



December 2, 2021

City of Columbus, Minnesota
16319 Kettle River Boulevard
Columbus, MN 55025

We are pleased to confirm our understanding of the services we are to provide the City of Columbus, Minnesota for the year ended December 31, 2021.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the City of Columbus, Minnesota as of and for the year then ended December 31, 2021. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City of Columbus, Minnesota's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City of Columbus, Minnesota's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- Management's Discussion and Analysis
- Budgetary Comparison Schedules presented as RSI
- Schedule of Proportionate Share of Net Pension Liability
- Schedule of Pension Contributions

We have also been engaged to report on supplementary information other than RSI that accompanies the City of Columbus, Minnesota's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in

accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- Combining and Individual Nonmajor Fund Financial Statements and Schedules

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

- Introductory Section

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

We will also issue a report on compliance based on the *Minnesota Legal Compliance Audit Guide for Cities*, promulgated by the State Auditor pursuant to Minnesota Statute 6.65.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the minimum procedures for auditors as prescribed by Minnesota Statute 6.65, and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and direct confirmation of certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Audit Procedures – Internal Control

We will obtain an understanding of the entity and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and

other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City of Columbus, Minnesota's compliance with the provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The *Minnesota Legal Compliance Audit Guide for Cities* requires that we test whether the entity has complied with certain provisions of Minnesota statutes. Our audit will include such tests of the accounting records and other procedures as we consider necessary in the circumstances.

Other Services

We will also assist in preparing the financial statements and related notes of the City of Columbus, Minnesota in conformity with accounting principles generally accepted in the United States of America based on information provided by you, and assist with preparation of pension workpapers and journal entries based on information provided by you, PERA and actuaries. We will also assist with preparation of the OSA State Reporting form. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement, pension and OSA State Reporting form services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, or grant agreements that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes, the preparation of pension workpapers and journal entries the preparation of the OSA State Reporting form, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with the preparation of the financial statements and related notes, the pension workpapers and journal entries and the preparation of the OSA State Reporting form, and that you have reviewed and approved the financial statements and related notes, including the pension workpapers and journal entries and the OSA State Reporting form, prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing. We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate.

We will provide copies of our reports to the City of Columbus, Minnesota; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Redpath and Company, Ltd. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to oversight agencies, regulators, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Redpath and Company, Ltd. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by regulators. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

The AICPA Code of Professional Conduct requires Redpath to maintain our independence with regards to certain attestation services provided to the City of Columbus, Minnesota. These rules require the City of Columbus, Minnesota to take responsibility for all nonattest services. Redpath cannot serve as custodian for your data in such a way that your data is incomplete and accessible only through Redpath or the Redpath portal. As such, any financial report, reconciliation, document, and calculation (depreciation schedules, journal entries, etc.) that we prepare or update on your behalf will be sent to you at the completion of each attest or nonattest service. You are responsible for downloading and maintaining these records as well as all supporting documents generated in the normal course of business until the retention period expires.

Andy Hering is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately May 2, 2022 and to issue our reports no later than June 30, 2022.

Unless additional work is requested or required, our fee for these services will be as follows:

| | <u>2021</u> |
|---------------------------------|------------------------|
| Base audit fee | \$26,000 |
| Financial statement preparation | 4,800 |
| Pension workpaper assistance | 700 |
| OSA State Reporting form | <u>500</u> |
| Total | <u><u>\$32,000</u></u> |

Out-of-pocket costs, such as confirmation and courier fees, will be billed in addition to the fees stated above. We bill our fees monthly as work progresses and expect payment within thirty (30) days. Each invoice includes a detailed description of the services provided. Amounts over thirty (30) days will be considered delinquent. We reserve the right to assess a 1.5% per month service charge on any balance older than thirty (30) days. In the event it becomes necessary to refer this account to an attorney for collection (whether or not suit is commenced), you will be responsible for payment of all reasonable costs of such collections, including reasonable attorney fees. Our policy is to suspend work if your account becomes overdue by sixty (60) days or more, and work will not be resumed until your account is paid in full. Should we elect to discontinue services, you will be responsible for all time and expenses incurred through the date of termination regardless of whether we have issued a report or other final product.

The above fees are based on the anticipated scope of services, anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered. The City of Columbus, Minnesota acknowledges that the following circumstances may result in a change in scope of services and an increase in fees:

- Significant audit adjustments, internal control deficiencies or compliance findings,
- New accounting standards,
- Failure to complete the preparation work by the applicable due dates,
- Inaccurate records,
- Turnover in your staff,
- Significant unanticipated or undisclosed transactions, issues, or other such unforeseeable circumstances,

- Delays causing scheduling changes or disruption of previously scheduled timing of work (fieldwork),
- Circumstances requiring revisions to work previously completed or delays in resolution of issues that extend the period of time necessary to complete the audit.

Our fees do not include bookkeeping or accounting assistance, preparation of audit workpapers, reconciliations or similar assistance (unless otherwise noted in the sections above). Our fees for such services will be dependent on the level of effort required.

Services requested by you that are not included in this engagement letter will be billed dependent on the level of effort required and will be subject to all the terms of this letter.

Our fees and rates are adjusted annually for general economic factors.

If we are requested or required to provide documents or testimony to support litigation proceedings as a professional service on your behalf (that is, litigation in which we are not a party as a result of our engagement), you will be billed for our time at the current standard rates and all out-of-pocket expenditures, including copying costs and legal fees.

In recognition of the importance of our employees, it is hereby agreed that the City of Columbus, Minnesota will not solicit our employees for employment or enter into an independent contractor arrangement with any individual who is or was an employee of Redpath and Company for a period of twelve months following the date of the conclusion of this engagement. If the City of Columbus, Minnesota violates this non-solicitation clause, the City of Columbus, Minnesota agrees to pay Redpath and Company a fee equal to 25% of the hired person's last annual salary at Redpath and Company at the time of violation so as to reimburse Redpath and Company for the costs of hiring and training a replacement.

Reporting

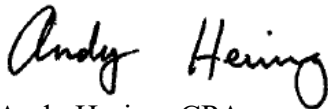
We will issue a written report upon completion of our audit of the City of Columbus, Minnesota's financial statements which will also address other information in accordance with AU-C 720, *The Auditor's Responsibilities Relating to Other Information Included in Annual Reports*. Our report will be addressed to the Honorable Mayor and Members of the City Council of the City of Columbus, Minnesota. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing on internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the City of Columbus, Minnesota is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the City of Columbus, Minnesota and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign this letter and return it to Andy Hering at ahering@redpathcpas.com via email.

Sincerely,

REDPATH AND COMPANY, LTD.

A handwritten signature in black ink that reads "Andy Hering". The signature is written in a cursive, flowing style.

Andy Hering, CPA

Response

This letter correctly sets forth the understanding of the City of Columbus, Minnesota.

| | |
|----------------------|----------------------|
| _____ | _____ |
| Management signature | Governance signature |
| _____ | _____ |
| Title | Title |
| _____ | _____ |
| Date | Date |

Nonaudit Services

The individual(s) assigned to oversee the nonaudit services is Elizabeth Mursko, City Administrator, unless indicated below:

_____ (name and title)

RECEIVED

NOV 09 2021



City of Columbus

16319 Kettle River Blvd. • Columbus, MN 55025
Phone: 651.464.3120
Email: cityadministrator@ci.columbus.mn.us

Amount Paid: \$1,500.00
Receipt Number: 22384
Check Number: 2193

OFFICE USE: City Staff will fill information at time of submittal.
File No: _____ 120-day deadline: 03.09.2022 Receipt: _____

FINAL PLAT APPLICATION

APPLICANT: Please fill in the following information:

Date: 11-8-2021

Landowner's Name: Lucille Waldoch LLC

Phone: 651-287-9614
612-810-9292

Address: 13824 KK RD, NE Email: lwaldoch@waldoch.com

Applicant/Developer: _____ Phone: 651-2879614

Address: _____ Email: JohnJWaldoch@gmail.com

PIN Number or Numbers: 23-0002, 24-0007, 24-0008, 24-0011

Title Commitment or Title Opinion (less than 30 days): Must be included with submittal documents.

Number of Acres in Subdivision: 57.095 Number of New Parcels in Subdivision: 7

Signature of Applicant

OFFICE CHECK LIST:

- Application Form
- Affirmation of Sufficient Interest Signed by Property Owner and Applicant
- Paper Full Size (2) copies of the Final Plat
- Electronic Copy of Final Plat
- Title Commitment or Title Opinion (less than 30 days)
- Fees - Application Fee \$100.00 Escrow - \$1,500.00

WALDOCH ADDITION

CITY OF COLUMBUS
COUNTY OF ANOKA
SEC. 33, TWP. 32, RNG. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Lucille V. Waldoch, LLC, a Minnesota limited liability company, owner, of the following described property situated in the County of Anoka, State of Minnesota to wit:

That part of the SE1/4 of the NW1/4 of Section 33, Township 32, Range 22, lying Westerly of Trunk Highway No. 8 and lying Northerly of South 750 Feet thereof (as measured perpendicular with south line of said 1/4) and lying Southerly of the following described line: Commencing at NW Corner of said 1/4 1/4, thence South 00 degrees 12 minutes 51 seconds East on an assumed bearing along West line thereof to South line of North 300 feet thereof & point of beginning of said line, thence South 88 degrees 39 minutes 59 seconds East along said South line 320 feet, thence North 88 degrees 39 minutes 59 seconds West along said South line 300 feet, thence North 89 degrees 17 minutes 59 seconds East along said South line 250.41 feet to said Westerly right-of-way line of Trunk Highway No 8 and there terminating, except road. Subject to easement of record.

The SW 1/4 of the NW 1/4 of Section 33, Township 32, Range 22, except the North 215 feet of the South 750 feet lying East of the West 1070 feet thereof. Except road. Subject to easement of record.

That part of the SE1/4 of the NW1/4 of Section 33, Township 32, Range 22, lying Westerly of Co. Rd. No. 23 (AKA Lake Drive), & lying Southerly of a line being 535 feet Northerly of the South line thereof (as measured perpendicular with the South line of said 1/4 1/4). Except roads. Subject to easement of record.

And that John J. Waldoch and Barbara J. Waldoch, husband and wife, fee owners, of the following described property situated in the County of Anoka, State of Minnesota to wit:
That part of the North 215 feet of the South 750 feet of the Northwest Quarter, Section 33, Township 32, Range 22, Anoka County, Minnesota, lying easterly of the West 1070 feet thereof and lying westerly of Lake Drive (also known as County Road No. 23).

Have caused the same to be surveyed and platted as WALDOCH ADDITION and do hereby dedicate to the public, for public use, the public way and the easements for drainage and utility purposes only as created by this plat.

In witness whereof said Lucille V. Waldoch, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this

_____ day of _____, 20____

Signed: Lucille V. Waldoch, LLC

By: _____ Its: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____ of Lucille V. Waldoch, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota
My Commission Expires _____

_____ Printed Name

In witness whereof said John J. Waldoch and Barbara J. Waldoch, husband and wife, have hereunto set their hands this _____ day of _____, 20____

_____ John J. Waldoch _____ Barbara J. Waldoch

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by John J. Waldoch and Barbara J. Waldoch.

Notary Public, _____ County, Minnesota
My Commission Expires _____

_____ Printed Name

I, Thomas E. Hodorff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set, within one year, that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____

Thomas E. Hodorff, Licensed Land Surveyor
Minnesota License No. 23677

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Thomas E. Hodorff.

Notary Public, _____ County, Minnesota
My Commission Expires _____

_____ Printed Name

CITY COUNCIL, CITY OF COLUMBUS, MINNESOTA

This plat of WALDOCH ADDITION was approved and accepted by the City Council of the City of Columbus, Minnesota at a regular meeting thereof held this _____ day of _____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF COLUMBUS, MINNESOTA

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____

By: Charles F. Gitzzen, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____

Property Tax Administrator By: _____ Deputy

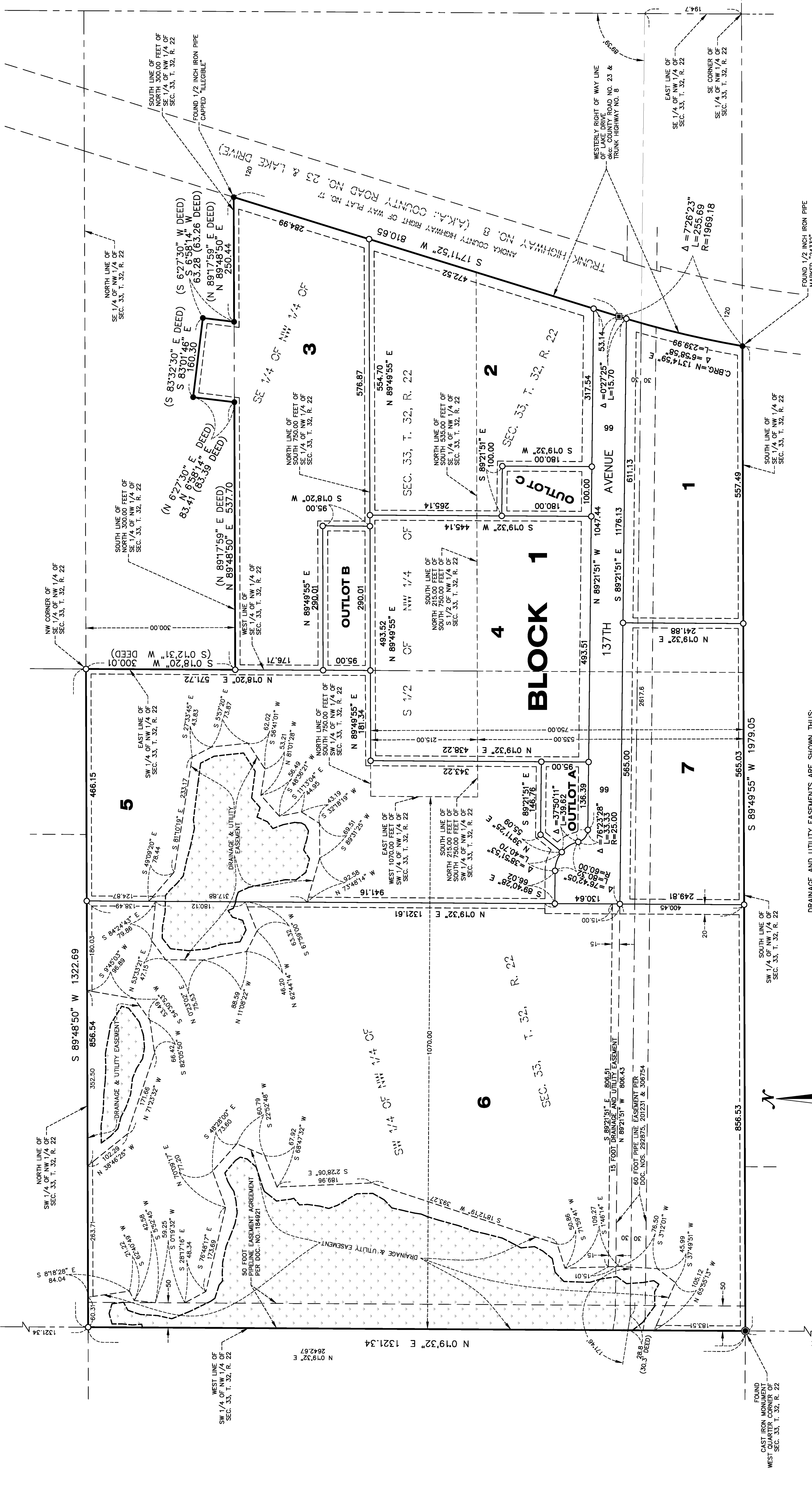
COUNTY RECORDER

COUNTY OF ANOKA, STATE OF MINNESOTA
I hereby certify that this plat of WALDOCH ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____M, and was duly recorded as Document Number _____

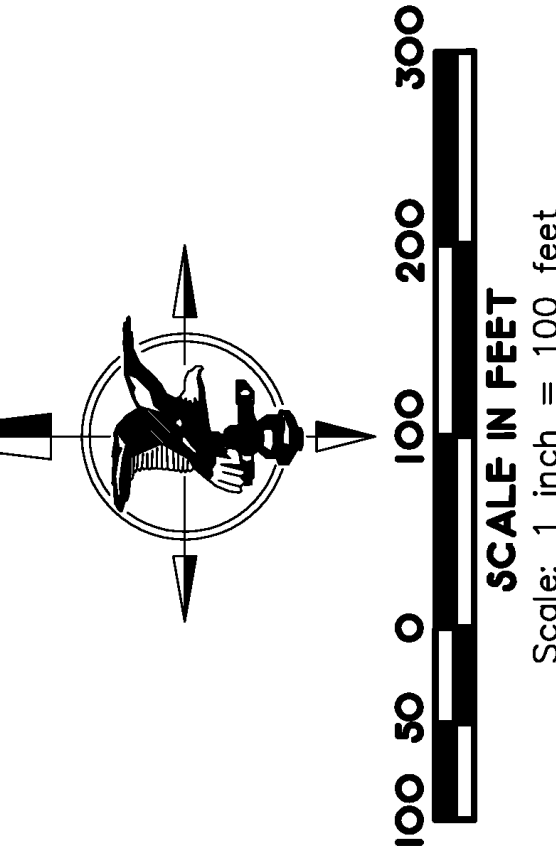
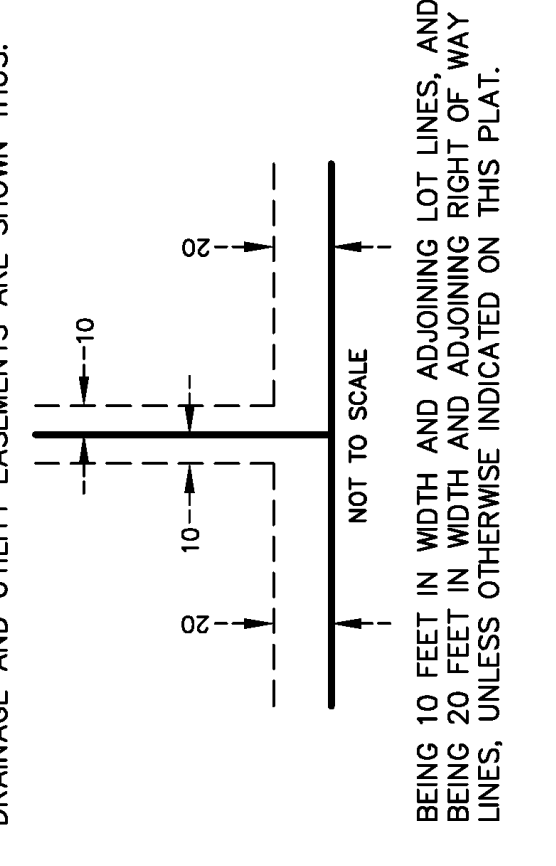
County Recorder By: _____ Deputy

WALDOCH ADDITION

CITY OF COLUMBUS
COUNTY OF ANOKA
SEC. 33, TWP. 32, RNG. 22

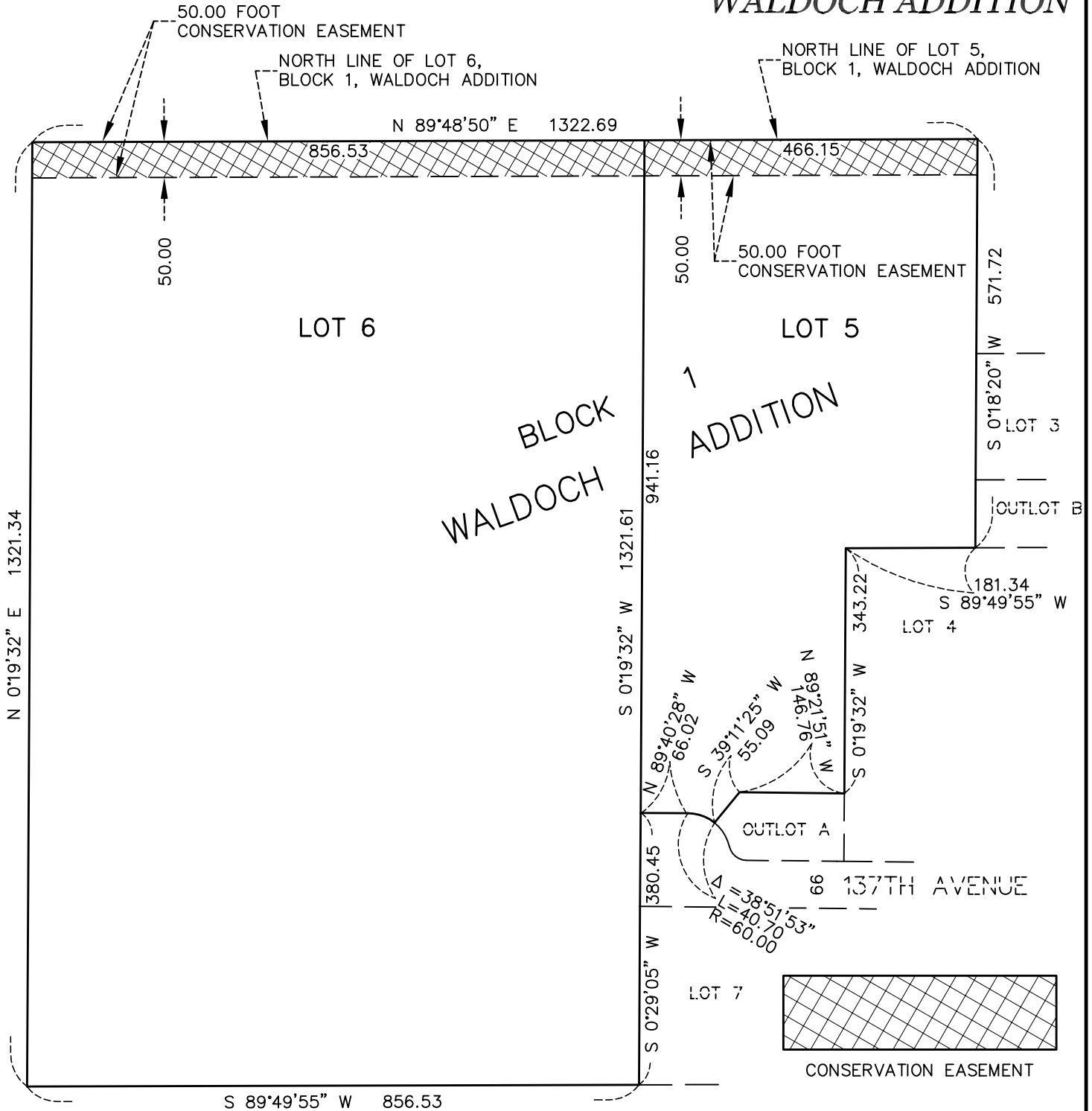


● DENOTES FOUND CAPPED 1/2 INCH IRON PIPE MARKED "52577", UNLESS OTHERWISE NOTED.
○ DENOTES 1/2 INCH BY 1/2 INCH IRON PIPE MONUMENT SET OR TO BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT AND MARKED "R/S 23677".
◉ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT.
◻ DENOTES ANOKA COUNTY HIGHWAY RIGHT OF WAY MONUMENT, NOT FOUND, 1/2 INCH BY 1/4 INCH IRON PIPE MONUMENT SET OR TO BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT AND MARKED "R/S 23677".
◻ DENOTES WETLAND AS DELINEATED BY NSB IN 2021.
THE WEST LINE OF SW 1/4 OF NW 1/4 OF SEC. 33, T. 32, R. 22 IS ASSUMED TO HAVE A BEARING OF N 018°32' E.



HARRY S. JOHNSON
LAND SURVEYORS

Lots 5 & 6, Block 1,
WALDOCH ADDITION



A 50 foot Conservation Easement over, under and across the north 50.00 feet of Lots 5 and 6, Block 1, WALDOCH ADDITION, Anoka County Minnesota.

General Notes:

1. Bearings shown based on the plat of WALDOCH ADDITION.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date: November 8, 2021

Thomas E. Hodorff
 Thomas E. Hodorff, L.S. MN Reg. No. 23677



SCALE: 1" = 200'
 HSJ WO: 2021315.DWG

Rice Creek Watershed District Permit Application Status Update

THIS IS NOT A PERMIT Amended CAPROC Notice

Permit Application Number: 21-078

Date of Board Action: 10/13/2021

Current Status: Conditionally Approved Pending Receipt Of Changes (CAPROC)

Please note the following:

- You are **not** authorized to begin site work until all pending items are satisfied as enumerated in the attached Engineer's Report. If project is initiated without obtaining an RCWD Permit, the project will be stopped by the District Inspector until the permit is obtained.
- You have **12 months** from the date of Board action to submit/satisfy all pending items and receive a permit. Otherwise the conditional approval expires and a new application will need to be submitted and considered by the Board. RCWD staff is not authorized to grant extensions.
- To satisfy pending items, applicants must submit **two (2) paper copies** of all submittal items to the District with the exception of plan sheets. Plan sheets must include **1 full-sized copies**, and **1 reduced size** (11 by 17 inches or smaller) or an **electronic file**.
- **Surety** - for surety amounts of \$5000 or less, the applicant must submit a check made out to the RCWD. For surety amounts over \$5000, the applicant must provide the first \$5000 in the form of a check and has the option of providing the remainder of the surety amount in the form of a Letter of Credit (see website for template) or performance bond. An escrow agreement is required with the submittal of surety. (Public entities are not subject to surety obligations.)
- **Easements** – if an easement is required per your list of pending items in the attached Engineer's Report, then the legal descriptions of these easements must be prepared by the applicant, reviewed and approved by the District, and then submitted to the County Recorder's Office for recording. An easement template is on the website.

Date of Notice: 11/29/2021

- **Wetland Conservation Act Forms** - For projects involving wetland impacts and replacement, State law requires the preparation and recording of Wetland Legal Forms for replacement wetlands. Instructions for completing and recording these forms are included in the wetland legal forms document on the website. The wetland legal documents require the applicant to prepare legal descriptions of all replacement wetlands. These legal descriptions and the forms must be reviewed and approved by the District prior to submittal to the County Recorder's Office for recording.
- **Stormwater Operation & Maintenance** - For projects involving stormwater ponds and infiltration features, applicants must complete and record a Stormwater Operation and Maintenance Agreement (see website for template) for these features unless a City assumes the maintenance responsibilities of these features as indicated in an agreement with the District. An exhibit and/or legal description that clearly delineates and identifies all stormwater and infiltration features must accompany the stormwater operation and maintenance agreement. A draft of this agreement with accompanying exhibit must be submitted to the District for review and approval prior to submission to the County Recorder's office.

Authorized Signature:



Nick Tomczik, Administrator

Date of Issuance: **11/29/2021**

cc:

- Krystle Bloch (Bloch Engineering, PLLC), 32210 Xeon St NW, Cambridge, MN 55008;
- Donald Waldoch (), 12191 St. Croix Trail, North Branch, MN 55056;
- John Waldoch (Frontier Ag Turf), 13824 Lake Drive Northeast, Columbus, MN 55025

Date of Notice: 11/29/2021



OFFICIAL DOCUMENT: The Recommendations and Stipulations below are incorporated as binding terms of RCWD Permit 21-078 issued by the Administrator under delegated authority of the RCWD Board of Managers.

Permit Application Number:

21-078

Permit Application Name:

Waldoch Addition

Applicant/Landowner:

John Waldoch/ Don Waldoch
13824 Lake Drive
Columbus, MN 55025
Ph: 612-810-9292
john56@q.com
Dwaldoch@waldoch.com

Permit Contact:

Bloch Engineering, PLLC
Attn: Krystle Bloch
32210 Xeon St NW
Cambridge, MN 55008
Ph: 507-995-2981
krystle@blochengineering.com

Project Name: Waldoch Addition

Purpose: FSD – Final Site Drainage, LD – Land Development; Grade and pave new road into subdivided proposed commercial lots.

Site Size: Multiple parcels totaling 57.1± acres/ 11.3 ± acres of disturbed area; existing and proposed impervious areas are 1.8 ± acres and 2.9± acres, respectively

Location: 13824 & 13834 Lake Drive, Columbus

T-R-S: NW ¼, Section 33, T32N, R22W

District Rule: C, D, Columbus CWPMP

Recommendation: CAPROC

It is recommended that this Permit Application be given Conditional Approval Pending Receipt of Changes (CAPROC) and outstanding items related to the following items.

Amendment #1: The permit application was given CAPROC on 10/13/2021. The applicant has submitted updated plans and stormwater modeling including rotating and increasing the size of surface infiltration basin 3P and modeling corrections. The updated modeling did not fully account for the slight change in drainage area to 3P due to the rotation; however, this is insignificant for the current proposed work. However this must be updated with any future work. The District Engineer finds that the modifications do not constitute a substantial change and the permit can be administratively amended. All new text has been *italicized*.

Conditions to be Met Before Permit Issuance:

Rule C - Stormwater

1. ~~Final plans must clearly show the weir overflows to the infiltration that matched the HydroCAD model. The outlets must be permanent, such as a wooden weir, or stabilized with a permanent product (i.e. erosion control mat, geogrid, etc).~~ *Acceptable final plans received 11-4-2021.*

Rule D – Erosion and Sediment Control

2. ~~Submit the following information per Rule D.4:~~

- ~~(c) Name, address and phone number of party responsible for maintenance of all erosion and sediment control measures. Received 11-4-2021.~~
- (h) Provide documentation that an NPDES Permit has been applied for and submitted to the Minnesota Pollution Control Agency (MPCA). Received 10-25-2021.

Administrative

3. ~~Send one final, signed 11x17 sized plan set to the District, and e-mail a full-sized pdf copy to both the District and the District Engineer. Include a list of changes that have been made since approval by the RCWD Board. Acceptable final plans received 11-4-2021.~~
4. The applicant must submit an additional \$1,250 in application fee (See Finding 1). Received 10-29-2021.
5. ~~The applicant must pay the remaining Water Management District Charges associated with this parcel. These charges were previously noticed to the landowner. The charges are administered through the County property tax collection process as well as administration of a deferred charge due upon development. The charges are subject to change during the 12-month CAPROC term of this permit application, therefore the applicant must contact the District prior to submitting final payment to verify the amount to be paid to the District. Received 10-29-2021.~~

| | | |
|---------|---------------------|---------------------|
| PID: | 33-32-22-24-0008 | 33-32-22-24-0011 |
| Amount: | \$278.34 | \$186.19 |
| Fund: | 10-22-32 Fund 84848 | 10-22-32 Fund 84848 |
| Status: | future/deferred | future/deferred |

6. Submit a copy of the plat or easements establishing drainage or flowage over stormwater management facilities, stormwater conveyances, ponds, wetlands, on-site floodplain up to the 100-year flood elevation, or any other hydrologic feature (if easements are required by the City of Columbus).
7. The applicant must submit a Draft Declaration for Maintenance of Stormwater Management Facilities acceptable to the District for proposed onsite stormwater management. The declaration must encumber Lot 4 and include access across Lot 4 for the benefit of maintenance on Lot 3. If Lot 4 is sold prior to recordation, the owner of Lot 4 must be a signatory on the declaration.
8. The applicant must provide an attested copy of any and all signed and notarized legal document(s) from the County Recorder. Applicant may wish to contact the County Recorder to determine recordation requirements prior to recordation.
9. The applicant must submit ~~a surety of \$19,350 along with~~ an original executed escrow agreement acceptable to the District. If the applicant desires an original copy for their records, then two original signed escrow agreements should be submitted. The applicant must provide the first \$5000 in the form of a check and has the option of providing the remainder of the surety amount in the form of a check or a Performance Bond or Letter of Credit. The surety is based on \$5,750 for 11.3 acres of disturbance and \$13,600 for 27,201CF of storm water treatment. This surety covers the storm water treatment for permit 21-098. *Cash surety received 10-29-2021. Escrow agreement still needed.*

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, applicant agrees to these stipulations:

1. Provide an as-built survey of all stormwater BMPs (ponds, rain gardens, trenches, swales, etc.) to the District for verification of compliance with the approved plans before return of the surety.

Exhibits:

1. *Updated plan set containing 7 sheets dated 10-15-2021 and received 11-4-2021.*
2. Plan set containing 7 sheets dated and received 10-6-2021.
3. Preliminary plat (2 sheets), dated 7-27-2021 and received
4. Permit application, dated and received 8-26-2021.
5. Stormwater Calculations, dated 8-20-2021 and received 8-25-2021, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions.
6. Revised Stormwater Calculations, dated and received 9-23-2021, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions.
7. Revised Stormwater Calculations, dated and received 9-30-2021, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions.
8. Revised Stormwater Calculations, dated and received 10-01-2021, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions.
9. Revised Stormwater Calculations, dated and received 10-06-2021, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions.
10. *Revised Stormwater Calculations, dated and received 11-10-2021, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions.*
11. Response to comments, no date, received 9-23-2021.
12. Septic soil testing, dated 7-21-2021 and received 8-25-2021.
13. Geotechnical report, dated 8-19-2021 and received 8-25-2021.
14. Infiltrometer testing, dated 9-17-2021 and received 9-23-2021.
15. Correspondence regarding soils, received 9-9-2021 and 9-10-2021.
16. Review file 21-138R

Findings:

1. Description – The project proposes to replat 4 existing lots totaling 57.10± acres into 6 lots located in Columbus. Two of the lots will contain an existing residence and commercial building which will remain. The project will construct a public access road and turn lane for the remaining 4 lots. Future development will occur under separate permit applications, although the proposed infiltration basins are sized to serve Block 1 Lot 4, which has submitted application 21-089. The project will increase the impervious area from 1.8± acres to 2.9± acres and disturb 11.3± acres overall. Water drains to the west through a wetland complex to the main trunk of ACD 10-22-32 and eventually to Marshan Lake, the Resource of Concern. The applicant has submitted a \$5,250 application fee. The required fee is \$6,500, which covers 11.3 acres of land disturbance (\$250), and 6.8 acres of new/redeveloped impervious surface (\$5,000). This includes the Rule C fee for 21-089.

2. Stormwater –The applicant is proposing the BMPs as described below for the project:

| Proposed BMP Description | Location | Pretreatment | Volume provided | EOF |
|----------------------------------|------------------------------|---|-------------------------------------|-------|
| Surface infiltration basin 1P | Next to cul-de-sac, north | Swale | 14,471± cubic feet | 907.5 |
| Surface infiltration basin 2P | North of lot 4 | Provided by future development of Lot 4 | 61,841± cubic feet | 908.5 |
| Surface infiltration basin 3P | East end of road, north side | Swale | 2,521 12,847± cubic feet | TBD* |
| Surface infiltration basin 3Pa | North side of road | Swale | 0± cubic feet | TBD* |
| Surface infiltration basin 4P/5P | South side of road | Swale | 5,137± cubic feet | 908.8 |

*Determined by developer of Lot 4

Soils on site are primarily HSB A/B silty sand (SM), poorly graded sand with silt (SP-SM) and poorly graded sand (SP). Thus, infiltration is considered feasible and used to meet the water quality requirement. Per Rule C.6(c)(1), the Water Quality requirement is 1.1-inches over the new/reconstructed area (1.13± acres) for a total requirement of 4,529± cubic feet.

Adequate pre-treatment has been provided. Drawdown is expected within 48-hours using an appropriate measured rate of 1.05 inches per hour. The seasonal high water table is estimated at elevation 901, which provides a minimum of three feet of separation. The project is not located within a DWSM area. The applicant has treated 100% of the project area. Additional TSS removal is not required. The applicant must address the Stormwater condition above. Otherwise, the applicant has met all the Water Quality requirements of Rule C.6 and the design criteria of Rule C.9(a).

| Point of Discharge | 2-year (cfs) | | 10-year (cfs) | | 100-year (cfs) | |
|--------------------|--------------|----------|--------------------|------------------|----------------------|--------------------|
| | Existing | Proposed | Existing | Proposed | Existing | Proposed |
| To northwest | 0 | 0 | 0 | 0 | 5.7 | 5.6 |
| To west | 0 | 0 | 0.1 | 0.6 0 | 3.4 3.1 | 4.1 3.8 |
| To southwest | 3.3 | 0 | 5.4 5.0 | 0 | 10.7 | 0.2 |
| Totals | 3.3 | 0 | 5.2 5.1 | 0.6 0 | 19.8 19.5 | 9.9 9.6 |

The project is not located within the Flood Management Zone. The increase to the west flows to a large wetland complex and is not expected to cause an adverse impact. The applicant has complied with the rate control requirements of Rule C.7 and the bounce and inundation requirements of Rule C.8.

There are no existing or proposed structures within the contributing drainage area to the pond. The freeboard requirements of Rule C.9(g) are not applicable.

3. Wetlands – Wetlands were delineated under review file 21-138R with boundary decision, issued on 6-30-2021, which remains valid. No wetland impacts are proposed.

The project area is located within the Columbus CWPMP boundary being subject to Wetland Management Corridor (WMC) requirements under Rule F.6. No preliminary WMC areas are located in the project area; therefore, Rule F.6(b) requirements do not apply.

4. Floodplain – The site is not in a regulatory floodplain.
5. Erosion Control – Proposed erosion control methods include silt fence, and a rock construction entrance. An NPDES permit is required for the project. The SWPPP is located on sheets 6 and 7. ~~The information listed under the Rule D – Erosion and Sediment Control section above must be submitted. Otherwise,~~ the project complies with RCWD Rule D requirements. The project is not within 1 mile of a nutrient impaired water. *The erosion control contact is:*

*Mike Kmetz of Park Construction Company
1481 81st Ave NE
Minneapolis MN 55432
Ph: 651-210-9600
mkmetz@parkconstructionco.com*

6. Regional Conveyances – Rule G is not applicable.
7. Public Drainage Systems – Rule I is not applicable.
8. Documenting Easements and Maintenance Obligations – Applicant must provide a draft maintenance declaration for approval, and a receipt showing recordation of the approved maintenance declaration and the drainage and flowage easements.
9. Previous Permit Information – A wetland delineation was submitted under review file 21-138R.



MEMORANDUM

Date: December 2, 2021

To: Ben Gutknecht, Associate Planner
City Planning Commission

C: Dean Johnson, City Planner
Jim Windingstad, Public Works Director

From: Kevin F. Bittner, City Engineer *KFB*

Subject: Final Plat Submittal Review – Waldoch Addition
City of Columbus
BMI Project No.: 0R1.125449

Following are my review comments on the Waldoch Addition Final Plat submittal. This review is based on the following documents:

- Final Plat provided by Harry S. Johnson Land Surveyors.
- Site and Grading Plan by Bloch Engineering, signed and November 4, 2021.
- Storm Water Narrative report by Bloch Engineering dated September 23, 2021.
- Geotechnical Exploration Report by Haugo Geotechnical Services dated August 19, 2021.

Plan and Miscellaneous Comments:

Following are the comments I provided on the preliminary plat submittal (in italics), followed by the status of those comments based on this latest submittal:

- *The drainage ditch on the north side of 137th Avenue leaves the right-of-way and flows through a portion of Outlot A. To keep this road drainage in public right-of-way or easement and to establish consistency with the numbered lots, Outlots A and B should have drainage and utility easements of 20 feet on the front and 10 feet on the sides and rear. Outlot C should have a 10 feet easement on all sides.*
 - This comment has been satisfactorily addressed. The requested easements are shown on the plat.
- *A stormwater maintenance agreement should be established on the drainage ponds in accordance with the City Attorney recommendation.*
 - This comment is still applicable.
- *The drainage plan shall be subject to RCWD review and permitting requirements.*
 - The submitted documents did not provide information regarding the RCWD permit status. Therefore, this comment is still applicable.
- *The Lake Drive turn lane must be reviewed and approved by the Anoka County Highway Department.*
 - The submitted documents did not provide information regarding the Anoka County Highway Department permit status. Therefore, this comment is still applicable.
 - The requirements for inspection on the Lake Drive construction will be a function of the permit requirements with Anoka County.

- *The City Engineer will provide inspection of the site grading and 137th Avenue construction.*
 - This comment is still applicable.
- *Record drawings will be required within 90 days of project completion.*
 - This comment is still applicable.

I have no additional comments.

Please contact me if you have any questions.



RESOURCE
STRATEGIES
CORPORATION

13706 COYOTE COURT
MINNETONKA, MN
55305

612/220-0606

rscmn@spacestar.net

To: Columbus City Council
Elizabeth Mursko, City Administrator
Ben Gutknecht, Associate Planner

From: Dean Johnson, RSC

Date: November 22, 2021

Re: Waldoch Addition Final Plat

I have reviewed the application and documentation for the Waldoch Addition Final Plat and offer the following findings and recommendations.

Final Plat Findings of Fact

1. The City received a final plat application from John and Don Waldoch (“Waldoch”) on November 9, 2021. The application was found to be complete.
2. The 60-day final plat review deadline is January 8, 2022.
3. The proposed plat is located in the C/I Commercial/Industrial Zoning District.
4. The 59.1-acre property consists of four parcels generally described as part of the South Half of the Southwest Quarter of Section 33, Township 32, Range 32, lying westerly of CSAH 23, [Anoka County Property IDs 33-32-22-24-0007, 33-32-22-24-0008, 33-32-22-24-0011, and 33-32-22-23-0002] (“Property”).
5. The Property is proposed to be platted as Lots 1 – 7, Block 1, and Outlots A, B, C, Waldoch Addition. The proposed lots range in size from ~3 acres to ~26 acres.
6. Access to six of the new lots will be served by a new 1200-foot-long public street (137th Avenue NE) with cul de sac. Access to the residence on Lot 3 remains on Lake Drive.
7. A southbound right turn lane and northbound left turn will be required at 137th Avenue. The location of the southbound turn lane will ultimately require closure of the existing access to proposed Lot 2 and relocation to 137th Avenue. One of the two existing driveways to proposed Lot 3 must be closed.
8. There is an existing parking lot encroachment from proposed Lot 2 onto proposed Lot 3. The encroachment will require removal as a plat condition.
9. There are three private stormwater ponds proposed within the plat, described as outlots A, B and C.
10. The Property is located in the Rice Creek Watershed District (RCWD). A CAPROC was approved by the RCWD Board on October 13, 2021.
11. No wetland impacts are proposed as part of the platting process.

12. All proposed lots meet minimum lot area and lot width requirements.
13. The final plat includes standard 10-foot drainage and utility easements along property lines and 20-foot easements adjacent to 137th Avenue.
14. The delineated wetlands, including the adjacent minimum 1-rod buffer, are labeled as drainage and utility easements.
15. A 50 feet conservation easement is proposed adjacent to the northerly property lines of Lots 5 and 6.
16. The Planning Commission held a public hearing on the proposed preliminary plat on October 6, 2021 and recommended approval of the preliminary plat on October 20, 2021.
17. The City Council approved the preliminary plat on October 27, 2021.
18. The final plat is consistent with the approved preliminary plat.

Final Plat Recommendations

The City Council should approve the above Findings of Fact and approve the Waldoch Addition Final Plat, subject to the following:

1. Detailed recommendations of the City Engineer and Public Works Director.
2. Title review and recommendations of the City Attorney.
3. A subdivision development agreement, including provisions for private ponding ownership and maintenance obligations and a 50 feet conservation adjacent to the northerly lot lines of Lot 5 and Lot 6.
4. Removal of the parking lot encroachment from proposed Lot 2 onto proposed Lot 3, no later than the time of driveway relocation on Lot 2 from Lake Drive to 137th Avenue. The encroachment shall be removed at least 5 feet from the property line.
5. Requirements of the Anoka County Surveyor.
6. Requirements of the Anoka County Highway Division.
7. Requirements of the Rice Creek Watershed District.
8. Cash in lieu of park land dedication.
9. Reimbursement of all City expenses associated with plat approval.
10. Future development within the plat is subject to all laws and permitting requirements.

Please do not hesitate to contact me if you have any questions.

Contractor's Application for Payment

| | |
|--|--|
| Owner: <u>City of Columbus</u> | Owner's Project No.: _____ |
| Engineer: <u>Kevin Bittner, P.E.</u> | Engineer's Project No.: <u>R16.120592</u> |
| Contractor: <u>Forest Lake Contracting, Inc.</u> | Other Project No.: _____ |
| Project: <u>Hornsby Street Reconstruction</u> | |
| Contract: _____ | |
| Application No.: <u>5</u> | Application Date: <u>11/30/2021</u> |
| Application Period: From <u>10/20/2021</u> to <u>11/19/2021</u> | |

| | | |
|--|----|--------------|
| 1. Original Contract Price | \$ | 1,228,096.60 |
| 2. Net change by Change Orders | \$ | - |
| 3. Current Contract Price (Line 1 + Line 2) | \$ | 1,228,096.60 |
| 4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total) | \$ | 1,265,473.93 |
| 5. Retainage | | |
| a. <u>1.0%</u> X \$ <u>1,265,473.93</u> Work Completed | \$ | 12,654.74 |
| b. _____ X \$ _____ Stored Materials | \$ | - |
| c. Total Retainage (Line 5.a + Line 5.b) | \$ | 12,654.74 |
| 6. Amount eligible to date (Line 4 - Line 5.c) | \$ | 1,252,819.19 |
| 7. Less previous payments (Line 6 from prior application) | \$ | 1,166,739.18 |
| 8. Amount due this application | \$ | 86,080.01 |
| 9. Balance to finish, including retainage (Line 3 - Line 4) | \$ | - |

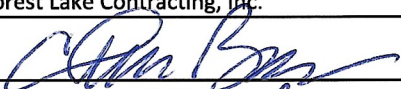
Contractor's Certification

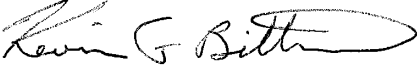
The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

| | |
|---|---------------------------------|
| Contractor: <u>Forest Lake Contracting, Inc.</u> | |
| Signature:  | Date: <u>11-30-2021</u> |
| Name: <u>CHRISTOPHER M. BROWN</u> | Title: <u>CONTRACTOR</u> |

| | |
|--|--------------------------|
| Recommended by Engineer | Approved by Owner |
| By:  | By: _____ |
| Name: <u>Kevin F. Bittner</u> | Name: _____ |
| Title: <u>City Engineer</u> | Title: _____ |
| Date: <u>12/01/2021</u> | Date: _____ |

Progress Estimate - Unit Price Work

Owner: City of Columbus
Engineer: Kevin Bittner, P.E.
Contractor: Forest Lake Contracting, Inc.
Project: Hornsby Street Reconstruction
Contract:

Owner's Project No.:
Engineer's Project No.: R16.120592
Other Project No.:

Application No.: 5 **Application Period:** From 10/20/21 to 11/19/21 **Application Date:** 11/30/21

| Bid Item No. | Description | C | D | E | | F | G | | H | I | J | K | L |
|--------------------------|--|-----------|----|---------------|-------|-----------|----------------------|-----------------|---|---|------------|------|-------------|
| | | | | Item Quantity | Units | | Contract Information | Unit Price (\$) | | | | | |
| Original Contract | | | | | | | | | | | | | |
| 1 | MOBILIZATION | 1.00 | LS | | | 66,000.00 | 1.00 | 66,000.00 | | | 66,000.00 | 100% | - |
| 2 | CLEARING AND GRUBBING | 1.00 | LS | | | 4,700.00 | 1.00 | 4,700.00 | | | 4,700.00 | 100% | - |
| 3 | REMOVE SIGN | 6.00 | EA | | | 22.00 | 47.00 | 1,739.00 | | | 1,739.00 | 78% | (1,517.00) |
| 4 | REMOVE MAILBOX | 6.00 | EA | | | 312.00 | 6.00 | 312.00 | | | 312.00 | 100% | - |
| 5 | REMOVE CMP/HDPE CULVERTS WITH APRONS | 509.00 | LF | | | 7.00 | 447.00 | 3,129.00 | | | 3,129.00 | 88% | 434.00 |
| 6 | REMOVE RCP CULVERTS WITH APRONS | 121.00 | LF | | | 9.00 | 176.00 | 1,089.00 | | | 1,089.00 | 145% | (495.00) |
| 7 | SAWING BITUMINOUS PAVEMENT (FULL DEPTH) | 225.00 | LF | | | 2.00 | 325.00 | 450.00 | | | 450.00 | 144% | (200.00) |
| 8 | REMOVE BITUMINOUS PAVEMENT | 15,700.00 | SY | | | 1.00 | 15,852.00 | 15,852.00 | | | 15,852.00 | 101% | (152.00) |
| 9 | GEOTEXTILE FABRIC TYPE 3 | 1,000.00 | SY | | | 1.20 | 1,458.49 | 1,750.19 | | | 1,750.19 | 146% | (550.19) |
| 10 | GEOTEXTILE FABRIC TYPE 5 | 25,000.00 | SY | | | 1.15 | 24,949.83 | 28,692.30 | | | 28,692.30 | 100% | 57.70 |
| 11 | STABILIZING AGGREGATE | 200.00 | CY | | | 12.00 | 124.00 | 1,488.00 | | | 1,488.00 | 62% | 912.00 |
| 12 | COMMON EXCAVATION (P) | 22,000.00 | CY | | | 8.00 | 22,000.00 | 176,000.00 | | | 176,000.00 | 100% | - |
| 13 | MUCK EXCAVATION | 500.00 | CY | | | 5.00 | 1,737.00 | 8,685.00 | | | 8,685.00 | 347% | (6,185.00) |
| 14 | FILTRATION BASIN EXCAVATION | 750.00 | CY | | | 16.00 | 12,000.00 | 750.00 | | | 12,000.00 | 100% | - |
| 15 | SELECT GRANULAR BORROW (CV) | 9,500.00 | CY | | | 12.00 | 10,129.00 | 121,548.00 | | | 121,548.00 | 107% | (7,548.00) |
| 16 | ROCK CHECK DAM | 1.00 | EA | | | 2,900.00 | 2.00 | 5,800.00 | | | 5,800.00 | 200% | (925.00) |
| 17 | EARTHEN CHECK DAM | 12.00 | EA | | | 175.00 | 11.00 | 1,925.00 | | | 1,925.00 | 92% | 175.00 |
| 18 | AGGREGATE SURFACING (CV) CLASS 5 | 120.00 | CY | | | 36.00 | 113.50 | 4,086.00 | | | 4,086.00 | 95% | 234.00 |
| 19 | AGGREGATE BASE (CV) CLASS 5 | 6,000.00 | CY | | | 20.00 | 6,039.00 | 120,780.00 | | | 120,780.00 | 101% | (780.00) |
| 20 | SHOULDER BASE AGGREGATE (CV) CLASS 2 | 825.00 | CY | | | 40.00 | 791.00 | 31,640.00 | | | 31,640.00 | 96% | 1,360.00 |
| 20A | SAW & SEAL BITUMINOUS JOINT | 4,240.00 | LF | | | 2.29 | 4,462.00 | 10,217.98 | | | 10,217.98 | 105% | (508.38) |
| 21A | TYPE SP 9.5 WEARING COURSE MIXTURE (3B) 1.5" THICK | 39,200.00 | SY | | | 5.19 | 38,706.00 | 200,884.14 | | | 200,884.14 | 99% | 2,563.86 |
| 22A | TYPE SP 12.5 NON WEAR COURSE MIXTURE (3B) 3" THICK | 19,600.00 | SY | | | 9.06 | 19,353.00 | 175,338.18 | | | 175,338.18 | 99% | 2,237.82 |
| 23 | TYPE SP 12.5 WEAR COURSE MIXTURE (3B) 3" THICK | 250.00 | SY | | | 36.00 | 764.00 | 27,504.00 | | | 27,504.00 | 306% | (18,504.00) |
| 24 | 12" CMP PIPE APRON | 6.00 | EA | | | 400.00 | 6.00 | 2,400.00 | | | 2,400.00 | 100% | - |
| 25 | 15" CMP PIPE APRON | 10.00 | EA | | | 425.00 | 13.00 | 5,525.00 | | | 5,525.00 | 130% | (1,275.00) |
| 26 | 18" CMP PIPE APRON | 4.00 | EA | | | 440.00 | 4.00 | 1,760.00 | | | 1,760.00 | 67% | 880.00 |
| 27 | 15" RCP PIPE APRON | 2.00 | EA | | | 900.00 | 2.00 | 1,800.00 | | | 1,800.00 | 100% | - |
| 28 | 24" RCP PIPE APRON | 2.00 | EA | | | 1,100.00 | 2.00 | 2,200.00 | | | 2,200.00 | 100% | - |
| 29 | 33" RCP PIPE APRON | 2.00 | EA | | | 2,100.00 | 2.00 | 4,200.00 | | | 4,200.00 | 100% | - |
| 30 | 36" RCP PIPE APRON | 2.00 | EA | | | 2,100.00 | 2.00 | 4,200.00 | | | 4,200.00 | 100% | - |
| 31 | 12" CMP PIPE CULVERT | 120.00 | LF | | | 40.00 | 122.00 | 4,880.00 | | | 4,880.00 | 102% | (80.00) |
| 32 | 15" CMP PIPE CULVERT | 282.00 | LF | | | 48.00 | 345.00 | 16,560.00 | | | 16,560.00 | 122% | (3,024.00) |
| 33 | 18" CMP PIPE CULVERT | 114.00 | LF | | | 55.00 | 114.00 | 6,270.00 | | | 6,270.00 | 100% | - |
| 34 | 15" RC PIPE CULVERT CLASS III | 60.00 | LF | | | 73.00 | 42.00 | 3,066.00 | | | 3,066.00 | 70% | 1,314.00 |
| 35 | 24" RC PIPE CULVERT CLASS III | 78.00 | LF | | | 85.00 | 64.00 | 5,440.00 | | | 5,440.00 | 82% | 1,190.00 |
| 36 | 33" RC PIPE CULVERT CLASS III | 78.00 | LF | | | 160.00 | 64.00 | 10,240.00 | | | 10,240.00 | 82% | 2,240.00 |
| 37 | 36" RC PIPE CULVERT CLASS III | 80.00 | LF | | | 160.00 | 72.00 | 11,520.00 | | | 11,520.00 | 90% | 1,280.00 |
| 38 | 4" PERFORATED TP PIPE DRAIN | 1,200.00 | LF | | | 6.00 | 1,112.00 | 6,672.00 | | | 6,672.00 | 93% | 528.00 |
| 39 | ADJUST VALVE BOX | 21.00 | EA | | | 325.00 | 17.00 | 5,525.00 | | | 5,525.00 | 81% | 1,300.00 |

Contractor's Application for Payment

Progress Estimate - Unit Price Work

Owner: City of Columbus
 Engineer: Kevin Bittner, P.E.
 Contractor: Forest Lake Contracting, Inc.
 Project: Hornsby Street Reconstruction
 Contract:
 Owner's Project No.:
 Engineer's Project No.: R16.120592
 Other Project No.:

| Application No.: | | 5 | Application Period: | | From | 10/20/21 | to | 11/19/21 | Application Date: | | 11/30/21 | | | | | | |
|-------------------------------------|--|-----------|---------------------|---------------|-----------|----------------------|-----------------|--------------------------------|---|-----------|--------------|------|--------------|----|------|----|----------------|
| A | Bid Item No. | B | Description | C | | D | | E | | F | G | H | I | J | K | L | |
| | | | | Item Quantity | Units | Contract Information | Unit Price (\$) | Value of Bid Item (C X E) (\$) | Estimated Quantity Incorporated in the Work | | | | | | | | Work Completed |
| 40 | VALVE BOX EXTENSION - 24" | 8.00 | EA | 45.00 | 360.00 | 13.00 | 585.00 | 585.00 | 163% | 585.00 | 585.00 | 163% | (225.00) | | | | |
| 41 | CASTING ASSEMBLY | 1.00 | EA | 650.00 | 650.00 | 2.00 | 1,300.00 | 1,300.00 | 200% | 1,300.00 | 1,300.00 | 200% | (650.00) | | | | |
| 42 | CONSTRUCT DRAINAGE STRUCTURE DES 84-4020 | 7.00 | LF | 1,500.00 | 10,500.00 | 7.00 | 10,500.00 | 10,500.00 | 100% | 10,500.00 | 10,500.00 | 100% | - | | | | |
| 43 | ADJUST FRAME & RING CASTING | 16.00 | EA | 500.00 | 8,000.00 | 16.00 | 8,000.00 | 8,000.00 | 100% | 8,000.00 | 8,000.00 | 100% | - | | | | |
| 44 | EXTERNAL CHIMNEY SEAL | 16.00 | EA | 175.00 | 2,800.00 | 16.00 | 2,800.00 | 2,800.00 | 100% | 2,800.00 | 2,800.00 | 100% | - | | | | |
| 45 | MAIL BOX | 6.00 | EA | 160.00 | 960.00 | 7.00 | 1,120.00 | 1,120.00 | 117% | 1,120.00 | 1,120.00 | 117% | (160.00) | | | | |
| 46 | ADJUST SANITARY MANHOLE STRUCTURE | 8.00 | LF | 950.00 | 7,600.00 | 11.08 | 10,526.00 | 10,526.00 | 139% | 10,526.00 | 10,526.00 | 139% | (2,926.00) | | | | |
| 47 | RANDOM RIPRAP CLASS III | 40.00 | CY | 140.00 | 5,600.00 | 54.00 | 7,560.00 | 7,560.00 | 135% | 7,560.00 | 7,560.00 | 135% | (1,960.00) | | | | |
| 48 | TRAFFIC CONTROL | 1.00 | LS | 8,000.00 | 8,000.00 | 1.00 | 8,000.00 | 8,000.00 | 100% | 8,000.00 | 8,000.00 | 100% | - | | | | |
| 49 | STRUCTURE MARKER SIGN | 43.00 | EA | 64.00 | 2,752.00 | 59.00 | 3,776.00 | 3,776.00 | 137% | 3,776.00 | 3,776.00 | 137% | (1,024.00) | | | | |
| 50 | SIGN PANELS TYPE C | 60.00 | SF | 52.00 | 3,120.00 | 98.75 | 5,135.00 | 5,135.00 | 165% | 5,135.00 | 5,135.00 | 165% | (2,015.00) | | | | |
| 51 | STABILIZED CONSTRUCTION EXIT | 2.00 | LS | 1,250.00 | 2,500.00 | - | - | - | - | - | - | - | 2,500.00 | | | | |
| 52 | SILT FENCE TYPE MACHINE SLICED | 12,000.00 | LF | 1.35 | 16,200.00 | 10,110.00 | 13,648.50 | 13,648.50 | 84% | 13,648.50 | 13,648.50 | 84% | 2,551.50 | | | | |
| 53 | SEDIMENT CONTROL LOG | 1,500.00 | LF | 3.00 | 4,500.00 | 2,880.00 | 8,640.00 | 8,640.00 | 192% | 8,640.00 | 8,640.00 | 192% | (4,140.00) | | | | |
| 54 | COMMON TOPSOIL BORROW | 1,000.00 | CY | 2.00 | 2,000.00 | 154.00 | 308.00 | 308.00 | 15% | 308.00 | 308.00 | 15% | 1,692.00 | | | | |
| 55 | FILTER TOPSOIL BORROW | 750.00 | CY | 39.00 | 29,250.00 | 880.00 | 34,320.00 | 34,320.00 | 117% | 34,320.00 | 34,320.00 | 117% | (5,070.00) | | | | |
| 56 | FERTILIZER TYPE 2 | 3,800.00 | LB | 0.52 | 1,976.00 | 3,097.00 | 1,610.44 | 1,610.44 | 82% | 1,610.44 | 1,610.44 | 82% | 365.56 | | | | |
| 57 | SEEDING | 7.00 | ACRE | 230.00 | 1,610.00 | 5.89 | 1,354.70 | 1,354.70 | 84% | 1,354.70 | 1,354.70 | 84% | 255.30 | | | | |
| 58 | SEED MIXTURE 25-131 | 2,300.00 | LB | 3.00 | 6,900.00 | 2,300.00 | 6,900.00 | 6,900.00 | 100% | 6,900.00 | 6,900.00 | 100% | - | | | | |
| 59 | SEED MIXTURE 35-241 | 10.00 | LB | 19.00 | 190.00 | 10.00 | 190.00 | 190.00 | 100% | 190.00 | 190.00 | 100% | - | | | | |
| 60 | HYDRAULIC BONDED FIBER MATRIX | 24,500.00 | LB | 0.90 | 22,050.00 | 23,850.00 | 21,465.00 | 21,465.00 | 97% | 21,465.00 | 21,465.00 | 97% | 585.00 | | | | |
| 61 | 4" BROKEN LINE MULTI COMP (YELLOW) | 1,040.00 | LF | 0.25 | 260.00 | 1,060.00 | 265.00 | 265.00 | 102% | 265.00 | 265.00 | 102% | (5.00) | | | | |
| 62 | 4" SOLID LINE MULTI COMP (WHITE) | 10,400.00 | LF | 0.25 | 2,600.00 | 10,818.00 | 2,704.50 | 2,704.50 | 104% | 2,704.50 | 2,704.50 | 104% | (104.50) | | | | |
| 63 | 24" SOLID LINE MULTI COMP (WHITE) | 24.00 | LF | 7.00 | 168.00 | 29.00 | 203.00 | 203.00 | 121% | 203.00 | 203.00 | 121% | (35.00) | | | | |
| Original Contract Totals \$ | | | | | | | | | | | 1,228,096.60 | \$ | 1,265,473.93 | \$ | 103% | \$ | (37,377.33) |
| Change Order Totals \$ | | | | | | | | | | | - | \$ | - | \$ | - | \$ | - |
| Original Contract and Change Orders | | | | | | | | | | | 1,228,096.60 | \$ | 1,265,473.93 | \$ | 103% | \$ | (37,377.33) |



**CITY OF COLUMBUS
PUBLIC NOTICE**

2022 SCHEDULE OF REGULAR MEETINGS

The regular meetings of the Columbus City Council are held on the 2nd and 4th Wednesdays of every month at 7:00 pm at the City Hall, 16319 Kettle River Blvd., Columbus, Minnesota.

2022 CITY COUNCIL MEETING DATES

| | |
|--------------|--------------|
| January 12 | January 26 |
| February 9 | February 23 |
| March 9 | March 23 |
| April 13 | April 27 |
| May 11 | May 25 |
| June 8 | June 22 |
| July 13 | July 27 |
| August 10 | August 24 |
| September 14 | September 28 |
| October 12 | October 26 |
| November 9 | November 21 |
| December 14 | December 28 |

The City Council Workshops are held the 2nd Tuesday at 5:30 of every month at the City Hall, 16319 Kettle River Blvd., Columbus, Minnesota.

2022 CITY COUNCIL WORKSHOP MEETING DATES

| |
|--------------|
| January 11 |
| February 8 |
| March 8 |
| April 12 |
| May 10 |
| June 14 |
| July 12 |
| August 9 |
| September 13 |
| October 11 |
| December 13 |

The Annual Meeting of the EDA will be held the 2nd Wednesday of January at 6:00 p.m. and the regular meetings will be held quarterly on the 2nd Wednesday of the month at 6:00 p.m. at the City Hall, 16319 Kettle River Blvd., Columbus, Minnesota.

2022 ECONOMIC DEVELOPMENT AUTHORITY MEETING DATES

| |
|------------|
| January 12 |
| April 13 |
| July 13 |
| October 12 |

**PUBLIC NOTICE - CITY OF COLUMBUS
2022 SCHEDULE OF REGULAR MEETINGS
(Page 2)**

The regular meetings of the Columbus Planning Commission are held on the 1st and 3rd Wednesday of every month at 7:00 p.m. at the City Hall, 16319 Kettle River Blvd., Columbus, Minnesota. Notice is hereby given that there may be more than two City Council members in attendance at the Planning Commission meetings.

2022 PLANNING COMMISSION MEETING DATES

| | |
|-------------|--------------|
| January 5 | January 19 |
| February 2 | February 16 |
| March 2 | March 16 |
| April 6 | April 20 |
| May 4 | May 18 |
| June 1 | June 15 |
| No Meeting | July 20 |
| August 3 | August 17 |
| September 7 | September 21 |
| October 5 | October 19 |
| November 2 | November 16 |
| December 7 | December 21 |

2022 JOINT PLANNING COMMISSION & CITY COUNCIL WORKSHOP MEETING DATES

The Joint Planning Commission & City Council Workshops will be held the 1st Wednesday of every month on weeks where no planning application is on the agenda starting at 6:00 pm at the City Hall, 16319 Kettle River Blvd., Columbus, Minnesota.

Park Board

Meetings are held quarterly in the Columbus Community Center, 16319 Kettle River Blvd., Columbus, Minnesota, on Tuesday, January 11, April 12, July 12, and October 11, 2022 at 5:00 p.m.

Public Works Advisory Board

Meetings are held in the Columbus Community Center, 16319 Kettle River Blvd., Columbus, Minnesota on an as needed basis quarterly.

Meetings are subject to change and are not held on legal holidays.

Should there be any questions regarding this schedule, please contact the City Hall for further information.

Lorie A. Spangler

Lorie A. Spangler
Deputy Clerk

Published in the Forest Lake Times on 12.16.2021
Posted 12.16.2021

City of Columbus Calendar of Meetings

December 2021

| Sunday | Monday | Tuesday | Wed. | Thursday | Friday | Saturday |
|--------|--------|--------------------------------------|---------------------------------|---|---|----------|
| 5 | 6 | 7 | 8 7:00 pm CC Mtg | 9 | 10 | 11 |
| 12 | 13 | 14 5:30 pm CC Workshop | 15 7:00 pm PC Mtg | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 Holiday – Offices Closed | 24 Holiday – Offices Closed | 25 |

Note: City Council Meeting December 29, 2021 at 7:00 p.m.