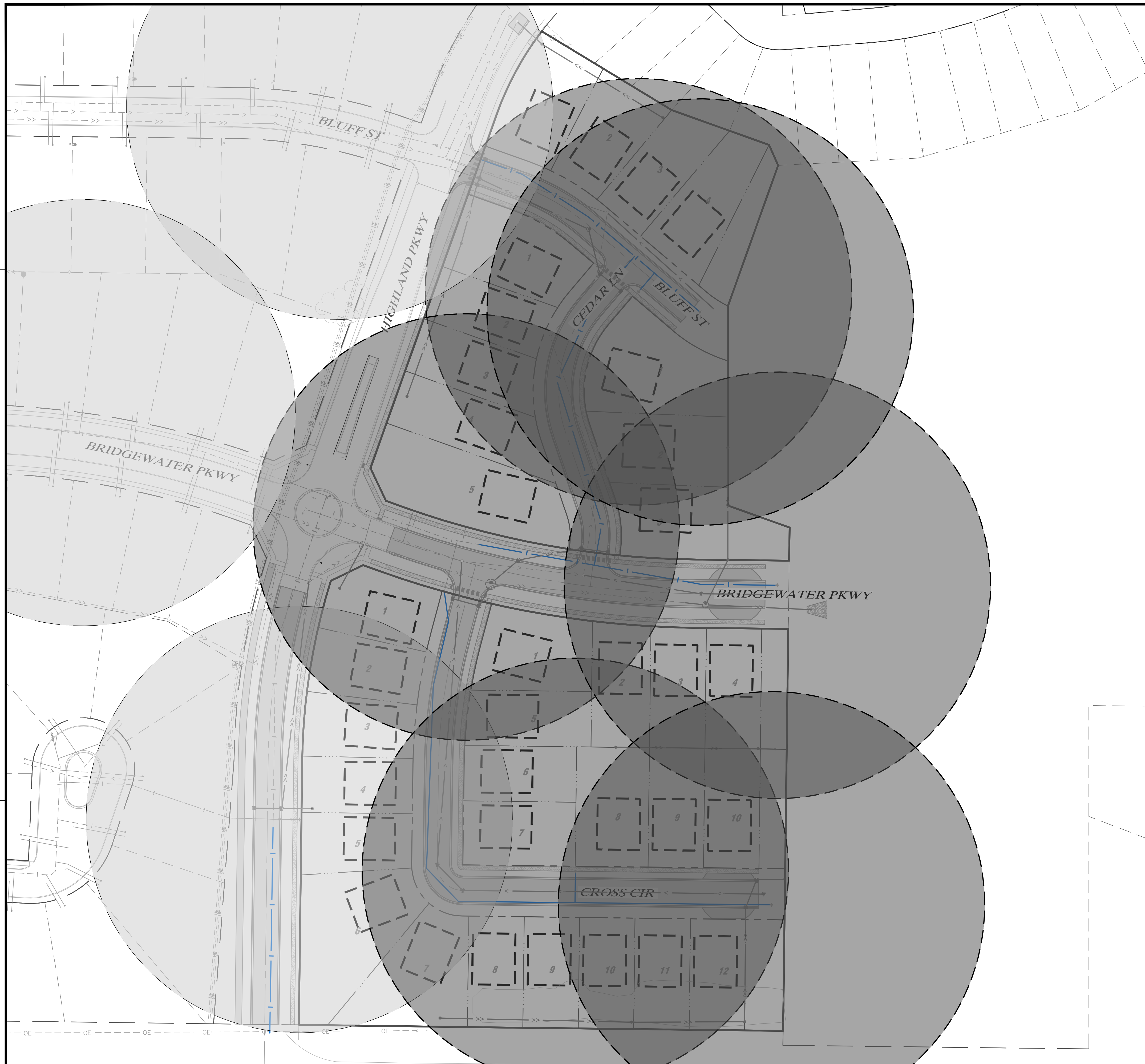
PROJECT NO. 20-24513
FILE NAME 24513 UTILITY
DRAWN BY ---
DESIGNED BY BAG
REVIEWED BY RAS
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE
OVERALL UTILITY PLAN

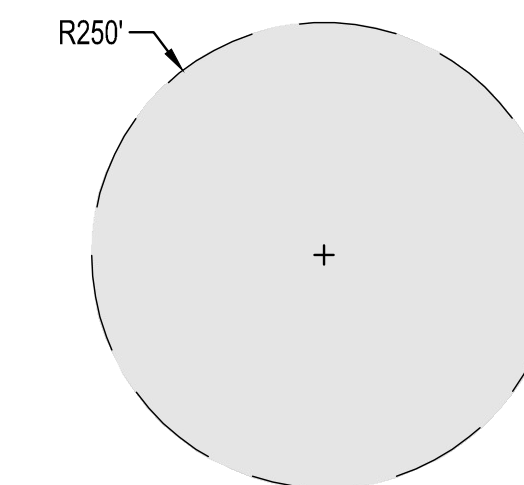
SHEET **3** OF 7



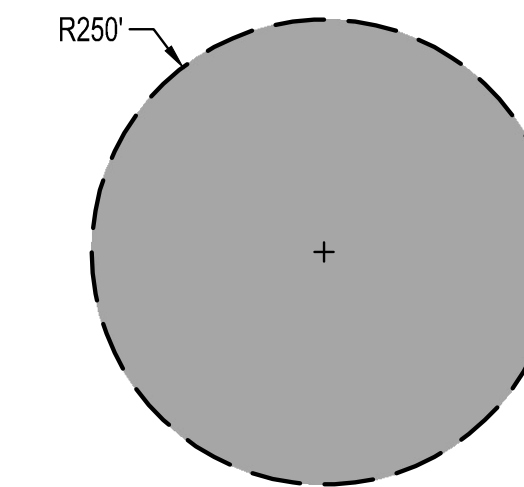
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HYDRANT COVERAGE LEGEND



EXISTING HYDRANT



PROPOSED HYDRANT



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.
REBECCA A. GUENTHER

DATE: _____ LIC. NO. 58680

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PROJECT

FENWAY LAND COMPANY
BRIDGEWATER HEIGHTS PHASE 3

DUNDAS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24513
 FILE NAME 24513 UTILITY
 DRAWN BY ---
 DESIGNED BY BAG
 REVIEWED BY RAS
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. -

TITLE
HYDRANT COVERAGE MAP

SHEET **4** OF 7

Andrew T. & Christine C. Otterdahl
 PID:07.13.2.50.007



PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED.

LOT TYPE LEGEND

- FB** FULL NON-WALKOUT BASEMENT
- FB/LO** FULL BASEMENT, LOOKOUT WINDOWS
- FB/WO** FULL WALKOUT BASEMENT
- SL/LO** SPLIT LEVEL, LOOKOUT WINDOWS
- SL/WO** SPLIT LEVEL, WALKOUT BASEMENT

THE FIRST ELEVATION REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION REFERS TO THE LOWEST STRUCTURAL OPENING (LSO). IF NO SECOND ELEVATION IS LISTED, THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING.

SEE DETAILS OF EACH TYPE



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PROJECT

FENWAY LAND COMPANY
BRIDGEWATER HEIGHTS PHASE 3

DUNDAS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24513
FILE NAME 24513 GRADING
DRAWN BY ---
DESIGNED BY BAG
REVIEWED BY RAS
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE

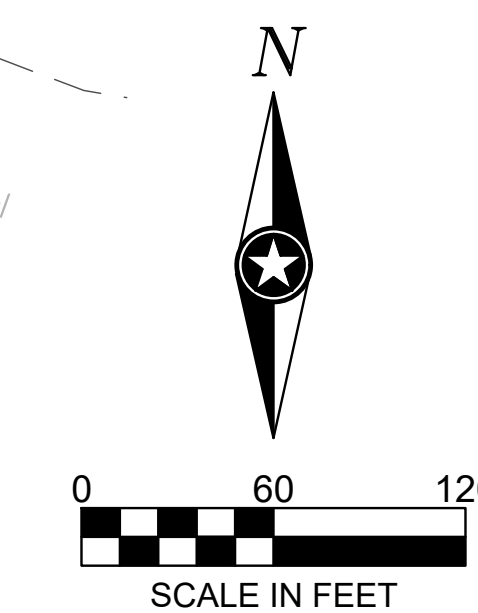
OVERALL GRADING PLAN

SHEET

5

OF 7

Andrew T. & Christine C. Otterdahl
PID:07.13.2.50.007



PRELIMINARY NOT FOR CONSTRUCTION



TURF RESTORATION LEGEND

SYMBOL	ITEM NO.	DESCRIPTION	UNITS	QUANTITY
	2575.505	SEED, MIXTURE 25-131	AC	11.79

THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.
 *SHALL MEET MNDOT SPECIFICATION 3876. SEED SHALL BE PLACED IN ACCORDANCE WITH MNDOT 2575.
 **SOD SHALL MEET MNDOT SPECIFICATION 3878.2A LAWN AND BOULEVARD SOD. SOD SHALL BE PLACED IN ACCORDANCE WITH MNDOT 2575.
 MULCH: HARDWOOD MULCH SHALL BE PLACED IN 3" MINIMUM DEPTHS. REFER TO PLANTING PLAN FOR DETAILS
 TEMPORARY EROSION CONTROL MEASURES, INCLUDING PERIMETER CONTROL AND INLET PROTECTION MUST BE MAINTAINED UNTIL FINAL STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNERS REPRESENTATIVE. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL INFORMATION.



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PROJECT
FENWAY LAND COMPANY
BRIDGEWATER HEIGHTS PHASE 3
 DUNDAS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 20-24513
 FILE NAME 24513 LANDSCAPE
 DRAWN BY ---
 DESIGNED BY BAG
 REVIEWED BY RAS
 ORIGINAL ISSUE DATE --/--
 CLIENT PROJECT NO. -

TITLE
SITE RESTORATION PLAN

SHEET **6** OF 7

PRELIMINARY NOT FOR CONSTRUCTION



PLANT SCHEDULE					
DECIDUOUS ORNAMENTAL TREE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
AG	8	Autumn Brilliance Apple Serviceberry Amelanchier x grandiflora 'Autumn Brilliance'	8' HT MIN	B & B	MULTI-TRUNK
CI	9	Thornless Cockspur Hawthorn Crataegus crus-galli 'Inermis'	1.5" CAL	B & B	
SR	14	Japanese Tree Lilac Syringa reticulata	1.5" CAL	B & B	
DECIDUOUS SHADE TREE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
GD	8	Decaf Kentucky Coffeetree Gymnocladus dioica 'McKBranded' TM	2.5" CAL	B & B	
GI	8	Imperial Honey Locust Gleditsia triacanthos inermis 'Impcole' TM	2.5" CAL	B & B	
TM	3	American Sentry Linden Tilia americana 'McKSentry' TM	2.5" CAL	B & B	
EVERGREEN TREE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	NOTE
AB	5	Balsam Fir Abies balsamea	6' HT MIN	B & B	
PD	8	Black Hills Spruce Picea glauca 'Densata'	6' HT MIN	B & B	
PS2	3	White Pine Pinus strobus	6' HT MIN	B & B	

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REBECCA A. GUENTHER

DATE: _____ LIC. NO. 58680

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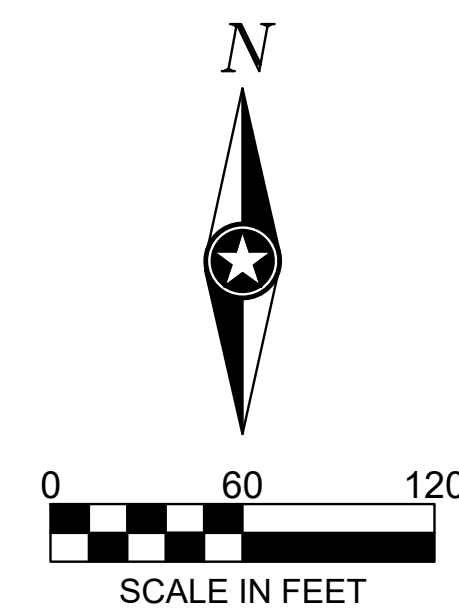
PROJECT
FENWAY LAND COMPANY
BRIDGEWATER HEIGHTS PHASE 3
DUNDAS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

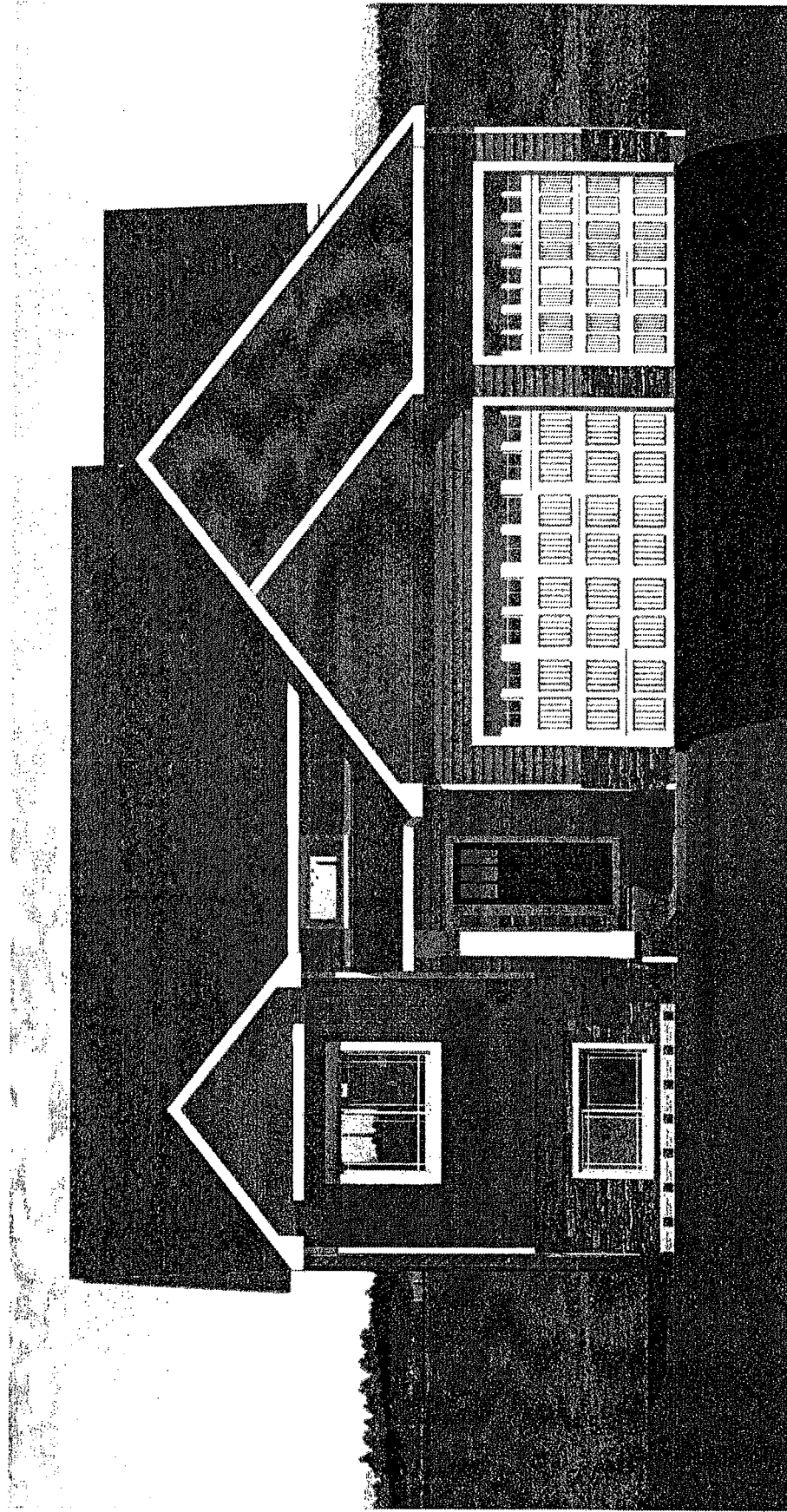
PROJECT NO. 20-24513
FILE NAME 24513 LANDSCAPE
DRAWN BY ---
DESIGNED BY BAG
REVIEWED BY RAS
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

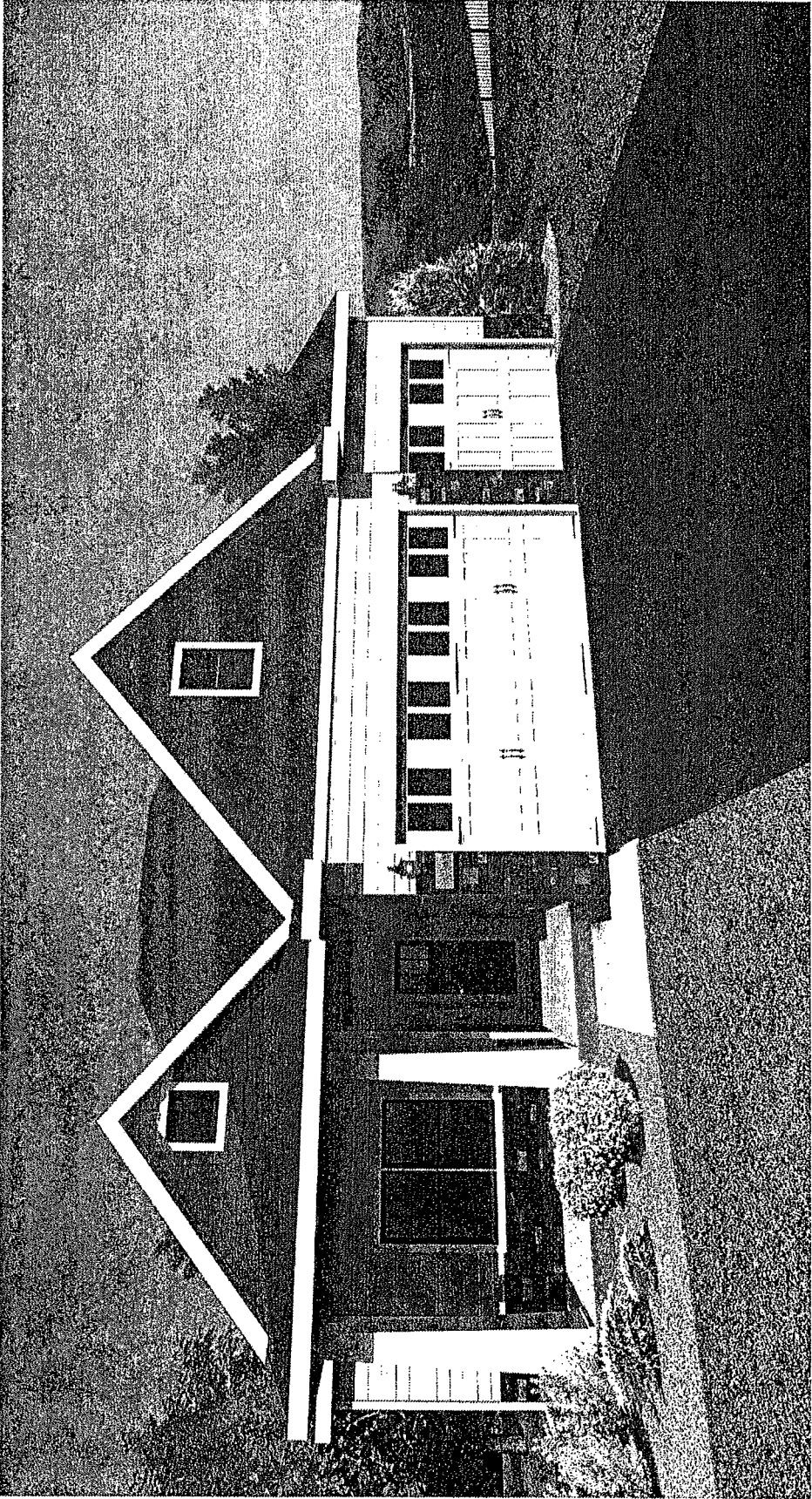
TITLE
LANDSCAPE PLAN

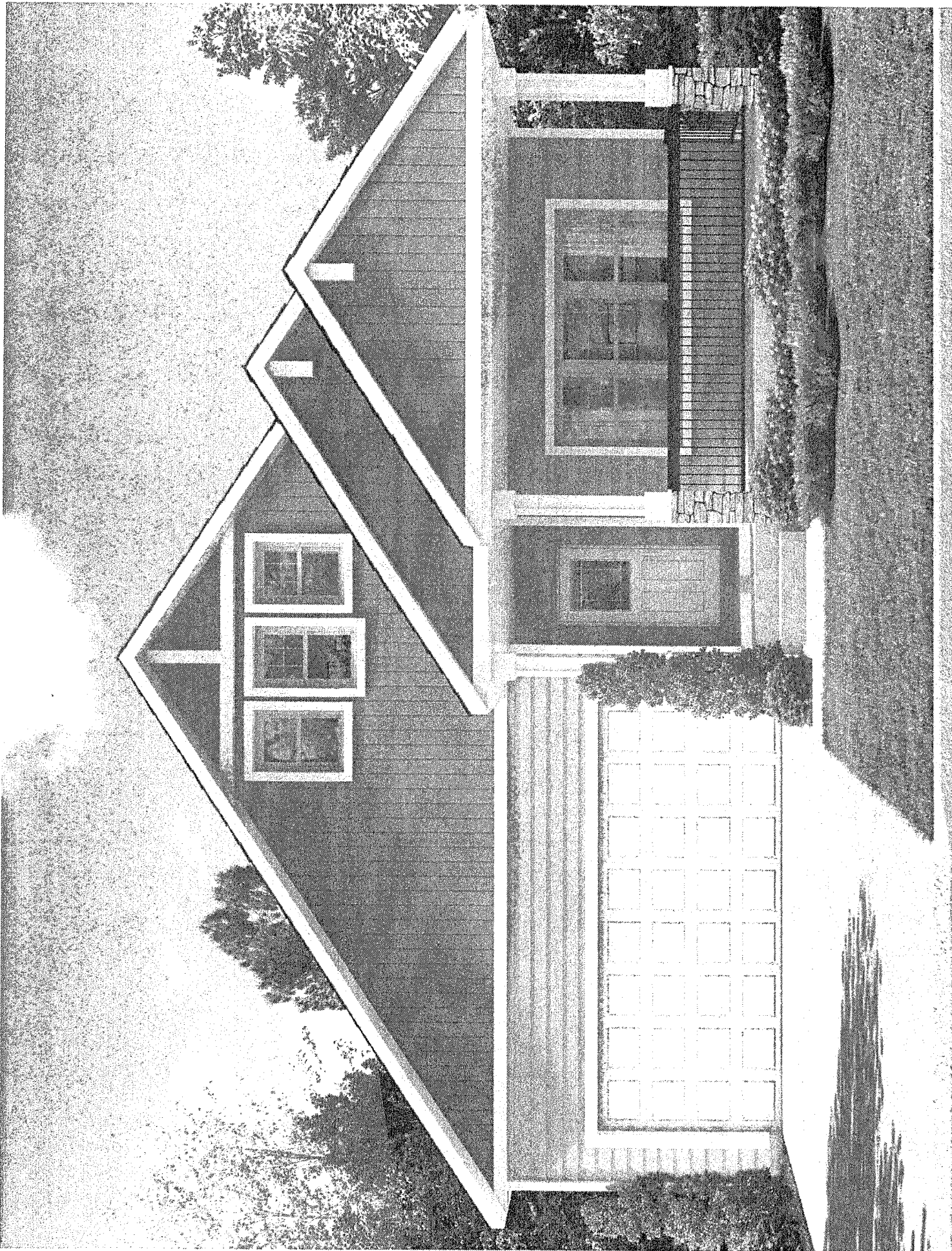
SHEET **7** OF 7



PRELIMINARY NOT FOR CONSTRUCTION







**CITY OF DUNDAS
COUNTY OF RICE
STATE OF MINNESOTA**

RESOLUTION NUMBER 2021 - 08

*A Resolution Approving a Comprehensive Plan Amendment for
“Bridgewater Heights Third Addition” to Amend the Land Use
Designation to Low Density Residential*

WHEREAS, Fenway Land Company (the “Applicant”) has applied for a comprehensive plan amendment for property in the City of Dundas legally described as (the “Property”):

Lots 2 thru 9, Block 15; Lots 1 thru 11, Block 16; Lots 1 thru 10, Block 17; Lots 1, Block 18; Lot 1, Block 19; Lot 1, Block 20; Lots 1 and 2, Block 21; Lots 1 and 2, Block 22; Lot 1, Block 23; Lot 1, Block 24; and Outlots H and I, Bridgewater Heights, Rice County, Minnesota.

and

Lot 1, 14, and 15, Block 15, Bridgewater Heights, according to the recorded plat thereof, Rice County, Minnesota, lying south and southwesterly of the following described line: Commencing at the most westerly corner of said Lot 1; thence North 19 degrees 38 minutes 22 seconds East, assumed bearing along the northwesterly line of said Lot 1, a distance of 42.70 feet; thence northeasterly 111.21 feet, along said northwesterly line, being a tangential curve, concave to the southeast, having a central angle of 17 degrees 41 minutes 57 seconds and a radius of 360.00 feet to the point of beginning of the line to be described; thence South 58 degrees 45 minutes 44 seconds East a distance of 178.25 feet; thence South 70 degrees 21 minutes 38 seconds East a distance of 121.16 feet; thence South 24 degrees 01 minutes 26 seconds East a distance of 26.34 feet to an angle point in the southerly line of said Lot 1 and said described line there terminating; and;

WHEREAS, the Property is currently guided Medium Density Residential; and

WHEREAS, the Property is currently zoned PUD, Planned Unit Development with an underlying district of R-2, Two Family and Townhome Residential; and

WHEREAS, the Applicant is seeking to amend the land use designation to Low Density Residential to accommodate a development plan consistent with the property’s zoning; and

WHEREAS, the Planning Commission held a public hearing on March 8, 2021 and recommended approval of the request; and

WHEREAS, the Dundas City Council met on March 8, 2021 to consider the request;

NOW THEREFORE, BE IT RESOLVED, that the Dundas City Council finds that the proposed land use designation of Low Density Residential is acceptable and generally consistent with the policies within the Comprehensive Plan.

ADOPTED by the City Council of the Dundas, Minnesota, on this 8th day of March 2021.

CITY OF DUNDAS BY:

ATTEST:

Glenn Switzer, Mayor

Jenelle Teppen, Administrator/Clerk

Resolution 2021-08

ORDINANCE 2021 – 04

**CITY OF DUNDAS
COUNTY OF RICE
STATE OF MINNESOTA**

*An Ordinance Establishing A Planned Unit Development District for
“Bridgewater Heights Third Addition” and Amending the Official Zoning Map*

THE CITY COUNCIL OF DUNDAS, MINNESOTA ORDAINS AS FOLLOWS:

SECTION 1. The City of Dundas received a request to amend the zoning classification of the following legally described property (the “Property”) to PUD, Planned Unit Development, as stated in this ordinance:

Lots 2 thru 9, Block 15; Lots 1 thru 11, Block 16; Lots 1 thru 10, Block 17; Lots 1, Block 18; Lot 1, Block 19; Lot 1, Block 20; Lots 1 and 2, Block 21; Lots 1 and 2, Block 22; Lot 1, Block 23; Lot 1, Block 24; and Outlots H and I, Bridgewater Heights, Rice County, Minnesota;

and

Lot 1, 14, and 15, Block 15, Bridgewater Heights, according to the recorded plat thereof, Rice County, Minnesota, lying south and southwesterly of the following described line: Commencing at the most westerly corner of said Lot 1; thence North 19 degrees 38 minutes 22 seconds East, assumed bearing along the northwesterly line of said Lot 1, a distance of 42.70 feet; thence northeasterly 111.21 feet, along said northwesterly line, being a tangential curve, concave to the southeast, having a central angle of 17 degrees 41 minutes 57 seconds and a radius of 360.00 feet to the point of beginning of the line to be described; thence South 58 degrees 45 minutes 44 seconds East a distance of 178.25 feet; thence South 70 degrees 21 minutes 38 seconds East a distance of 121.16 feet; thence South 24 degrees 01 minutes 26 seconds East a distance of 26.34 feet to an angle point in the southerly line of said Lot 1 and said described line there terminating.

SECTION 2. The underlying zoning district is R-2, Two Family and Townhouse Residential District.

SECTION 3. Bridgewater Heights Third Addition Planned Unit Development - Development Plan.

- A. All entitlements, including but not limited to, allowed dwelling units, allowed uses, location and boundaries of the sub-districts and development standards established within this PUD District are hereby set forth in the Bridgewater Heights Third Addition Development Plans approved by the preliminary plat Resolution No. 2021-27, and as subsequently amended and approved by the City.

- B. Any allowed uses and standards not specifically addressed by this Ordinance shall be subject to the requirements set forth by the City of Dundas Zoning Ordinance.
- C. This ordinance is intended to replace the approved PUD Development Plan for Subdistrict B within Ordinance No. 2-21-04 for the Property.

SECTION 4. Allowed Uses. The allowed uses within the PUD District and its various sub-districts defined by the Planned Unit Development Plan shall be limited to the base entitlements as established on the PUD Development Plan.

SECTION 5. Lot Area and Dimensional Requirements. Lot requirements for the PUD District shall conform to the general width and area as stated below:

- 1. Minimum Lot Size: 8,450 square feet
- 2. Minimum Lot Width: 65 feet

SECTION 6. Lot Setback and Performance Standards. All standards not specified by this ordinance are to be the same as found in the Dundas Zoning Ordinance for the specified underlying zoning district. All development shall generally conform to the PUD Development Plans approved for each subdistrict. The following setback and performance standards are hereby in place for the Bridgewater Heights Third Addition Planned Unit Development:

- 1. Front Yard Setback: 25 feet
- 2. Side Yard Setback (Garage): 5 feet
- 3. Side Yard Setback (House): 10 feet
- 4. Street Side Yard Setback: 20 feet
- 5. Rear Yard Setback: 20 feet
- 6. Street Rear Yard Setback: 25 feet

SECTION 7. Construction Standards. The principal buildings constructed within this Planned Unit Development District shall comply with the requirements of the Dundas Zoning Ordinance except as may be modified herein. The following standards are in effect:

- A. Any single-family house elevation adjacent to a public street shall not exceed 70% of any one material, texture, or color unless that material is brick, stone, or stucco.
- B. All houses shall have a minimum foot print of 1,200 square feet.
- C. All garages shall be a minimum of 400 square feet in area.
- D. No fences are permitted in the front yard. If a side or rear yard is adjacent to a public right-of-way a fence may be permitted in said yard of up to 4 feet in height.
- E. Basements are required in all units, except where not required on the approved grading plan.

SECTION 8. The City of Dundas Zoning Administrator is hereby directed to make the appropriate changes to the official zoning map of the City of Dundas to reflect the change in zoning classifications as set forth above.

SECTION 9. A copy of this Ordinance and the updated map shall be kept on file at the Dundas City Hall.

SECTION 10. This Ordinance shall be effective upon its passage and publication.

ADOPTED by the City Council of Dundas, Minnesota on this 8th day of March 2021.

CITY OF DUNDAS BY:

ATTEST:

Glenn Switzer, Mayor

Jenelle Teppen, Administrator/Clerk

Ordinance 2021-04

Published in the Faribault Daily News on: _____, 2021



REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Jenelle Teppen, City Administrator

SUBJECT: Consider Approving Appointing Matt Cox to the Position of Part-Time Police Officer

DATE: For the City Council Meeting of March 8, 2021

PURPOSE/ACTION REQUESTED

Consider approving Matt Cox to the position of part-time Police Officer.

SUMMARY

As the Council will recall, staff has advertised, interviewed and made a contingent offer of employment to a candidate for the position of part-time Police Officer.

That offer was contingent upon the completion of the background investigation, medical and psychological screening and City Council approval.

The background investigation and the psychological and medical evaluations have been successfully completed.

RECOMMENDATION

Staff recommends the Council approve the appointment of Matt Cox to the position of part-time police officer.



City of Dundas
Public Works Staff Meeting / City Engineer Update 3/4/21

February 17, 2021
Agenda

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 agenda used for the most recent Public Works staff meeting forms the basis for the updates that are provided to the City Council. Following is the most recent Public Works staff meeting agenda with notes added.

1. 2019 Storm Pond Maintenance
 - Two-year warranty inspection in 2021.
2. 2021 Street Maintenance
 - \$75,000 budgeted for Road Maintenance which includes annual road repairs, patching, crack filling, seal coat, etc. in 2021.
 - Bridge Street/2nd Street repairs will take place in the spring of 2021.
 - Staff will solicit quotes to complete an edge mill and full width overlay of Hester Street, from CSAH 78 to Depot Street for completion in 2021.
 - Quotes will be obtained for Hester Street and the Bridge Street/2nd repairs before proceeding with other work.
 - ***The request for quotes for the 2021 Seal Coat work will be issued in the next few days.***
3. 2021 Sidewalk/Trail Improvements
 - \$121,900 capital expenditure budgeted in 2021.
 - ECRT North-south connection along 1st Street North.
 - WSB ***has prepared*** a preliminary alignment for the west side.
 - Property owner will be contacted about any tree impacts. ***If impacted, replacement tree(s) may be offered.***
 - Pursue striping of a crossing of Hester Street at 1st Avenue with Rice County.
 - Ped ramps on Bluff Lane at Miller Lane and Granite Way
4. 2023 Street Lighting
 - On Railway Street down to West Avenue; and including lights at each end of the pedestrian bridge over the Cannon River.
 - \$120,000 capital levy over three years, 2021-2023, construction will occur in 2023. Some of the lighting materials may be purchased in advance to avoid price increases.
5. Bridgewater Township
 - Additional aggregate placement on 115th will occur in the spring of 2021.
6. Cannon Road
 - Two-year warranty inspection in 2021.

- Minor modification work to the catch basin near the Dundas Dome driveway will be contracted along with other storm sewer work.

7. City Hall

- On 1/12/21 parking lot light poles and heads were ordered from TSR Lighting and Border States Electric (BSE); the estimated delivery date is *4/2/21*.
- 10/12/22 Two Year Maintenance Bond expires on the site work.

8. Comprehensive Plan Update

- The Comprehensive Plan was approved, with minor changes, at the 7/27/20 City Council meeting. The final document *will be presented by NAC at the 3/8/21 City Council meeting*.
- A conceptual alignment will be developed for 115th Street west of Highland Parkway to improve safety long-term, sight distance at Highland Parkway *is being* reviewed.

9. CSAH 1/TH 3 Pedestrian Crossing

- Crossing of CSAH 1 connecting the existing trail near the PRV to the sidewalk on Stafford Road North. The estimated project cost is \$137,000 including Accessible Pedestrian Signals at all corners.
- WSB is proceeding with a more detailed concept development to include concepts for the pedestrian connections west *along the south side* of CSAH 1 as well; as requested by Rice County on 11/24/20.
- A portion of the \$121,900 capital expenditure budgeted for Sidewalk/Trail in 2021 will be to further design of these crossing concepts.

10. Forest Avenue

- Extensive pavement repair has been included in the CIP for 2022 construction.
- 12/30/20 soil borings were authorized to determine the scope of the repairs; the estimated cost for the borings and report is \$3,200. *The soil borings have been completed.*
- Repairs will likely include installation of a drain tile to drain the pavement subgrade.

11. Hester Street/TH 3 Intersection

- Consideration of a permanent signal to be identified in MnDOT's long term planning.

12. Hester Street Storm Sewer

- 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. This work is to be combined with other minor storm sewer work and contracted.

13. Memorial Park

- Based on 11/24/20 meeting with MnDNR floodplain staff; WSB is modeling the incorporation of berm protection for the stadium area while trying to achieve a "no rise" condition for the floodplain. This means that there is a rise of less than 0.009' in the 100-year floodplain elevation. It will be very challenging to achieve a no rise in this location. Estimated engineering costs for modeling a no rise is \$7,000.
- A berm alignment option that encroaches about 6' onto the warning track in right field may improve the modeling results; this has been brought up previously with the Dukes and WSB has notified Mike L. that this option is being modeled.
- 2/3/21 proposed berm location forwarded to City staff for review.

- ***The play structure RFP has been prepared; \$53,000 capital expenditure budgeted. The proposed RFP was approved by the City Council on 2/8/21. Proposals are due back on 3/19/21.***
- Schedule for paving the entry in early 2022; \$106,000 capital expenditure budgeted in 2021 for berm, trail, entrance work.
- Dukes are hosting the State Baseball Tournament in 2022.

14. Mill Town Trail Head

- The estimated cost for full plan development and details is about \$7,000.
- WSB has prepared 50% plans, ***and an update construction cost.***
- The sculpture will be re-set then cleaned in the spring of 2021.

15. Northfield Wastewater Treatment

- Public Works staff will be investigating the new sanitary sewer pressure mains.
- Recent City test results have shown variable BOD and TSS levels.
- The City has provided WSB with invoices from Northfield and testing results for 2020, future flow capacity ***assumptions are being reviewed.***
- ***At the request of the Planning Commission, on 2/10/21 Dundas staff contacted Northfield staff requesting they verify the capacity of the WWTP given Northfield's plans for additional housing units.***

16. Public Works Future Tasks

- A request for quotes is being prepared to complete the 2021 sanitary sewer cleaning and televising. ***It was decided to complete Citywide cleaning/televising on a 4-year rotation; 25% each year.***
- On 1/27/21 the City's Snowplowing and Ice Control Policy was reviewed with the Public Works Committee. The policy was also discussed with the City Council on 2/8/21; no policy changes are proposed at this time.
- On 1/27/21 the process for ordering a new truck for snow plowing and hauling was reviewed with the Public Works Committee. On 2/8/21 the City Council approved the ordering of this new equipment. ***The truck and equipment has been ordered.***
- ***The CIP identifies the need for a cold storage structure in the next 1-2 years. Staff will begin preparing more detailed cost estimates for this work.***
- Around the Stoneridge Hill, Millstone, and Schilling Park storm ponds; PW staff will install small permanent signs in the spring of 2021 at the drainage easement/City property limits for future reference. WSB will provide surveying as needed.
- At the NE corner of Hester Street W. and Depot Street N. options are being considered for a new storm sewer structure at east side of culvert under Depot Street. The culvert on the SE corner of Schilling Drive N. and CSAH 1 is also under review. This work is to be combined with other minor storm sewer work and contracted.
- 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.
- Update standard specifications and detail plates.
- The storm water code and fees are under review, including sump pump connections requirements. ***Staff met with Andrew Albers to discuss his concerns regarding the amount of City fees he pays and research he has done on fee options.***
- Technical and cost information regarding citywide water meter replacement and software updates is under review. ***A meeting with the expected supplier was held on 3/3/21 to review estimated costs, equipment, software, and functionality. It is***

expected that a citywide water meter replacement program will be presented by staff to the City Council at a work session on 3/22/21.

- A GIS update meeting will be held in early 2021.
- A pavement management document will be prepared based on past actions and bituminous pavement conditions.
- WSB is setting up a spreadsheet and file for tracking Letters of Credit for new developments.
- The Rice County Engineer would like to meet with the City Council to discuss transportation planning sometime in the first quarter of 2021.
- ***The parking area that has been plowed at the ECRT at Everett St/1st Street N. is getting used; City staff is estimating the costs to put a hard surface at this location. It would save cost to construct this at the same time as the ECRT trail connection along 1st Street N.***
- ***Dundas falls within MnDOT's Southeast frost zone. MnDOT started spring load restrictions in the South, Southeast, and Metro frost zones on 3/4/21 at 12:01 AM.***

17. 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.
- This is the next storm water pond cleaning project; the focus for 2021 work at the regional pond will be clearing trees/brush and removing sediment. ***This work will be completed in the fall of this year or next winter; there may be cost savings to allow the contractor more time to complete the work.***

18. Stafford Road

- Two-year warranty inspection in 2021.

19. UPRR/Hester Street sidewalk crossing

- Retaining wall relocation at 236 Railway Street to be completed under a separate contract. Project activity is limited to coordination with UPRR and cost estimating.

20. Water Supply Plan

- Implementation deadlines to be checked quarterly.

21. Water Towers

- Suez agreement to be reviewed/reconsidered but will likely be continued based on the City's recent experience.
- At the east tank, some interior repairs will be needed in 2021; Suez has been contacted. ***Work to be completed in early spring or late fall when water demand is lower.***

22. Wellhead Protection Plan (WHP)

- 1/20/21 MDH approved Part 2 of the City's Wellhead Protection Plan.

23. Xcel Energy Feeder Line R/W permit

- Additional turf restoration work is needed.

24. A&J Storage

- The owner has been contacted about containing snow storage to their own property.

25. AT&T East tower antenna modification

- 8/24/20 AT&T's proposed 4th Amendment to the antenna lease was approved by the City Council.
- 12/3/20 AT&T submitted revised construction drawings for review; on 12/10/20 review comments were provided to AT&T.

26. Bridgewater Heights PUD

- A final punch list for the project will be prepared in 2021.
- Drain tile has been installed by the City along the park slope adjacent to 115th Street to help stabilize the soils.

27. Bridgewater Heights Area East of Highland Parkway

- A preliminary plat submittal for a PUD Amendment and an Annexation Concept was received on 1/21/21 and *was* considered by the Planning Commission on 2/18/21. ***It will be further discussed at a Planning Commission meeting to be held at 6:30p on 3/8/21; and at the City Council meeting that same evening.***

28. Cannon River Valley Estates

- Punch list to be prepared after all work has been completed.
- The developer plans to complete the improvements in 2021.

29. Dundas Dome Site

- A request for an extension of the completion date for parking lot work was approved by the City Council on 10/12/20.

30. Johnson-Reiland Commercial

- Grading/Fill Permit applications were received for 616 Highway 3 S. and 399 Stafford Road N.
- 1/5/21 pre- and post-development drainage calculations received for 399 Stafford Road N.

31. 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; ***the City has received building plans for this work.***

32. West Avenue Apartments

- 6/8/20 the City Council approved the Comprehensive Plan Amendment, Preliminary and Final Plat; the PUD Preliminary and Final Plan; Building and Site Plan; a Planned Unit Overlay District; and the Development Agreement.
- 8/4/20 the developer signed the Development Agreement and the storm water agreement.
- 12/15/20 substantial tree removal on site has been completed, many stumps remain.
- ***On 3/1/21 the developer was reminded of tasks he needs to complete prior to site grading.***