



## **CITY OF MOUND CITY COUNCIL**

### **AGENDA**

**Tuesday, September 8, 2026**

**6:00 pm**

THIS AGENDA IS SUBJECT TO CHANGE UNTIL THE START OF THE CITY COUNCIL MEETING

Page

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ADOPT AGENDA**

**4. PUBLIC COMMENTS**

**5. CONSENT AGENDA**

- |                                                                                                                                                   |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| a. Minutes of August 25, 2026, City Council Regular Meeting, Kelly                                                                                | 1-6   |
| b. 1 Day to 4 Day Temporary Liquor License for Gillespie Center, Kelly                                                                            | 7-9   |
| c. Constitution Week Proclamation                                                                                                                 | 10-11 |
| d. Approve Resolution 26-60 Debt Service Transfer, Bonniwell                                                                                      | 12-14 |
| e. August Check Registry, Bonniwell                                                                                                               | 15-16 |
| f. Approve Resolution 26-61 approving front and side yard variances for new/replacement house at 1908 Shorewood Lane, Smith                       | 17-46 |
| g. Approve Resolution 26-62 approving lakeshore setback variance for house addition project at 1609 Bluebird Lane                                 | 47-75 |
| h. Approve Pay Request No. 7 in the amount of \$917,809.83 to Minger Construction for the Water Treatment Improvements - Phase 2, PW-25-12        | 76-80 |
| i. Approve Pay Request No. 4 in the amount of \$66,117.15 to Pember Companies for Lost Lake Commons – Phase 2, PW-25-10                           | 81-84 |
| j. Approve Pay Request No. 3 in the amount of \$353,122.12 to GMH Asphalt for 2026 Street and Utility Improvements, PW-26-01 & PW-26-02           | 85-88 |
| k. Approve Miscellaneous Pay Request in the amount of \$391.68 to Kelly Green Irrigation for the Water Treatment Improvements - Phase 2, PW-25-12 | 89-91 |

**6. PRESENTATIONS**

- |                                                                          |         |
|--------------------------------------------------------------------------|---------|
| a. Orono Police Department with the August 2026 Activity Report, Spencer | 92-104  |
| b. B.U.I.L.D. Club Little Free Libraries in City Parks, Magnus           | 105-113 |

**7. PUBLIC HEARING**

**8. OLD BUSINESS**

**City of Mound Mission Statement:** The City of Mound, through teamwork and cooperation, provides at a reasonable cost, quality services that respond to the needs of all citizens, fostering a safe, attractive and flourishing community.

**9. NEW BUSINESS**

- a. Ehlers Financial Management Plan Contract Approval, Erdmann
- b. Preliminary Levy Approval, Erdmann
- c. Ashland Lane Public Lands Permit, Dickson 114-118
- d. 4805 Island View Drive Dock Program Violation Hearing, Kelly 119-145

**10. ANNOUNCEMENTS**

- a. Comments/Reports from Council Members
- b. Comment/Report from City Manager
- c. Next City Council Regular Meeting: Tuesday, September 22, 2026, at 6:00 p.m.

**11. LITIGATION**

- a. Pursuant to MN Statute 13D.05 Subd. 3(b), the City Council will motion to enter a closed attorney-client privileged session.
- b. In open session, consideration of settlement agreement.

**12. ADJOURN**



## **MOUND CITY COUNCIL MINUTES**

### **August 25, 2026**

The City Council of the City of Mound, Hennepin County, Minnesota, met in regular session on Tuesday, August 25, 2026, at 6:00 p.m. in the Council Chambers in the Centennial Building.

Members present: Mayor Jason Holt, Council Members Sherrie Pugh, Kathy McEnaney, Kevin Castellano and Michelle Herrick.

Members absent:

Others present: City Manager Jesse Dickson, City Clerk Kevin Kelly, Community Development Director Sarah Smith, City Attorney Scott Landsman, PW Director Ryan Prich, PW Superintendent Matt Radde, City Engineer Matt Bauman, City Planning Consultant Rita Trapp, Paula Larson, Katie Stewart, Rob Stewart, Tyler Stewart, John Holcomb, Tyler Pieper, Dan Zellmer, Aaron Geddes, Brody Savoir, Addison Bryan, Tyrus Magnus and Seamus Dedon.

1. Call to Order

2. Pledge of Allegiance

3. Adopt Agenda

MOTION by McEnaney, seconded by Pugh, to approve the agenda. All voted in favor. Motion carried.

4. Public Comments

Dan Zellmer, Surfside Bar and Grill, 2544 Commerce Blvd., asked about the difference in traffic flow on Commerce Blvd during the water treatment infrastructure project and previous projects led by the County. Bauman said those are different projects of different scope so there is different impact to Commerce Blvd. traffic.

Bauman said the construction in the area of Surfside Bar and Grill had to be completed in two phases. Zellmer asked if there is enough workers to move the project forward. Bauman said the construction crew is working extra hours on the project. Bauman said the roadway should be opened for two-way traffic at the end of September.

Herrick said the construction progress has been too slow and businesses are suffering due to the construction. Herrick said she wants to see two-way traffic on Commerce Blvd.

Council discussed options for traffic to be opened up to two-way traffic. Bauman said there will be patching of Commerce to allow two-way traffic at the end of September. Bauman added he will look for ways to open up both lanes prior to that time.

Aaron Geddes, 6041 Lynwood Blvd., said he moved to Mound recently and is in favor of the Water Treatment Plant. Geddes said his tax burden after the completion of the Water Treatment Plant will be lower than the taxes he paid in Plymouth.

John Holcomb, 1908 Shorewood Lane, said he is in favor of the Water Treatment Plant. Holcomb said he lived in Chanhassen when a Water Treatment Plant was built there over two years of construction. Holcomb said the project was worth it.

Holcomb said he was a school board member for 10 years in Minnetonka and appreciates the complexity of the project and thanked staff and the Council for their efforts.

5. Consent Agenda

- a. Approve Minutes of August 12, 2026 City Council Regular Meeting, Kelly
- b. WeCan 1 Day to 4 Day Temporary On-Sale Liquor License, Kelly
- c. Approve Resolution 26-55 Legion Post 398 Gambling Permit, Kelly
- d. Approve Contract with Teamsters Union 2027-2030, Imihy

MOTION by McEnaney, seconded by Herrick, to approve the consent agenda. All voted in favor. Motion carried.

6. Presentations

7. Public Hearings

- a. Substantial Similar Use Request and CUP Application for 4851 Shoreline Drive, Smith

Trapp said the site is 28,000 sq. feet and is located at 4851 Shoreline Drive. Trapp said the proposed use at the site would be for repair and sale of watercraft and marine related products.

Trapp said the site is a through lot with access to both Shoreline Dr. and Bartlett Blvd.

Trapp said the City Code doesn't list Boat and Marine Service as an approved activity though Automotive and minor auto repair is listed. Trapp said staff and the Planning Commission determined that Boat and Marine service is a substantially similar use to minor auto repair.

Trapp said the area is zoned as a mixed use district which supports residential and commercial retail uses. Trapp said the site is also zoned a mixed use corridor and the proposed use of site is for commercial use.

Trapp said the City Code allows for a Substantially Similar Use Determination (SSUD). Trapp said the SSUD was used for another business use in the area. Trapp said the applicants have provided proposed maintenance activities. Trapp said the west side of the lot will be used for office and personal storage by the property owner and the other portions of the site will be occupied and will be similar to retail use. Trapp said the CUP will ensure there is enough parking for staff, customers and vehicles for sale or rent and the lot will not be overused by storage of vehicles.

Trapp said staff are comfortable with the parking plan provided which will have seven spaces for customer parking and five spaces for employee parking.

Trapp added there is existing screening in the manner of a fence and a building north of the property.

Trapp listed the following

- Signage – Needs to meet code requirements
- Noise – engine testing will be in the range of 70-80 decibels within 1 to 2 meters and dissipates as it goes farther from the source.
- Public did not express concerns about the proposed use of the building and property

- Planning Commission – No members of the public spoke at the Planning Commission meeting regarding the proposed use.

Holt opened and closed the public hearing at 6:37.

MOTION by McEnaney, seconded by Herrick, to approve the following resolution. All voted in favor. Motion carried.

**Resolution No. 26-57: Approving Request for Substantially Similar Use Determination for Property at 4851 Shoreline Drive**

MOTION by McEnaney, seconded by Herrick, to approve the following resolution. All voted in favor. Motion carried.

**Resolution No. 26-58: Approving Request for Conditional Use Permit for Boat and Marine Sales and Open Lot Sales for Property at 4851 Shoreline Drive (Planning Case No 26-04)**

8. Old Business

9. New Business

- a. Water Treatment Facility Authorization for Bids, Dickson

Dickson said the City has been reimbursed for \$6Million of the project so far and gave a synopsis of the Water Treatment Facility (WTF) project timeline:

- Summer 2024 City Council orders plans and specs for the project
- August 25, 2026 City Council receives plans and specs for the project
- August 25, 2026 Council receives final plans and specs & authorizes advertisement of bids
- October 6, 2026 Bid opening
- October 13, 2026 Council receives bids

McEnaney said she would like infographics explaining where the funds are coming from to build the plant. Council discussed the funds come from either through Franchise fees or through utility payments.

Herrick said she knows the MN Department of Health warns about manganese but what residents want is City water to be clear. Herrick said food supplements also have manganese in them. Herrick said she also wants to know the operation costs of the WTF.

Castellano said there were discussions on increasing franchise fees on high volume users who were not paying property taxes.

Holt said residents are against increased utility payments. Holt added franchise fees for Centerpoint and Xcel Energy were stagnant for many years and churches and schools in Mound were not paying at higher rates.

The Council discussed getting the bid amounts to make the final decisions. Dickson said the October 13, 2026 meeting will allow the Council to respond to the bids the City receives.

Holt said he saw comments online about the City doing the project earlier. Holt said the project was too big of a dollar amount to be handled just by the City. Holt said the City eventually received \$10.3 Million in state funding and \$2 Million in Federal Money to build out the water treatment infrastructure. Holt said the City tried one last time this year to get further state funding which delayed the start of the process.

Holt said the design and water infrastructure is being funded through money from state and federal sources. Holt said the City has followed the City Financial Management Plan and there will be a utility increase for residents to pay down utility debt no matter what happens with the WTF proposal. Holt said there would be another resident utility increase to pay for WTF in addition to paying down debt.

McEnaney said the City will take on more debt with this project. Holt said the project has been talked about extensively and the City has been working on these improvements for four years. Holt said 90% of residents are in favor of the WTF project.

Herrick asked about the six times the City has been reimbursed for the project so far. Dickson said the Public Facilities Authority is reimbursing the City after the funds have been requested.

Castellano said he likes the explanation of where and how the impact of Franchise fees are in relation to the overall funding and how these items are in the plan.

Bauman listed the following items:

Need for Treatment Facility –

- Two wells supply the City and the City exceeds Manganese health guidelines
- Mound water is discolored and the WTF will remove iron, manganese or other contaminants from the water supply

WTP overview-

- The City has chosen the site to be next to Sorbo Park
- WTF building will be 13,000 square feet
- Peak height of building is 31.5 feet
- WTF will treat 1500 gpm of City water
- Office and lab space in building
- MDH approved permit for WTF
- Trees for screening will be planted and a landscape plan followed
- Fencing will be in place toward the playground side
- CUP Hearing was held
- Lighting plan for WTF building is being developed
- Exploring a single generator option between facility and wellhouse

Park impacts – The WTP's new impervious surface requires there be added stormwater management which includes a filtration basin as well as a stormwater storage area under the pervious basketball court in Sorbo Park.

Current Project Estimate - \$28.4 Million total estimate with the following sources listed to offset the estimated costs:

- \$960,000 – 2023 Federal grant

- \$1.1 – 2026 Federal Grant
- \$5Million Anticipated – Emerging Contaminant Grant from the EPA

Holt said this will leave the numbers at \$21-26Million which is lower than what was estimated previously. Bauman said there is additional funding available through grants and low interest loans based on priority points by the Public Facilities Authority and the Drinking Water Revolving Fund.

#### Schedule

- CUP Hearing was held in April
- MDH permit Approval - June 30, 2026
- Authorization to bid - August 25, 2026
- Receive and award bid - October 13, 2026
- Construction – start in Spring 2027 through Fall/Winter 2028

Discussion ensued about the quality of the current City water supply and how the supply will be affected by the WTF. Bauman said the water supply will have to be flushed out but over time it will become clearer.

MOTION by Castellano, seconded by Pugh, to approve the following resolution. All voted in favor. Motion carried.

#### **Resolution No. 26-59: Resolution Receiving Plans and Specifications and Ordering Advertisement for Bids for the Water Treatment Plant**

##### 10. Announcements

##### a. Comments/Reports from Council Members:

Council Member Pugh – Pugh said she would like to suggest a community celebration in September/October for Lost Lake Park.

Pugh said the Orono Police Department (OPD) is using license plate readers and recently took one down in Spring Park. Pugh said she would like to hear from the OPD about the cameras. Herrick said there have been criminal cases in which these cameras have been helpful. Holt said Chief Stensrud can be invited to a Council meeting to discuss the use of the cameras.

Pugh said she has not received any financial data and would like to see Year to Date budget reports. Pugh said she would like to know how the City is doing financially and how the City can afford new staff. Dickson said a finance report is due.

Council Member McEnaney – Nothing to report

Council Member Castellano – Nothing to report

Council Member Herrick – Herrick said she was asked to serve on the board of the Gillespie Center.

Mayor Holt – Nothing to report.

b. Comments/Reports from City Manager: Dickson said the Finance Committee meeting is scheduled for Friday.

c. Next City Council Regular Meeting: Tuesday, September 8, 2026 at 6:00 p.m.

11. Adjourn

MOTION by McEnaney, seconded by Pugh, to adjourn at 7:39 p.m. All voted in favor. Motion carried.

\_\_\_\_\_  
Mayor Jason R. Holt

\_\_\_\_\_  
Attest: Kevin Kelly, Clerk



## City Council Item 5b.

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Kevin Kelly, City Clerk

Date: September 8, 2026

Subject: Gillespie Center 1 Day to 4 Day Temporary On-Sale Liquor License

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### **RECOMMENDED ACTION:**

**MOTION TO APPROVE THE GILLESPIE CENTER 1 DAY TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

### **OVERVIEW**

The Gillespie Center is seeking City Council approval of its 1 Day to 4 Day Temporary On-Sale Liquor License. The Gillespie Center would like to hold the Mosaic Making and Wine event on September 24, 2026 at the Gillespie Center, 2590 Commerce Blvd.

### **SUPPORTING INFORMATION**

- 1 Day to 4 Day Temporary On-Sale Liquor License Application
- Certificate of Liability Insurance



Minnesota Department of Public Safety  
Alcohol and Gambling Enforcement Division  
445 Minnesota Street, Suite 1600, St. Paul, MN 55101  
651-201-7507 TTY 651-282-6555  
**APPLICATION AND PERMIT FOR A 1 DAY  
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

|                                    |  |                                                                                                                                                           |       |                   |  |
|------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------|--|
| Name of organization               |  | Date of organization                                                                                                                                      |       | Tax exempt number |  |
| The Gillespie Center               |  | 2000                                                                                                                                                      |       | 41-1617933        |  |
| Organization Address (No PO Boxes) |  | City                                                                                                                                                      | State | Zip Code          |  |
| 2590 Commerce Blvd                 |  | Mound                                                                                                                                                     | MN    | 55364             |  |
| Name of person making application  |  | Business phone                                                                                                                                            |       | Home phone        |  |
| Brian Embrey                       |  | 952-472-6501                                                                                                                                              |       | 952-472-6502      |  |
| Date(s) of event                   |  | Type of organization <input type="checkbox"/> Microdistillery <input type="checkbox"/> Small Brewer                                                       |       |                   |  |
| 9/24/26                            |  | <input type="checkbox"/> Club <input checked="" type="checkbox"/> Charitable <input type="checkbox"/> Religious <input type="checkbox"/> Other non-profit |       |                   |  |
| Organization officer's name        |  | City                                                                                                                                                      | State | Zip Code          |  |
| Karen Delorenzo (Co-President)     |  | Mound                                                                                                                                                     | MN    | 55364             |  |
| Organization officer's name        |  | City                                                                                                                                                      | State | Zip Code          |  |
| Cindy Palm (Co-President)          |  | Mound                                                                                                                                                     | MN    | 55364             |  |
| Organization officer's name        |  | City                                                                                                                                                      | State | Zip Code          |  |
|                                    |  |                                                                                                                                                           | MN    |                   |  |

Location where permit will be used. If an outdoor area, describe.  
Gillespie Center: 2590 Commerce Blvd, Mound, MN 55364

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.  
N/A

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.  
Secura Insurance Companies. 1500 Mutual Way, P.O. Box 819, Neenah, WI 54912. Policy # 20-CP-003324483-6 - Coverage \$1,000,000.

**APPROVAL**

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City of Mound  
City or County approving the license  
\$50.00  
Fee Amount

Event in conjunction with a community festival ☐ Yes ☐ No  
9398  
Current population of city

Kevin Kelly  
Please Print Name of City Clerk or County Official

Date Approved  
9-24-2026  
Permit Date  
kkelly@moundmn.gov  
City or County E-mail Address

Signature City Clerk or County Official

**CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event**  
**No Temp Applications faxed or mailed. Only emailed.**  
**ONE SUBMISSION PER EMAIL, APPLICATION ONLY.**  
**PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY**  
**PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY**  
**CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US**





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|                                                                                        |  |                                                                                                                                                                                           |  |
|----------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PRODUCER</b><br>Wiser Insurance Agency<br>2345 Commerce Blvd<br><br>Mound MN 55364  |  | <b>CONTACT NAME:</b> James Robinette<br><b>PHONE (A/C, No, Ext):</b> (952) 472-3660<br><b>E-MAIL ADDRESS:</b> jim@wiser-ins.com<br><b>FAX (A/C, No):</b>                                  |  |
| <b>INSURED</b><br>The Gillespie Center Inc<br>2590 COMMERCE BLVD<br><br>MOUND MN 55364 |  | <b>INSURER(S) AFFORDING COVERAGE</b><br><b>INSURER A:</b> Star Insurance Company<br><b>INSURER B:</b><br><b>INSURER C:</b><br><b>INSURER D:</b><br><b>INSURER E:</b><br><b>INSURER F:</b> |  |

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                               | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                   |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|---------------|-------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER: |           |          |               |                         |                         | EACH OCCURRENCE \$<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$<br>MED EXP (Any one person) \$<br>PERSONAL & ADV INJURY \$<br>GENERAL AGGREGATE \$<br>PRODUCTS - COMP/OP AGG \$<br>\$ |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY<br><input type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS ONLY         |           |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$                                    |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br><input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$                                                                            |           |          |               |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$                                                                                                                                                 |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                      |           | N/A      |               |                         |                         | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/><br>E.L. EACH ACCIDENT \$<br>E.L. DISEASE - EA EMPLOYEE \$<br>E.L. DISEASE - POLICY LIMIT \$                         |
| A        | Liquor Liability                                                                                                                                                                                                                                                |           |          | LL0996803     | 02/01/2026              | 02/01/2027              | Each Common Cause \$1,000,000<br>Aggregate Limit \$1,000,000                                                                                                                             |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Event: Mosaic Making &amp; Wine 09/24/2026.

**CERTIFICATE HOLDER****CANCELLATION**

|                                                               |                                                                                                                                                                                                                                        |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City of Mound<br><br>2415 Wilshire Blvd<br><br>Mound MN 55364 | <b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b><br><br><b>AUTHORIZED REPRESENTATIVE</b><br><br>James D Robinette |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **PROCLAMATION OF CONSTITUTION WEEK SEPTEMBER 17-23, 2026**

WHEREAS, September 17, 2026, marks the two hundred and thirty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, the Constitution divides authority among three branches: legislative, executive, and judicial, to balance power and define the relationship between the federal government, the states, and the people; and

WHEREAS, the Preamble outlines the purposes of government: to establish fairness, ensure peace, provide for safety, promote well-being, and protect freedom for current and future generations; and

WHEREAS, the City of Mound, through its elected Council and dedicated Staff, serves the community by demonstrating the principles of fairness, peace, safety, and freedom for all residents, reflecting the values embodied in the Constitution ; and

THEREFORE, I, Jason R. Holt, Mayor of the City of Mound, Minnesota do hereby proclaim the week of September 17-23, 2026 as Constitution Week in the City of Mound and encourage all residents to take time to learn about and reflect upon the Constitution and its continuing significance.

Given under my hand and the seal of the City of Mound, Minnesota on September 8, 2026.

ATTEST:

CITY OF MOUND:

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Kevin Kelly, City Clerk

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Jason R. Holt, Mayor

## **PROCLAMATION OF CONSTITUTION WEEK SEPTEMBER 17-23, 2026**

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Given under my hand and the seal of the City of Mound, Minnesota on September 8, 2026.

ATTEST:

CITY OF MOUND:

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Kevin Kelly, City Clerk

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Jason R. Holt, Mayor



## City Council Item 5d

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Lindsey Erdmann, Finance Director

Date: September 8, 2026

Subject: Fund Balance Transfer from Debt Service to Capital Improvement

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### **RECOMMENDED ACTION:**

**MOTION** to approve the fund balance transfer from debt service funds 363 and 370 to fund 401 – Capital Improvement Fund.

### **OVERVIEW:**

City staff have reviewed the debt service funds for which all principal and interest obligations have been satisfied, and no future debt service payments remain due for Debt Service Fund 370 – GO Refunding Bonds 2011 and Debt Service Fund 363 – GO Bonds 2018A. Debt Service Fund 370 has a remaining balance of \$23,517 and Debt Service Fund 363 has a remaining balance of \$10,730.

Staff recommends transferring the remaining balance amounts to fund 401 – Capital Improvement Fund and to be reflected retroactively in the City's 2025 financial records. The fund transfer will be used for capital projects in the Capital Improvement Fund.

The transfer will be retroactively recorded to fiscal year 2025 so that the inactive debt service funds are not longer presented in future financial statements.

### **SUPPORTING INFORMATION**

- Resolution 26-60.

**CITY OF MOUND  
RESOLUTION NO. 26-60**

**RESOLUTION APPROVING THE TRANSFER OF REMAINING DEBT SERVICE FUND  
BALANCES TO FUND 401 - CAPITAL IMPROVEMENTS AND AUTHORIZING  
RETROACTIVE ACCOUNTING TREATMENT TO FISCAL YEAR 2025**

**WHEREAS**, the City has reviewed certain debt service funds for which all principal and interest obligations have been satisfied and no future debt service payments remain due;

**WHEREAS**, Debt Service Fund 370 – GO Refunding Bonds 2011 has a remaining cash balance of approximately \$23,517;

**WHEREAS**, Debt Service Fund 363 – GO Bonds 2018A has a remaining cash balance of approximately \$10,730;

**WHEREAS**, the City Council has determined that maintaining these inactive debt service funds is no longer necessary and that the remaining balances may be used for future capital improvement purposes;

**WHEREAS**, City staff has recommended transferring the remaining balances from the above debt service funds to Fund 401 – Capital Improvements; and

**WHEREAS**, the City Council desires that the transfer be recorded retroactively to the 2025 fiscal year so that the inactive debt service funds are no longer presented in future financial statements.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Mound as follows:

1. The recitals set forth above are incorporated into this Resolution.
2. The remaining cash balance in Fund 370 – GO Refunding Bonds 2011 shall be transferred to Fund 401 – Capital Improvements.
3. The remaining cash balance in Fund 363 – GO Bonds 2018A shall be transferred to Fund 401 – Capital Improvements.
4. The transfer authorized herein shall be reflected retroactively in the City's 2025 financial records and financial statements, as permitted by applicable accounting and reporting requirements.
5. City staff are authorized to take all actions necessary to implement this Resolution.

Adopted by the City Council this 8<sup>th</sup> day of September, 2026.

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Mayor Jason R Holt

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Attest: Kevin Kelly, City Clerk

## CITY OF MOUND

09/01/26 10:45 AM

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## \*Check List

August 2026

| Check # | Search Name | Invoice                       | Amount         | Act<br>Typ    | FUND Descr                          | Last Dim Descr            |
|---------|-------------|-------------------------------|----------------|---------------|-------------------------------------|---------------------------|
| 080529  | 8/5/2026    | BIFFS, INC PORTABLE RESTRO    |                | \$3,826.00 E  | GENERAL FUND                        | Other Contractual Service |
| 080530  | 8/5/2026    | BOLTON AND MENK, INCORPOR     | 0400259        | \$32,953.00 E | WATER FUND                          | Professional Srvs         |
| 080530  | 8/5/2026    | BOLTON AND MENK, INCORPOR     | 0400259        | \$32,954.03 E | GENERAL FUND                        | Professional Srvs         |
| 080531  | 8/5/2026    | CAMPBELL KNUTSON, P.A. ATTY   |                | \$7,707.31 E  | GENERAL FUND                        | Legal Fees                |
| 080537  | 8/5/2026    | CORE & MAIN LP                | V000050457     | \$4,000.00 E  | WATER FUND                          | Computer Hardware/Soft    |
| 080542  | 8/5/2026    | FIRE CATT L.L.C.              | 18314          | \$6,892.55 E  | AREA FIRE SERVICE                   | Other Contractual Service |
| 080558  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$3,942.50 E  | SEWER FUND                          | Worker s Comp Insuranc    |
| 080558  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$10,059.18 E | AREA FIRE SERVICE                   | Worker s Comp Insuranc    |
| 080558  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$6,174.65 E  | GENERAL FUND                        | Worker s Comp Insuranc    |
| 080558  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$4,055.46 E  | WATER FUND                          | Worker s Comp Insuranc    |
| 080559  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$9,702.00 E  | HRA/HARBOR DISTRI                   | General Liability Ins     |
| 080559  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$9,702.00 E  | WATER FUND                          | General Liability Ins     |
| 080559  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$6,468.00 E  | GENERAL FUND                        | General Liability Ins     |
| 080559  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$12,936.00 E | SEWER FUND                          | General Liability Ins     |
| 080559  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$3,880.80 E  | GENERAL FUND                        | General Liability Ins     |
| 080559  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$9,055.20 E  | AREA FIRE SERVICE                   | General Liability Ins     |
| 080559  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$6,468.00 E  | GENERAL FUND                        | General Liability Ins     |
| 080559  | 8/5/2026    | LEAGUE MN CITIES INSURANCE    |                | \$6,468.00 E  | GENERAL FUND                        | General Liability Ins     |
| 080562  | 8/5/2026    | MEDICA                        | 128652192836   | \$23,945.42 G | GENERAL FUND                        | Health Insurance          |
| 080575  | 8/5/2026    | REPUBLIC SERVICES, INC.       | 1894-007599806 | \$18,788.40 E | RECYCLING FUND                      | Other Contractual Service |
| 080580  | 8/5/2026    | TOTAL CONTROL SYSTEMS, INC    | 12276          | \$16,525.78 E | SEWER FUND                          | Other Contractual Service |
| 080583  | 8/5/2026    | TURBO SEAL                    | 2640           | \$4,500.00 E  | GENERAL FUND                        | Other Contractual Service |
| 080590  | 8/5/2026    | WIDMER CONSTRUCTION, LLC      | 5540           | \$5,808.00 E  | WATER FUND                          | Other Contractual Service |
| 080594  | 8/5/2026    | BREAKTHRU BEVERAGE MN BE      | 128101003      | \$10,654.39 E | MUNICIPAL LIQUOR FBeer For Resale   |                           |
| 080594  | 8/5/2026    | BREAKTHRU BEVERAGE MN BE      | 128001693      | \$11,877.72 E | MUNICIPAL LIQUOR FBeer For Resale   |                           |
| 080597  | 8/5/2026    | CAPITOL BEVERAGE SALES, L.P   | 3320549        | \$6,001.25 E  | MUNICIPAL LIQUOR FBeer For Resale   |                           |
| 080608  | 8/5/2026    | JOHNSON BROTHERS LIQUOR       | 1108256        | \$7,592.57 E  | MUNICIPAL LIQUOR FWine For Resale   |                           |
| 080608  | 8/5/2026    | JOHNSON BROTHERS LIQUOR       | 1108255        | \$3,964.65 E  | MUNICIPAL LIQUOR FTHC for Resale    |                           |
| 080608  | 8/5/2026    | JOHNSON BROTHERS LIQUOR       | 1103376        | \$13,091.51 E | MUNICIPAL LIQUOR FLiquor For Resale |                           |
| 080613  | 8/5/2026    | PHILLIPS WINE AND SPIRITS, IN | 5213433        | \$3,799.00 E  | MUNICIPAL LIQUOR FLiquor For Resale |                           |
| 080617  | 8/5/2026    | SOUTHERN GLAZERS OF MN WI     | 2783986        | \$8,129.69 E  | MUNICIPAL LIQUOR FLiquor For Resale |                           |
| 080617  | 8/5/2026    | SOUTHERN GLAZERS OF MN WI     | 2786613        | \$5,762.37 E  | MUNICIPAL LIQUOR FLiquor For Resale |                           |
| 080623  | 8/18/2026   | BREAKTHRU BEVERAGE MN BE      | 128315441      | \$10,963.21 E | MUNICIPAL LIQUOR FBeer For Resale   |                           |
| 080623  | 8/18/2026   | BREAKTHRU BEVERAGE MN BE      | 128210474      | \$8,718.52 E  | MUNICIPAL LIQUOR FBeer For Resale   |                           |
| 080625  | 8/18/2026   | CAPITOL BEVERAGE SALES, L.P   | 3327083        | \$3,721.82 E  | MUNICIPAL LIQUOR FBeer For Resale   |                           |
| 080625  | 8/18/2026   | CAPITOL BEVERAGE SALES, L.P   | 3330503        | \$4,755.00 E  | MUNICIPAL LIQUOR FLiquor For Resale |                           |
| 080632  | 8/18/2026   | JOHNSON BROTHERS LIQUOR       | 1118199        | \$5,231.66 E  | MUNICIPAL LIQUOR FWine For Resale   |                           |
| 080632  | 8/18/2026   | JOHNSON BROTHERS LIQUOR       | 1118198        | \$11,333.86 E | MUNICIPAL LIQUOR FLiquor For Resale |                           |
| 080632  | 8/18/2026   | JOHNSON BROTHERS LIQUOR       | 1113556        | \$14,175.99 E | MUNICIPAL LIQUOR FLiquor For Resale |                           |
| 080643  | 8/18/2026   | SOUTHERN GLAZERS OF MN WI     | 2789207        | \$5,946.98 E  | MUNICIPAL LIQUOR FLiquor For Resale |                           |
| 080652  | 8/18/2026   | BIFFS, INC PORTABLE RESTRO    |                | \$5,827.00 E  | GENERAL FUND                        | Other Contractual Service |
| 080653  | 8/18/2026   | BOLTON AND MENK, INCORPOR     | 0402565        | \$5,132.50 E  | WATER FUND                          | Professional Srvs         |
| 080656  | 8/18/2026   | CAMPBELL KNUTSON, P.A. ATTY   |                | \$6,216.08 E  | GENERAL FUND                        | Legal Fees                |
| 080661  | 8/18/2026   | CITIES DIGITAL SOLUTIONS      | 67744          | \$3,878.75 E  | GENERAL FUND                        | Computer Hardware/Soft    |
| 080666  | 8/18/2026   | FIRST DUE                     | 10097          | \$3,734.19 E  | AREA FIRE SERVICE                   | Other Contractual Service |
| 080673  | 8/18/2026   | HORGAN, PAT AND REBECCA       |                | \$5,000.00 G  | GENERAL FUND                        | New Construction Escrow   |
| 080679  | 8/18/2026   | KLM ENGINEERING, INCORPORA    | 11577          | \$24,673.50 E | WATER FUND                          | Professional Srvs         |
| 080681  | 8/18/2026   | LAKE MANAGEMENT, INC.         | 43790          | \$4,699.00 E  | GENERAL FUND                        | Other Contractual Service |
| 080689  | 8/18/2026   | MET COUNCIL WASTEWATER M      | 0001211238     | \$86,297.26 E | SEWER FUND                          | Waste Disposal-MCIS       |
| 080698  | 8/18/2026   | MORRIES BUFFALO FORD          | 628726         | \$8,059.27 E  | GENERAL FUND                        | Equip & Vehicle Repairs   |
| 080699  | 8/18/2026   | MOUND FIRE RELIEF ASSOCIATI   | 2026-07        | \$13,983.33 E | AREA FIRE SERVICE                   | Fire Pens Contrib         |
| 080699  | 8/18/2026   | MOUND FIRE RELIEF ASSOCIATI   | 2026-08        | \$13,983.33 E | AREA FIRE SERVICE                   | Fire Pens Contrib         |
| 080706  | 8/18/2026   | RAY'S SERVICES                |                | \$10,600.00 E | GENERAL FUND                        | Tree Removal              |
| 080706  | 8/18/2026   | RAY'S SERVICES                |                | \$15,500.00 E | GENERAL FUND                        | Tree Removal              |

## CITY OF MOUND

09/01/26 10:45 AM

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**\*Check List**

August 2026

| Check #            | Search Name                    | Invoice   | Amount       | Act<br>Typ | FUND Descr   | Last Dim Descr          |
|--------------------|--------------------------------|-----------|--------------|------------|--------------|-------------------------|
| 080707             | 8/18/2026 SCHNELL, TODD        |           | \$5,000.00   | G          | GENERAL FUND | New Construction Escrow |
| 080712             | 8/18/2026 TANKSCO, INC         |           | \$178,134.50 | E          | WATER FUND   | Repairs & Maintenance-B |
| 080720             | 8/18/2026 XCEL ENERGY          | 988937992 | \$6,036.86   | E          | GENERAL FUND | Electric Utilities      |
| 080727             | 8/31/2026 MORRIES BUFFALO FORD |           | \$8,059.27   | E          | GENERAL FUND | Equip & Vehicle Repairs |
| 823204             | 8/20/2026 MN DEPT OF REVENUE   |           | \$5,169.62   | G          | GENERAL FUND | State Withholding       |
| <b>Grand Total</b> |                                |           | \$792,516.93 |            |              |                         |





## City Council Item 5g

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Sarah Smith, Community Development Director

Date: September 3, 2026

Subject: Variance for Property at 1609 Bluebird Lane

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**RECOMMENDED ACTION** – Review/action on variance request to allow reduced lakeshore setback for 2-story house addition at 1609 Bluebird Lane. As the Planning Commission and Staff have recommended approval, a resolution of approval has been prepared for Council consideration.

**MOTION** to approve Resolution No. 26-62 Approving Lakeshore Setback Variance for House Addition Project at 1609 Bluebird Lane

### OVERVIEW

As part of its September 8<sup>th</sup> meeting, the City Council will consider a variance request from Nate Berg of True Concepts, Inc., on behalf of property owners, Jon and Kari Seaverson, who is requesting approval for a lakeshore setback variance for the construction of a garage addition to an existing house at 1609 Bluebird Lane that currently sits within one of the 50 foot lakeshore setbacks from the 929.4 Ordinary High Water Mark (OHWM.) The property is zoned R-1A and is a lot of record measuring 13,740 square feet. The property has shoreline both to the west (rear) and south (side) of the lot. The proposed 2-story addition, which contains garage and upper level living space, continues the conforming property setbacks of the existing home but requires variance approval due to the meandering location of the OHWM. The proposed front, side yard, and rear lakeshore setbacks for the proposed addition and hardcover are conforming.

### PLANNING COMMISSION REVIEW AND RECOMMENDATION

The Planning Commission considered the variance request at its September 1<sup>st</sup> meeting. The applicant and property owners were present at the meeting. No individuals were present for the Planning Commissions' review of the variance. Members of the Planning Commission were favorable to the request.

Staff recommended approval of the request. Based on its review, the Planning Commission unanimously voted to recommend City Council approval of the variance, as recommended by Staff, to include conditions and findings. Details about the Planning Commission's review of the variances request is included in the draft minute excerpts from the September 1<sup>st</sup> meeting.

**NOTIFICATION**

Neighboring property owners of the property per Hennepin County tax records, were notified by letter on September 2<sup>nd</sup> as a courtesy about the variance request and that it was being included on the consent agenda for Tuesday, September 8<sup>th</sup> City Council meeting for consideration.

**SUPPORTING INFORMATION**

- Draft September 1, 2026 Planning Commission meeting minute excerpts
- Planning Report for Planning Case No. 26-07

**ADDITIONAL COMMENT**

- The Planning Report had an incorrect submittal date for the variance application of August 3, 2026. The correct date is August 12, 2026.

**CITY OF MOUND  
RESOLUTION NO. 26-62**

**RESOLUTION APPROVING LAKESHORE SETBACK VARIANCE FOR  
HOUSE ADDITION AT 1609 BLUEBIRD LANE  
PLANNING CASE NO. 26-07  
PID NO. PID 25-117-24-21-0128**

**WHEREAS**, the applicant, Nate Berg of True Concepts Inc., on behalf of property owners, John and Kari Seaverson, on August 12, 2026, submitted a request for a variance pursuant to City Code Section 129-40 for a house addition project; and

**WHEREAS**, the property is zoned R-1A Single Family Residential, is in the Shoreland Overlay, and is a lot of record; and

**WHEREAS**, the property has improved frontage on Bluebird Lane and frontage on Lake Minnetonka on the west side. The property also is subject to lakeshore setback requirements on the south side to the 929.4 Ordinary High Water Mark which is located on the adjacent City lot; and

**WHEREAS**, Sec 129-101 of the Mound City Code includes the R-1A regulations; and

**WHEREAS**, with regard to the variance application, the applicant is requesting approval to allow a reduced lakeshore setback on the south side for a portion of the proposed addition. The addition meets the other structure setback requirements for the R-1A District; and

**WHEREAS**, details about the project are contained in Planning Report No. 26-07 for the September 1, 2026 regular Planning Commission meeting including the applicant's submitted variance application and supporting materials; and

**WHEREAS**, City Code Section 129-40 (a) outlines the criteria for granting a variance which is provided below:

- (1) The variance proposed meets the criteria for Practical Difficulties as defined in City Code Sub. 129-2.
- (2) Granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to owners of other lands, structures or buildings in the same district nor be materially detrimental to property within the same zone.
- (3) The variance requested is the minimum variance which would alleviate the practical difficulty.

- (4) A variance shall only be permitted when it is in harmony with the general purposes and intent of the zoning ordinance and when the terms of the variance are consistent with the comprehensive plan.

; and

**WHEREAS**, according to City Code Sec. 129-2, "*Practical Difficulties*" is defined as follows:

*Practical Difficulties*, as used in conjunction with a variance, means that:

- (i) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (ii) The plight of the landowner is due to circumstances unique to the property including unusual lot size or shape, topography or other circumstances not created by the landowner; and
- (iii) The variance, if granted, will not alter the essential character of the locality.

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems; and

**WHEREAS**, the variance application was reviewed by the Planning Commission at a meeting held on September 1, 2026. After discussion, the Planning Commission unanimously voted to recommend Council approval to include conditions and findings of fact; and

**WHEREAS**, the City Council reviewed the requested variance at its September 8, 2026 meeting and determined that approval would allow the property to be used in a reasonable manner; and

**WHEREAS**, in granting approval, the City Council hereby makes the following findings of fact:

1. The criteria of City Code Section 129-40 Variance are being met.
2. The request to build a garage and living space addition is in harmony with other uses in the area and fits the character of the neighborhood and the R-1A district.
3. The proposed expansion is not encroaching on any zoning/setback standards and maintains side yard setbacks as currently established.
4. The location of the lakeshore along the side lot line limits the ability of the existing house to be expanded. The proposed house addition project maintains the same building line as the house towards the street, however, given that the

shoreline setback is variable, a portion of the garage is within the required lakeshore setback.

; and

**WHEREAS**, the City Council's decision approving the variance was made within the timeline requirements in Minnesota Statutes 15.99.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Mound does hereby incorporate and restate the recitals set forth above and approves the variance for the property at 1609 Bluebird Lane, as described in Exhibit A, for a new/replacement house project with the following conditions:

1. Applicant shall be responsible for payment of all costs associated with the variance request.
2. No building permit will be issued until evidence of recording of the resolution at Hennepin County is provided. At the applicant's request, the City will record the resolution with the recording fees to be paid by the escrow.
3. Applicant shall be responsible for procurement of any and/or all public agency permits including the submittal of all required information prior to building permit issuance.
4. Additional comments and/or conditions from the City Council, Staff, consultants, and public agencies.

Adopted by the City Council for the City of Mound this 8th day of September, 2026.

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Mayor Jason R. Holt

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Attest: Kevin Kelly, Clerk

## Exhibit A

**MEETING MINUTES (DRAFT) EXCERPTS**  
**REGULAR PLANNING COMMISSION**  
**SEPTEMBER 1, 2026**

**Call to Order**

Chair Goode called the meeting to order at 6:00 p.m.

**Roll Call**

Members present: David Goode, Nick Rosener, Kathy McEnaney and Samantha Wacker

Members absent: Drew Heal, Jason Baker and Kristin Young

Staff present: Sarah Smith, Kate Vogt, and Johnny Menhennet

Others present: Peter Grubish (Timberline Homes LLC), Bloomington; John and Kelly Holcomb, Chanhassen, Nate Berg (True Concepts, Inc), 17824 South Shore Lane, Chaska; and John and Kari Seaverson, 1609 Bluebird Lane; Helen Canning, 5926 Beachwood Road

**Board of Adjustment and Appeals**

**Review/Discussion/Recommendation – Planning Case No. 26-07**

**Variances for House Addition Project at 1609 Bluebird Lane**

City Planner Johnny Menhennet presented the lakeshore variance request for the property at 1609 Bluebird Lane.

The applicant is requesting to construct a two-story addition to the front of the existing home, to include a garage and living space. The property has two lakeshore-adjacent sides: west (rear) and south (side). The proposed addition requires lakeshore setback relief on the south side for a small portion of the addition with an encroachment of approximately 3 feet. The addition will extend into the existing driveway and will not add any covered area to the property. Wetland delineation was not required and the Minnehaha Creek Watershed District (MCWD) does not require a wetland buffer for this project.

City Planner Menhennet reviewed options for moving forward with the Commission. Staff recommended approval.

Chair Goode asked if there were questions from the Planning Commission members.

Commissioner Rosener asked whether the blue line on the graphic within the presentation represented an elevation or wetland boundary; City Planner Menhennet clarified it represents the Ordinary High Water Mark (OHWM) of 929.4.

Community Development Director Sarah Smith elaborated on City Planner Menhennet's response noting that this project is similar to an expansion permit rather than a variance as the building line is being expanded horizontally however the OHWM shifts closer to the building requiring a variance.

Commissioner Rosener also asked about the distinction between floodplain and high-water mark; Community Development Director Smith explained.

Chair Goode invited the applicant to the podium.

Applicant Nate Berg, of True Concepts Inc., explained the existing garage is a two-car garage with a bonus room above; the proposal adds two additional car spaces, with 8-foot ceilings in the bonus room.

Commissioner McEnaney noted she had driven by the site and felt the project would look great.

Commissioner Wacker stated the request was clear-cut.

Commissioner Rosener shared that he values wetland preservation and does not feel this project detracts from that goal, noting it is a good location for the addition.

Chair Goode asked for Planning Commission discussion. There was no additional discussion or questions from members.

**MOTION** by Rosener, seconded by Wacker, to recommend approval of the variance application, as recommended by Staff. All voted in favor. **MOTION** passed unanimously.

Community Development Director Smith noted that the item will be included on the September 8, 2026 City Council agenda and invited the applicant to attend.





## PLANNING REPORT

**TO:** Planning Commission  
**FROM:** Johnny Menhennet, City Planner  
Sarah Smith, Community Development Director  
**DATE:** September 1, 2026  
**SUBJECT:** Consideration of request for lakeshore setback variance  
(Case No. 26-07)  
**APPLICANT:** Nate Berg from True Concepts Inc, on behalf of John and Kari  
Seaverson, property owners  
**LOCATION:** 1609 Bluebird Lane (PID No. 25-117-24-21-0128)  
**MEETING DATE:** September 1, 2026  
**COMPREHENSIVE PLAN:** Low Density Residential  
**ZONING:** R-1A Single Family Residential

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### SUMMARY

The applicant is requesting approval for a lakeshore setback variance for the construction of a garage addition to an existing house at 1609 Bluebird Lane that currently sits within one of the 50 foot lakeshore setbacks from the 929.4 Ordinary High Water Mark (OHWM.) The property is zoned R-1A and is a lot of record measuring 13,740 square feet. The property has shoreline both to the west (rear) and south (side) of the lot. The proposed 2-story addition, which contains garage and upper level living space, continues the conforming property setbacks of the existing home but requires variance approval due to the location of the OHWM. The proposed front, side yard, and rear lakeshore setbacks for the proposed house and hardcover are conforming.

### REVIEW PROCEDURE

#### ***60-Day Land Use Application Review Process***

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" is determined to be August 13, 2026 as provided by Minnesota Statutes Section 645.15. The 60-day timeline expires on or around October 12, 2026.

### **Variance**

City Code Section 129-40 states that a variance may be granted to provide relief to a landowner where the application of the City Code imposes practical difficulty for the property owner. In evaluating the variance, the City Council must consider whether:

- (1) The variance proposed meets the criteria for Practical Difficulties as defined in City Code Sub. 129-2.
- (2) Granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to owners of other lands, structures or buildings in the same district nor be materially detrimental to property within the same zone.
- (3) The variance requested is the minimum variance which would alleviate the practical difficulty.
- (4) A variance shall only be permitted when it is in harmony with the general purposes and intent of the zoning ordinance and when the terms of the variance are consistent with the comprehensive plan.

According to City Code Sec. 129-2, *"Practical Difficulties"* is defined as follows:

Practical Difficulties, as used in conjunction with a variance, means that:

- (i) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (ii) The plight of the landowner is due to circumstance unique to the property including unusual lot size or shape, topography or other circumstances not created by the landowner; and
- (iii) The variance, if granted, will not alter the essential character of the locality.  
Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

### **NOTIFICATION**

Neighboring property owners of the subject site, per Hennepin County tax records, were mailed an informational letter on August 26<sup>th</sup> to inform them of the Planning Commission's review of the variance application at its September 1<sup>st</sup> meeting.

## **STAFF / CONSULTANT / AGENCY / UTILITIES REVIEW**

Copies of the request and supporting materials were forwarded to involved departments, consultants, agencies, and private utilities for review and comment. As of the writing of the Planning Report, Staff has received not received any comments on the requested variance.

## **DISCUSSION**

1. The property previously received a lakeshore variance in 1982 to the OHWM located on the City-owned parcel to the south for a house construction project.
2. The applicant is proposing to construct a single-family home addition on the lot, which has shorelines both to the west (rear) and south (side) of the lot. The lot currently has a single-family home located within the side shoreland setback areas. A variance is being requested to construct the proposed new addition within the shoreland setback on the south side that is slightly closer to the shoreline than the existing structure. The proposed addition has a footprint of 552 square feet (23' x 24'), of which less than 50 square feet is within the lakeshore setback.
3. A wetland delineation was not performed. The City's wetland specialist indicated a delineation was not needed as long as no work or equipment/materials storage takes place on the adjacent lot to the south owned by the City. Staff also confirmed with the MCWD that a wetland buffer is not required for the project.
4. The proposed addition meets all setback standards with the exception of a small portion in the southeast corner that is within the 50-foot lakeshore setback.
5. The proposed hardcover on the lot is 36% which is under the 40 percent maximum allowance.
6. The proposed low floor elevation for the addition is 933.1. Per code, the minimum construction floor elevation for new structures on Lake Minnetonka is 933.0.
7. Per code, no structure, or portion thereof, shall be built into the required front, side, and/or rear yards with the exception of allowable encroachments as provided by City Code §129-197 including but not limited to, eaves/roof overhangs and mechanical equipment, which are allowed to encroach not more than 2 feet into setbacks.
8. No filling and/or grading activities may take place at or below the 931.5 Minnehaha Creek Watershed District (MCWD) floodplain elevation is allowed unless a floodplain alteration permit is approved and authorized by the MCWD.

9. The building height is proposed to remain unchanged as this will be a lateral expansion of existing roofline.

### **STAFF RECOMMENDATION**

Staff recommends Planning Commission recommend approval of the variance request with the following list of minimum conditions:

1. Applicant shall be responsible for payment of all costs associated with the variance request.
2. The applicant shall be responsible for recording the resolution with Hennepin County or may request the City record the resolution with the involved fee to be paid by the escrow. The applicant is advised that the resolution will not be released for recording until all conditions have been met and all fees for the variance have been paid and the escrow account is in good standing. The submittal of additional escrow may be required.
3. Applicant shall be responsible for procurement of any and/or all public agency permits including the submittal of all required information prior to building permit issuance.
4. Additional comments and/or conditions from the City Council, Staff, consultants, and public agencies.

Staff's recommendation for Planning Commission approval of the variance is based on the following findings of fact:

1. The criteria of City Code Section 129-40 Variance are being met.
2. The request to build a garage and living space addition is in harmony with other uses in the area and fits the character of the residential neighborhood.
3. The proposed expansion is not encroaching on any zoning/setback standards and maintains side yard setbacks as currently established.
4. The location of the lakeshore along the side lot line limits the ability of the existing house to be expanded. The proposed house addition project maintains the same building line as the house towards the street, however, given that the shoreline setback is variable, a portion of the garage is within the required lakeshore setback.

**CITY COUNCIL REVIEW**

In the event a recommendation is received from the Planning Commission, it is anticipated that the variance request will be considered by the City Council at either the September 8th or September 22<sup>nd</sup> meeting.



2415 Wilshire Boulevard, Mound, MN 55364  
Phone 952-472-0600 FAX 952-472-0620

## VARIANCE APPLICATION

Rec  
8/12/26  
SS

**Application Fee and Escrow Deposit required at time of application.**

Planning Commission Date \_\_\_\_\_

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

City Council Date \_\_\_\_\_

**Please type or print legibly**

|                                                    |             |                                                   |       |            |
|----------------------------------------------------|-------------|---------------------------------------------------|-------|------------|
| <b>SUBJECT<br/>PROPERTY<br/>LEGAL<br/>DESC.</b>    | Address     | 1609 Bluebird Ln. Mound MN 55364                  |       |            |
|                                                    | Lot         | 4&21                                              | Block | 7          |
|                                                    | Subdivision | Woodland Point                                    |       |            |
|                                                    | PID #       | Zoning: R1 <u>R1A</u> R2 R3 B1 B2 B3 (Circle one) |       |            |
| <b>PROPERTY<br/>OWNER</b>                          | Name        | John and Kari Seaverson                           |       |            |
|                                                    | Email       | [REDACTED]                                        |       |            |
|                                                    | Address     | 1609 Bluebird Ln. Mound MN 55364                  |       |            |
| <b>APPLICANT<br/>(IF OTHER<br/>THAN<br/>OWNER)</b> | Name        | Nate Berg True Concepts Inc.                      |       |            |
|                                                    | Email       | [REDACTED]                                        |       |            |
|                                                    | Address     | PO Box 307 Excelsior, MN 55331                    |       |            |
|                                                    | Phone Home  | [REDACTED]                                        | Work  | [REDACTED] |
|                                                    |             |                                                   | Fax   |            |

1. Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property? Yes ( ) No (x). If yes, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

2. Detailed description of proposed construction or alteration (size, number of stories, type of use, etc.):

Add a 2 story 25 x 25 addition to the existing home. We will be extendind the existing garage and bonus room.

3. Do the existing structures comply with all area, height, bulk, and setback regulations for the zoning district in which it is located? Yes ( ☐ ) No ( ☐ ). If no, specify each non-conforming use (describe reason for variance request, i.e. setback, lot area, etc.):

The existing structure does have a variance for a section of the home that is within the 50' set back requirement from the OHWL. The rest of the existing structure is within the setbacks.

| <u>SETBACKS:</u>        | REQUIRED    | REQUESTED<br>(or existing) | VARIANCE    |
|-------------------------|-------------|----------------------------|-------------|
| Front Yard: ( N S E W ) | 20 ft.      | _____ ft.                  | _____ ft.   |
| Side Yard: ( N S E W )  | 10 ft.      | _____ ft.                  | _____ ft.   |
| Side Yard: ( N S E W )  | 10 ft.      | _____ ft.                  | _____ ft.   |
| Rear Yard: ( N S E W )  | 50 ft.      | _____ ft.                  | _____ ft.   |
| Lakeside: ( N S E W )   | 50 ft.      | _____ ft.                  | _____ ft.   |
| OHWL: ( N S E W )       | 50 ft.      | _____ ft.                  | _____ ft.   |
| Street Frontage:        | _____ ft.   | _____ ft.                  | _____ ft.   |
| Lot Size:               | 13794 sq ft | _____ sq ft                | _____ sq ft |
| Hardcover:              | 4964 sq ft  | _____ sq ft                | _____ sq ft |

4. Does the present use of the property conform to all regulations for the zoning district in which it is located? Yes ( ☒ ), No ( ☐ ). If no, specify each non-conforming use:

5. Which unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in that zoning district?

( ☐ ) too narrow      ( ☒ ) topography      ( ☐ ) soil  
 ( ☐ ) too small      ( ☐ ) drainage      ( ☐ ) existing situation  
 ( ☐ ) too shallow      ( ☐ ) shape      ( ☐ ) other: specify

Please describe: \_\_\_\_\_ The set back from one point of the OHWL is too close.

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

6. Was the practical difficulty described above created by the action of anyone having property interests in the land after the zoning ordinance was adopted (1982)? Yes ( ), No (x). If yes, explain:

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

7. Was the practical difficulty created by any other human-made change, such as the relocation of a road? Yes ( ), No (x). If yes, explain:

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

8. Are the conditions of practical difficulty for which you request a variance peculiar only to the property described in this petition? Yes (x), No ( ). If no, list some other properties which are similarly affected?

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

9. Comments: \_\_\_\_\_

We will look at a variance from the utilities easement as it may not be needed anymore since the development is complete.

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

I certify that all of the above statements and the statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the variance information provided. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Owner's Signature  Date \_\_\_\_\_

Applicant's Signature  Date 08/11/2026





# HARDCOVER CALCULATIONS

(IMPERVIOUS SURFACE COVERAGE)

PROPERTY ADDRESS: 1609 Bluebird Lane, Mound

OWNER'S NAME: Seaverson

LOT AREA 13,794 SQ. FT. X 30% = (for all lots) ..... **4,138 s.f.**

LOT AREA 13,794 SQ. FT. X 40% = (for Lots of Record) ..... **5,517 s.f.**

\* Existing Lots of Record may have 40 percent coverage provided that techniques are utilized, as outlined in Zoning Ordinance Section 129-385 (see back). A plan must be submitted and approved by the Building Official.

|                                                                                                                          | LENGTH            |   | WIDTH        |   | SQ FT        |
|--------------------------------------------------------------------------------------------------------------------------|-------------------|---|--------------|---|--------------|
| HOUSE                                                                                                                    |                   | X |              | = | <u>2,572</u> |
|                                                                                                                          | <u>24</u>         | X | <u>25</u>    | = | <u>600</u>   |
| TOTAL HOUSE                                                                                                              |                   |   |              |   | <u>3,172</u> |
| DETACHED BUILDINGS<br>(GARAGE/SHED)                                                                                      |                   | X |              | = | <u>82</u>    |
|                                                                                                                          |                   | X |              | = |              |
| TOTAL DETACHED BUILDINGS                                                                                                 |                   |   |              |   | <u>82</u>    |
| DRIVEWAY, PARKING<br>AREAS, SIDEWALKS,<br>ETC.                                                                           | <u>38.5+/-</u>    | X | <u>25+/-</u> | = | <u>963</u>   |
|                                                                                                                          | <u>Pavers</u>     | X |              | = | <u>561</u>   |
|                                                                                                                          | <u>Conc. Walk</u> | X |              | = | <u>198</u>   |
| TOTAL DRIVEWAY, ETC                                                                                                      |                   |   |              |   | <u>1,722</u> |
| DECKS Open decks (1/4" min.<br>Opening between boards) with a<br>pervious surface under are not<br>counted as hardcover. |                   | X |              | = |              |
|                                                                                                                          |                   | X |              | = |              |
|                                                                                                                          |                   | X |              | = |              |
| TOTAL DECK                                                                                                               |                   |   |              |   |              |
|                                                                                                                          |                   | X |              | = |              |
|                                                                                                                          |                   | X |              | = |              |
| TOTAL OTHER                                                                                                              |                   |   |              |   |              |

TOTAL HARDCOVER / IMPERVIOUS SURFACE ..... **4,976 s.f.**

UNDER / OVER (indicate difference) ..... **+838@ 30%/-541@40%**

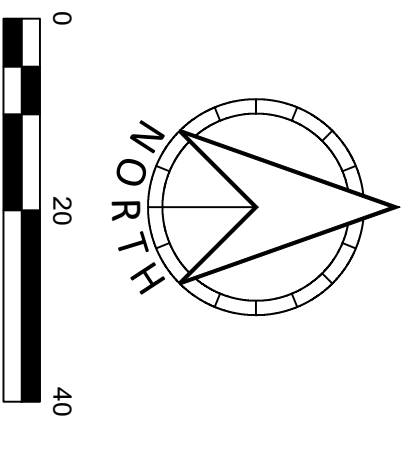
PREPARED BY David Pembertron @ 45 North Land Surveying

DATE 5/26/26





13401 Preston Road  
Minnetonka, Minnesota 55345  
Tel: 612-977-0433  
www.45NorthLS.com  
45NorthLSurveying@gmail.com



Bearing shown hereon are based on the Hennepin County Coordinate System (NAD83-1986). Flat bearings are indicated by the bearing lines.

VICINITY MAP



HENNEPIN COUNTY  
SEC.13 TWP.117 R.6G. 24  
JOB #: 25-037

CERTIFICATE  
OF  
SURVEY  
PREPARED FOR:

SEAVEARSON  
RESIDENCE

CERTIFICATION  
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. Dated this 20th day of May, 2025.

David B. Penherton  
Minnesota License No. 40314

SUBMITAL/REVISION

05/20/2025 - Original Survey  
06/26/2026 - Proposed Addition  
07/14/2026 - Proposed Parking  
08/05/2026 - Additional O&M/ setback  
08/12/2026 - Variance - Description

LEGAL DISTRIBUTION

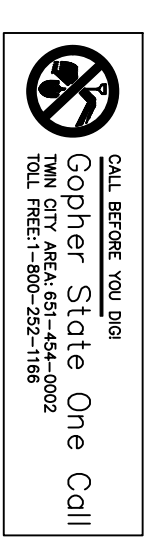
ONLY THE CONTRACT CLIENT HAS AUTHORIZATION TO DISTRIBUTE THIS HARD COPY SURVEY OR CAD FILE IN ITS CURRENT FORM FOR ITS ORIGINAL INTENDED PURPOSE. ANY SUBMITAL OF THIS SURVEY TO ANY OTHER PARTY SHALL BE DONE AT THE CLIENT'S RISK. THE CLIENT'S REPRESENTATIVE AS NAMED HEREON, THE MODIFICATION OF THIS HARD COPY SURVEY EXHIBIT OR CAD FILE IS PROHIBITED WITHOUT AUTHORIZATION FROM 45 NORTH SURVEYING, LLC.

PARCEL LEGAL DESCRIPTION

(Per Warranty Deed Doc. No. A10549738)  
That part of Lots 4 and 21, Block 7, WOODLAND POINT and that part of Lots 3, and 22, Block 7, WOODLAND POINT lying southerly of a line drawn parallel to and 10 feet northerly, at right angles, from the south line of said lots, together with that part of Waconia's Common, adjoining Lot 21 and a part of Lot 22, Block 7, WOODLAND POINT, Hennepin County, Minnesota, as shown on said plat lying between the extensions across it of the southerly line of said Lot 21 and the northerly line of that part of said Lot 22 lying southerly of a line drawn parallel to and 10 feet northerly, at right angles, from the southerly line of said Lot 22, Hennepin County, Minnesota.

NOTES

- 1) Site Address: 1609 Bluebird Lane, Mound, Minnesota 55961
- 2) Flood Zone Information: This property appears to be in Zone X (area determined to be outside of the 1% annual chance floodplain) and Zone AE (area subject to inundation by the 1% annual chance floodplain). The property is not determined by detailed methods (IBFRA) as shown. Monitors are shown. Flood Insurance Rate Map, Community Panel No. 270570284F, effective date of 1/10/2016.
- 3) Parcel Area Information: 13,794 s.f. ~ 0.324 acres (measured to ordinary high water line)
- 4) Benchmark: Elevations are based on Hennepin County Control Point MOUND which has an elevation of 597.02 feet (NGVD 29) and is located at 600 S. 2nd St. using the National Oceanic and Atmospheric Administration Online Vertical Datum Transformation website.
- 5) Zoning Information:  
The current Zoning for the subject property is R-1A (Single Family Residential) per the City of Mound's zoning map.  
Principal Structure Setbacks : Street(s) 20 feet  
Side: 10 feet  
Lake: 50 feet (from Ordinary High Water Line)  
Height: 35 feet  
\* A Zoning Classification Letter from the client must be provided to the surveyor. All zoning, setback information and hardware information shown here on must be verified by all parties involved in the planning and design process for this project.  
We have not received the current zoning classification and building setback requirements from the insurer.
- 6) Utilities: Underground utilities shown hereon are by observed evidence only. We have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. It is the clients responsibility to create a Gopher State One Call ticket.



- 7) Title Commitment: No title commitment or title opinion was provided as part of this survey. Easements delineated on the plat are shown hereon. Other easements may exist that we are unaware of without documentation provided by the client.
- 8) Tree Identification: Trees shown hereon were identified with the PictureThis tree identification application and are deemed reliable. 45 North Land Surveying LLC does not purport to represent said information as identified by a Licensed Arborist.
- 9) Structure Note: Structures are shown to the exterior of the siding and not the foundation.

~LEGEND~

**MONUMENTS**

- CAST IRON MONUMENT
- SET RLS#40344
- SET BRILL-HOLE W/X"
- SET NAIL
- FOUND MON. AS DENOTED
- FOUND PINCHED TOP
- FOUND NAIL
- FOUND BRILL-HOLE
- FOUND NAIL
- SECTION CORNER
- SURVEY CONTROL POINT

**MEASUREMENTS**

- PLAT DISTANCE
- MEASURED DISTANCE
- COMPUTED DISTANCE

**UTILITIES/FEATURES**

- A/C UNIT
- WELL
- UTILITY MANHOLE
- UTILITY PEDestal
- COMM. PEDestal
- COMM. CONNECTION
- POWER POLE
- LIGHT POLE
- LANDSCAPE LIGHT

**LINE WORK**

- COMMUNICATION UNDERGROUND
- STORM DRAIN - ROUND
- STORM DRAIN - SQUARE
- TRANS. TRANSPOWER
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- GAS MANHOLE
- HAND HOLE
- TELEPHONE MANHOLE
- TELEPHONE UNDERGROUND
- UTILITY UNDERGROUND
- WATERMAIN

**SURFACES**

- BITUMINOUS
- FLARED END SECTION
- FLARED END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- RAW RETAINING WALL TOP ELEV.
- ICE ELEVATION

**NATURAL FEATURES**

- TREE DEAD/DROUS
- GROUND ELEVATION
- WALKOUT OPENING ELEV.
- LOE LOWEST OPENING ELEV.
- CARAGE FLOOR ELEVATION
- TOP OF FOUNDATION ELEV.
- BASEMENT FLOOR ELEV.
- GROUND ELEV.
- ORDINARY HIGH WATER LINE

VARIANCE DESCRIPTION

That part of Lots 4 and 21, Block 7, WOODLAND POINT and that part of Lots 3, and 22, Block 7, WOODLAND POINT lying southerly of a line drawn parallel to and 10 feet northerly, at right angles, from the south line of said lots, together with that part of Waconia's Common, adjoining Lot 21 and a part of Lot 22, Block 7, WOODLAND POINT, Hennepin County, Minnesota, as shown on said plat lying between the extensions across it of the southerly line of said Lot 21 and the northerly line of that part of said Lot 22 lying southerly of a line drawn parallel to and 10 feet northerly, at right angles, from the southerly line of said Lot 22, Hennepin County, Minnesota, described as follows:

Commencing at the southeast corner of said Lot 4, Block 7, WOODLAND POINT; thence on an assumed bearing of North 70 degrees 46 minutes 37 seconds West, along the south line of said Lot 4 a distance of 70.67 feet; thence North 19 degrees 13 minutes 23 seconds East a distance of 13.53 feet to the point of beginning; thence South 80 degrees 47 minutes 54 seconds East a distance of 16.22 feet; thence South 74 degrees 34 minutes 21 seconds East a distance of 52.08 feet to the east line of said Lot 4; thence South 19 degrees 26 minutes 54 seconds West, along said east line, a distance of 6.77 feet; thence North 70 degrees 46 minutes 37 seconds West a distance of 70.72 feet to the point of beginning and thence terminating.

Denotes Variance Area - 294 s.f.

WETLAND DELINEATION INFORMATION

Not wetland delineation was perform by a Wetland Specialist.

34



# SEVEN PERSON ADDITION

## PLAN INFORMATION

## FRAMING NOTES:

1. ALL EXTERIOR WALLS TO BE 16" O.C. WITH DOUBLE TOP PLATE UNLESS NOTED OTHERWISE. (U.N.O)
2. WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS OTHERWISE NOTED.
3. ALL HEADERS SHALL BE PER PLAN.
4. ALL EXTERIOR HEADERS SHALL HAVE (1)2X6 BEARING STUD & (1) 2X6 FULL HEIGHT KING STUD ON EACH SIDE U.N.O. (REVIEW PLANS)
5. ALL INTERNAL HEADERS & BEAMS SHALL HAVE (1)2X6 OR (1)2X4 BEARING STUD ON EACH SIDE UNLESS OTHERWISE NOTED.
6. EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB)- ALL FLOOR AND CEILING SYSTEMS TO BE CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER. FLOOR PLANS TO BE ON SITE. HEADER SIZES ARE TO BE USED PER PLAN AND DEVIATION FROM ANY SIZE MUST BE APPROVED BY DESIGNERS.
8. PRESSURE TREATED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X6 MUD SILL. TREATED MEMBERS TO BE S.Y.P #2 OR BETTER.
9. FOR OPENINGS IN EXTERIOR WALLS OR WALLS WITH LATERAL LOADING:

| SQUARE FOOTAGE CALCULATIONS                                     |                    |
|-----------------------------------------------------------------|--------------------|
| <b>FIRST FLOOR:</b>                                             |                    |
| ADDITIONAL GARAGE SQ. FTG.                                      | 600 SQ. FT.        |
| NEW OVERALL 1ST FLR. SQ. FTG.<br>(INCLUDING ADDITION)           | 3,107 SQ.FT.       |
| <b>SECOND FLOOR:</b>                                            |                    |
| ADDITIONAL 2ND FLOOR SQ. FTG.                                   | 405 SQ.FT.         |
| NEW OVERALL 2ND FLR. SQ.FT.<br>(INCLUDING ADDITION)             | 2,717 SQ.FT.       |
| <b>NEW TOTAL HOUSE SQ. FTG:</b><br>(BOTH FINISHED & UNFINISHED) | <b>5824 SQ.FT.</b> |

**INSULATION:**

1. ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20.
2. ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49. ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO BE INSULATED TO MIN. R-30.
3. BASEMENT WALL EXCEPTION, R-5 INTERIOR INSULATION MAY BE OMITTED WHERE R-10 CONTINUOUS EXTERIOR INSULATION IS PROVIDED. ASSEMBLY SHALL MEET  $\leq 2.6$  ACH (PER SECTION 402.4.1.2). EXPOSED FOUNDATION WALL AREA (GRADED TO TOP OF WALL) SHALL NOT EXCEED  $1.5 \times$  THE LINEAL FEET OF WALL ENCLOSING CONDITIONED SPACE. INTERIOR INSULATION (IF USED), OTHER THAN CLOSED-CELL SPRAY FOAM, SHALL NOT EXCEED R-11.

## **DOORS & WINDOWS:**

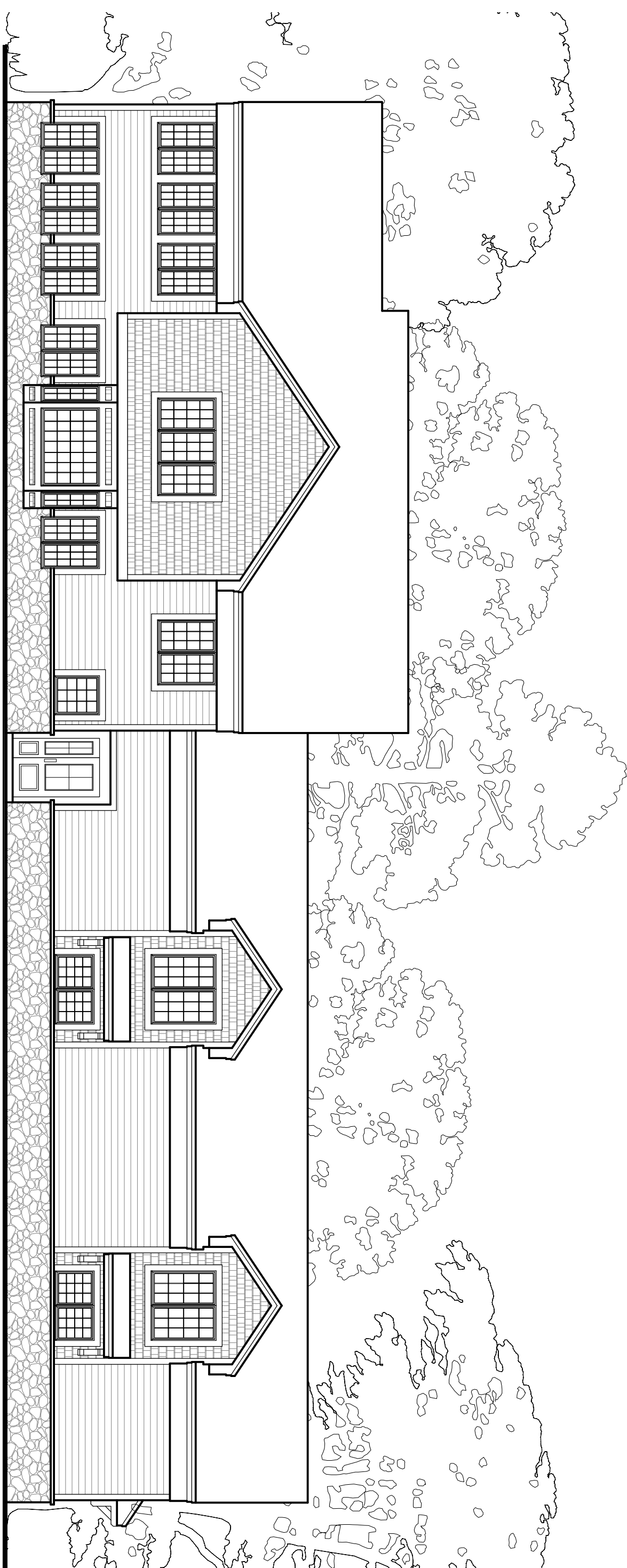
1. 0'-0" - 4'-0" = 1 JACK STUD  
b. 4'-0" - 8'-0" = 2 JACK STUDS  
c. 8'-0" - 12'-0" = 3 JACK STUDS  
d. GREATER THAN 12' AT OPENINGS = CONSULT ENGINEERING
10. POSTS CALLED OUT ARE NUMBER OF TRIMMER/JACK STUDS REQUIRED PER SIDE OF OPENING.
- CONCRETE NOTES:**
1. ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.S.F. SOL.
  2. FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THAN 3'4".
  3. 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 6" O.C. MAX. 12" MIN FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE (REFER TO STRUCTURAL PAGES).
  4. PAD FOOTING REINFORCEMENT IS TO BE LOCATED (3") FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED) REFER TO STRUCTURAL PAGES FOR ADDITIONAL INFORMATION REGARDING RE-BAR/ETC.
  5. MIN. 5000 PSI CONCRETE @ ALL FOOTINGS
1. ALL WINDOWS AND DOORS TO BE DOUBLE PANE GLASS PANELS WITH LOW-E RATINGS.
  2. WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED PER CODE.
  3. ANY WINDOW ABOVE A TUB/WET AREA MUST BE TEMPERED PER CODE.
  4. ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED PER CODE.
  5. WINDOW GLAZING MUST BE AT LEAST 18" A.F.F. WHEN WINDOW IS ABOVE 6' FROM GRADE. IF WITHIN 18", WINDOW MUST BE TEMPERED.
  6. ALL BEDROOMS TO HAVE AT LEAST ONE WINDOW THAT HAS A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSIONS OF 24" IN HEIGHT & 20" IN WIDTH, SILL HEIGHT NOT TO BE GREATER THAN 44" A.F.F.
  7. WINDOWS WITH SILLS WITHIN 2' OF THE FLOOR THEY SERVE AND ARE 72" ABOVE GRADE MUST EITHER HAVE A FALL PREVENTION OR OPENING LIMITER DEVICE PER CODE.

**SHEETROCK/GYPSUM BOARD:**

1. CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE TO HAVE 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.
3. GARAGE CEILING AND WALLS THAT ADJOIN HOUSE WALLS ARE TO BE 5/8" GYPSUM BOARD PER CODE.

**MECHANICAL & ELECTRICAL:**

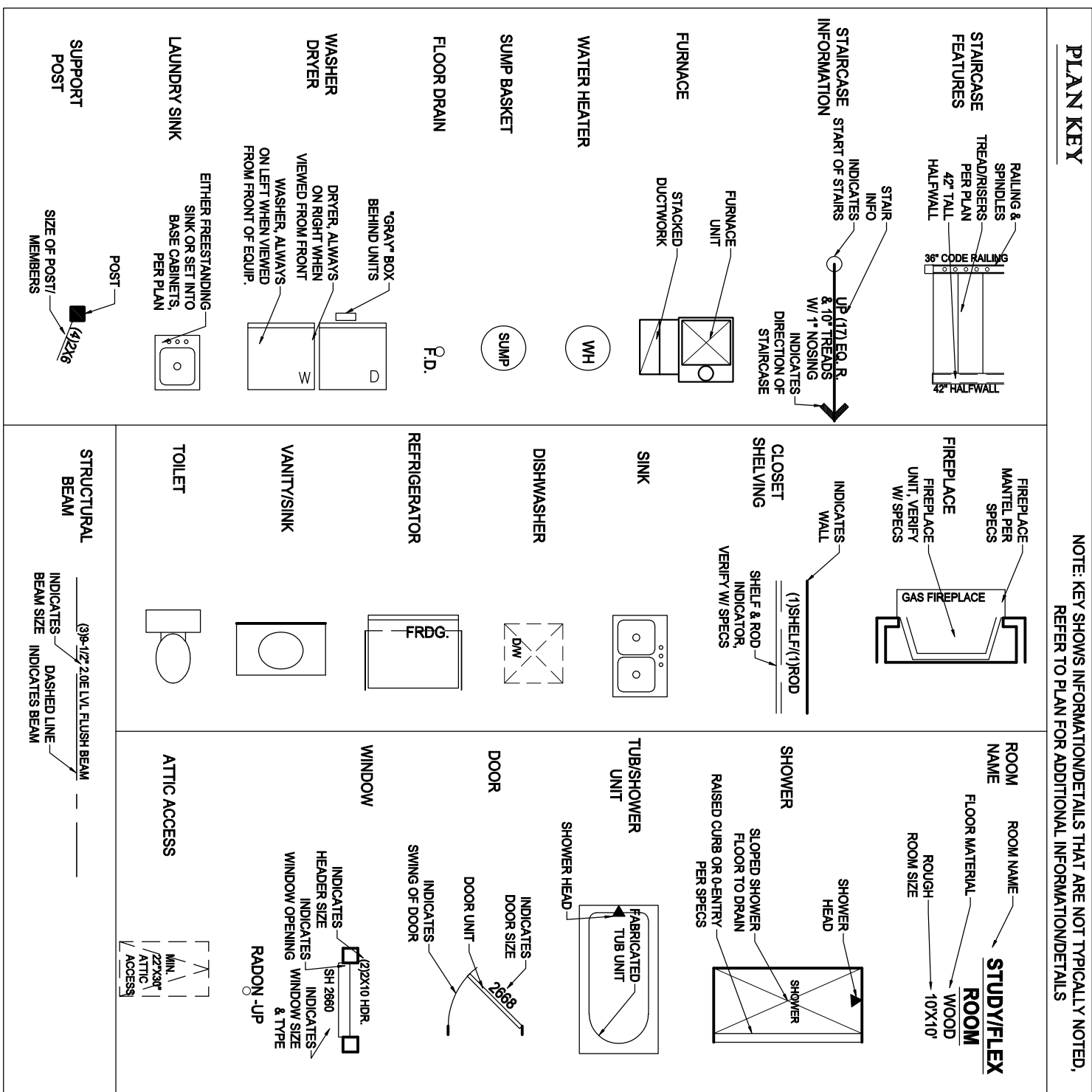
1. ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.
2. HVAC CONTRACTOR TO VERIFY LAYOUT FOR DUCT-RUNS BEFORE INSTALLATION, IF MODIFICATION IS REQUIRED. REPORT INFORMATION/CHANGES TO CONTRACTOR & LITTFIN DESIGN.



**FUTURE BUILDING SITE INFORMATION:**



### PLAN KEY



# SHEET INDEX

## COVER

- |    |                            |
|----|----------------------------|
| A1 | PROP. FRONT & RIGHT ELEVS. |
| A2 | PROPOSED REAR ELEVATION    |
| A3 | PROPOSED ROOF PLAN         |
| A4 | PROPOSED FOUNDATION PLAN   |
| A5 | EXISTING FIRST FLOOR PLAN  |
| A6 | PROPOSED FIRST FLOOR PLAN  |
| A7 | EXISTING SECOND FLOOR PLAN |
| A8 | PROPOSED SECOND FLOOR PLAN |
| D1 | SECTIONS                   |
| S1 | WALL BRACING PLANS         |
| S2 | WALL BRACING DETAILS       |

**CODE INFORMATION:**

- 2020 MINNESOTA STATE RESIDENTIAL CODE
- SINGLE FAMILY CONSTRUCTION TYPE IRC-1
- 2023 NATIONAL ELECTRICAL CODE
- 2020 MINNESOTA STATE MECHANICAL & FUEL GAS CODE
- 2020 MINNESOTA STATE FIRE CODE
- 2020 MINNESOTA PLUMBING CODE

### SOIL TYPE:

DESIGNED WITH 2000 PSF SOILS, ALL FOUNDATION CONSTRUCTION MUST FACTOR IN THIS AT A MINIMUM.

## WIND EXPOSURE:

DESIGNED WITH "EXPOSURE B" CLASSIFICATIONS AND WIND GUSTS OF 115 MPH PER 2020 MN RESIDENTIAL CODE REGULATIONS.

**GENERAL NOTES:**

ALL FOUNDATION WALL STRUCTURAL INFORMATION USED TO CONSTRUCT THE FOUNDATION SYSTEM IS TO BE ON SITE WHEN

POURING ON BUILDING WALLS.  
ALL STRUCTURAL BEAMS, POSTS & TALL WALLS ARE TO BE BUILT PER I-LEVEL SPECIFICATIONS.  
ALL MANUFACTURED FLOOR & ROOF TRUSSES ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.  
ALL MANUFACTURED FLOOR & ROOF TRUSS SPECIFICATIONS ARE TO BE ON SITE DURING INSTALLATION

REVISION:  
EXISTING:[illegible]

## DRAWING TITLE:

## SEAVERSON ADDITION

## LOCATION:

1609 BLUEBIRD LN, MOUND MN

© COPYRIGHT 2025



LITTFINDESIGN.COM  
MLITTFIN@HOTMAIL.COM

WINSTED, MN

CURRENT  
DATE:  PAGE

DATE:

1  
 2  
 3  
 4  
 5

PAGE DESCRIPTION



GENERAL EXTERIOR NOTES:

1. ICE AND WATER BARRIER @ BOTTOM 6" OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY. COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.

2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.

3. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS, AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.

4. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUFACTURE. SPECIFICATIONS AND IRC CODE REGULATIONS.

5. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.

6. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.

7. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.

8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE

9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.

10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.

11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.

12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.

13. GRADE CONDITIONS MAY VARY ON SITE.

EXTERIOR MATERIAL KEY

**6" HORIZONTAL SIDING**  
**-MATERIAL: SMART-SIDING,**  
**VERIFY W/ SPEC.**

**SHAKE SIDING**  
**-MATERIAL: SMART-SIDING,**  
**VERIFY W/ SPEC.**

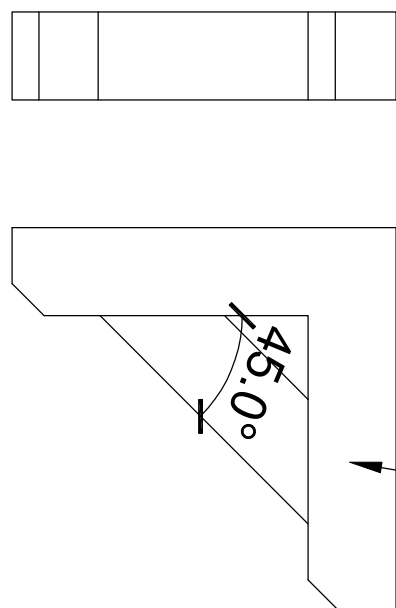
**STONE VENEER**  
**-MATERIAL:**  
**CAST CONCRETE, VERIFY**  
**W/ SPEC.**

EXTERIOR DETAIL KEY

A.) 8" FASCA W/ 4" SHADOW BOARD & 16" TRIM BOARD BELOW, PER SPEC.  
B.) 6" TRIM PER SPEC.  
C.) SIDING PER PLAN

A.) 6" TRIM PER SPEC  
B.) WINDOW PER PLAN  
C.) 6" HORIZONTAL SIDING PER PLAN

2" X 2" BRACKET MADE OF 6" X 6" CEDAR W/ 45° ANGLED CENTER ELEMENT. W/ 2" 45° CHAMFER ENDS AS SHOWN - PER SPEC



2

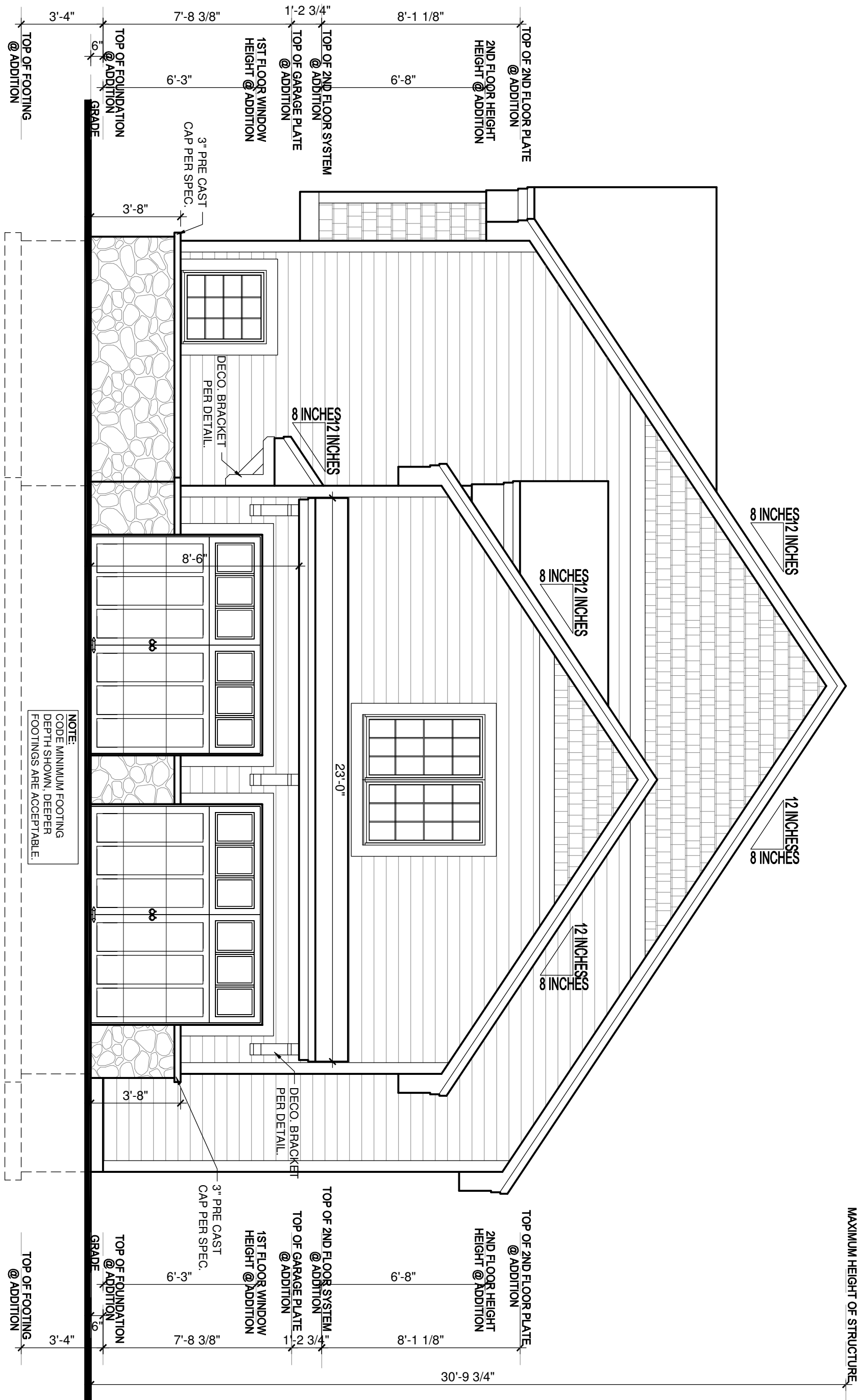
2X2 DECORATIVE BRACKET

SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

PROPOSED RIGHT ELEVATION

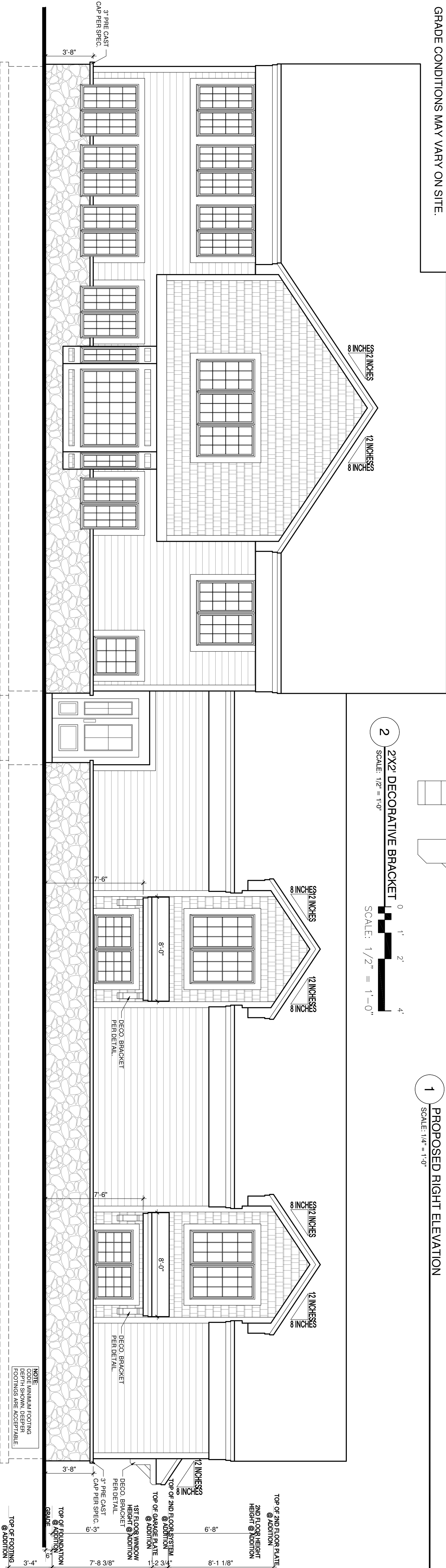
SCALE: 1/4" = 1'-0"



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

PROPOSED FRONT ELEVATION

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



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

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

MAXIMUM HEIGHT OF STRUCTURE

| REVISION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | REV. DATE: | DRAWING TITLE:     | CURRENT DATE:                                                                                                                                                                                              | PAGE | PAGE DESCRIPTION:                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------|
| EXISTING GARAGE WALL ADJUSTED TO NEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 6-18-26    | SEAVERSON ADDITION | 6-18-25                                                                                                                                                                                                    | A1   | PROPOSED FRONT & RIGHT ELEVATIONS SCALED PRINT @ 24X36 |
| THIS PLAN PROVIDES BUILDING DETAILS FOR A PROJECT TO BE BUILT IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AS WELL AS ANY LOCAL CODES. CONTRACTOR, OWNER, AND/OR TRADES ARE RESPONSIBLE FOR ANY VIOLATIONS, PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS MADE DURING DESIGN, BIDDING, OR CONSTRUCTION PHASES. ANY AND ALL SITE REVIEW IS TO BE PERFORMED BY OTHERS SUCH AS THE CONTRACTOR, OWNER, SURVEYOR, OR OTHER TRADES RESPONSIBLE FOR SITE CONDITIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR/TRADE ERRORS, UNKNOWN CODE ADJUSTMENTS AT THE TIME OF PLAN CREATION OR CONSTRUCTION. |            |                    | ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. |      |                                                        |
| LOCATION:<br>1609 BLUEBIRD LN, MOUND MN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |                    | LITTFIN DESIGN<br>LITTFINDESIGN.COM<br>MLITTFIN@HOTMAIL.COM<br>320-224-7844<br>WINSTED, MN                                                                                                                 |      |                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                    | © COPYRIGHT 2025                                                                                                                                                                                           |      |                                                        |

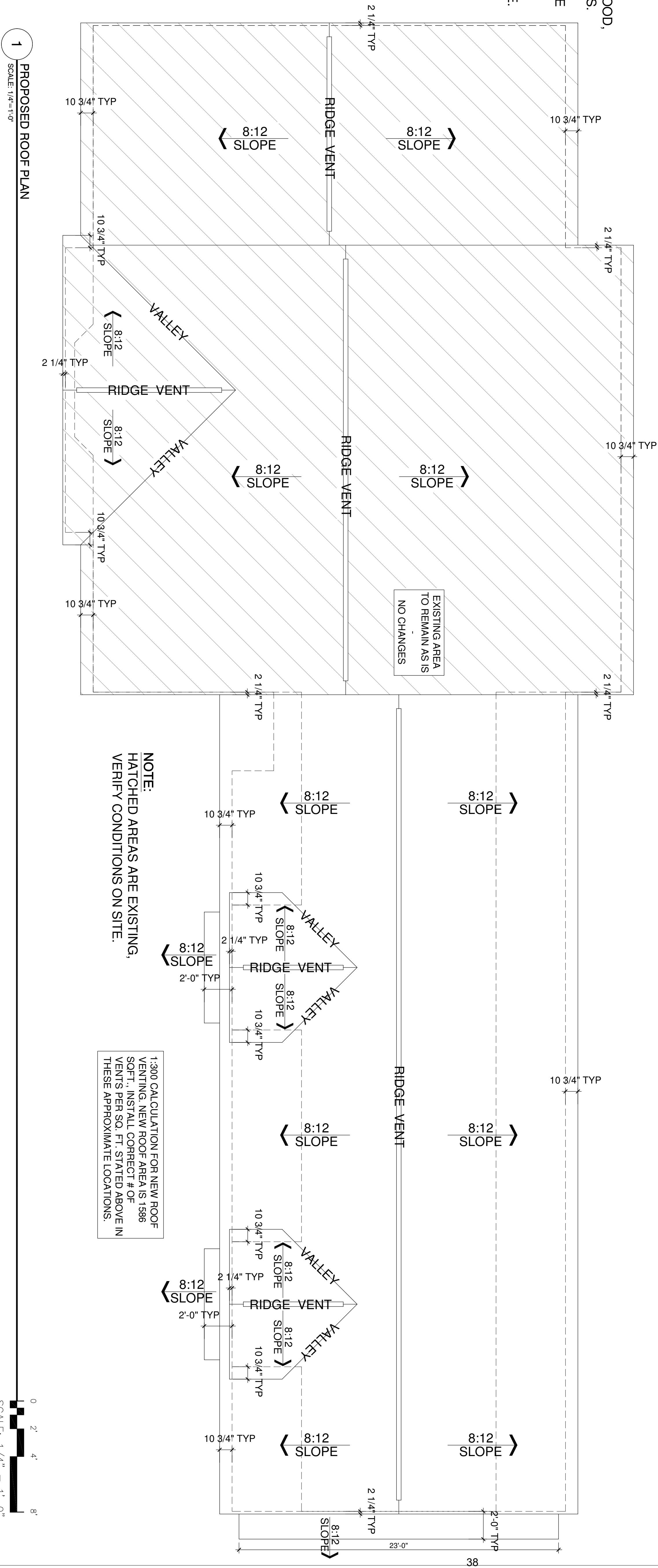






**GENERAL EXTERIOR NOTES:**

1. ICE AND WATER BARRIER @ BOTTOM 6" OF ALL ROOF LINES, EXTEND BARRIER MIN. 3" ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.
2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
3. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS, AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
4. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUFACTURE. SPECIFICATIONS AND IRC CODE REGULATIONS.
5. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
6. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.
7. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE
9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.
11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
3. GRADE CONDITIONS MAY VARY ON SITE.



|                                                                                                                                                                                                         |                    |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--|--|--|--|
| REVISION:                                                                                                                                                                                               |                    |  |  |  |  |
| EXISTING GARAGE WALL ADJUSTED TO NEW                                                                                                                                                                    |                    |  |  |  |  |
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| 6-18-26                                                                                                                                                                                                 |                    |  |  |  |  |
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| DRAWING TITLE:                                                                                                                                                                                          |                    |  |  |  |  |
| SEAVERSON ADDITION                                                                                                                                                                                      |                    |  |  |  |  |
| LOCATION:                                                                                                                                                                                               |                    |  |  |  |  |
| 1609 BLUEBIRD LN, MOUND MN                                                                                                                                                                              |                    |  |  |  |  |
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| CURRENT DATE:                                                                                                                                                                                           |                    |  |  |  |  |
| DATE:                                                                                                                                                                                                   | 6-18-25            |  |  |  |  |
| PAGE                                                                                                                                                                                                    |                    |  |  |  |  |
| L A3 D                                                                                                                                                                                                  |                    |  |  |  |  |
| PAGE DESCRIPTION:                                                                                                                                                                                       | PROPOSED ROOF PLAN |  |  |  |  |
| SCALED PRINT @ 24X36                                                                                                                                                                                    |                    |  |  |  |  |



## STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED)
3. ALL STUD COLUMNS @ SIZES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ SAID LOCATIONS ARE TO BE INCLUDED AS WELL.
4. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER
5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT. USE SAME MATERIAL AS COLUMN SUPPORTING MEMBER ABOVE.
6. BLOCKING MAY BE BROKEN BETWEEN LEVELS U.N.O. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS, & CONTRACTOR.
7. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NALLED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
8. ROOF DECKING TO BE 3/4" NOMINAL (OR 15/32" OSB DECKING W/ CLIPS, NALLED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD. ATL: 16 GA 1-3/4" 3" @ EDGES 6" AT FIELD.
9. FLOOR DECKING TO BE 3/4" PLYWOOD DECKING, NALLED OR SIGNED TO FLOOR SYSTEM PER CODE W/ APHSNVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
10. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

**GENERAL FOUNDATION NOTES:**

1. FOUNDATIONS TO BE BUILT PER SITE SOIL CONDITION-  
VERIFY ON SITE.
2. ALL REINFORCING IS TO BE INSTALLED PER IRC  
REGULATED STRUCTURAL DESIGN BY COMPETENT  
PROVIDER.
3. PROVIDE 1" ANCHOR BOLTS EMBEDDED 7" MIN., SPACED  
@ 48" MAX. TO BE INSTALLED PER DETAIL OF SILL PLATE.  
MIN. 2 PER SILL. REFER TO COVER SHEET FOR SILL PLATE  
DETAIL.
4. PROVIDE CONCRETE JOINTS PER SILL JOINTS TO  
CONSIST OF HIDDEN ZIP STRIP EMBEDDED INTO THE  
SLABS.
5. ALL ANGLED WALLS ARE TO BE 45 DEGREES UNLESS  
NOTED OTHERWISE.
6. SLOPE CONCRETE TO FLOOR DRAINS WITHIN 5' OF  
DRAINS.
7. DRAIN AND MATERIAL CONTACTING DIRECTLY TO  
CONCRETE MUST BE TREATED.
8. PROVIDE DRAIN TILE AROUND PERIMETER AS SHOWN  
ON LATERAL SOIL PRESSURE ASSUMED TO BE 20 PSF FT.  
CONC. CURB OR ADJ. P.T. SILL PLATES AT ALL INT.  
BEARING WALLS TO CONNECT FRAMED WALL TO FOOTING  
BELOW.

## NOTE:

VERIFY ON SITE ALL STAIRCASES SHOWN AS EXISTING

**DIMENSION/ANGLE NOTE:**

-VERIFY ALL DIMENSIONS IN FIELD, SIZES BASED OFF ORIGINAL PLANS SUPPLIED BY OWNER AND/OR PER MEASUREMENTS/REVIEW ON SITE.

-REMOVAL OF FINISHES, UNEVEN WALLS, AND/OR REPAIR AS NEEDED MAY ALTER DIMENSIONS.

-REVIEW/VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION OF FLOOR AND ROOF TRUSSES.

ALL MAJOR DISCREPANCIES, VARIANCES AND CHANGES TO BE REPORTED TO LITFIN DESIGN FOR REVIEW AND ALTERATION OF PLAN AS NEEDED.

## NOTE:

VERIFY ALL STRUCTURES IN FIELD BEFORE PROCEEDING

**NOTE:**

WINDOWS AND DOORS ARE NOTED IN FEET AND INCHES

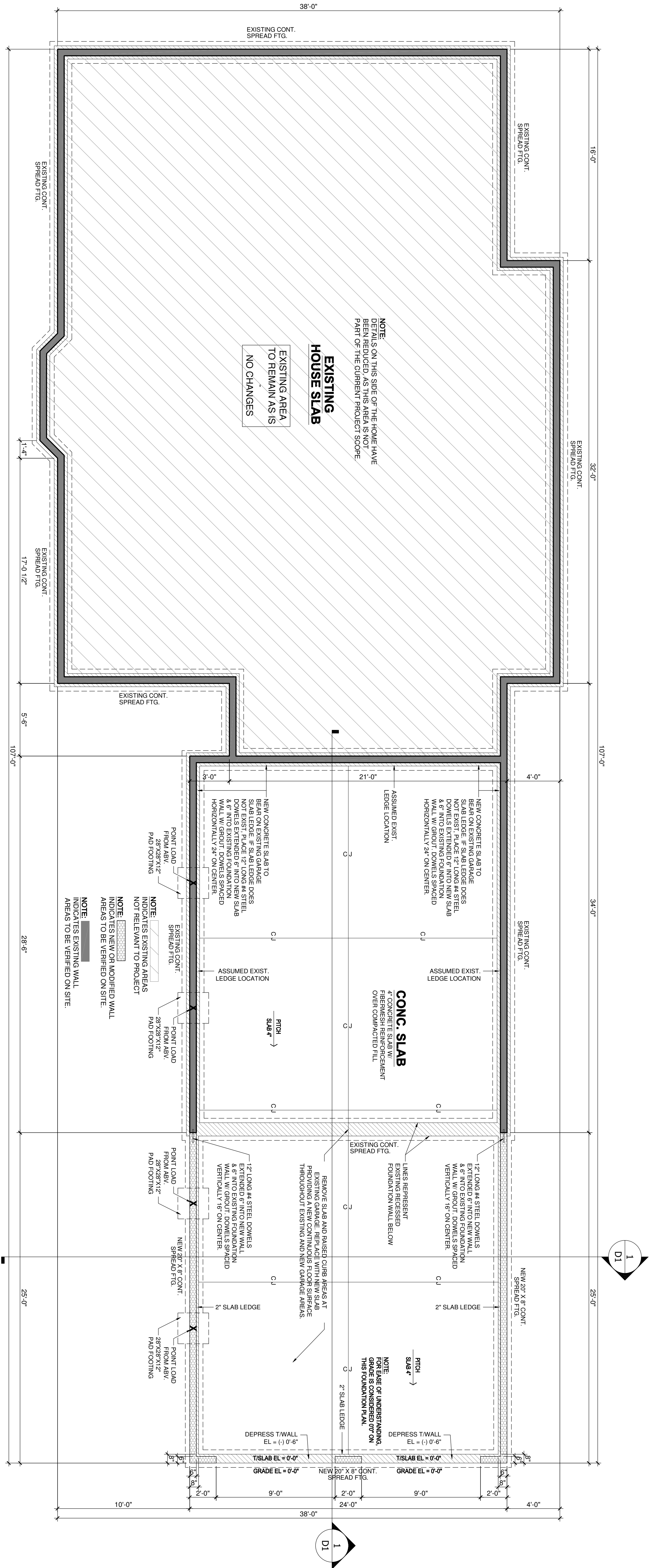
FOR INSTANCE:

FX2'X2' EQUALS FIXED 2'0"X2'0"

DOOR: 2'8"X6'8" EQUALS 2'8" WIDE BY 6'8" TALL  
2'8"X8" EQUALS 2'8" WIDE BY 8'0" TALL

## NOTE

LOCATIONS AND SIZES OF ALL EXISTING WINDOWS & EXISTING  
DOORS REPRESENTED AS ACCURATELY AS POSSIBLE - TO BE  
VERIFIED ON SITE



## PROPOSED FOUNDATION PLAN

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

0 2' 4' 8'

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

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

|                                                                          |  |                                                                                     |                                                                                                                                                                                                            |  |
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| REVISION:                                                                |  | REV. DATE:                                                                          | DRAWING TITLE:                                                                                                                                                                                             |  |
| EXISTING GARAGE WALL ADJUSTED TO NEW                                     |  | 6-18-26                                                                             | SEAVERSON ADDITION                                                                                                                                                                                         |  |
|                                                                          |  |                                                                                     | LOCATION:                                                                                                                                                                                                  |  |
|                                                                          |  |                                                                                     | 1609 BLUEBIRD LN, MOUND MN                                                                                                                                                                                 |  |
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|                                                                          |  | 6-18-25                                                                             |                                                                                                                                                                                                            |  |
| PAGE                                                                     |  | PAGE DESCRIPTION:                                                                   |                                                                                                                                                                                                            |  |
| L A 4 D                                                                  |  | PROPOSED FOUNDATION PLAN                                                            |                                                                                                                                                                                                            |  |
| SCALED PRINT @ 24X36                                                     |  |                                                                                     |                                                                                                                                                                                                            |  |



**NOTE:**  
VERIFY ON SITE ALL STAIRCASES SHOWN AS EXISTING

**NOTE:**  
VERIFY ALL STRUCTURES IN FIELD BEFORE PROCEEDING

**DIMENSION/ANGLE NOTE:**

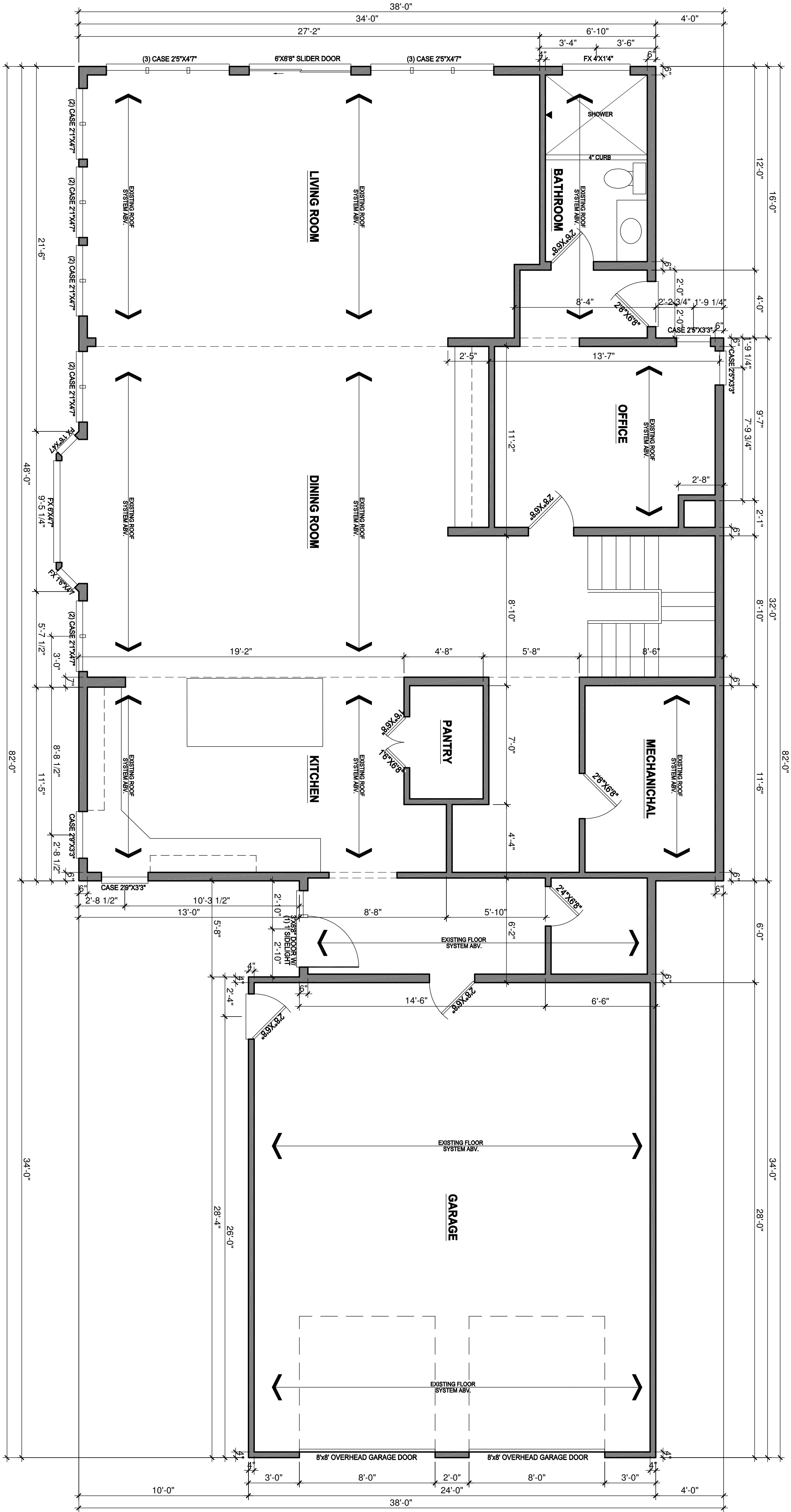
- VERIFY ALL DIMENSIONS IN FIELD. SIZES BASED OFF ORIGINAL PLANS SUPPLIED BY OWNER AND/OR PER MEASUREMENTS/REVIEW ON SITE.
- REMOVAL OF FINISHES, UNEVEN WALLS, AND/OR REPAIR AS NEEDED MAY ALTER DIMENSIONS.
- REVIEW/VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION OF FLOOR AND ROOF TRUSSES.
- ALL MAJOR DISCREPANCIES, VARIANCES AND CHANGES TO BE REPORTED TO LITTFIN DESIGN FOR REVIEW AND ALTERATION OF PLAN AS NEEDED.

**NOTE:**

WINDOWS AND DOORS ARE NOTED IN FEET AND INCHES.  
FOR INSTANCE:  
WINDOW: DH3X5' EQUALS DOUBLE HUNG 30"x5'0"  
FX2X2' EQUALS FIXED 20"x2'0"  
DOOR: 28"x6'8" EQUALS 28" WIDE BY 6'8" TALL  
28"x8" EQUALS 28" WIDE BY 8'0" TALL

**NOTE**

LOCATIONS AND SIZES OF ALL EXISTING WINDOWS & EXISTING DOORS REPRESENTED AS ACCURATELY AS POSSIBLE - TO BE VERIFIED ON SITE



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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |           |  |            |  |                                                                                                                                                                                                            |  |
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| EXISTING GARAGE WALL ADJUSTED TO NEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |           |  | 6-18-26    |  | SEAVERSON ADDITION                                                                                                                                                                                         |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |           |  |            |  | LOCATION:                                                                                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |           |  |            |  | 1609 BLUEBIRD LN, MOUND MN                                                                                                                                                                                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |           |  |            |  | ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |           |  |            |  | CURRENT DATE: 6-18-25                                                                                                                                                                                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |           |  |            |  | PAGE: 15                                                                                                                                                                                                   |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |           |  |            |  | PAGE DESCRIPTION: EXISTING FIRST FLOOR PLAN                                                                                                                                                                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |           |  |            |  | SCALED PRINT @ 24X36                                                                                                                                                                                       |  |



STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER. REFER TO COVER SHEET FOR ADDITIONAL INFO.
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED).
3. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
4. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT. USE SAME MATERIAL AS COLUMN. SUPPORTING MEMBER ABOVE.
5. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
6. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
7. ROOF DECKING TO BE 1" NOMINAL (OR 3/4" OSB DECKING W/ NAILS @ 6" O.C. @ EDGES/12" O.C. @ FIELD.
8. FLOOR DECKING TO BE 1" PLYWOOD DECKING, NAILED OR SCREENED TO FLOOR STEEL PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS @ 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
9. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

GENERAL FRAMING NOTES:

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE
3. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

WINDOW & DOOR SIZE NOTES (EXAMPLES)

-SHX35 - SINGLE HUNG 30" BY 50"  
-FX23X25" = FIXED 23" BY 48"  
-CASEX35 - CASMENT 30" BY 50"  
-28'X68" @ DOOR =28' WIDE BY 68" TALL  
-28'X80" @ DOOR =28' WIDE BY 80" TALL

(SD) 110V, INTERCONNECTED SMOKE DETECTOR

(SD) 110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO

EXHAUST FAN

FRAMING FLOOR PLAN NOTES:

1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN
2. ALL STAIRWAYS INTERIOR AND EXTERIOR ARE TO BE ILLUMINATED AT EACH LANDING PER CODE
3. SUPPLY CONTINUOUS HANDRAIL PER CODE AT ALL STAIR LOCATIONS. CODE HANDRAIL IS TO CONTINUE TO LANDINGS/ TOP & BOTTOM OF STAIRS. CONTRACTOR & INSTALLER TO VERIFY IF ADDITIONAL GRASPABLE HANDRAIL IS INSTALLED OR IF DECORATIVE HANDRAIL TO CONTINUE.

4. 3/4" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.

5. WALL, 16" O.C. STUDS INDICATES INTERIOR BEARING

6. INDICATES EXTERIOR WALL STUDS SPACED AT 12" O.C. 1.56E TIMBERSTRAND MATERIAL OR BETTER (2PLY TIMBER-STRAND KING STUDS @ EACH SIDE OF OPENINGS IN WALL).

7. INSTALL DRAFT STOPPING WITHIN FLOOR SYSTEM PER IRC CODE SECTION 302.12, MIN. 1" GYPSUM BOARD (OR) 3/8" STRUCTURAL BOARD ADEQUATELY SUPPORTED BY 2X4 MIN. MATERIAL, PARALLEL WITH FLOOR FRAMING, SEPARATING AREAS WITH MAXIMUM SPACE OF 1000 SQ.FT.-SEPARATE INTO EQUAL SPACES.

NOTE:

VERIFY ON SITE ALL STAIRCASES SHOWN AS EXISTING

DIMENSION/ANGLE NOTE:

-VERIFY ALL DIMENSIONS IN FIELD, SIZES BASED OFF ORIGINAL PLANS SUPPLIED BY OWNER AND/OR PER MEASUREMENTS/REVIEW ON SITE.

-REMOVAL OF FINISHES, UNEVEN WALLS, AND/OR REPAIR AS NEEDED MAY ALTER DIMENSIONS.

-REVIEW/VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION OF FLOOR AND ROOF TRUSSES.

-ALL MAJOR DISCREPANCIES, VARIANCES AND CHANGES TO BE REPORTED TO LITTFIN DESIGN FOR REVIEW AND ALTERATION OF PLAN AS NEEDED.

NOTE:

VERIFY ALL STRUCTURES IN FIELD BEFORE PROCEEDING

NOTE:

WINDOWS AND DOORS ARE NOTED IN FEET AND INCHES.

FOR INSTANCE:

WINDOW: DH3X5' EQUALS DOUBLE HUNG 30"X50"

FX2X2' EQUALS FIXED 20"X20"

DOOR: 28'X68" EQUALS 28' WIDE BY 68" TALL  
28'X80' EQUALS 28' WIDE BY 80" TALL

NOTE

LOCATIONS AND SIZES OF ALL EXISTING WINDOWS & EXISTING DOORS REPRESENTED AS ACCURATELY AS POSSIBLE - TO BE VERIFIED ON SITE

SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR:

ADDITIONAL GARAGE SQ. FTG.  
NEW OVERALL 1ST FLR. SQ. FTG.  
(INCLUDING ADDITION)

600 SQ. FT.  
3107 SQ.FT.

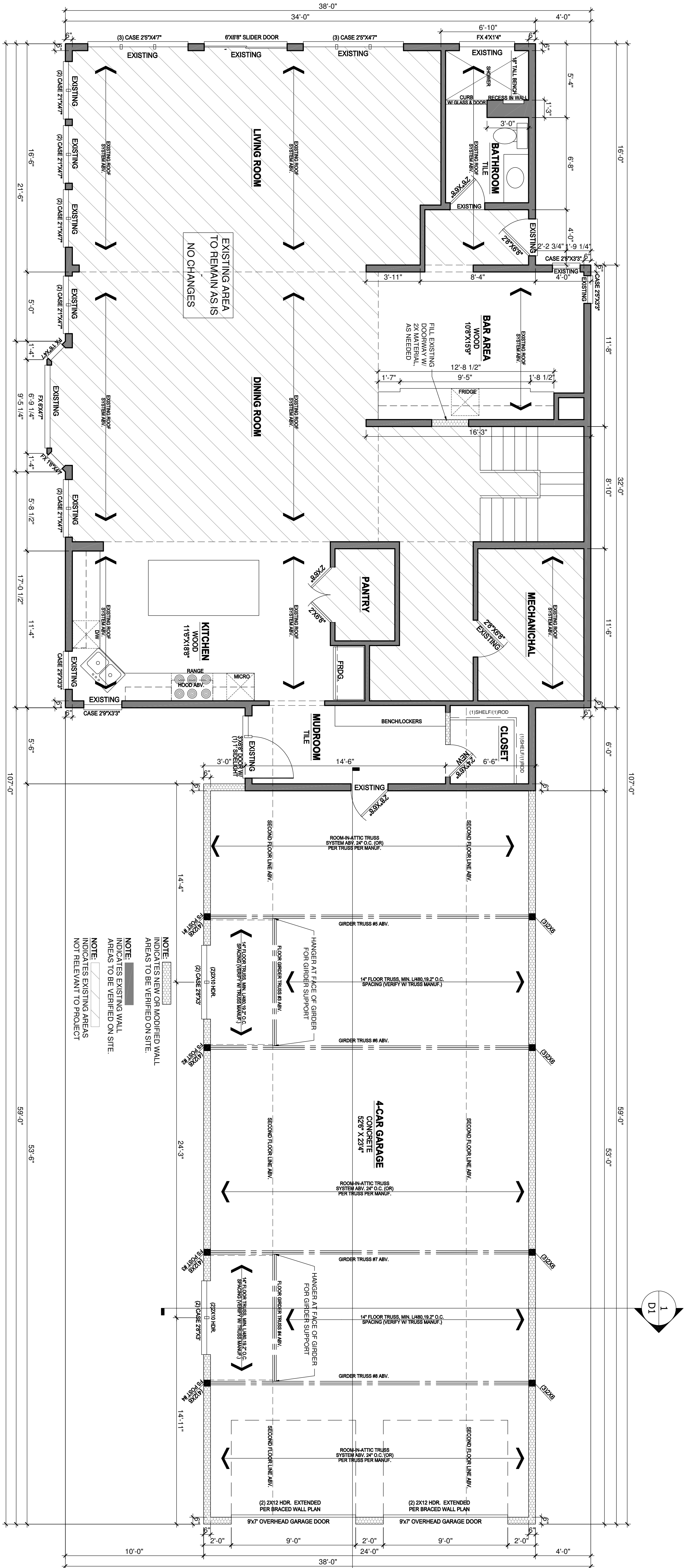
SECOND FLOOR:

ADDITIONAL 2ND FLOOR SQ. FTG.  
NEW OVERALL 2ND FLR. SQ.FTG.  
(INCLUDING ADDITION)

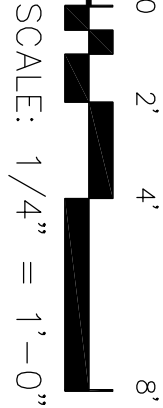
405 SQ.FT.  
2717 SQ.FT.

NEW TOTAL HOUSE SQ. FTG:  
(BOTH FINISHED & UNFINISHED)

5824 SQ.FT.



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



| REVISION:                            |  | REV. DATE: |  | DRAWING TITLE:                                                |  | ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. |  | LITTFIN DESIGN |  | LITTFINDESIGN.COM<br>MLITTFIN@HOTMAIL.COM<br>320-224-7844<br>WINSTED, MN |  | CURRENT DATE: |  | PAGE |  | PAGE DESCRIPTION:         |  |
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| EXISTING GARAGE WALL ADJUSTED TO NEW |  | 6-18-26    |  | SEAVERSON ADDITION<br>LOCATION:<br>1609 BLUEBIRD LN, MOUND MN |  |                                                                                                                                                                                                            |  |                |  |                                                                          |  | 6-18-25       |  | A6   |  | PROPOSED FIRST FLOOR PLAN |  |
|                                      |  |            |  |                                                               |  |                                                                                                                                                                                                            |  |                |  |                                                                          |  |               |  |      |  | SCALED PRINT @ 24X36      |  |



**NOTE:**  
VERIFY ON SITE ALL STAIRCASES SHOWN AS EXISTING

**NOTE:**  
VERIFY ALL STRUCTURES IN FIELD BEFORE PROCEEDING

**DIMENSION/ANGLE NOTE:**

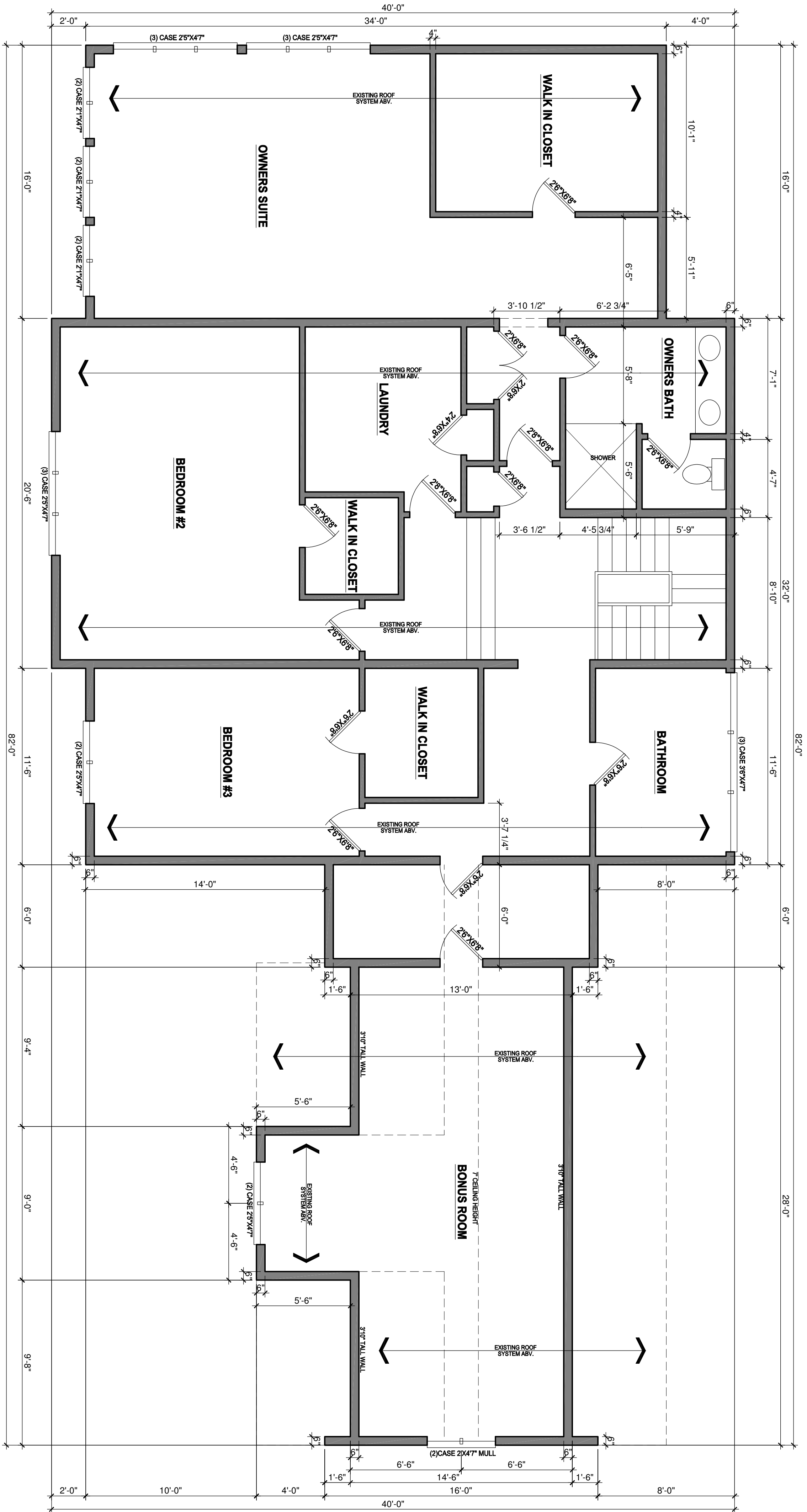
- VERIFY ALL DIMENSIONS IN FIELD, SIZES BASED OFF ORIGINAL PLANS SUPPLIED BY OWNER AND/OR PER MEASUREMENTS/REVIEW ON SITE.
- REMOVAL OF FINISHES, UNEVEN WALLS, AND/OR REPAIR AS NEEDED MAY ALTER DIMENSIONS.
- REVIEW/VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION OF FLOOR AND ROOF TRUSSES.
- ALL MAJOR DISCREPANCIES, VARIANCES AND CHANGES TO BE REPORTED TO LITTFIN DESIGN FOR REVIEW AND ALTERATION OF PLAN AS NEEDED.

**NOTE:**  
WINDOWS AND DOORS ARE NOTED IN FEET AND INCHES.  
FOR INSTANCE:  
WINDOW: DH3X5' EQUALS DOUBLE HUNG 30"X50"  
FX2X2' EQUALS FIXED 20"X20"

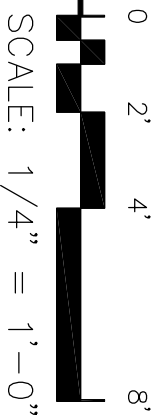
DOOR: 28"X68" EQUALS 28" WIDE BY 68" TALL  
28"X8' EQUALS 28" WIDE BY 80" TALL

**NOTE**

LOCATIONS AND SIZES OF ALL EXISTING WINDOWS & EXISTING DOORS REPRESENTED AS ACCURATELY AS POSSIBLE - TO BE VERIFIED ON SITE



1 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |                                                                                                                                                                                                            |        |
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| REVISION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | REV. DATE: | DRAWING TITLE:                                                                                                                                                                                             |        |
| EXISTING GARAGE WALL ADJUSTED TO NEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 6-18-26    | SEAVERSON ADDITION                                                                                                                                                                                         |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            | LOCATION:                                                                                                                                                                                                  |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            | 1609 BLUEBIRD LN, MOUND MN                                                                                                                                                                                 |        |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            | CURRENT DATE: 6-18-25                                                                                                                                                                                      | PAGE 7 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            | EXISTING SECOND FLOOR PLAN                                                                                                                                                                                 |        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            | SCALED PRINT @ 24X36                                                                                                                                                                                       |        |



STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER. REFER TO COVER SHEET FOR ADDITIONAL INFO.
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED).
3. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
4. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT. USE SAME MATERIAL AS COLUMN. SUPPORTING MEMBER ABOVE.
5. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
6. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
7. ROOF DECKING TO BE 1" NOMINAL (OR 3/4" OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD.
8. FLOOR DECKING TO BE 1" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
9. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

GENERAL FRAMING NOTES:

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS WITH 7/16" OSB SHEATHING. UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

WINDOW & DOOR SIZE NOTES (EXAMPLES)

- SHX5" - SINGLE HUNG 30" BY 50"
- FX2X2X2" - FIXED 28" BY 48"
- CASEX5" - CASMENT 30" BY 50"
- 2'8"x6'8" @ DOOR ≈2'8" WIDE BY 6'8" TALL
- 2'8"x8'0" @ DOOR ≈2'8" WIDE BY 8'0" TALL

- (SD) 110V. INTERCONNECTED SMOKE DETECTOR
- (SD) 110V. INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO
- (E) EXHAUST FAN

FRAMING FLOOR PLAN NOTES:

1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN
2. ALL STAIRWAYS (INTERIOR AND EXTERIOR) ARE TO BE ILLUMINATED AT EACH LANDING PER CODE
3. SUPPLY CONTINUOUS HANDRAIL PER CODE AT ALL STAIR LOCATIONS. CODE HANDRAIL IS TO CONTINUE TO LANDINGS/ TOP & BOTTOM OF STAIRS. CONTRACTOR & INSTALLER TO VERIFY IF ADDITIONAL GRASPABLE HANDRAIL IS INSTALLED OR IF DECORATIVE HANDRAIL TO CONTINUE.
4. 3/4" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
5. WALL, 16" O.C. STUDS
6. INDICATES EXTERIOR WALL STUDS SPACED AT 12" O.C. 1.556 TIMBERSTRAND MATERIAL OR BETTER (2-PLY TIMBER-STRAND KING STUDS @ EACH SIDE OF OPENINGS IN WALL).
7. INSTALL DRAFT STOPPING WITHIN FLOOR SYSTEM PER IRC CODE SECTION 302.12, MIN. 1" GYPSUM BOARD (OR) 3/8" STRUCTURAL BOARD ADEQUATELY SUPPORTED BY 2X4 MIN. MATERIAL, PARALLEL WITH FLOOR FRAMING, SEPARATING AREAS WITH MAXIMUM SPACE OF 1000 SQ.FT.-SEPARATE INTO EQUAL SPACES.

NOTE:

VERIFY ON SITE ALL STAIRCASES SHOWN AS EXISTING

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- DOOR: 2'8"x6'8" EQUALS 2'8" WIDE BY 6'8" TALL  
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NOTE

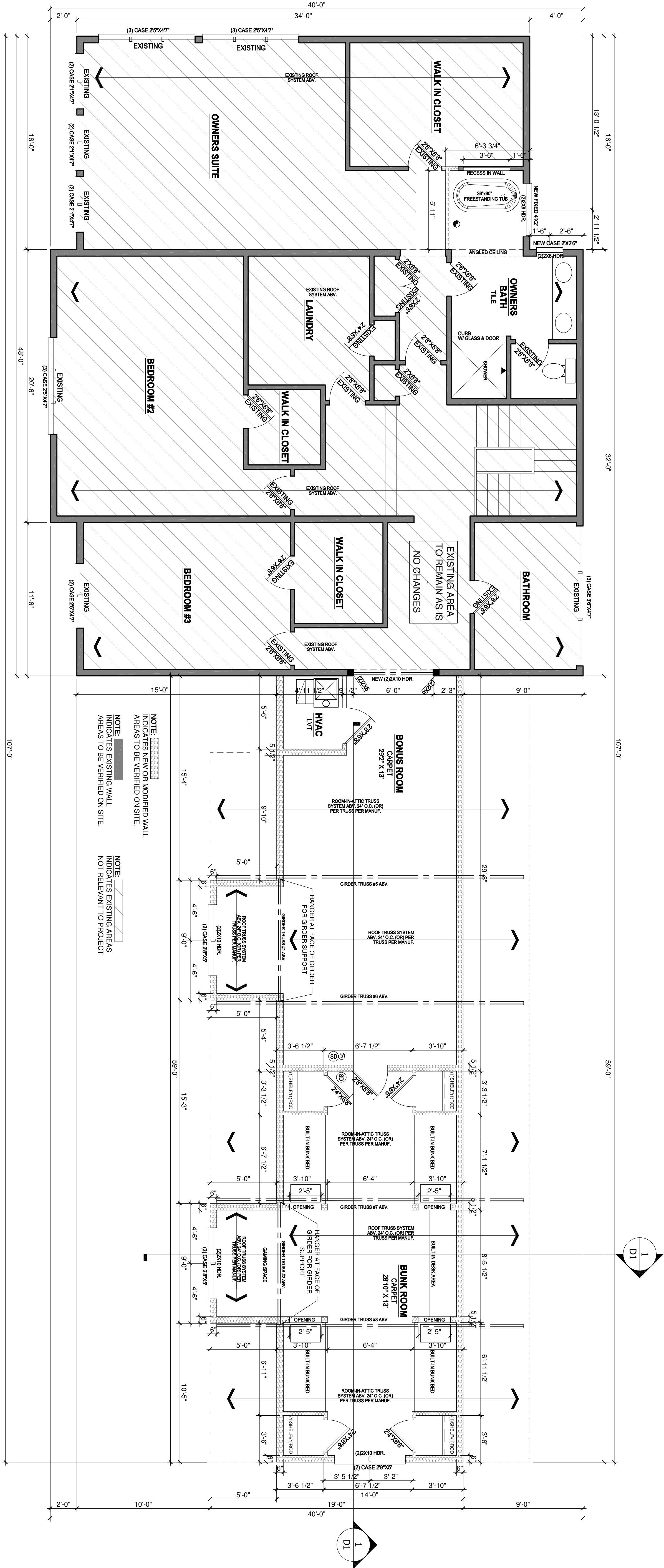
LOCATIONS AND SIZES OF ALL EXISTING WINDOWS & EXISTING DOORS REPRESENTED AS ACCURATELY AS POSSIBLE - TO BE VERIFIED ON SITE

SQUARE FOOTAGE CALCULATIONS

- FIRST FLOOR:**  
ADDITIONAL GARAGE SQ. FTG. 600 SQ. FT.  
NEW OVERALL 1ST FLR. SQ. FTG. 3107 SQ.FT.  
(INCLUDING ADDITION)

- SECOND FLOOR:**  
ADDITIONAL 2ND FLOOR SQ. FTG. 405 SQ.FT.  
NEW OVERALL 2ND FLR. SQ.FTG. 2717 SQ.FT.  
(INCLUDING ADDITION)

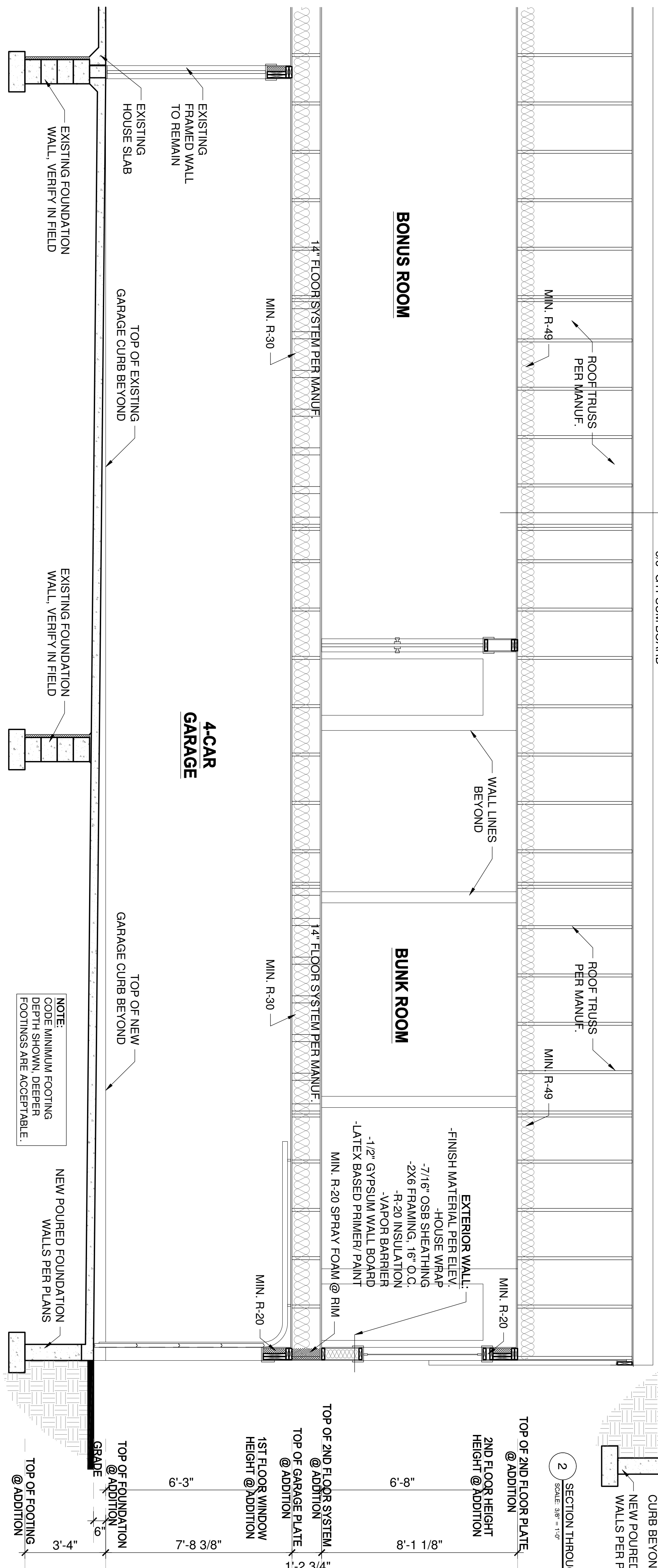
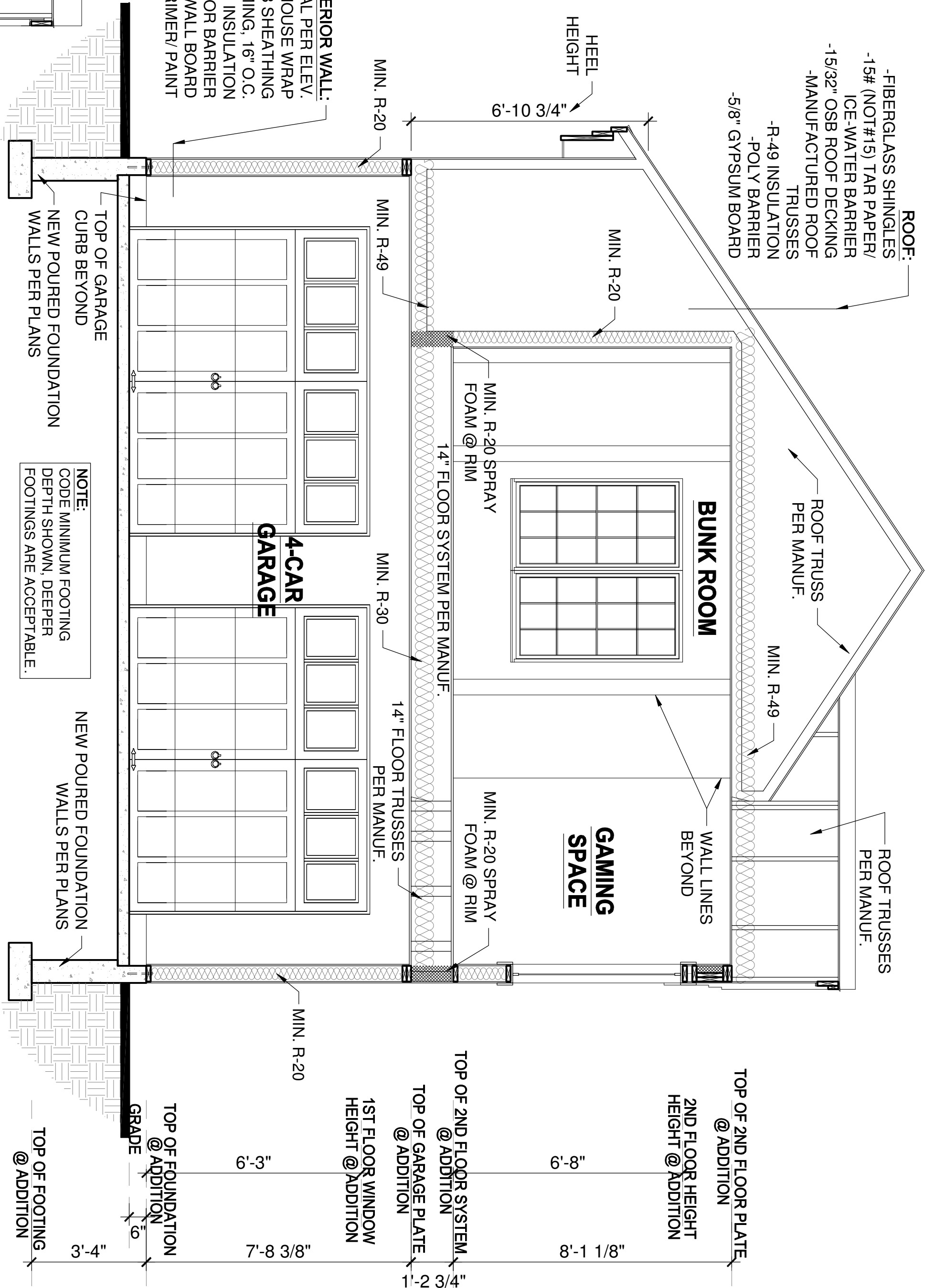
NEW TOTAL HOUSE SQ. FTG: 5824 SQ.FT.  
(BOTH FINISHED & UNFINISHED)



1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                    |                                                                                         |
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| REVISION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | REV. DATE:                                         | DRAWING TITLE:<br><br>SEAVERSON ADDITION<br><br>LOCATION:<br>1609 BLUEBIRD LN, MOUND MN |
| EXISTING GARAGE WALL ADJUSTED TO NEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 6-18-26                                            |                                                                                         |
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| CURRENT DATE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 6-18-25                                            |                                                                                         |
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| EXISTING GARAGE WALL ADJUSTED TO NEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | 6-18-26                                                                                                                                                                                                    |  | SEAVERSON ADDITION         |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                            |  | LOCATION:                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                            |  | 1609 BLUEBIRD LN, MOUND MN |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                            |  | BUILDING SECTIONS          |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                            |  | PAGE DESCRIPTION:          |  |
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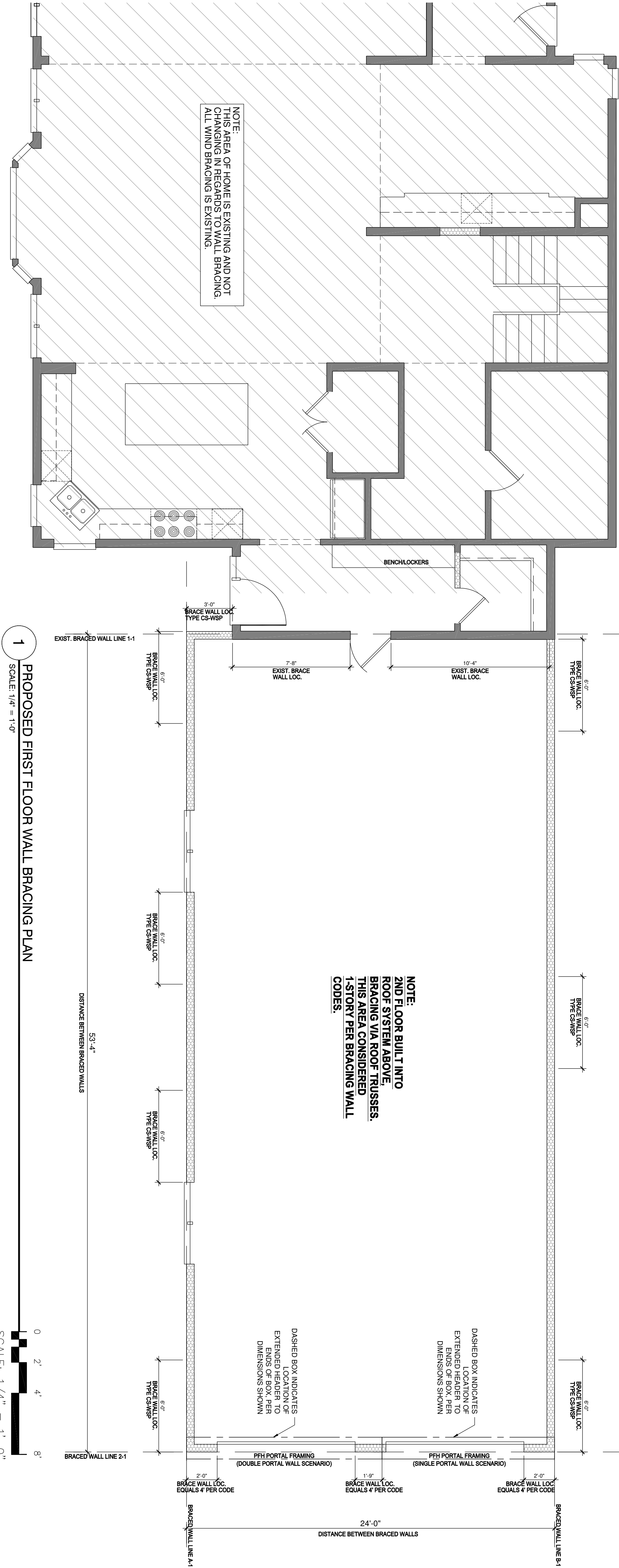
BRACED WALL NOTES:

1. ALL WALLS DESIGNED PER METHOD CS-WSP OF THE 2020 MN CODE.
2. ALL EXTERIOR WALLS ARE TO BE CONTINUOUSLY SHEATHED WITH A MINIMUM 3/8" THICK WOOD PANEL.
3. CONNECTION OF WOOD PANEL TO STUDS SHALL BE MIN. 8d COMMON NAILS, 6" O.C. AT EDGES & 12" O.C. AT FIELD OF WOOD PANEL.
4. STRUCTURAL PANELS (BRACED WALLS) SHALL BE LOCATED AT EACH END & AT LEAST EVERY 20' BETWEEN PANELS.
5. EXTERIOR BRACED WALL LINES SHALL HAVE A BRACED WALL PANEL AT EACH END OF THE BRACED WALL LINE, EXCEPT FOR:
  - BRACED WALL PANELS ARE PERMITTED TO BEGIN NO MORE THAN 10' FROM EACH END OF THE BRACED WALL LINE PROVIDED THAT A 24" PANEL MATCHING TABLE R802.10.7 IS APPLIED.
  - THE END OF EACH BRACED WALL PANEL CLOSEST TO THE CORNER SHALL HAVE A TIE-DOWN DEVICE FASTENED TO THE STUD AT THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW. THE TIE-DOWN DEVICE SHALL BE CAPABLE OF PROVIDING AN UPLIFT ALLOWABLE DESIGN VALUE OF AT LEAST 1800 LBS. THE TIE-DOWN DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
6. INTERIOR BRACED WALL LINES SHALL BE DESIGNED/BUILT PER INTERMITTENT METHOD "GB". UNLESS OTHERWISE NOTED ON PLAN.
  - MINIMUM 1/2" GYPSUM BOARD APPLIED TO EACH SIDE OF 2X4 (OR) 2X6 STUD WALL @ 16" O.C.
  - SPACING OF STUDS W/ DOUBLE TOP PLATE AND SINGLE BTM.
  - ATTACH GYPSUM TO STUDS W/ MIN. 1-1/4" SCREWS (TYPE W OR S), 6" O.C. AT EDGE & 6" O.C. AT FIELD.
  - ALL GYPSUM BOARD JOINTS TO BE SOLID BLOCKED W/ 2X MATERIAL
7. (PERPENDICULAR WALL/FLOOR) ALL FLOOR SYSTEMS BETWEEN BRACED WALL PANELS TO HAVE A MIN. 2X4 TOP & BOTTOM BLOCKING BOARD PARALLEL TO BRACED WALL PANELS W/ MIN. (3)16d NAILS ATTACHING BOTTOM/TOP OF BRACED PANEL PLATE TO FLOOR SYSTEM AT BRACED PANEL WIDTH ONLY. 2X4 BLOCKING TO BE SET BETWEEN FLOOR SYSTEM MEMBERS. SOLID RIM MAY BE USED (FIG. 5 & 6).
8. (PERPENDICULAR WALL/ROOF) APPLY 2X SOLID BLOCKING BETWEEN ROOF SYSTEM MEMBERS OVER BRACED WALL PANELS W/ 8d NAILS AT 6" O.C. ALONG LENGTH OF BRACED WALL PANELS WHEN HEEL IS 15.25" OR LESS (FIGURE 3, REFER TO FIG. #4 WHEN OVER 15.25").
9. NOTE: NOTES 7 & 8 ABOVE APPLY TO PERPENDICULAR FRAMING, WHEN PARALLEL FLOORS/ROOF SYSTEMS ARE PRESENT. THE FLOOR/ROOF SYSTEM IS TO HAVE BLOCKING MATERIAL ALLOWING FOR NAILING OF BRACED WALL PANEL INTO SYSTEM ABOVE/BELOW SAID WALL (FIGURE 6).

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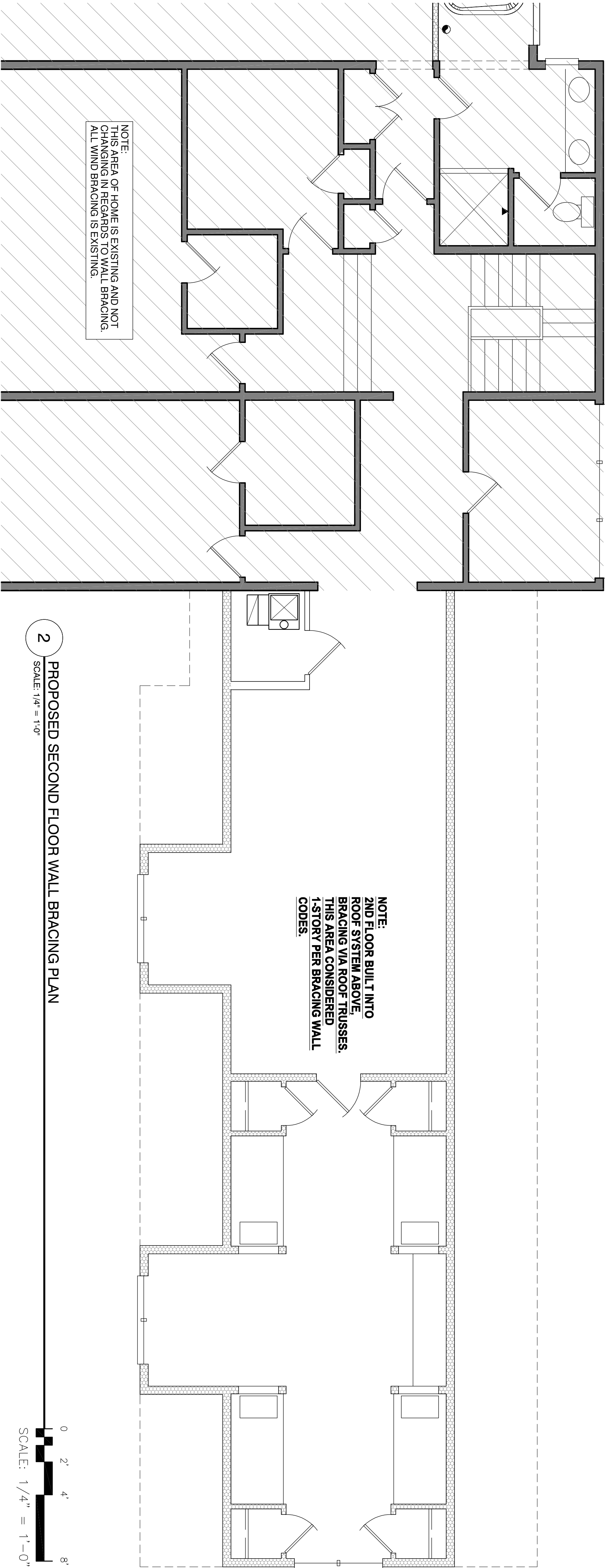
BRACED WALL PANEL UPLIFT LOAD PATH:

1. BRACED WALL PANELS LOCATED AT EXTERIOR WALLS THAT SUPPORT ROOF RAFTERS OR TRUSSES (INCLUDING STORIES BELOW TOP STORY) SHALL HAVE THE FRAMING MEMBERS CONNECTED IN ACCORDANCE WITH:
  1. WHERE THE NET UPLIFT VALUE AT THE TOP OF A WALL EXCEEDS 100 PLF, INSTALLING APPROVED UPLIFT FRAMING CONNECTORS TO PROVIDE A CONTINUOUS LOAD PATH FROM THE TOP OF THE WALL TO THE FOUNDATION OR TO A POINT WHERE THE UPLIFT FORCE IS 100 PLF OR LESS. THE NET UPLIFT VALUE SHALL BE AS DETERMINED BY ONE OF THE FOLLOWING:
    - a. THE BASIC WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 OR GREATER, AND THE ROOF SPAN IS 32' OR LESS (OR)
    - b. THE NET UPLIFT VALUE AT THE TOP OF A WALL DOES NOT EXCEED 100 PLF. THE NET UPLIFT VALUE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION R802.11 AND SHALL BE PERMITTED TO BE REDUCED BY 60 PLF FOR EACH FULL WALL ABOVE.
2. WHERE THE UPLIFT FORCE DOES NOT EXCEED 200 POUNDS, RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1)
  - a. RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL: MINIMUM (3) 16d BOX NAILS OR (3) 10d COMMON NAILS. (2) TOE NAILS ON ONE SIDE AND (1) TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS. (MANUF. METAL CONNECTOR MAY BE SUBSTITUTED, VERIFY W/ MANUF. DETAILS).
  - b. WALL PANEL TO STUDS: CONNECTION OF WOOD PANEL TO STUDS SHALL BE MIN. 8d COMMON NAILS, 6" O.C. AT EDGES & 12" O.C. AT FIELD OF WOOD PANEL.



1 PROPOSED FIRST FLOOR WALL BRACING PLAN

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



2 PROPOSED SECOND FLOOR WALL BRACING PLAN

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

| REVISION:                            |  | REV. DATE: | DRAWING TITLE:     | ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED. |  | CURRENT DATE:                                                            |  | PAGE    | PAGE DESCRIPTION:    |
|--------------------------------------|--|------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------|--|---------|----------------------|
| EXISTING GARAGE WALL ADJUSTED TO NEW |  | 6-18-26    | SEAVERSON ADDITION | LITTFIN   DESIGN                                                                                                                                                                                           |  | LITTFINDESIGN.COM<br>MLITTFIN@HOTMAIL.COM<br>320-224-7844<br>WINSTED, MN |  | 6-18-25 | WALL BRACING PLAN    |
|                                      |  |            |                    |                                                                                                                                                                                                            |  |                                                                          |  | 1       |                      |
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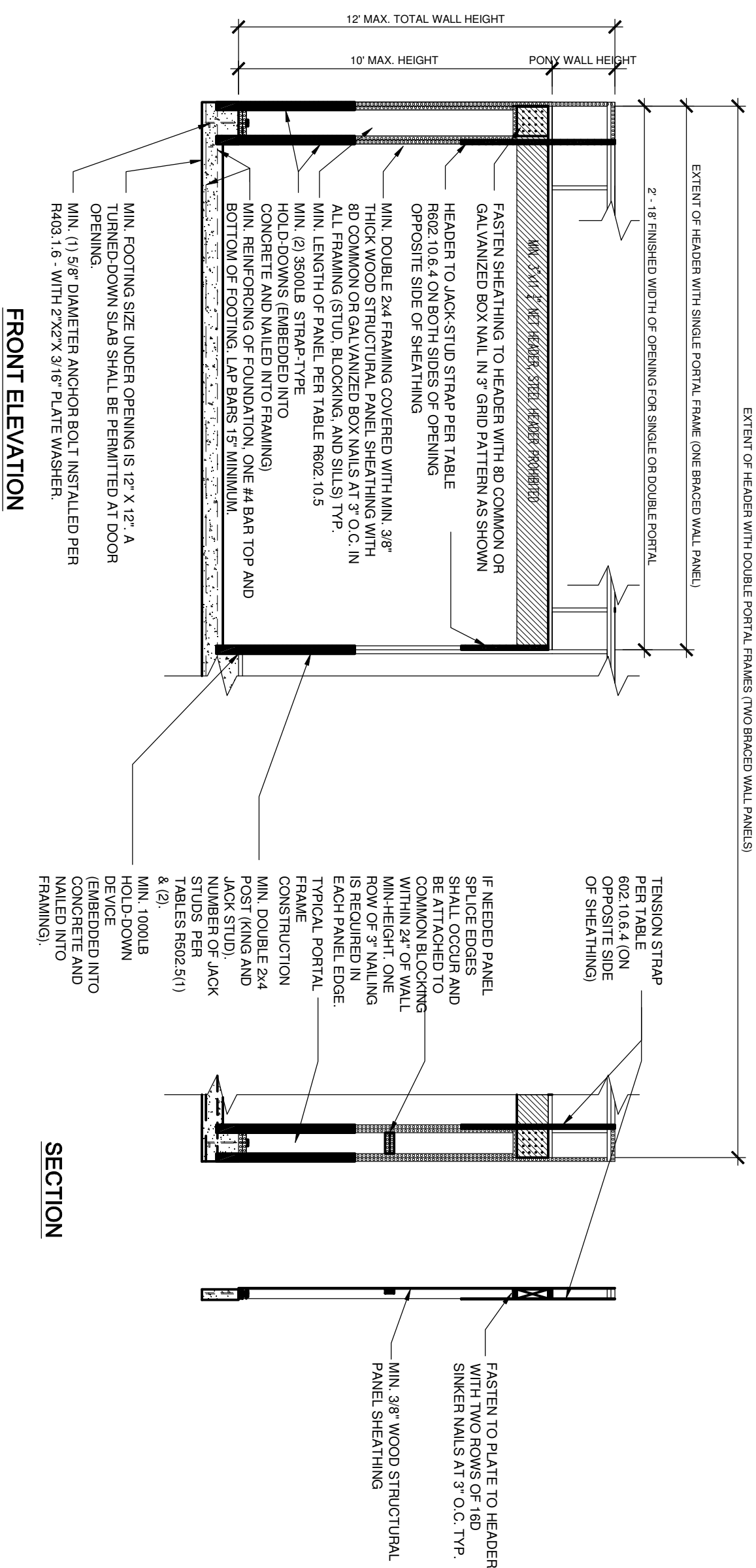
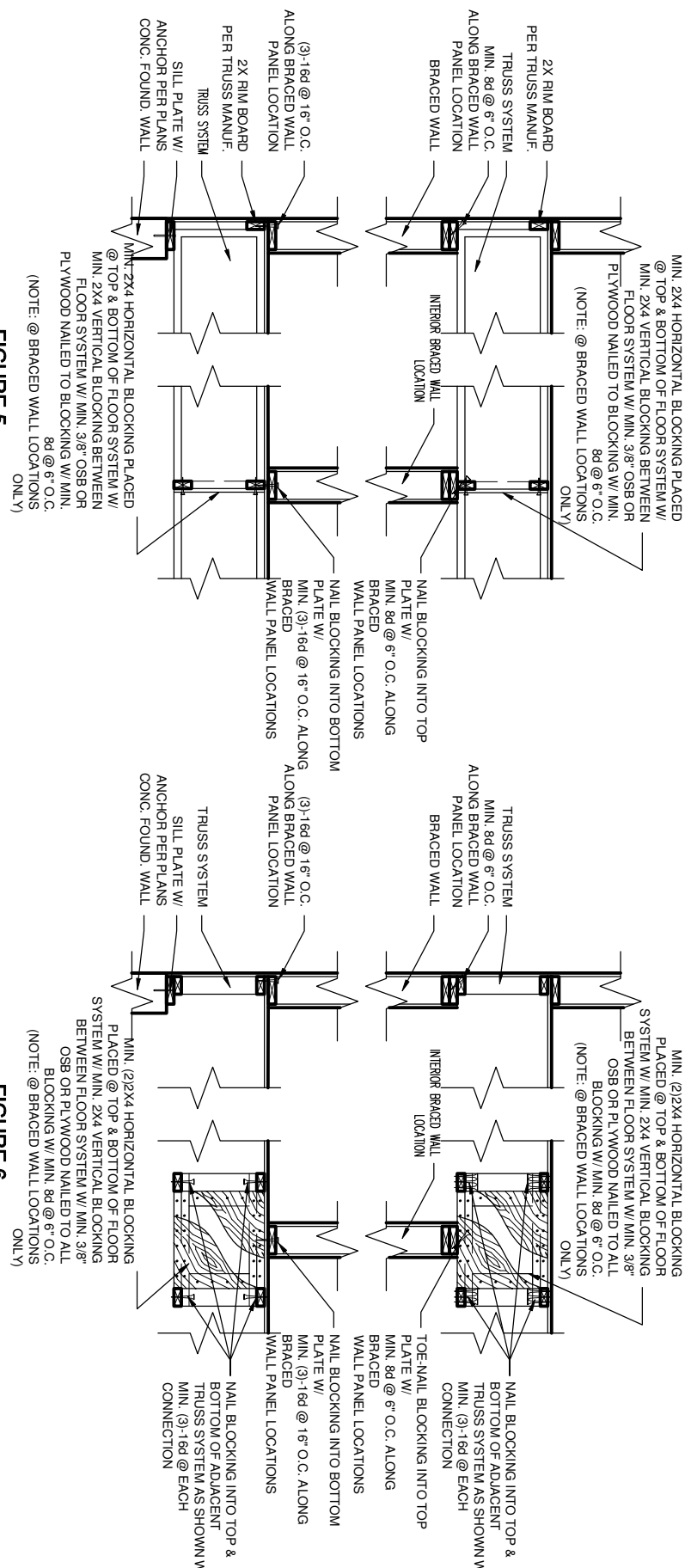
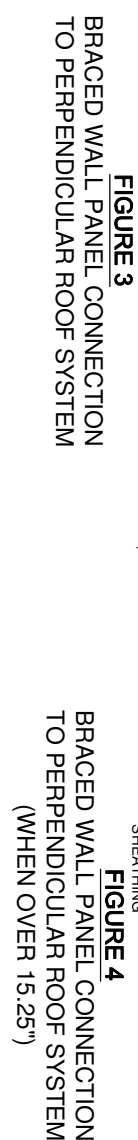
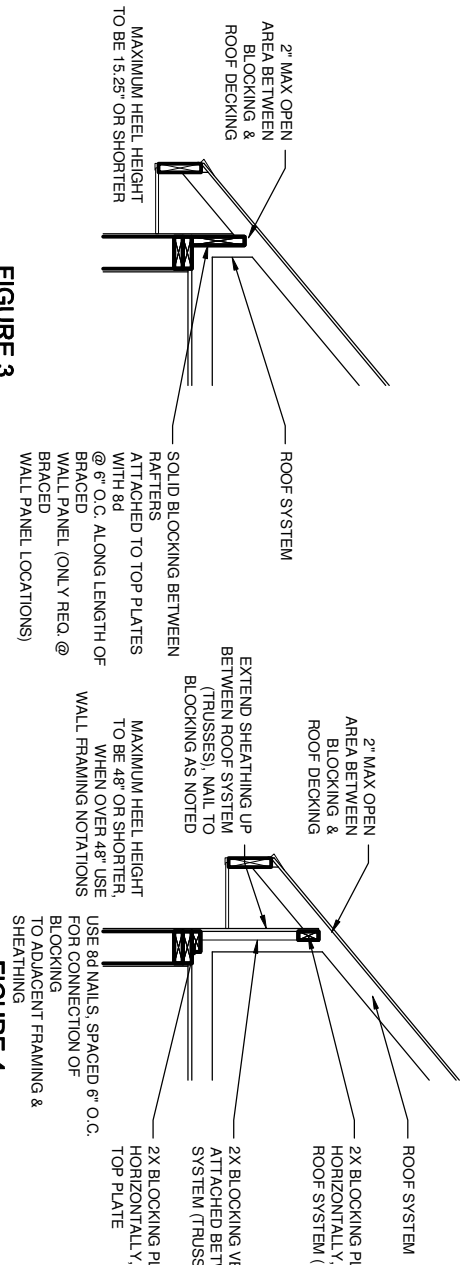


FIGURE BRACED WALL PANEL 2  
METHOD PFH-PORTAL FRAME PANEL WITH HOLD-DOWNS



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <p>THIS PLAN PROVIDES BUILDING DETAILS FOR A PROJECT TO BE BUILT IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AS WELL AS ANY LOCAL CODES. CONTRACTOR, OWNER, AND/OR TRADERS, ARE RESPONSIBLE FOR ANY FINES, PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS MADE DURING DESIGN, BIDDING, OR CONSTRUCTION PHASES. ANY AND ALL SITE REVIEW IS TO BE PERFORMED BY OTHERS SUCH AS THE CONTRACTOR, OWNER, SURVEYOR, OR OTHER TRADERS RESPONSIBLE FOR SITE CONDITIONS. ANY LITTFIN DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR/TRADE ERRORS, UNKNOWN CODE ADJUSTMENTS OR CONSTRUCTION.</p> |                    |
| REVISION:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |
| EXISTING GARAGE WALL ADJUSTED TO NEW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | REV. DATE: 6-18-26 |
| DRAWING TITLE: SEAVERSON ADDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |
| LOCATION: 1609 BLUEBIRD LN, MOUND MN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |
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| LITTFIN   DESIGN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                    |
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| CURRENT DATE: 6-18-25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | PAGE               |
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## City Council Item 5f

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Sarah Smith, Community Development Director

Date: September 3, 2026

Subject: Variances for Property at 1908 Shorewood Lane

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**RECOMMENDED ACTION** – Review/action on variances request to allow reduced front and side yard setbacks for a new/replacement home at 1908 Shorewood Lane. As the Planning Commission and Staff have recommended approval, a resolution of approval has been prepared for Council consideration.

**MOTION** to approve Resolution No. 26-61 approving front and side setbacks for new/replacement house project at 1908 Shorewood Lane.

### OVERVIEW

As part of its September 8<sup>th</sup> meeting, the City Council will consider a variance request from Peter Grubish of Timberline Construction LLC, on behalf of the property owners, John and Katie Holcomb, requesting variance approval to allow for reduced setbacks for construction of a new/replacement single-family home at 1908 Shorewood Lane. The applicant is requesting variances to the front and side setback requirements for a R-1 lot which requires a 30-foot front setback and side setbacks of 6 and 10 feet as allowed for a lot of record with lot width between 40 and 79 feet. With regard to the variance application, the applicant is requesting approval to allow a front setback 13.1 feet and a 6.4 foot side setback on the east side where the 10-foot setback is required.

### PLANNING COMMISSION REVIEW AND RECOMMENDATION

The Planning Commission considered the variances request at its September 1<sup>st</sup> meeting. The applicant and property owners were present at the meeting. No individuals were present for the Planning Commissions' review of the variance. Members of the Planning Commission were favorable to the request.

Staff recommended approval of the request. Based on its review, the Planning Commission unanimously voted to recommend City Council approval of the variances, as recommended by Staff, to include conditions and findings. Details about the Planning Commission's review of the variances request is included in the draft minute excerpts from the September 1<sup>st</sup> meeting.



**NOTIFICATION**

Neighboring property owners of the property per Hennepin County tax records, were notified by letter on September 2<sup>nd</sup> as a courtesy about the variance request and that it was being included on the consent agenda for Tuesday, September 8<sup>th</sup> City Council meeting for consideration.

**SUPPORTING INFORMATION**

- Draft September 1, 2026 Planning Commission meeting minute excerpts
- Planning Report for Planning Case No. 26-06

**CITY OF MOUND  
RESOLUTION NO. 26-61**

**RESOLUTION APPROVING FRONT AND SIDE YARD VARIANCES FOR  
NEW/REPLACEMENT HOUSE AT 1908 SHOREWOOD LANE  
PLANNING CASE NO. 26-06  
PID NO. 18-117-23-23-0005**

**WHEREAS**, the applicant, Jeff Grubish from Timberline Homes LLC, on behalf of property owners, John and Katie Holcomb, on August 3, 2026, submitted a request for a variances pursuant to City Code Section 129-40 for a new/replacement house project at 1908 Shorewood Lane; and

**WHEREAS**, the property is zoned R-1 Single Family Residential, is in the Shoreland Overlay, and is a lot of record; and

**WHEREAS**, the property has improved frontage on Shorewood Lane and lakeshore frontage on Lake Minnetonka; and

**WHEREAS**, Sec 129-100 of the Mound City Code includes the R-1 zoning regulations which requires a 30-foot front setback and side setbacks of 6 feet and 10 feet as allowed for a lot of record with lot width between 40 and 79 feet; and

**WHEREAS**, with regard to the variance application, the applicant is requesting approval to allow a front setback 13.1 feet and a 6.4 foot side setback on the east side where the 10-foot setback is required for the new/replacement house project; and

**WHEREAS**, details about the project are contained in Planning Report No. 26-06 for the September 1, 2026 regular Planning Commission meeting including the applicant's submitted variance application and supporting materials; and

**WHEREAS**, City Code Section 129-40 (a) outlines the criteria for granting a variance which is provided below:

- (1) The variance proposed meets the criteria for Practical Difficulties as defined in City Code Sub. 129-2.
- (2) Granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to owners of other lands, structures or buildings in the same district nor be materially detrimental to property within the same zone.
- (3) The variance requested is the minimum variance which would alleviate the practical difficulty.

- (4) A variance shall only be permitted when it is in harmony with the general purposes and intent of the zoning ordinance and when the terms of the variance are consistent with the comprehensive plan.

; and

**WHEREAS**, according to City Code Sec. 129-2, "*Practical Difficulties*" is defined as follows:

*Practical Difficulties*, as used in conjunction with a variance, means that:

- (i) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (ii) The plight of the landowner is due to circumstances unique to the property including unusual lot size or shape, topography or other circumstances not created by the landowner; and
- (iii) The variance, if granted, will not alter the essential character of the locality.

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems; and

**WHEREAS**, the variance application was reviewed by the Planning Commission at a meeting held on September 1, 2026. After discussion, the Planning Commission unanimously voted to recommend Council approval to include conditions and findings of fact; and

**WHEREAS**, the City Council reviewed the requested variance at its September 8, 2026 meeting and determined that approval would allow the property to be used in a reasonable manner; and

**WHEREAS**, in granting approval, the City Council hereby makes the following findings of fact:

1. The criteria of City Code Section 129-40 Variance are being met.
2. A new/replacement single family home is in harmony with other uses in the area and fits the character of the residential neighborhood.
3. The lot, which is a trapezoid shape, is significantly smaller in size than the 10,000 square foot requirement of the R-1 District and less than the 60 foot improved frontage and lot width requirement of 60 feet.
4. This lot and others in the vicinity along Shorewood Lane are in close proximity to R-1A zoned lots.



; and

**WHEREAS**, the City Council's decision approving the variance was made within the timeline requirements in Minnesota Statutes 15.99.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Mound does hereby incorporate and restate the recitals set forth above and approves variances for the property at 1908 Shorewood Lane, as described in Exhibit A, for a new/replacement house project with the following conditions:

1. Applicant shall be responsible for payment of all costs associated with variance request.
2. The applicant shall be responsible for recording the resolution with Hennepin County or may request the City record the resolution with the involved fee to be paid by the escrow. The applicant is advised that the resolution will not be released for recording until all conditions have been met and all fees for the variance have been paid and the escrow account is in good standing. The submittal of additional escrow may be required.
3. Applicant shall be responsible for procurement of any and/or all public agency permits including the submittal of all required information prior to building permit issuance.
4. Additional comments and/or conditions from the City Council, Staff, consultants, and public agencies.

Adopted by the City Council for the City of Mound this 8<sup>th</sup> day of September, 2026.

---

Mayor Jason R. Holt

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Attest: Kevin Kelly, Clerk

Exhibit A

**MEETING MINUTES (DRAFT) EXCERPTS**  
**REGULAR PLANNING COMMISSION**  
**SEPTEMBER 1, 2026**

**Call to Order**

Chair Goode called the meeting to order at 6:00 p.m.

**Roll Call**

Members present: David Goode, Nick Rosener, Kathy McEnaney and Samantha Wacker

Members absent: Drew Heal, Jason Baker and Kristin Young

Staff present: Sarah Smith, Kate Vogt, and Johnny Menhennet

Others present: Peter Grubish (Timberline Homes LLC), Bloomington; John and Kelly Holcomb, Chanhassen, Nate Berg (True Concepts, Inc), 17824 South Shore Lane, Chaska; and John and Kari Seaverson, 1609 Bluebird Lane; Helen Canning, 5926 Beachwood Road

**Board of Adjustment and Appeals**

**Review/Discussion/Recommendation – Planning Case No. 26-06**

**Variances for New/Replacement House Project at 1908 Shorewood Lane**

City Planner Johnny Menhennet presented a variance request for two setbacks reliefs for an existing lakeshore lot. The applicant is proposing to replace the existing home with a new single-family home requesting variance approval for reduced front and side setback requirements.

The lot is a lakeshore property, smaller than the standard R-1 lot size. Staff noted a variance was approved in 1978 to add a deck to the existing home related to nonconforming conditions on the property to include a lakeshore setback. When viewed in the consistency with neighboring properties. This proposed new single-family home will decrease the hardcover overage from 38.2% to 32.4% which Staff views as favorable. It was also stated that there are R-1A zoned lots in the subject vicinity while this lot is zoned R-1.

Two letters of support from neighboring properties were received. Staff identified no concerns with the request.

City Planner Menhennet reviewed the options moving forward.

Chair Goode asked if there were questions from Planning Commission members.

Commissioner Rosener asked about the lot width standard. City Planner Menhennet stated the minimum standard is 60 feet while this lot is under 50 feet due to its tapering shape. He also stated he did not consider the request significant given these constraints and added that the new house meets the 50 foot lakeshore setback requirement which is playing into the request for the front setback reduction.



Commissioner McEnaney commented that the lot is a small space, that the proposed home is attractive, and that she believes it will be a significant improvement and a great home for the applicant.

Commissioner Wacker asked about the 1978 variance included in the presentation as it was not mentioned in the Planning Report. City Planner Menhennet noted the information was provided for informational context only regarding past nonconformities and not to guide the current decision and noted that additional findings could be added if the Planning Commission so desired.

Chair Goode thanked City Planner Menhennet and invited the applicant to present.

Applicant Peter Grubish of Timberline Homes LLC was present to outline the request for the property owners. He explained that the requested front setback variance would align the homes with neighboring houses and would also bring the house forward to avoid blocking neighbors' views. The requested side setback allows for a 2-car garage and more functional front entry.

Commissioner Rosener thanked Mr. Grubish for the presentation.

The property owner, John Holcomb, also addressed the Planning Commission and thanked Staff for their assistance throughout the process. He noted that he and his family have owned the current home for 10 years and are excited to make it their full time residence.

Chair Goode asked for Planning Commission discussion. There was no additional discussion or questions from members.

**MOTION** by Rosener, seconded by Wacker, to recommend approval of the variance application, as recommended by Staff. All voted in favor. **MOTION** passed unanimously.



## PLANNING REPORT

**TO:** Planning Commission  
**FROM:** Johnny Menhennet, City Planner  
Sarah Smith, Community Development Director  
**DATE:** September 1, 2026  
**SUBJECT:** Consideration of variance request for front and side setbacks  
(Case No. 26-06)  
**APPLICANT:** Peter Grubish from Timberline Homes, LLC on behalf of property  
owners, John & Kelly Holcomb  
**LOCATION:** 1908 Shorewood Lane (PID No. 18-117-23-23-0005)  
**MEETING DATE:** September 1, 2026  
**COMPREHENSIVE PLAN:** Low Density Residential  
**ZONING:** R-1 Single Family Residential

---

### SUMMARY

The applicant is requesting variance approval to allow for reduced setbacks for the construction of a new replacement single-family home on their lot at 1908 Shorewood Lane. The project is requesting variances to the front and side setback requirements for a R-1 lot which requires a 30-foot front setback and side setbacks of 6 and 10 feet as allowed for a lot of record with lot width between 40 and 79 feet. With regard to the variance application, the applicant is requesting approval to allow a front setback 13.1 feet and a 6.4 foot side setback on the east side where the 10-foot setback is required.

### REVIEW PROCEDURE

#### ***60-Day Land Use Application Review Process***

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" is determined to be August 4, 2026 as provided by Minnesota Statutes Section 645.15. The 60-day timeline expires on or around October 3, 2026. The review period can be extended by the City for an additional 60-days if needed.

**Variance**

City Code Section 129-39 (a) states that a variance may be granted to provide relief to a landowner where the application of the City Code imposes practical difficulty for the property owner. In evaluating the variance, the City Council must consider whether:

- (1) The variance proposed meets the criteria for Practical Difficulties as defined in City Code Sub. 129-2.
- (2) Granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to owners of other lands, structures or buildings in the same district nor be materially detrimental to property within the same zone.
- (3) The variance requested is the minimum variance which would alleviate the practical difficulty.
- (4) A variance shall only be permitted when it is in harmony with the general purposes and intent of the zoning ordinance and when the terms of the variance are consistent with the comprehensive plan.

According to City Code Sec. 129-2, *"Practical Difficulties"* is defined as follows:

Practical Difficulties, as used in conjunction with a variance, means that:

- (i) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
- (ii) The plight of the landowner is due to circumstance unique to the property including unusual lot size or shape, topography or other circumstances not created by the landowner; and
- (iii) The variance, if granted, will not alter the essential character of the locality.  
Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

**NOTIFICATION**

Neighboring property owners of the subject site, per Hennepin County tax records, were mailed an informational letter on August 26, 2026 to inform them of the Planning Commission's review of the variance application at its September 1, 2026 meeting. Staff received letters of support for the house project from 2 neighbors which have been included as attachments.



## **STAFF / CONSULTANT / AGENCY / UTILITIES REVIEW**

Copies of the request and supporting materials were forwarded to involved departments, consultants, agencies, and private utilities for review and comment. As of the writing of the Planning Report, Staff has received not received any comments on the requested variance.

## **DISCUSSION**

- (1) Per Hennepin County property information, the existing house was constructed in 1925. A variance was approved in 1978 for a deck construction project related to nonconformities on the lot including lot size, lakeshore setback and side setback,
- (2) The lot of record parcel is zoned R-1 Single Family Residential. At 5,837 square feet, the lot is smaller than the required R-1 minimum lot size of 10,000 square feet by 4,163 square feet. Additionally, it is also smaller than the minimum lot requirements for SF lots in the R-1A and R-2 districts.
- (3) There is currently a single-family home without a garage on the property. The applicant is proposing to demolish the existing home and rebuild a single-family home with an attached garage.
- (4) The front setback for the current home is currently lawful nonconforming. The existing home is approximately 17 feet from the front property line and the proposed setback for the new home is 13.1 feet. As proposed, the house would be approximately 30 feet to the curb line on Shorewood Lane. Staff's evaluation is that the proposed house location and driveway, when factoring in space in the right-of-way, is sufficient to accommodate vehicle parking.
- (5) Per code, all new structures on Lake Minnetonka are required to meet the minimum required construction elevation. The Regulatory Flood Protection Elevation for Lake Minnetonka is 933.0. The proposed low floor elevation for the new house is 934.0.
- (6) Existing hardcover on the lot is 38.2% (2230 SF). Proposed hardcover for the project is shown at 1751 SF, which is 32.4%, and therefore is being reduced.
- (7) The home is significantly undersized for the R-1 District. This property is less than 60% the minimum lot size and is more similar to R-1A standards for a single family home. Staff notes that this parcel along with a few others in the vicinity along Shorewood Lane are in close proximity to R-1A zoned lots. If held to R-1A standards, variance would still be needed for front setback relief but would not be needed for the side setback.

- (8) Per code, no structure, or portion thereof, shall be built into the required front, side, and/or rear yards with the exception of allowable encroachments as provided by City Code §129-197 including but not limited to, eaves/roof overhangs and mechanical equipment, which are allowed to encroach not more than 2 feet into setbacks.
- (9) No filling and/or grading activities may take place at or below the 931.5 Minnehaha Creek Watershed District (MCWD) floodplain elevation is allowed unless a floodplain alteration permit is approved and authorized by the MCWD.

#### **STAFF RECOMMENDATION**

Staff recommend approval of the variance application subject to the minimum list of below conditions:

- (1) Applicant shall be responsible for payment of all costs associated with variance request.
- (2) The applicant shall be responsible for recording the resolution with Hennepin County or may request the City record the resolution with the involved fee to be paid by the escrow. The applicant is advised that the resolution will not be released for recording until all conditions have been met and all fees for the variance have been paid and the escrow account is in good standing. The submittal of additional escrow may be required.
- (3) Applicant shall be responsible for procurement of any and/or all public agency permits including the submittal of all required information prior to building permit issuance.
- (4) Additional comments and/or conditions from the City Council, Staff, consultants, and public agencies.

Staff's recommendation for Planning Commission approval of the variance is based on the following findings of fact:

- 1. The criteria of City Code Section 129-40 Variance are being met.
- 2. A new/replacement single family home is in harmony with other uses in the area and fits the character of the residential neighborhood.
- 3. The lot, which is a trapezoid shape, is significantly smaller in size than the 10,000 square foot requirement of the R-1 District and less than the 60 foot improved frontage and lot width requirement of 60 feet.

4. This lot and others in the vicinity along Shorewood Lane are in close proximity to R-1A zoned lots.

#### **CITY COUNCIL REVIEW**

In the event a recommendation is received from the Planning Commission, it is anticipated that the request will be considered by the City Council at either its September 8<sup>th</sup> or September 22<sup>nd</sup> meeting.



2415 Wilshire Boulevard, Mound, MN 55364  
Phone 952-472-0600 FAX 952-472-0620

# VARIANCE APPLICATION

**Application Fee and Escrow Deposit required at time of application.**

Planning Commission Date \_\_\_\_\_

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

City Council Date \_\_\_\_\_

**Please type or print legibly**

|                                                    |                                                                                                                                                                                                                              |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT<br/>PROPERTY<br/>LEGAL<br/>DESC.</b>    | Address <u>1908 Shorewood Lane, Mound, MN 55364</u><br><br>Lot <u>3</u> Block <u>2</u><br><br>Subdivision <u>Shadywood Point</u><br><br>PID # <u>18-117-23-23-0005</u> Zoning: <u>(R1)</u> R1A R2 R3 B1 B2 B3 (Circle one)   |
| <b>PROPERTY<br/>OWNER</b>                          | Name <u>John P. &amp; Kelly M. Holcomb</u> Email <u>[REDACTED]</u><br><br>Address <u>6852 Briarwood Ct, Chanhassen, MN 55317</u><br><br>Phone Home <u>[REDACTED]</u> Work _____ Fax _____                                    |
| <b>APPLICANT<br/>(IF OTHER<br/>THAN<br/>OWNER)</b> | Name <u>Peter Grubish — Timberline Homes, LLC</u> Email <u>[REDACTED]</u><br><br>Address <u>7900 International Dr, Suite 300, Bloomington, MN 55425</u><br><br>Phone Home <u>[REDACTED]</u> Work <u>[REDACTED]</u> Fax _____ |

1. Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property? Yes ( ) (No) ( ). **If yes**, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

2. Detailed description of proposed construction or alteration (size, number of stories, type of use, etc.):

Demolition of existing single-family residence (1925, 968 sf) and shed (36 sf). Construction of new two-story single-family residence with full walkout basement and attached two-car garage. Footprint 1,821 sf; FF 943.7; TOF 943.0; garage 942.7; basement 934.0 (2.9 ft above 100-yr flood 931.1 per FEMA 27053C0284F). Proposed hardcover 1,895 sf (32.47%) — reduction from existing 2,230 sf (38.20%). Pervious paver driveway. Stormwater managed per MPCA Stormwater Manual and MCWD recommendations. See attached narrative letter for full description.



3. Do the existing structures comply with all area, height, bulk, and setback regulations for the zoning district in which it is located? Yes ( ) **(No)** ( ). **If no**, specify each non-conforming use (describe reason for variance request, i.e. setback, lot area, etc.):

The subject parcel is a legally platted lot of record with lot area of 5,837 sq ft, below the R-1 minimum of 10,000 sq ft. Existing residence (1925) and shed are non-conforming as to lot area; existing hardcover 38.20% exceeds 30% base cap. Proposed structure cannot meet the 30-ft front setback (§129-100(c)(3)b) or the 10-ft one-side yard setback (§129-100(c)(3)a) required under May 2026 amendment.

| <u>SETBACKS:</u>                          | REQUIRED            | REQUESTED<br>(or existing) | VARIANCE           |
|-------------------------------------------|---------------------|----------------------------|--------------------|
| Front Yard: ( N <b>(S)</b> E <b>(W)</b> ) | 30 ft.              | 20.5 ft.                   | 9.5 ft.            |
| Side Yard: ( <b>(N)</b> S E <b>(W)</b> )  | 10 ft.              | 6.4 ft.                    | 3.6 ft.            |
| Side Yard: ( N <b>(S)</b> E <b>(W)</b> )  | 6 ft.               | 6.0 ft.                    | 0 ft.              |
| Rear Yard: ( N S E W )                    | N/A (lakeshore) ft. | — ft.                      | — ft.              |
| Lakeside: ( <b>(N)</b> S <b>(E)</b> W )   | 50 ft.              | 50.0 ft.                   | 0 ft.              |
| _____ : ( N S E W )                       | _____ ft.           | _____ ft.                  | _____ ft.          |
| Street Frontage:                          | 40 ft.              | 20.5 ft.                   | Existing LOR ft.   |
| Lot Size:                                 | 10,000 sq ft        | 5,837 sq ft                | Existing LOR sq ft |
| Hardcover:                                | 1,751 / 2,335 sq ft | 1,895 sq ft                | 0 sq ft            |

4. Does the present **use** of the property conform to all regulations for the zoning district in which it is located? **(Yes)** ( ), No ( ). **If no**, specify each non-conforming use:

5. Which unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in that zoning district?

|                        |                    |                                 |
|------------------------|--------------------|---------------------------------|
| ( ) too narrow         | ( ) topography     | ( ) soil                        |
| ( <b>x</b> ) too small | ( ) drainage       | ( <b>x</b> ) existing situation |
| ( ) too shallow        | ( <b>x</b> ) shape | ( ) other: specify              |

Please describe: Lot 3, Block 2, Shadywood Point is a legally platted lot of record established before the 1982 zoning ordinance; existing home built 1925. Lot area 5,837 sf is below R-1 minimum of 10,000 sf. Lot is an irregular trapezoid ~113-128 ft deep and ~23-35 ft wide, fronting Lake Minnetonka. Lot depth ≥ 80 ft triggers 30-ft front setback (§129-100(c)(3)b, May 2026 amendment). Lot width < 80 ft requires 10-ft one-side setback (§129-100(c)(3)a). 50-ft OHWL setback consumes substantial buildable depth. 100-yr flood 931.1 further constrains. Conditions established at platting; not the result of owner action.

6. Was the practical difficulty described above created by the action of anyone having property interests in the land after the zoning ordinance was adopted (1982)? Yes ( ), **No** ( ). **If yes**, explain:

Shadywood Point plat and subject lot dimensions were recorded before the 1982 adoption of the Mound zoning ordinance. Existing residence was constructed in 1925 — 57 years before the 1982 zoning ordinance and 101 years before the May 2026 amendment. Holcombs acquired in 2010; neither they nor any prior owner altered lot lines or created the substandard conditions.

7. Was the practical difficulty created by any other human-made change, such as the relocation of a road? Yes ( ), **No** ( ). **If yes**, explain:

N/A

8. Are the conditions of practical difficulty for which you request a variance peculiar only to the property described in this petition? Yes ( ), **No** ( ). **If no**, list some other properties which are similarly affected?

Similar undersized lots of record are common throughout Shadywood Point subdivision and the greater Mound lakeshore area. Adjacent parcels 1904 Shorewood, 1909 Shorewood, and 1912 Shorewood are similarly configured lots of record. Beginning two lots west and continuing for the next 50+ lots, properties are zoned R-1A, which permits 6-ft side yard setbacks on both sides — establishing neighborhood precedent for setback dimensions requested here.

9. Comments: \_\_\_\_\_ Meets all three prongs of practical-difficulty test (Minn. Stat. §462.357 / §129-39): (1) Reasonable use — single-family home on a platted single-family R-1 lot. (2) Unique circumstance not self-created — 5,837 sf lot (4,163 sf below R-1 minimum), trapezoidal shape, 50-ft OHWL setback, and 931.1 flood elevation all predate owner action. (3) Essential character preserved — matches scale of 1904, 1909, 1912 Shorewood; front at parity with neighbors; east side meets 6-ft minimum; DESIGN REDUCES HARDCOVER from 38.20% to 32.47%; stormwater per MPCA/MCWD; basement 2.9 ft above 100-yr flood. Adjoining neighbors John Prince (1904), Chris & Joyce Slack (1912), and Ray Lorimor (1909) — have reviewed the plans and are supportive. See attached Holcomb letter for full narrative.

I certify that all of the above statements and the statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the variance information provided. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

**Owner's Signature** \_\_\_\_\_ John P. Holcomb & Kelly M. Holcomb **Date** \_\_\_\_\_ August 3, 2026

**Applicant's Signature** \_\_\_\_\_ Peter Grubish, Manager — Timberline Homes, LLC **Date** \_\_\_\_\_ August 3, 2026



# HARDCOVER CALCULATIONS

## (IMPERVIOUS SURFACE COVERAGE)

PROPERTY ADDRESS: 1908 Shorewood Lane, Mound, MN 55364

OWNER'S NAME: John & Kelly Holcomb

LOT AREA 5,837 SQ. FT. X **30%** = (for all lots) ..... **1,751 sq ft**

LOT AREA 5,837 SQ. FT. X **40%** = (for Lots of Record) ..... **2,335 sq ft**

\* Existing Lots of Record may have 40 percent coverage provided that techniques are utilized, as outlined in Zoning Ordinance Section 129-385 (see back). A plan must be submitted and approved by the Building Official.

|                   | LENGTH           |   | WIDTH            |   | SQ FT        |              |
|-------------------|------------------|---|------------------|---|--------------|--------------|
| HOUSE             | <u>irregular</u> | X | <u>footprint</u> | = | <u>1,821</u> |              |
|                   |                  | X |                  | = |              |              |
| TOTAL HOUSE ..... |                  |   |                  |   |              | <b>1,821</b> |

|                                     |          |   |          |   |          |          |
|-------------------------------------|----------|---|----------|---|----------|----------|
| DETACHED BUILDINGS<br>(GARAGE/SHED) | <u>-</u> | X | <u>-</u> | = | <u>0</u> |          |
|                                     |          | X |          | = |          |          |
| TOTAL DETACHED BUILDINGS.....       |          |   |          |   |          | <b>0</b> |

|                                                |                 |   |               |   |                   |           |
|------------------------------------------------|-----------------|---|---------------|---|-------------------|-----------|
| DRIVEWAY, PARKING<br>AREAS, SIDEWALKS,<br>ETC. | <u>pervious</u> | X | <u>pavers</u> | = | <u>0 (exempt)</u> |           |
|                                                | <u>walk</u>     | X | <u>-</u>      | = | <u>34</u>         |           |
|                                                |                 | X |               | = |                   |           |
| TOTAL DRIVEWAY, ETC .....                      |                 |   |               |   |                   | <b>34</b> |

|                                                                                                                          |                  |   |                 |   |                   |           |
|--------------------------------------------------------------------------------------------------------------------------|------------------|---|-----------------|---|-------------------|-----------|
| DECKS Open decks (1/4" min.<br>Opening between boards) with a<br>pervious surface under are not<br>counted as hardcover. | <u>open deck</u> | X | <u>1/4" gap</u> | = | <u>0 (exempt)</u> |           |
|                                                                                                                          |                  | X |                 | = |                   |           |
|                                                                                                                          |                  | X |                 | = |                   |           |
| TOTAL DECK .....                                                                                                         |                  |   |                 |   |                   | <b>0</b>  |
|                                                                                                                          | <u>stoop</u>     | X | <u>-</u>        | = | <u>40</u>         |           |
|                                                                                                                          |                  | X |                 | = |                   |           |
| TOTAL OTHER .....                                                                                                        |                  |   |                 |   |                   | <b>40</b> |

**TOTAL HARDCOVER / IMPERVIOUS SURFACE.....** **1,895 sq ft**

UNDER / OVER (indicate difference) ..... **UNDER 440 sf**  
(32.47% of lot area; under 40% Lot-of-Record cap)

PREPARED BY Peter Grubish, Timberline Homes LLC DATE August 3, 2026

Date: August 3, 2026

City of Mound  
Community Development Department  
2415 Wilshire Boulevard  
Mound, MN 55364

Re: Variance Application — 1908 Shorewood Lane, Mound, MN  
Lot 3, Block 2, Shadywood Point • PID: 18-117-23-23-0005

To Whom It May Concern:

We, John P. Holcomb and Kelly M. Holcomb, are the fee owners of the real property located at 1908 Shorewood Lane, Mound, Minnesota (PID 18-117-23-23-0005), legally described as Lot 3, Block 2, Shadywood Point, Hennepin County, Minnesota.

We hereby authorize Timberline Homes, LLC, by and through its Manager Peter Grubish, to act as our agent and applicant in connection with a variance application to the City of Mound for the above-referenced property. This authorization includes signing the variance application, submitting supporting documents, communicating with City staff, and appearing at Planning Commission and City Council meetings on our behalf.

This authorization remains in effect until the variance application is resolved or until we notify the City of Mound in writing that it has been revoked.

Sincerely,

\_\_\_\_\_  
John P. Holcomb, Owner

Date: August 3, 2026

\_\_\_\_\_  
Kelly M. Holcomb, Owner

Date: August 3, 2026



John and Kelly Holcomb  
1908 Shorewood Lane, Mound, MN 55364  
PID 18-117-23-23-0005

Date: August 3, 2026

Chairman Goode, Director Smith, and Members of the Mound Planning Commission:

Kelly and I are respectfully submitting a request for setback variances for our property at 1908 Shorewood Lane, in partnership with Timberline Homes. We have been part-time residents at this cabin since purchasing it in 2010, we have loved what the Mound community offers its residents, and we now wish to make it our full-time Home.

Following our pre-application meeting with Director Smith earlier this spring, we have worked with our designers and Timberline Homes to design a new home that fits the lot's constraints, supports year-round living, enhances the neighborhood with an appealing exterior, and respects the flow of the lakeside and streetside yards. Through this design process we identified practical difficulties inherent to the lot that make full code compliance infeasible for a workable plan.

We are respectfully requesting two setback variances:

1. Front yard setback: reduce the required 30-foot front yard setback (§129-100(c)(3)b, as amended May 2026) to 20.5 feet — a variance of 9.5 feet. With the 10-foot right-of-way, the proposed streetside face of the home will still sit approximately 30.5 feet from the street curb, placing the home at parity with the streetside face of neighboring homes on Shorewood and Lakeside lanes.
2. Side yard setback: reduce the required 10-foot side yard setback (§129-100(c)(3)a, as amended May 2026) to 6.4 feet on the west side — a variance of 3.6 feet. The east side yard will meet the 6-foot minimum without variance. This allows the plan to accommodate a two-car garage and a street-facing front door with an interior hallway to the kitchen — a layout consistent with the character of the neighborhood.

We have personally reviewed the proposed plans with our long-term adjacent neighbors — John Price (1904 Shorewood), Chris and Joyce Slack (1912 Shorewood), and Ray Lorimor (1909 Shorewood) — and each is supportive of our plan and this variance request.

Thank you for your consideration.

Sincerely,

Surveyors Certificate  
Site Plan Survey For:

JOHN & KELLY HOLCOMB

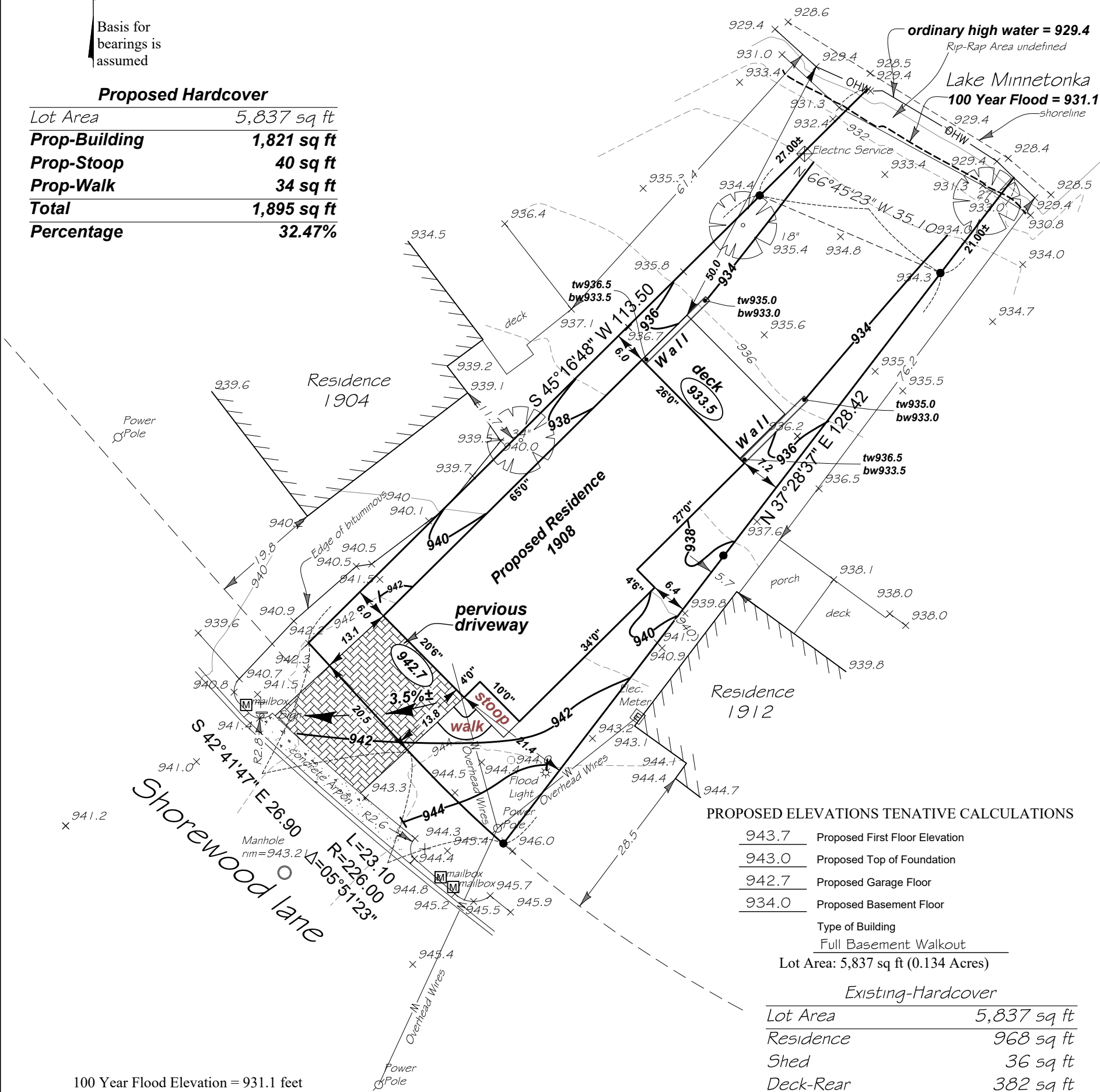
Property located in Section  
18, Township 117, Range 23,  
Hennepin County, Minnesota

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- ~ Denotes Existing Contours
- ~ Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- Denotes Surface Drainage

Basis for  
bearings is  
assumed

Proposed Hardcover

|               |             |
|---------------|-------------|
| Lot Area      | 5,837 sq ft |
| Prop-Building | 1,821 sq ft |
| Prop-Stoop    | 40 sq ft    |
| Prop-Walk     | 34 sq ft    |
| Total         | 1,895 sq ft |
| Percentage    | 32.47%      |



100 Year Flood Elevation = 931.1 feet  
per FEMA Map 27053C0284F Dated  
11/04/2016

Property Zoned as "R-1"

Set Backs:

Front: 20' Shoreland district overlay (Sec 1 29-385)

Side Interior: Minimum total 10 feet with 6' on one side

OHW: 50'

Lot Coverage: Lot coverage. Impervious surface coverage of lots in residential zones shall not exceed 30 percent of the lot area. On existing lots of record, impervious coverage may be permitted to up to a maximum of 40 percent consistent with the provisions identified in section 1 29-385(g)(2)a.

PROPOSED ELEVATIONS TENTATIVE CALCULATIONS

|       |                                |
|-------|--------------------------------|
| 943.7 | Proposed First Floor Elevation |
| 943.0 | Proposed Top of Foundation     |
| 942.7 | Proposed Garage Floor          |
| 934.0 | Proposed Basement Floor        |

Type of Building  
Full Basement Walkout

Lot Area: 5,837 sq ft (0.134 Acres)

Existing-Hardcover

|                     |             |
|---------------------|-------------|
| Lot Area            | 5,837 sq ft |
| Residence           | 968 sq ft   |
| Shed                | 36 sq ft    |
| Deck-Rear           | 382 sq ft   |
| Walk(s)-Pavers      | 348 sq ft   |
| Deck-Side           | 74 sq ft    |
| Driveway-Bituminous | 422 sq ft   |
| Total               | 2,230 sq ft |
| Percentage          | 38.20%      |

NOTE: Proposed grades are subject to results of soil tests. Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction. Proposed grades shown on this survey are interpolations of proposed contours from the drainage, grading and/or development plans.

NOTE: The relationship between proposed floor elevations to be verified by builder.

NOTE: The only easements shown are from plats of record or information provided by client.

Legal Description

Lot 3, Block 2, SHADYWOOD POINT  
Hennepin County, Minnesota

**DEMARC**

LAND SURVEYING & ENGINEERING  
7601 73rd Avenue North (763) 560-3093  
Minneapolis, Minnesota 55428 DemarcInc.com

Project No. 91259A

F.B.No. -

Address: 1908 Shorewood Lane  
Mound, MN

rev 02/24/2026 Set Back update

07/15/2026 New house plan

08/03/2026 City Comments

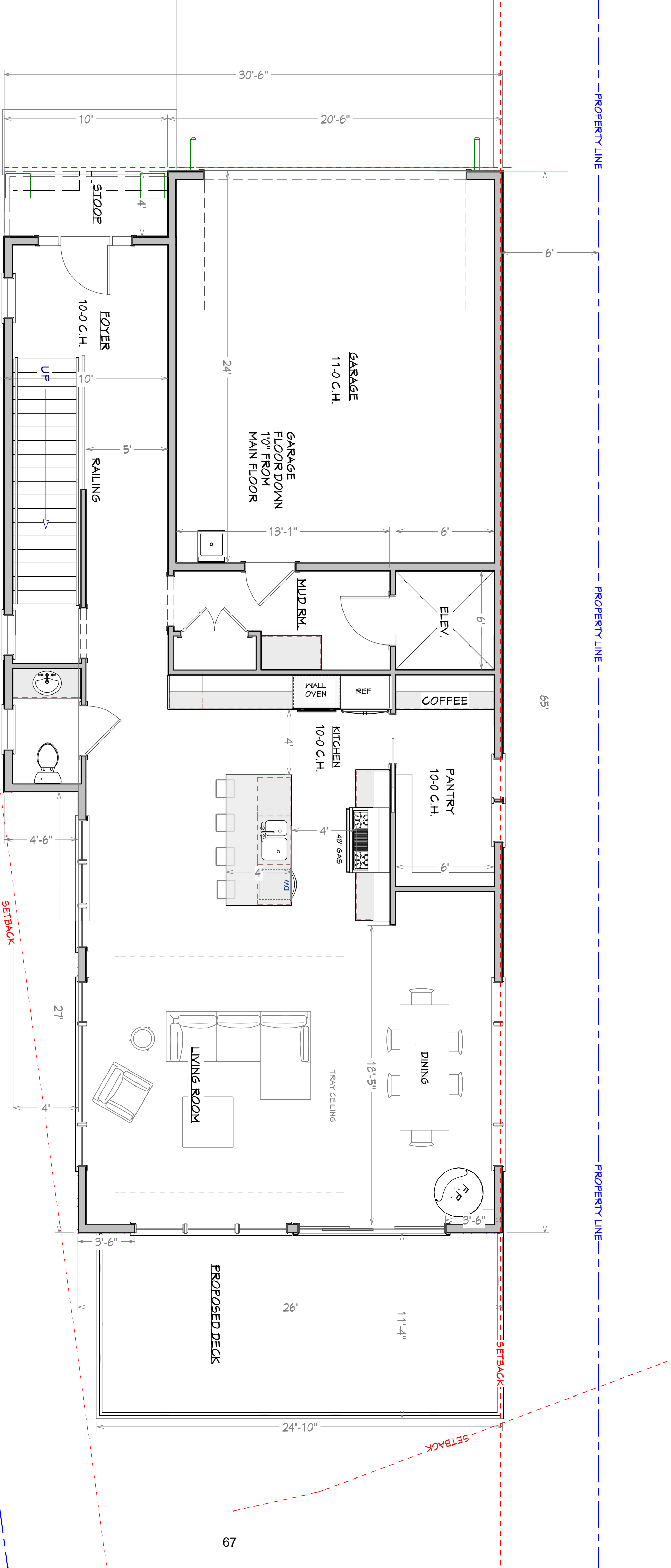
Scale: 1" = 20'

Drawn By *AH*

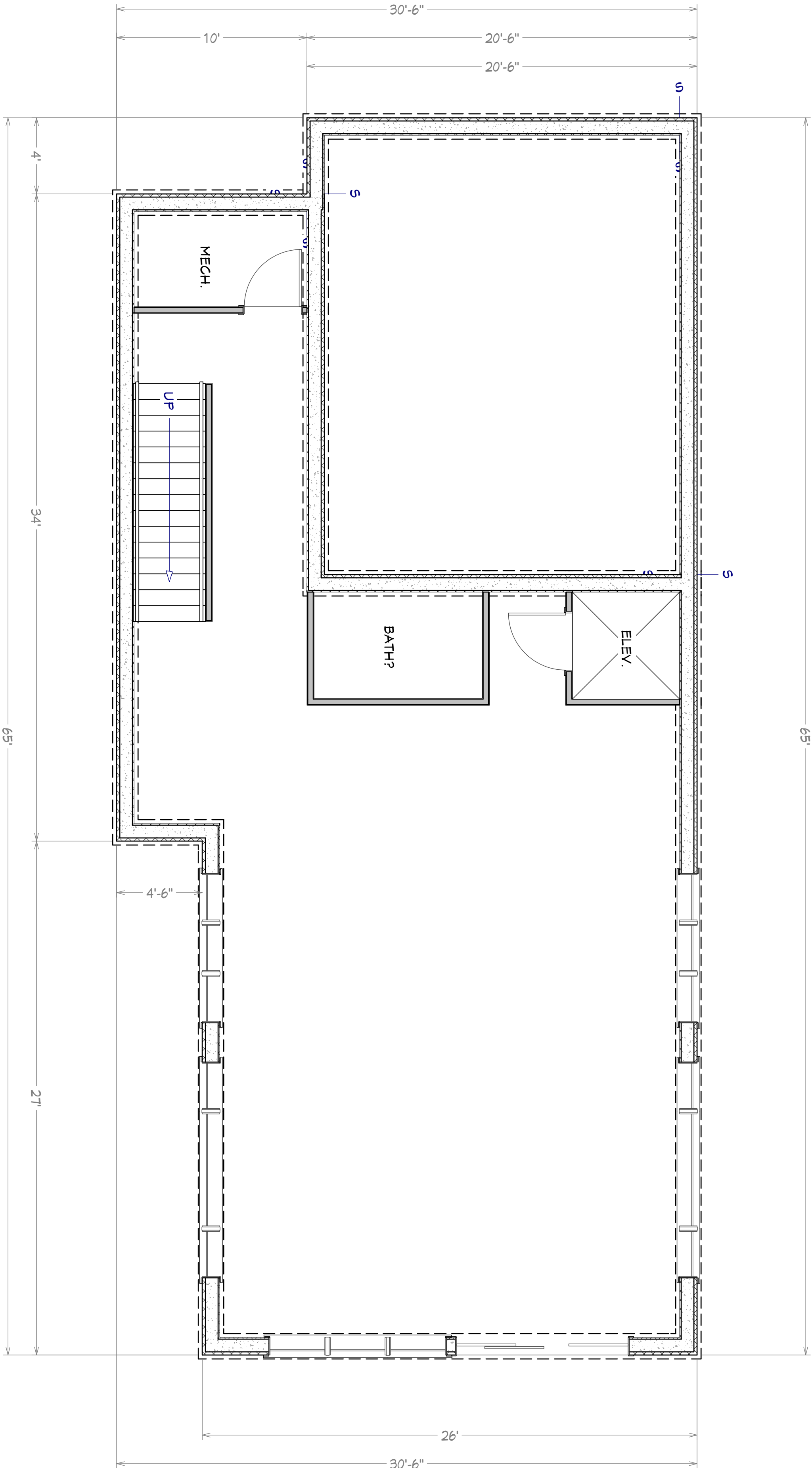
I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota  
Surveyed this 19th day of January 2026.

Signed

*Gregory R. Frasch*  
Gregory R. Frasch, Minn. Reg. No. 24992

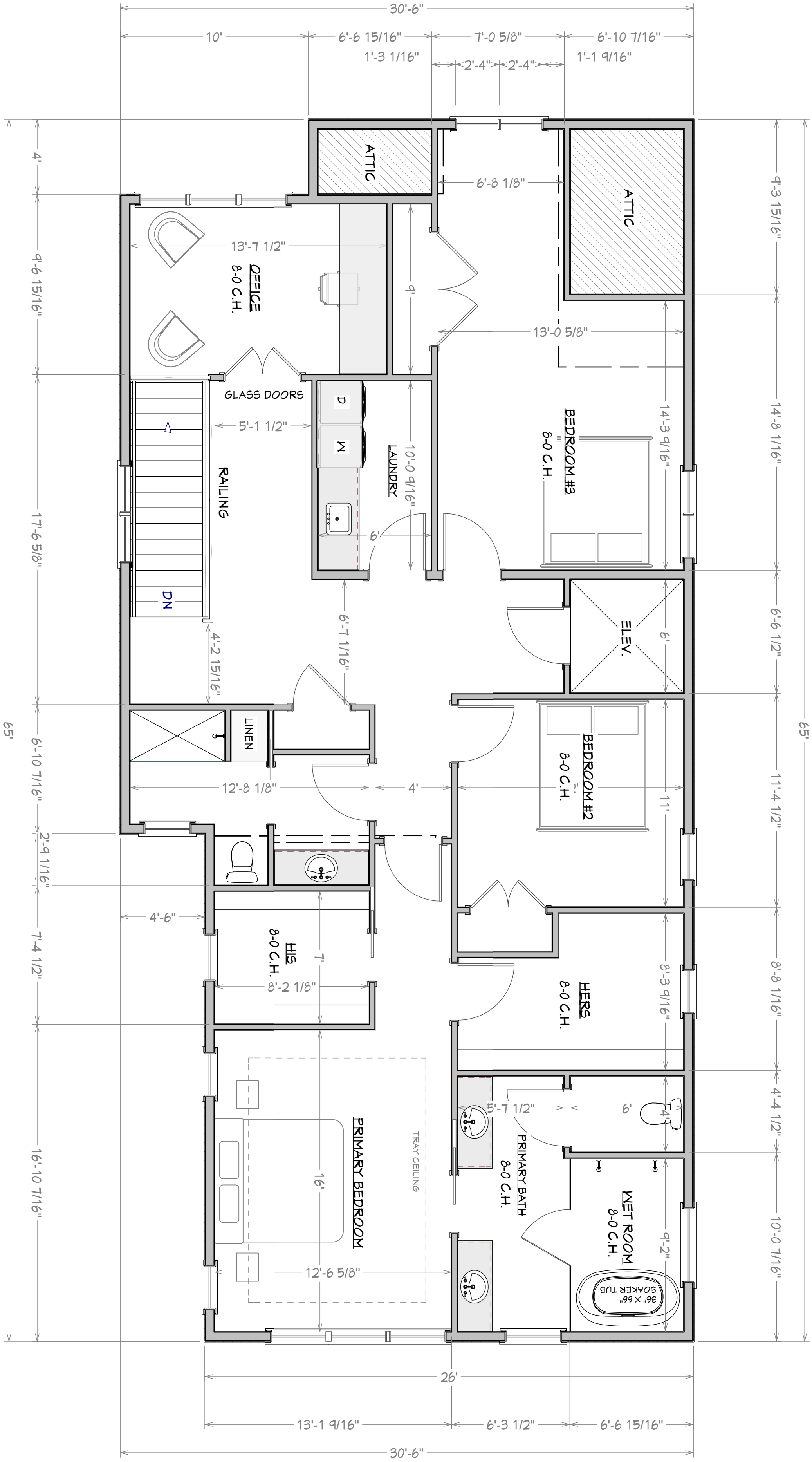


MAIN FLOOR PLAN- 1/4" SCALE (ARCH C 18" X 24")  
1,333 FINISHED SQ FT.



**BASEMENT FLOOR PLAN- 1/4" SCALE (ARCH C 18" X 24")**





SECOND FLOOR PLAN- 1/4" SCALE (ARCH C 18" X 24")  
1,725 FINISHED SQ FT.

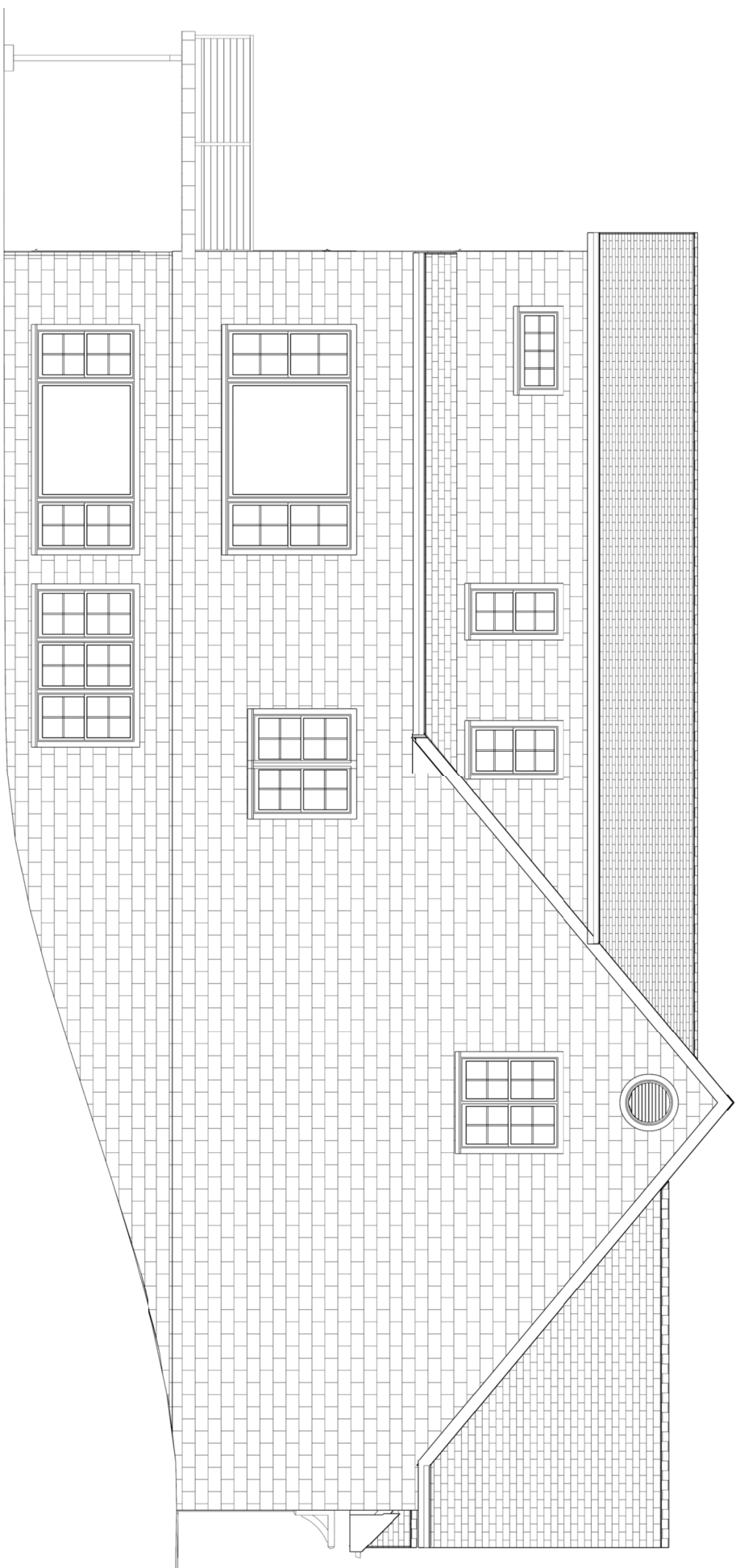
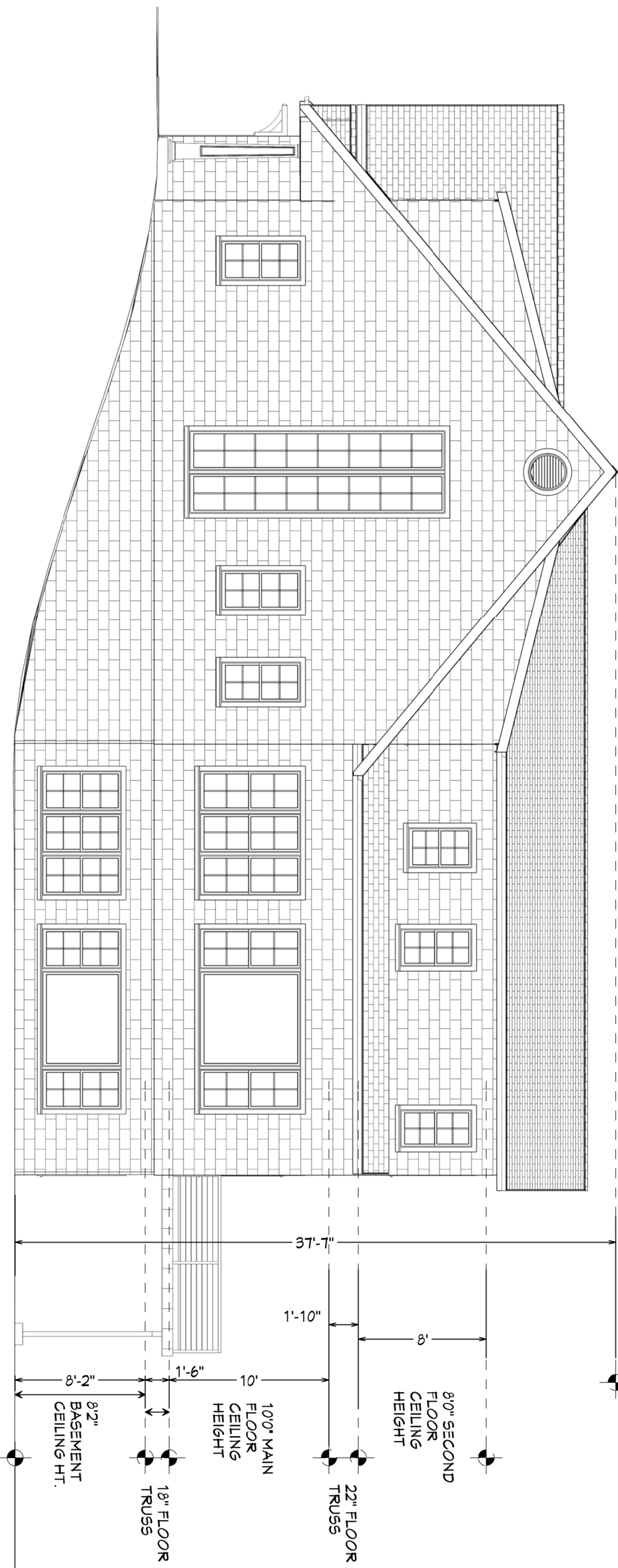
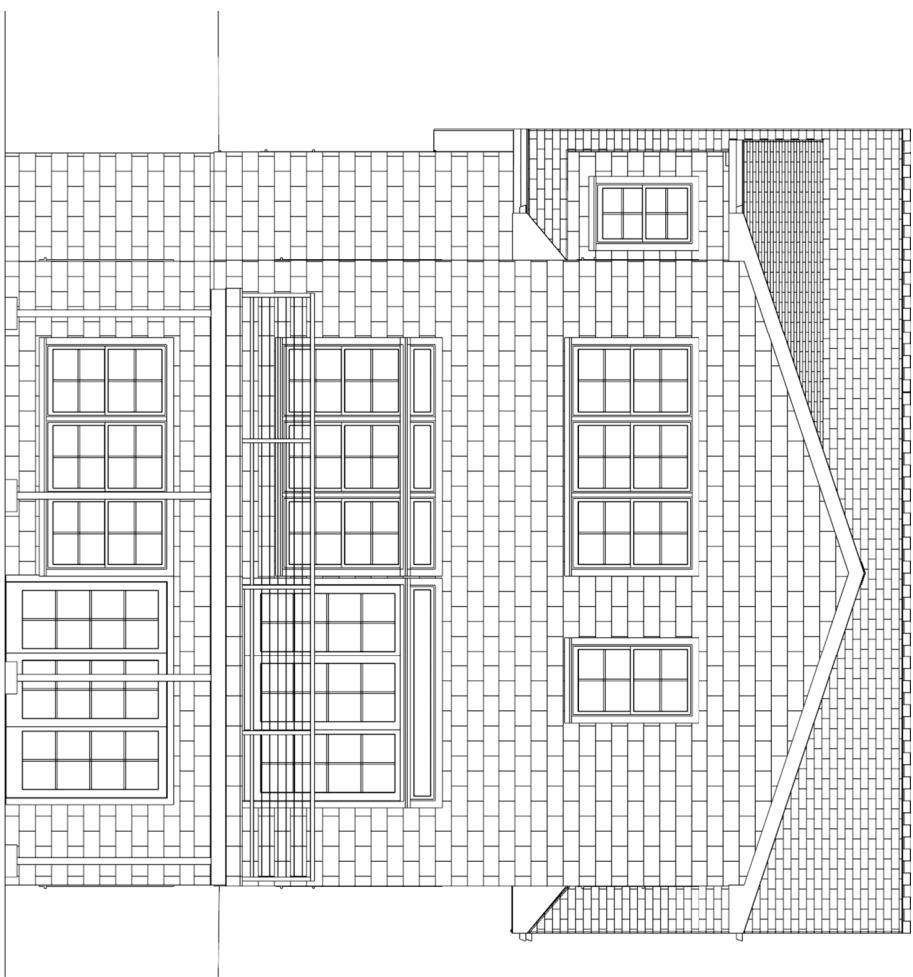
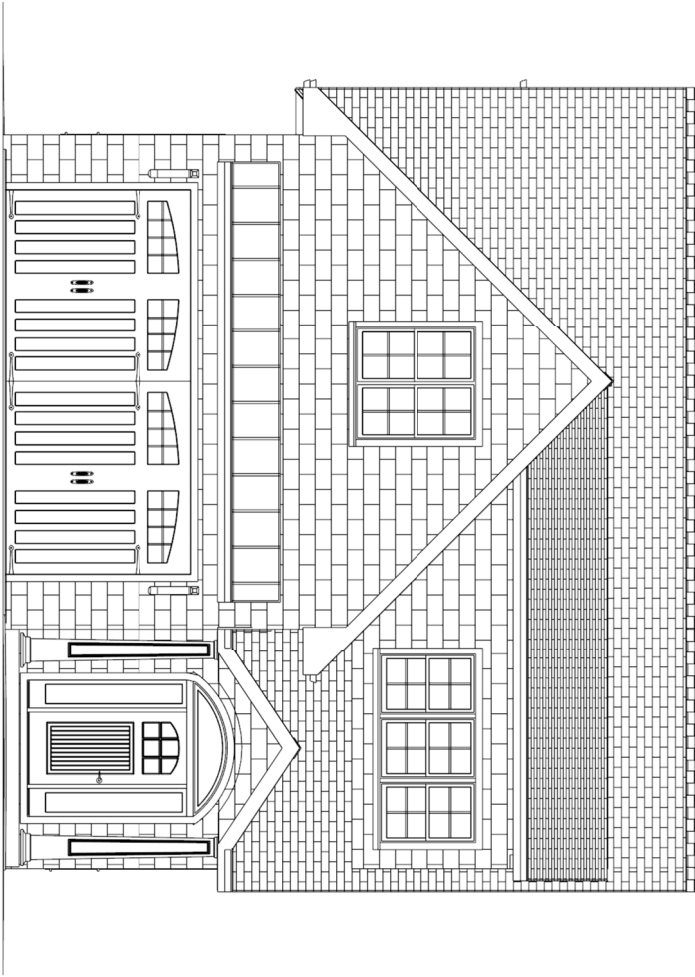




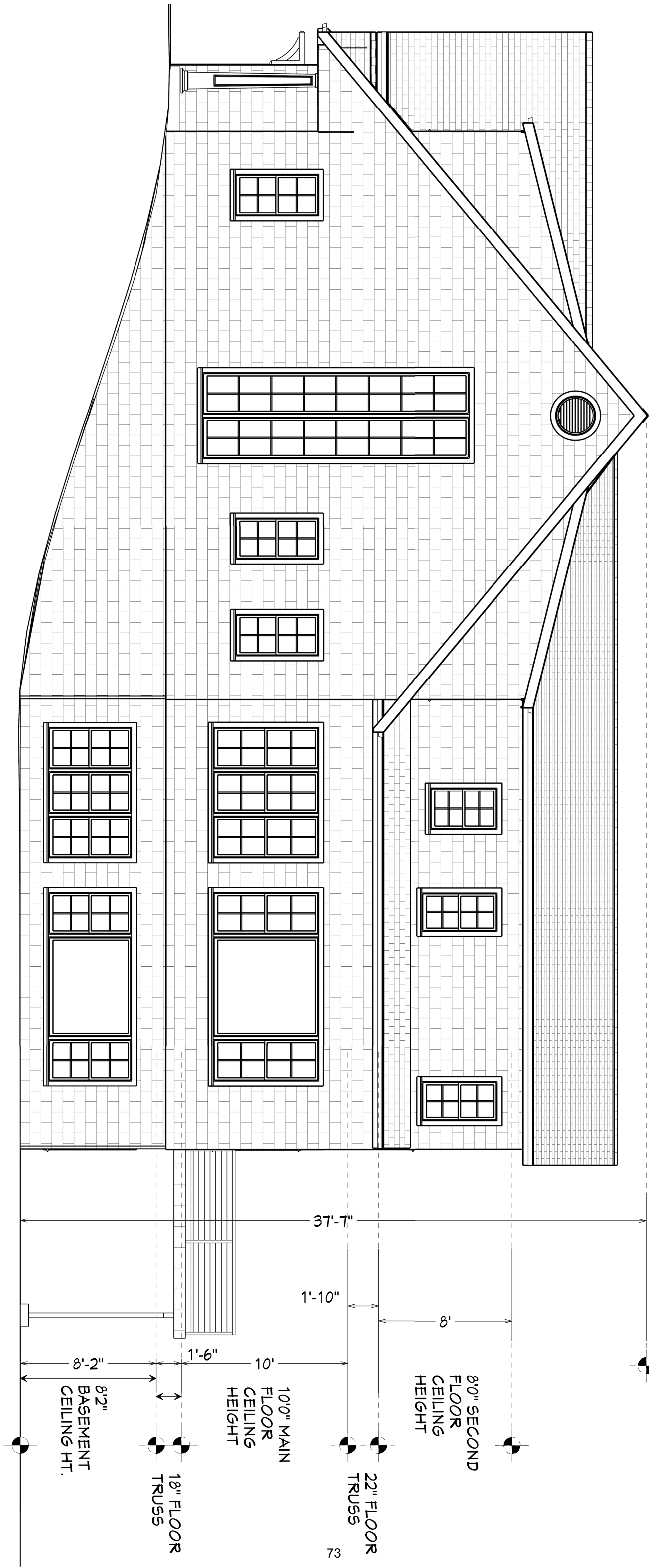












-----Original Message-----

**From:** John Price

**Sent:** Tuesday, August 11, 2026 9:51 PM

**To:** Sarah Smith <ssmith@moundmn.gov>

**Subject:** 1904 Shorewood Lane

My name is John Price and I am a co-owner of 1904 Sherwood Ln. I would just like this note to reflect that I have had a chance to review the house plans and the survey with my neighbor John Holcomb, and I have no concerns about the variance that he is seeking. If you require anything further, please advise, thank you.

Sent from my iPad

**From: Jeff Karsten**

**Sent: Wednesday, August 12, 2026 10:55 AM**

**To: Sarah Smith <ssmith@moundmn.gov>**

**Subject: RE: Variance Application for 1908 Shorewood Lane, Mound, Minnesota**

Dear Ms. Smith,

Greetings. I co-own and reside at 1904 Shorewood Lane, the property next door to John and Kelly Holcomb. John Holcomb reviewed his house plans and lot survey with me, and I have no concerns about their variance application. The new home they plan to build looks beautiful. I am excited for the project to commence, and look forward to having the Holcombs as full-time neighbors!

Best regards,

Jeff Karsten  
1904 Shorewood Lane  
Mound, MN 55364





## City Council Item 5h.

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Matt Bauman, PE, City Engineer

Date: September 8, 2026

Subject: Water Treatment Infrastructure – Phase 2 Pay Request No. 7

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### RECOMMENDED ACTION:

**MOTION TO** approve Pay Request No. 7 in the amount of \$917,809.83 to Minger Construction for Water Treatment Infrastructure Improvements – Phase 2; City Project No. PW-25-12.

### OVERVIEW

Please find enclosed Pay Request No. 7 from Minger Construction Companies for work completed on the Water Treatment Infrastructure Improvements – Phase 2 project from July 24, 2026, through August 21, 2026.

We have reviewed the contractor's request, verified quantities, and recommend payment in the amount of \$917,809.83 to Minger Construction.

### SUPPORTING INFORMATION

- Pay Request 7 from Minger Construction

**CONTRACTOR'S PAY REQUEST****WATER TREATMENT INFRASTRUCTURE  
IMPROVEMENTS - PHASE 2****BOLTON  
& MENK**

Real People. Real Solutions.

**DISTRIBUTION:**

CONTRACTOR (1)

OWNER (1)

ENGINEER (1)

**CITY OF MOUND - PW-25-12****BMI PROJECT NO. 24X.135355**

|                                                       |                |
|-------------------------------------------------------|----------------|
| TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS          | \$4,497,857.56 |
| TOTAL, COMPLETED WORK TO DATE                         | \$3,481,111.38 |
| TOTAL, STORED MATERIALS TO DATE                       | \$0.00         |
| DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED | \$0.00         |
| TOTAL, COMPLETED WORK & STORED MATERIALS              | \$3,481,111.38 |
| RETAINED PERCENTAGE ( 5.0% )                          | \$174,055.57   |
| TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)        | \$0.00         |
| NET AMOUNT DUE TO CONTRACTOR TO DATE                  | \$3,307,055.81 |
| TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES               | \$2,389,245.98 |
| PAY CONTRACTOR AS ESTIMATE NO. <u>7</u>               | \$917,809.83   |

**CERTIFICATE FOR PARTIAL PAYMENT**

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the contract amount for the period covered by this Estimate.

**Contractor:**

Minger Construction Companies Inc  
620 Corporate Drive  
Jordan, MN 55352

By Garrett Jedlicki  Garrett Jedlicki Manager  
Name Title

Date 9/2/2026**CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:****ENGINEER: BOLTON & MENK, INC., 2638 SHADOW LANE, STE 200, CHASKA, MN 55318**By Matt Bauman, CONSULTING ENGINEERDate 9/3/2026**APPROVED FOR PAYMENT:****OWNER:**By \_\_\_\_\_  
Name Title DateAnd \_\_\_\_\_  
Name Title Date

Pay Request No.:

WATER TREATMENT INFRASTRUCTURE IMPROVEMENTS - PHASE 2

7



Real People. Real Solutions.

CITY OF MOUND

BMI PROJECT NO. 24X.135355

WORK COMPLETED THROUGH FRIDAY, AUGUST 21, 2026

| ITEM NO. | ITEM                                                         | UNIT PRICE   | AS BID             |                  | PREVIOUS ESTIMATE  |                  | COMPLETED TO DATE  |                  |
|----------|--------------------------------------------------------------|--------------|--------------------|------------------|--------------------|------------------|--------------------|------------------|
|          |                                                              |              | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT |
| 1        | MOBILIZATION                                                 | \$247,750.00 | 1.00 LUMP SUM      | \$247,750.00     | 0.75 LUMP SUM      | \$185,812.50     | 0.85 LUMP SUM      | \$210,587.50     |
| 2        | TRAFFIC CONTROL                                              | \$86,300.00  | 1.00 LUMP SUM      | \$86,300.00      | 0.75 LUMP SUM      | \$64,725.00      | 0.85 LUMP SUM      | \$73,355.00      |
| 3        | PORTABLE CHANGEABLE MESSAGE SIGN                             | \$56.00      | 240.00 UDAY        | \$13,440.00      | 125.00 UDAY        | \$7,000.00       | 175.00 UDAY        | \$9,800.00       |
| 4        | CLEAR & GRUB TREE                                            | \$278.00     | 40.00 TREE         | \$11,120.00      | 40.00 TREE         | \$11,120.00      | 40.00 TREE         | \$11,120.00      |
| 5        | REMOVE CONCRETE WALK/PAVEMENT(ANY THICKNESS)                 | \$2.00       | 5,210.00 SQ FT     | \$10,420.00      | 544.00 SQ FT       | \$1,088.00       | 1,069.00 SQ FT     | \$2,138.00       |
| 6        | REMOVE CONCRETE CURB AND GUTTER                              | \$6.50       | 2,350.00 LIN FT    | \$15,275.00      | 1,503.00 LIN FT    | \$9,769.50       | 1,593.00 LIN FT    | \$10,354.50      |
| 7        | REMOVE WATERMAIN (ANY SIZE, ANY TYPE)                        | \$7.50       | 1,050.00 LIN FT    | \$7,875.00       | 429.00 LIN FT      | \$3,217.50       | 724.00 LIN FT      | \$5,430.00       |
| 8        | REMOVE HYDRANT                                               | \$682.00     | 12.00 EACH         | \$8,184.00       | 5.00 EACH          | \$3,410.00       | 9.00 EACH          | \$6,138.00       |
| 9        | REMOVE GATE VALVE AND BOX (ANY SIZE)                         | \$351.00     | 22.00 EACH         | \$7,722.00       | 11.00 EACH         | \$3,861.00       | 18.00 EACH         | \$6,318.00       |
| 10       | REMOVE WOOD POST                                             | \$180.00     | 8.00 EACH          | \$1,440.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| 11       | SALVAGE & REINSTALL PAVER DRIVEWAY                           | \$28.00      | 120.00 SQ FT       | \$3,360.00       | 20.00 SQ FT        | \$560.00         | 120.00 SQ FT       | \$3,360.00       |
| 12       | SALVAGE & REINSTALL BOULDER WALL                             | \$94.00      | 50.00 LIN FT       | \$4,700.00       | 10.00 LIN FT       | \$940.00         | 50.00 LIN FT       | \$4,700.00       |
| 13       | ABANDON 6" WATERMAIN                                         | \$10.00      | 732.00 LIN FT      | \$7,320.00       | 800.00 LIN FT      | \$8,000.00       | 800.00 LIN FT      | \$8,000.00       |
| 14       | ABANDON 10" WATERMAIN                                        | \$11.00      | 1,053.00 LIN FT    | \$11,583.00      | 0.00 LIN FT        | \$0.00           | 0.00 LIN FT        | \$0.00           |
| 15       | EXPLORATORY EXCAVATION                                       | \$663.00     | 40.00 HOUR         | \$26,520.00      | 19.00 HOUR         | \$12,597.00      | 31.00 HOUR         | \$20,553.00      |
| 16       | TEMPORARY WATER SERVICE                                      | \$996.00     | 83.00 EACH         | \$82,668.00      | 75.00 EACH         | \$74,700.00      | 75.00 EACH         | \$74,700.00      |
| 17       | TEMPORARY WATER SERVICE (FIRE) 4" OR 6"                      | \$14,620.00  | 3.00 EACH          | \$43,860.00      | 3.00 EACH          | \$43,860.00      | 3.00 EACH          | \$43,860.00      |
| 18       | TEMPORARY GATE VALVE                                         | \$4,400.00   | 2.00 EACH          | \$8,800.00       | 1.00 EACH          | \$4,400.00       | 1.00 EACH          | \$4,400.00       |
| 19       | 6" DIP WATERMAIN, CL. 52                                     | \$133.00     | 215.00 LIN FT      | \$28,595.00      | 43.00 LIN FT       | \$5,719.00       | 129.00 LIN FT      | \$17,157.00      |
| 20       | 6" C900 PVC WATERMAIN (OPEN CUT)                             | \$105.00     | 360.00 LIN FT      | \$37,800.00      | 121.50 LIN FT      | \$12,757.50      | 235.50 LIN FT      | \$24,727.50      |
| 21       | 10" C900 PVC WATERMAIN (OPEN CUT)                            | \$127.00     | 215.00 LIN FT      | \$27,305.00      | 28.00 LIN FT       | \$3,556.00       | 28.00 LIN FT       | \$3,556.00       |
| 22       | 14" C900 PVC WATERMAIN (OPEN CUT)                            | \$135.00     | 1,105.00 LIN FT    | \$149,175.00     | 867.00 LIN FT      | \$117,045.00     | 1,025.00 LIN FT    | \$138,375.00     |
| 23       | 14" C900 PVC WATERMAIN (HDD)                                 | \$232.00     | 1,455.00 LIN FT    | \$337,560.00     | 0.00 LIN FT        | \$0.00           | 1,640.00 LIN FT    | \$380,480.00     |
| 24       | 14" C900 PVC WATERMAIN (PIPE BURST)                          | \$187.00     | 3,275.00 LIN FT    | \$612,425.00     | 2,893.00 LIN FT    | \$540,991.00     | 2,893.00 LIN FT    | \$540,991.00     |
| 25       | 6" GATE VALVE AND BOX                                        | \$3,350.00   | 27.00 EACH         | \$90,450.00      | 18.00 EACH         | \$60,300.00      | 27.00 EACH         | \$90,450.00      |
| 26       | 10" GATE VALVE AND BOX                                       | \$5,815.00   | 9.00 EACH          | \$52,335.00      | 3.00 EACH          | \$17,445.00      | 3.00 EACH          | \$17,445.00      |
| 27       | 14" BUTTERFLY VALVE AND BOX                                  | \$8,265.00   | 15.00 EACH         | \$123,975.00     | 11.00 EACH         | \$90,915.00      | 11.00 EACH         | \$90,915.00      |
| 28       | HYDRANT                                                      | \$8,450.00   | 13.00 EACH         | \$109,850.00     | 7.00 EACH          | \$59,150.00      | 11.00 EACH         | \$92,950.00      |
| 29       | HYDRANT EXTENSION                                            | \$889.00     | 4.00 LIN FT        | \$3,556.00       | 0.00 LIN FT        | \$0.00           | 0.00 LIN FT        | \$0.00           |
| 30       | DUCTILE IRON FITTINGS                                        | \$20.00      | 12,035.00 POUND    | \$240,700.00     | 7,843.00 POUND     | \$156,860.00     | 11,464.00 POUND    | \$229,280.00     |
| 31       | 4" POLYSTYRENE INSULATION                                    | \$32.00      | 50.00 SQ YD        | \$1,600.00       | 17.56 SQ YD        | \$561.92         | 35.56 SQ YD        | \$1,137.92       |
| 32       | CONNECT TO EXISTING WATERMAIN                                | \$2,605.00   | 25.00 EACH         | \$65,125.00      | 8.00 EACH          | \$20,840.00      | 8.00 EACH          | \$20,840.00      |
| 33       | CONNECT TO EXISTING WATER SERVICE                            | \$582.00     | 72.00 EACH         | \$41,904.00      | 33.00 EACH         | \$19,206.00      | 45.00 EACH         | \$26,190.00      |
| 34       | 1" CURB STOP & BOX                                           | \$1,080.00   | 62.00 EACH         | \$66,960.00      | 33.00 EACH         | \$34,980.00      | 41.00 EACH         | \$43,460.00      |
| 35       | 1.5" CURB STOP & BOX                                         | \$1,430.00   | 4.00 EACH          | \$5,720.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| 36       | 2" CURB STOP & BOX                                           | \$1,835.00   | 2.00 EACH          | \$3,670.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| 37       | 1" CORPORATION STOP                                          | \$1,365.00   | 66.00 EACH         | \$90,090.00      | 33.00 EACH         | \$45,045.00      | 45.00 EACH         | \$61,425.00      |
| 38       | 1.5" CORPORATION STOP                                        | \$1,485.00   | 4.00 EACH          | \$5,940.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| 39       | 2" CORPORATION STOP                                          | \$2,620.00   | 2.00 EACH          | \$5,240.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| 40       | 1" WATER SERVICE PIPE                                        | \$37.00      | 1,700.00 LIN FT    | \$62,900.00      | 1,155.00 LIN FT    | \$42,735.00      | 1,280.00 LIN FT    | \$47,360.00      |
| 41       | 1.5" WATER SERVICE PIPE                                      | \$38.00      | 130.00 EACH        | \$4,940.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| 42       | 2" WATER SERVICE PIPE                                        | \$46.00      | 75.00 EACH         | \$3,450.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| 43       | WATER SERVICE LID                                            | \$274.00     | 10.00 EACH         | \$2,740.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| 44       | CONNECT TO EXISTING SANITARY MANHOLE (CORE DRILL)            | \$4,090.00   | 1.00 EACH          | \$4,090.00       | 1.00 EACH          | \$4,090.00       | 1.00 EACH          | \$4,090.00       |
| 45       | 8" PVC SEWER, SDR 35 SANITARY                                | \$81.00      | 28.00 LIN FT       | \$2,268.00       | 33.00 LIN FT       | \$2,673.00       | 33.00 LIN FT       | \$2,673.00       |
| 46       | LOCATE EXISTING SANITARY SERVICE (VERIFY DEPTH AND LOCATION) | \$805.00     | 14.00 EACH         | \$11,270.00      | 15.00 EACH         | \$12,075.00      | 24.00 EACH         | \$19,320.00      |
| 47       | VERIFY SANITARY SEWER SERVICE (POST-PIPE BURSTING)           | \$389.00     | 47.00 EACH         | \$18,283.00      | 34.00 EACH         | \$13,226.00      | 34.00 EACH         | \$13,226.00      |
| 48       | REPAIR SANITARY SEWER SERVICE (POST-PIPE BURSTING)           | \$2,185.00   | 10.00 EACH         | \$21,850.00      | 4.00 EACH          | \$8,740.00       | 5.00 EACH          | \$10,925.00      |
| 49       | SUBGRADE EXCAVATION (EV)                                     | \$49.00      | 300.00 CU YD       | \$14,700.00      | 155.00 CU YD       | \$7,595.00       | 205.00 CU YD       | \$10,045.00      |
| 50       | STABILIZING AGGREGATE (CV)                                   | \$69.00      | 550.00 CU YD       | \$37,950.00      | 67.41 CU YD        | \$4,651.29       | 123.48 CU YD       | \$8,520.12       |

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Pay Request No.:

WATER TREATMENT INFRASTRUCTURE IMPROVEMENTS - PHASE 2

7



Real People. Real Solutions.

CITY OF MOUND

BMI PROJECT NO. 24X.135355

WORK COMPLETED THROUGH FRIDAY, AUGUST 21, 2026

| ITEM NO. | ITEM                                                 | UNIT PRICE  | AS BID             |                  | PREVIOUS ESTIMATE  |                  | COMPLETED TO DATE  |                  |
|----------|------------------------------------------------------|-------------|--------------------|------------------|--------------------|------------------|--------------------|------------------|
|          |                                                      |             | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT |
| 51       | GEOTEXTILE FABRIC, TYPE V                            | \$1.50      | 2,200.00           | \$3,300.00       | 1,405.00           | \$2,107.50       | 1,405.00           | \$2,107.50       |
| 52       | GEOTEXTILE FABRIC, TYPE V (TRENCH STABILIZATION)     | \$1.50      | 550.00             | \$825.00         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 53       | BITUMINOUS CURB                                      | \$67.00     | 110.00             | \$7,370.00       | 33.00              | \$2,211.00       | 33.00              | \$2,211.00       |
| 54       | BITUMINOUS PATCH (CITY STREET)                       | \$74.00     | 2,625.00           | \$194,250.00     | 2,272.00           | \$168,128.00     | 2,272.00           | \$168,128.00     |
| 55       | BITUMINOUS PATCH (COUNTY ROAD)                       | \$144.00    | 2,475.00           | \$356,400.00     | 0.00               | \$0.00           | 894.86             | \$128,859.84     |
| 56       | BITUMINOUS TRAIL/DRIVEWAY                            | \$63.00     | 480.00             | \$30,240.00      | 73.00              | \$4,599.00       | 109.38             | \$6,890.94       |
| 57       | TEMPORARY ASPHALT PATCH (2")                         | \$51.00     | 300.00             | \$15,300.00      | 1,269.00           | \$64,719.00      | 1,269.00           | \$64,719.00      |
| 58       | AGGREGATE BEDDING                                    | \$65.00     | 350.00             | \$22,750.00      | 0.00               | \$0.00           | 155.90             | \$10,133.50      |
| 59       | AGGREGATE SURFACING                                  | \$92.00     | 40.00              | \$3,680.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 60       | CONCRETE CURB & GUTTER (ANY TYPE)                    | \$30.00     | 2,350.00           | \$70,500.00      | 1,503.00           | \$45,090.00      | 1,615.00           | \$48,450.00      |
| 61       | 4" CONCRETE WALK (INCL AGG BASE CL 5)                | \$11.00     | 4,000.00           | \$44,000.00      | 0.00               | \$0.00           | 486.00             | \$5,346.00       |
| 62       | 6" CONCRETE WALK/PAVEMENT (INCL AGG BASE CL 5)       | \$12.00     | 1,200.00           | \$14,400.00      | 327.00             | \$3,924.00       | 522.00             | \$6,264.00       |
| 63       | 8" CONCRETE WALK/PAVEMENT (INCL AGG BASE CL 5)       | \$14.00     | 200.00             | \$2,800.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 64       | TRUNCATED DOMES                                      | \$72.00     | 48.00              | \$3,456.00       | 0.00               | \$0.00           | 24.00              | \$1,728.00       |
| 65       | 4" SOLID LINE - MULTI COMP                           | \$0.70      | 225.00             | \$157.50         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 66       | 6" SOLID LINE - MULTI COMP                           | \$1.00      | 3,350.00           | \$3,350.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 67       | 4" DOUBLE SOLID LINE - MULTI COMP                    | \$1.50      | 3,062.00           | \$4,593.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 68       | 24" SOLID LINE - PREF THERMO                         | \$40.00     | 17.00              | \$680.00         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 69       | 4" BROKEN LINE - MULTI COMP                          | \$0.70      | 40.00              | \$28.00          | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 70       | 6" DOTTED LINE - MULTI COMP                          | \$1.00      | 10.00              | \$10.00          | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 71       | CROSSWALK BLOCKS - PAINT                             | \$2.00      | 342.00             | \$684.00         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 72       | CROSSWALK BLOCKS - PREF THERMO                       | \$20.00     | 54.00              | \$1,080.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 73       | PAVEMENT MESSAGE - PREF THERMO                       | \$50.00     | 32.00              | \$1,600.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 74       | PAVEMENT MESSAGE - PAINT                             | \$5.50      | 64.00              | \$352.00         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 75       | PAINTED PAVEMENT MARKINGS, DURABLE, CURBLINE, YELLOW | \$9.00      | 250.00             | \$2,250.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 76       | BIOLOG                                               | \$2.50      | 1,500.00           | \$3,750.00       | 835.00             | \$2,087.50       | 835.00             | \$2,087.50       |
| 77       | INLET PROTECTION                                     | \$194.00    | 35.00              | \$6,790.00       | 33.00              | \$6,402.00       | 33.00              | \$6,402.00       |
| 78       | SILT FENCE                                           | \$6.00      | 50.00              | \$300.00         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 79       | TOPSOIL BORROW (LV)                                  | \$58.00     | 440.00             | \$25,520.00      | 60.00              | \$3,480.00       | 125.00             | \$7,250.00       |
| 80       | HYDRAULIC MULCH WITH SEED MIXTURE 25-151             | \$3.00      | 500.00             | \$1,500.00       | 0.00               | \$0.00           | 2,350.00           | \$7,050.00       |
| 81       | SOD, LAWN TYPE                                       | \$27.00     | 1,700.00           | \$45,900.00      | 0.00               | \$0.00           | 250.00             | \$6,750.00       |
| 82       | LANDSCAPE ALLOWANCE                                  | \$10,000.00 | 1.00               | \$10,000.00      | 0.52               | \$5,200.00       | 0.87               | \$8,720.00       |
| 83       | ELECTRICAL ALLOWANCE                                 | \$10,000.00 | 1.00               | \$10,000.00      | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.1      | MOBILIZATION                                         | \$50,670.00 | 1.00               | \$50,670.00      | 0.75               | \$38,002.50      | 0.95               | \$48,136.50      |
| A.2      | TRAFFIC CONTROL                                      | \$12,430.00 | 1.00               | \$12,430.00      | 1.00               | \$12,430.00      | 1.00               | \$12,430.00      |
| A.3      | REMOVE CONCRETE WALK/PAVEMENT (ANY THICKNESS)        | \$2.00      | 440.00             | \$880.00         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.4      | REMOVE CONCRETE CURB AND GUTTER                      | \$6.50      | 100.00             | \$650.00         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.5      | REMOVE GATE VALVE AND BOX (ANY SIZE)                 | \$351.00    | 4.00               | \$1,404.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.6      | REMOVE HYDRANT                                       | \$682.00    | 3.00               | \$2,046.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.7      | TEMPORARY WATER SERVICE                              | \$2,175.00  | 4.00               | \$8,700.00       | 6.00               | \$13,050.00      | 6.00               | \$13,050.00      |
| A.8      | TEMPORARY WATER SERVICE (FIRE) 6"                    | \$14,810.00 | 1.00               | \$14,810.00      | 1.00               | \$14,810.00      | 1.00               | \$14,810.00      |
| A.9      | 6" DIP WATERMAIN, CL. 52                             | \$133.00    | 50.00              | \$6,650.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.10     | 6" C900 PVC WATERMAIN (PIPE BURST)                   | \$103.00    | 995.00             | \$102,485.00     | 0.00               | \$0.00           | 1,000.00           | \$103,000.00     |
| A.11     | 6" C900 PVC WATERMAIN (OPEN CUT)                     | \$105.00    | 15.00              | \$1,575.00       | 0.00               | \$0.00           | 3.00               | \$315.00         |
| A.12     | 6" GATE VALVE AND BOX                                | \$3,350.00  | 3.00               | \$10,050.00      | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.13     | DUCTILE IRON FITTINGS                                | \$19.00     | 500.00             | \$9,500.00       | 0.00               | \$0.00           | 178.00             | \$3,382.00       |
| A.14     | HYDRANT                                              | \$8,180.00  | 2.00               | \$16,360.00      | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.15     | CONNECT TO EXISTING WATERMAIN                        | \$2,605.00  | 1.00               | \$2,605.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.16     | CONNECT TO EXISTING WATER SERVICE                    | \$582.00    | 2.00               | \$1,164.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.17     | 1" CURB STOP & BOX                                   | \$1,060.00  | 2.00               | \$2,120.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| A.18     | 2" CURB STOP & BOX                                   | \$1,835.00  | 1.00               | \$1,835.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |

Pay Request No.:

WATER TREATMENT INFRASTRUCTURE IMPROVEMENTS - PHASE 2

7



Real People. Real Solutions.

CITY OF MOUND

BMI PROJECT NO. 24X.135355

WORK COMPLETED THROUGH FRIDAY, AUGUST 21, 2026

| ITEM NO.      | ITEM                                               | UNIT PRICE  | AS BID             |                  | PREVIOUS ESTIMATE  |                  | COMPLETED TO DATE  |                  |
|---------------|----------------------------------------------------|-------------|--------------------|------------------|--------------------|------------------|--------------------|------------------|
|               |                                                    |             | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT |
| A.19          | 1" CORPORATION STOP                                | \$1,365.00  | 2.00 EACH          | \$2,730.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| A.20          | 2" CORPORATION STOP                                | \$2,620.00  | 1.00 EACH          | \$2,620.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| A.21          | 1" WATER SERVICE PIPE                              | \$37.00     | 60.00 LIN FT       | \$2,220.00       | 0.00 LIN FT        | \$0.00           | 0.00 LIN FT        | \$0.00           |
| A.22          | 2" WATER SERVICE PIPE                              | \$46.00     | 35.00 LIN FT       | \$1,610.00       | 0.00 LIN FT        | \$0.00           | 0.00 LIN FT        | \$0.00           |
| A.23          | VERIFY SANITARY SEWER SERVICE (POST-PIPE BURSTING) | \$389.00    | 3.00 EACH          | \$1,167.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| A.24          | REPAIR SANITARY SEWER SERVICE (POST-PIPE BURSTING) | \$2,185.00  | 1.00 EACH          | \$2,185.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| A.25          | BITUMINOUS CURB                                    | \$67.00     | 70.00 LIN FT       | \$4,690.00       | 0.00 LIN FT        | \$0.00           | 0.00 LIN FT        | \$0.00           |
| A.26          | BITUMINOUS PATCH (COUNTY ROAD)                     | \$146.00    | 440.00 SQ YD       | \$64,240.00      | 100.00 SQ YD       | \$14,600.00      | 100.00 SQ YD       | \$14,600.00      |
| A.27          | BITUMINOUS TRAIL                                   | \$65.00     | 50.00 SQ YD        | \$3,250.00       | 0.00 SQ YD         | \$0.00           | 0.00 SQ YD         | \$0.00           |
| A.28          | AGGREGATE BEDDING                                  | \$65.00     | 50.00 TON          | \$3,250.00       | 0.00 TON           | \$0.00           | 0.00 TON           | \$0.00           |
| A.29          | CONCRETE CURB & GUTTER (ANY TYPE)                  | \$30.00     | 100.00 LIN FT      | \$3,000.00       | 0.00 LIN FT        | \$0.00           | 0.00 LIN FT        | \$0.00           |
| A.30          | 4" CONCRETE WALK (INCL AGG BASE CL 5)              | \$11.00     | 345.00 SQ FT       | \$3,795.00       | 0.00 SQ FT         | \$0.00           | 0.00 SQ FT         | \$0.00           |
| A.31          | 6" CONCRETE WALK (INCL AGG BASE CL 5)              | \$13.00     | 95.00 SQ FT        | \$1,235.00       | 0.00 SQ FT         | \$0.00           | 0.00 SQ FT         | \$0.00           |
| A.32          | TRUNCATED DOMES                                    | \$72.00     | 16.00 SQ FT        | \$1,152.00       | 0.00 SQ FT         | \$0.00           | 0.00 SQ FT         | \$0.00           |
| A.33          | TOPSOIL BORROW (LV)                                | \$58.00     | 10.00 CU YD        | \$580.00         | 0.00 CU YD         | \$0.00           | 0.00 CU YD         | \$0.00           |
| A.34          | SOD, LAWN TYPE                                     | \$27.00     | 110.00 SQ YD       | \$2,970.00       | 0.00 SQ YD         | \$0.00           | 0.00 SQ YD         | \$0.00           |
| A.35          | MOBILIZATION                                       | \$35,710.00 | 1.00 LUMP SUM      | \$35,710.00      | 1.00 LUMP SUM      | \$35,710.00      | 1.00 LUMP SUM      | \$35,710.00      |
| A.36          | CLEAR & GRUB TREE                                  | \$600.00    | 10.00 EACH         | \$6,000.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| A.37          | REMOVE WATERMAIN (ANY SIZE, ANY TYPE)              | \$7.50      | 20.00 LIN FT       | \$150.00         | 0.00 LIN FT        | \$0.00           | 0.00 LIN FT        | \$0.00           |
| A.38          | 12" C900 PVC WATERMAIN (RAW WATER) (OPEN CUT)      | \$141.00    | 60.00 LIN FT       | \$8,460.00       | 0.00 LIN FT        | \$0.00           | 0.00 LIN FT        | \$0.00           |
| A.39          | 12" C900 PVC WATERMAIN (RAW WATER) (HDD)           | \$341.00    | 275.00 LIN FT      | \$93,775.00      | 270.00 LIN FT      | \$92,070.00      | 270.00 LIN FT      | \$92,070.00      |
| A.40          | 12" BUTTERFLY VALVE AND BOX                        | \$6,185.00  | 2.00 EACH          | \$12,370.00      | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| A.41          | DUCTILE IRON FITTINGS                              | \$16.00     | 750.00 POUND       | \$12,000.00      | 455.00 POUND       | \$7,280.00       | 455.00 POUND       | \$7,280.00       |
| A.42          | CONNECT TO EXISTING WATERMAIN                      | \$2,605.00  | 1.00 EACH          | \$2,605.00       | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| A.43          | TEMPORARY TESTING ASSEMBLY                         | \$3,400.00  | 1.00 EACH          | \$3,400.00       | 1.00 EACH          | \$3,400.00       | 1.00 EACH          | \$3,400.00       |
| A.44          | TOPSOIL BORROW (LV)                                | \$58.00     | 5.00 CU YD         | \$290.00         | 0.00 CU YD         | \$0.00           | 0.00 CU YD         | \$0.00           |
| A.45          | HYDRAULIC MULCH WITH SEED MIXTURE 25-151           | \$3.00      | 100.00 SQ YD       | \$300.00         | 7,929.00 SQ YD     | \$23,787.00      | 7,929.00 SQ YD     | \$23,787.00      |
| A.46          | MOBILIZATION                                       | \$17,500.00 | 1.00 LUMP SUM      | \$17,500.00      | 1.00 LUMP SUM      | \$17,500.00      | 1.00 LUMP SUM      | \$17,500.00      |
| A.47          | CLEAR & GRUB TREE                                  | \$600.00    | 20.00 EACH         | \$12,000.00      | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| A.48          | 14" C900 PVC WATERMAIN (HDD)                       | \$259.00    | 250.00 LIN FT      | \$64,750.00      | 410.00 LIN FT      | \$106,190.00     | 410.00 LIN FT      | \$106,190.00     |
| A.49          | DUCTILE IRON FITTINGS                              | \$20.00     | 215.00 POUND       | \$4,300.00       | 215.00 POUND       | \$4,300.00       | 215.00 POUND       | \$4,300.00       |
| A.50          | TEMPORARY TESTING ASSEMBLY                         | \$3,400.00  | 1.00 EACH          | \$3,400.00       | 1.00 EACH          | \$3,400.00       | 1.00 EACH          | \$3,400.00       |
| A.51          | TOPSOIL BORROW (LV)                                | \$58.00     | 5.00 CU YD         | \$290.00         | 0.00 CU YD         | \$0.00           | 0.00 CU YD         | \$0.00           |
| A.52          | HYDRAULIC MULCH WITH SEED MIXTURE 25-151           | \$3.00      | 100.00 SQ YD       | \$300.00         | 0.00 SQ YD         | \$0.00           | 0.00 SQ YD         | \$0.00           |
| EW 1          | TREE CLEARING & GRUBBING                           | \$22,971.25 | 2.00 ACRE          | \$45,942.50      | 2.00 ACRE          | \$45,942.50      | 2.00 ACRE          | \$45,942.50      |
| EW 2          | TEMPORARY TRAIL                                    | \$2,636.75  | 1.00 EACH          | \$2,636.75       | 1.00 EACH          | \$2,636.75       | 1.00 EACH          | \$2,636.75       |
| EW 3          | SALVAGE & REINSTALL STORM SEWER                    | \$5,875.00  | 1.00 LUMP SUM      | \$5,875.00       | 1.00 LUMP SUM      | \$5,875.00       | 1.00 LUMP SUM      | \$5,875.00       |
| EW 4          | ADDITIONAL TRAFFIC CONTROL                         | \$16,389.86 | 1.00 LUMP SUM      | \$16,389.86      | 1.00 LUMP SUM      | \$16,389.86      | 1.00 LUMP SUM      | \$16,389.86      |
| EW 5          | DEMOLITIZE STAGE 3                                 | \$20,125.00 | 1.00 LUMP SUM      | \$20,125.00      | 1.00 LUMP SUM      | \$20,125.00      | 1.00 LUMP SUM      | \$20,125.00      |
| EW 6          | STREET SWEEPING - GAS                              | \$1,069.50  | 1.00 LUMP SUM      | \$1,069.50       | 1.00 LUMP SUM      | \$1,069.50       | 1.00 LUMP SUM      | \$1,069.50       |
| EW 8          | STREET SWEEPING - SOTL                             | \$3,191.25  | 1.00 LUMP SUM      | \$3,191.25       | 1.00 LUMP SUM      | \$3,191.25       | 1.00 LUMP SUM      | \$3,191.25       |
| EW 9          | TRENCHLESS WATER SERVICE AT 5815 BEACHWOOD         | \$9,071.20  | 1.00 LUMP SUM      | \$9,071.20       | 1.00 LUMP SUM      | \$9,071.20       | 1.00 LUMP SUM      | \$9,071.20       |
|               |                                                    |             |                    |                  |                    |                  | 0                  | 0                |
| TOTAL AMOUNT: |                                                    |             |                    | \$4,497,857.56   |                    | \$2,514,995.77   |                    | \$3,481,111.38   |



## City Council Item 5i.

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Matt Bauman, PE, City Engineer

Date: September 8, 2026

Subject: Lost Lake Commons – Phase 2 Pay Request No. 4

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### RECOMMENDED ACTION:

**MOTION TO** approve Pay Request No. 4 in the amount of \$66,117.15 to Pember Companies for Lost Lake Commons – Phase 2; City Project No. PW-25-10.

### OVERVIEW

Please find enclosed Pay Request No. 4 from Pember Companies for Lost Lake Commons – Phase 2 project from May 22, 2026, through August 28, 2026.

We have reviewed the contractor's request, verified quantities, and recommend payment in the amount of \$66,117.15 to Pember Companies.

### SUPPORTING INFORMATION

- Pay Request 4 from Pember Companies



**CONTRACTOR'S PAY REQUEST****LOST LAKE COMMONS - PHASE 2****BOLTON  
& MENK**

Real People. Real Solutions.

**DISTRIBUTION:**

CONTRACTOR (1)

OWNER (1)

ENGINEER (1)

**CITY OF MOUND - PW 25-10****BMI PROJECT NO. 24X.137161**

|                                                       |              |
|-------------------------------------------------------|--------------|
| TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS          | \$812,852.65 |
| TOTAL, COMPLETED WORK TO DATE                         | \$777,685.85 |
| TOTAL, STORED MATERIALS TO DATE                       | \$20,566.80  |
| DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED | \$20,566.80  |
| TOTAL, COMPLETED WORK & STORED MATERIALS              | \$777,685.85 |
| RETAINED PERCENTAGE ( 5.0% )                          | \$38,884.29  |
| TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)        | \$0.00       |
| NET AMOUNT DUE TO CONTRACTOR TO DATE                  | \$738,801.56 |
| TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES               | \$672,684.41 |
| PAY CONTRACTOR AS ESTIMATE NO. <b>4</b>               | \$66,117.15  |

**CERTIFICATE FOR PARTIAL PAYMENT**

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the contract amount for the period covered by this Estimate.

**Contractor:**

Pember Companies  
N4449 469th St  
Menomonie, WI 54751

By

Name

Title

Date

**CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:****ENGINEER: BOLTON & MENK, INC., 2638 SHADOW LANE, STE 200, CHASKA, MN 55318**

By

, CONSULTING ENGINEER

Date 9/3/2026**APPROVED FOR PAYMENT:****OWNER:**

By

Name

Title

Date

And

Name

Title

Date

Pay Request No.:

LOST LAKE COMMONS - PHASE 2

4



Real People. Real Solutions.

CITY OF MOUND

BMI PROJECT NO. 24X.137161

WORK COMPLETED THROUGH FRIDAY, AUGUST 28, 2026

| ITEM NO. | ITEM                                                    | UNIT PRICE  | AS BID             |                  | PREVIOUS ESTIMATE  |                  | COMPLETED TO DATE  |                  |
|----------|---------------------------------------------------------|-------------|--------------------|------------------|--------------------|------------------|--------------------|------------------|
|          |                                                         |             | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT |
| 1        | MOBILIZATION                                            | \$34,720.00 | 1.00 LUMP SUM      | \$34,720.00      | 0.95 LUMP SUM      | \$32,984.00      | 1.00 LUMP SUM      | \$34,720.00      |
| 2        | TRAFFIC CONTROL                                         | \$2,350.00  | 1.00 LUMP SUM      | \$2,350.00       | 0.95 LUMP SUM      | \$2,232.50       | 1.00 LUMP SUM      | \$2,350.00       |
| 3        | REMOVE CURB AND GUTTER                                  | \$12.50     | 65.00 LIN FT       | \$812.50         | 65.00 LIN FT       | \$812.50         | 65.00 LIN FT       | \$812.50         |
| 4        | REMOVE BENCH                                            | \$200.00    | 3.00 EACH          | \$600.00         | 3.00 EACH          | \$600.00         | 3.00 EACH          | \$600.00         |
| 5        | REMOVE CONCRETE WALK (ANY THICKNESS)                    | \$3.65      | 225.00 SQ FT       | \$821.25         | 198.00 SQ FT       | \$722.70         | 198.00 SQ FT       | \$722.70         |
| 6        | REMOVE PAVERS                                           | \$2.60      | 2,726.00 SQ FT     | \$7,087.60       | 2,726.00 SQ FT     | \$7,087.60       | 2,726.00 SQ FT     | \$7,087.60       |
| 7        | REMOVE BOLLARD                                          | \$665.00    | 5.00 EACH          | \$3,325.00       | 5.00 EACH          | \$3,325.00       | 5.00 EACH          | \$3,325.00       |
| 8        | REMOVAL OF STREET LIGHT AND FOUNDATION                  | \$1,455.00  | 5.00 EACH          | \$7,275.00       | 5.00 EACH          | \$7,275.00       | 5.00 EACH          | \$7,275.00       |
| 9        | SALVAGE BOULDER RETAINING WALL                          | \$45.00     | 70.00 LIN FT       | \$3,150.00       | 70.00 LIN FT       | \$3,150.00       | 70.00 LIN FT       | \$3,150.00       |
| 10       | SALVAGE MEMORIAL PAVERS                                 | \$14.00     | 588.00 SQ FT       | \$8,232.00       | 588.00 SQ FT       | \$8,232.00       | 588.00 SQ FT       | \$8,232.00       |
| 11       | COMMON EXCAVATION (EV)                                  | \$125.00    | 30.00 CU YD        | \$3,750.00       | 25.00 CU YD        | \$3,125.00       | 25.00 CU YD        | \$3,125.00       |
| 12       | AGGREGATE BASE, CL 5 (CV)                               | \$114.00    | 20.00 CU YD        | \$2,280.00       | 0.00 CU YD         | \$0.00           | 0.00 CU YD         | \$0.00           |
| 13       | ADJUST CASTING (SANITARY)                               | \$770.00    | 1.00 EA            | \$770.00         | 1.00 EA            | \$770.00         | 1.00 EA            | \$770.00         |
| 14       | BITUMINOUS TRAIL PATCH                                  | \$80.00     | 15.00 SQ FT        | \$1,200.00       | 0.00 SQ FT         | \$0.00           | 0.00 SQ FT         | \$0.00           |
| 15       | 4" CONCRETE WALK (STANDARD)                             | \$8.15      | 310.00 SQ FT       | \$2,526.50       | 238.00 SQ FT       | \$1,939.70       | 238.00 SQ FT       | \$1,939.70       |
| 16       | 4" CONCRETE WALK (COLORED)                              | \$21.30     | 680.00 SQ FT       | \$14,484.00      | 680.00 SQ FT       | \$14,484.00      | 680.00 SQ FT       | \$14,484.00      |
| 17       | 4" CONCRETE WALK (COLORED & STAMPED)                    | \$20.00     | 2,400.00 SQ FT     | \$48,000.00      | 2,385.00 SQ FT     | \$47,700.00      | 2,385.00 SQ FT     | \$47,700.00      |
| 18       | 6" CONCRETE WALK (COLORED)                              | \$20.00     | 4,130.00 SQ FT     | \$82,600.00      | 4,188.00 SQ FT     | \$83,760.00      | 4,188.00 SQ FT     | \$83,760.00      |
| 19       | 6" CONCRETE WALK (COLORED & STAMPED)                    | \$20.00     | 3,250.00 SQ FT     | \$65,000.00      | 3,364.00 SQ FT     | \$67,280.00      | 3,364.00 SQ FT     | \$67,280.00      |
| 20       | STRAIGHT PRE-CAST COLORED CONCRETE SEAT WALL (PLAZA)    | \$635.00    | 44.00 LIN FT       | \$27,940.00      | 0.00 LIN FT        | \$0.00           | 0.00 LIN FT        | \$0.00           |
| 21       | CURVED PRE-CAST COLORED CONCRETE SEAT WALL (PERFORM     | \$630.00    | 80.00 LIN FT       | \$50,400.00      | 78.00 LIN FT       | \$49,140.00      | 78.00 LIN FT       | \$49,140.00      |
| 22       | INTERPRETIVE SIGN                                       | \$4,210.00  | 4.00 EACH          | \$16,840.00      | 0.00 EACH          | \$0.00           | 4.00 EACH          | \$16,840.00      |
| 23       | WAYFINDING SIGN (PANEL REPLACEMENT ON EXISTING SIGNS- 2 | \$2,345.00  | 3.00 EACH          | \$7,035.00       | 0.00 EACH          | \$0.00           | 2.00 EACH          | \$4,690.00       |
| 24       | WAYFINDING SIGN (NEW FULL SIGN FURNISH AND INSTALL)     | \$18,085.00 | 1.00 EACH          | \$18,085.00      | 0.00 EACH          | \$0.00           | 1.00 EACH          | \$18,085.00      |
| 25       | MONUMENT SIGN (NAME PLATE REPLACEMENT- 2 PANELS PER S   | \$4,100.00  | 1.00 EACH          | \$4,100.00       | 0.00 EACH          | \$0.00           | 1.00 EACH          | \$4,100.00       |
| 26       | IRRIGATION SYSTEM ADJUSTMENTS                           | \$12,000.00 | 1.00 LUMP SUM      | \$12,000.00      | 0.50 LUMP SUM      | \$6,000.00       | 1.00 LUMP SUM      | \$12,000.00      |
| 27       | PERENNIAL (#1 CONT.)                                    | \$16.50     | 386.00 EACH        | \$6,369.00       | 386.00 EACH        | \$6,369.00       | 386.00 EACH        | \$6,369.00       |
| 28       | PERENNIAL (#2 CONT.)                                    | \$27.60     | 3.00 EACH          | \$82.80          | 3.00 EACH          | \$82.80          | 3.00 EACH          | \$82.80          |
| 29       | DECIDUOUS SHRUB (#5 CONT.)                              | \$61.90     | 34.00 EACH         | \$2,104.60       | 34.00 EACH         | \$2,104.60       | 34.00 EACH         | \$2,104.60       |
| 30       | DECIDUOUS TREE (2.5" CAL. B&B)                          | \$575.00    | 11.00 EACH         | \$6,325.00       | 11.00 EACH         | \$6,325.00       | 11.00 EACH         | \$6,325.00       |
| 31       | CONIFEROUS TREE (#10 CONT.)                             | \$345.00    | 15.00 EACH         | \$5,175.00       | 15.00 EACH         | \$5,175.00       | 15.00 EACH         | \$5,175.00       |
| 32       | LANDSCAPE EDGER                                         | \$8.50      | 680.00 LIN FT      | \$5,780.00       | 590.00 LIN FT      | \$5,015.00       | 590.00 LIN FT      | \$5,015.00       |
| 33       | ROCK MULCH                                              | \$129.00    | 32.00 CU YD        | \$4,128.00       | 32.00 CU YD        | \$4,128.00       | 32.00 CU YD        | \$4,128.00       |
| 34       | INSTALL SALVAGED BOULDER                                | \$160.00    | 33.00 EACH         | \$5,280.00       | 55.00 EACH         | \$8,800.00       | 55.00 EACH         | \$8,800.00       |
| 35       | MISCELLANEOUS SITE GRADING                              | \$5,000.00  | 1.00 LUMP SUM      | \$5,000.00       | 1.00 LUMP SUM      | \$5,000.00       | 1.00 LUMP SUM      | \$5,000.00       |
| 36       | SILT FENCE TYPE MACHINE SLICED                          | \$3.80      | 350.00 LIN FT      | \$1,330.00       | 170.00 LIN FT      | \$646.00         | 170.00 LIN FT      | \$646.00         |
| 37       | GEOTEXTILE FABRIC TYPE V                                | \$1.90      | 300.00 SQ YD       | \$570.00         | 300.00 SQ YD       | \$570.00         | 300.00 SQ YD       | \$570.00         |
| 38       | HYDRAULIC MULCH WITH SEED MIXTURE (RESIDENTIAL TURF)    | \$9,240.00  | 0.40 ACRE          | \$3,696.00       | 0.50 ACRE          | \$4,620.00       | 0.50 ACRE          | \$4,620.00       |
| 39       | COMMON TOPSOIL BORROW (LV)                              | \$88.00     | 50.00 CU YD        | \$4,400.00       | 0.00 CU YD         | \$0.00           | 0.00 CU YD         | \$0.00           |
| 40       | BIOLOG TYPE STRAW                                       | \$4.40      | 200.00 LIN FT      | \$880.00         | 200.00 LIN FT      | \$880.00         | 200.00 LIN FT      | \$880.00         |
| 41       | INLET PROTECTION                                        | \$140.00    | 3.00 EACH          | \$420.00         | 0.00 EACH          | \$0.00           | 0.00 EACH          | \$0.00           |
| 42       | SERVICE CABINET 1                                       | \$19,620.00 | 1.00 LUMP SUM      | \$19,620.00      | 0.50 LUMP SUM      | \$9,810.00       | 1.00 LUMP SUM      | \$19,620.00      |
| 43       | EQUIPMENT PAD PRECAST                                   | \$1,590.00  | 1.00 EACH          | \$1,590.00       | 1.00 EACH          | \$1,590.00       | 1.00 EACH          | \$1,590.00       |
| 44       | 2" PVC CONDUIT                                          | \$10.60     | 592.00 LIN FT      | \$6,275.20       | 500.00 LIN FT      | \$5,300.00       | 500.00 LIN FT      | \$5,300.00       |
| 45       | 1-1/4" PVC CONDUIT                                      | \$4.25      | 1,104.00 LIN FT    | \$4,692.00       | 1,000.00 LIN FT    | \$4,250.00       | 1,000.00 LIN FT    | \$4,250.00       |
| 46       | 1" PVC CONDUIT                                          | \$4.25      | 975.00 LIN FT      | \$4,143.75       | 900.00 LIN FT      | \$3,825.00       | 900.00 LIN FT      | \$3,825.00       |
| 47       | 3/4" PVC CONDUIT                                        | \$4.25      | 20.00 LIN FT       | \$85.00          | 20.00 LIN FT       | \$85.00          | 20.00 LIN FT       | \$85.00          |
| 48       | LIGHTING UNIT TYPE LP                                   | \$10,500.00 | 9.00 EACH          | \$94,500.00      | 9.00 EACH          | \$94,500.00      | 9.00 EACH          | \$94,500.00      |
| 49       | BOLLARD LIGHTING UNIT                                   | \$5,835.00  | 6.00 EACH          | \$35,010.00      | 6.00 EACH          | \$35,010.00      | 6.00 EACH          | \$35,010.00      |
| 50       | BOLLARD LIGHTING UNIT WITH RECEPTACLE                   | \$5,835.00  | 6.00 EACH          | \$35,010.00      | 6.00 EACH          | \$35,010.00      | 6.00 EACH          | \$35,010.00      |

# Pay Request No.:

LOST LAKE COMMONS - PHASE 2

4



Real People. Real Solutions.

CITY OF MOUND

BMI PROJECT NO. 24X.137161

WORK COMPLETED THROUGH FRIDAY, AUGUST 28, 2026

| ITEM NO.      | ITEM                                     | UNIT PRICE | AS BID             |                  | PREVIOUS ESTIMATE  |                  | COMPLETED TO DATE  |                  |
|---------------|------------------------------------------|------------|--------------------|------------------|--------------------|------------------|--------------------|------------------|
|               |                                          |            | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT |
| 51            | HANDHOLE TYPE 1                          | \$1,010.00 | 5.00 EACH          | \$5,050.00       | 5.00 EACH          | \$5,050.00       | 5.00 EACH          | \$5,050.00       |
| 52            | HANDHOLE TYPE 2                          | \$850.00   | 9.00 EACH          | \$7,650.00       | 9.00 EACH          | \$7,650.00       | 9.00 EACH          | \$7,650.00       |
| 53            | EVENT POWER PEDESTAL                     | \$7,425.00 | 1.00 EACH          | \$7,425.00       | 1.00 EACH          | \$7,425.00       | 1.00 EACH          | \$7,425.00       |
| 54            | RECEPTACLE PEDESTAL                      | \$4,775.00 | 2.00 EACH          | \$9,550.00       | 1.00 EACH          | \$4,775.00       | 2.00 EACH          | \$9,550.00       |
| 55            | LOAD CENTER RECEPTACLE PANEL (LCRP)      | \$4,775.00 | 1.00 LUMP SUM      | \$4,775.00       | 0.50 LUMP SUM      | \$2,387.50       | 1.00 LUMP SUM      | \$4,775.00       |
| 56            | IRRIGATION RECEPTACLE REMOVE AND REPLACE | \$745.00   | 1.00 LUMP SUM      | \$745.00         | 1.00 LUMP SUM      | \$745.00         | 1.00 LUMP SUM      | \$745.00         |
| 57            | 1-1/2"3/4" AWG                           | \$9.55     | 210.00 LIN FT      | \$2,005.50       | 189.00 LIN FT      | \$1,804.95       | 189.00 LIN FT      | \$1,804.95       |
| 58            | 1-1/2"1" AWG                             | \$5.25     | 725.00 LIN FT      | \$3,806.25       | 652.00 LIN FT      | \$3,423.00       | 652.00 LIN FT      | \$3,423.00       |
| 59            | 1-1/2"6 AWG                              | \$3.70     | 770.00 LIN FT      | \$2,849.00       | 693.00 LIN FT      | \$2,564.10       | 693.00 LIN FT      | \$2,564.10       |
| 60            | 1-1/2"8 AWG                              | \$3.20     | 3,859.00 LIN FT    | \$12,348.80      | 3,473.00 LIN FT    | \$11,113.60      | 3,473.00 LIN FT    | \$11,113.60      |
| 61            | 1-1/2"10                                 | \$1.35     | 14,514.00 LIN FT   | \$19,593.90      | 13,063.00 LIN FT   | \$17,635.05      | 13,063.00 LIN FT   | \$17,635.05      |
| 64            | REMOVE BITUMINOUS TRAIL                  | \$1.20     | 1,130.00 SQ FT     | \$1,356.00       | 1,300.00 SQ FT     | \$1,560.00       | 1,300.00 SQ FT     | \$1,560.00       |
| 65            | 4" CONCRETE WALK (STANDARD)              | \$7.50     | 1,200.00 SQ FT     | \$9,000.00       | 1,300.00 SQ FT     | \$9,750.00       | 1,300.00 SQ FT     | \$9,750.00       |
| 66            | REMOVE BOARDWALK DECKING                 | \$4.45     | 1,160.00 SQ FT     | \$5,162.00       | 1,200.00 SQ FT     | \$5,340.00       | 1,200.00 SQ FT     | \$5,340.00       |
| 67            | 2"X 6" COMPOSITE BOARDWALK DECKING       | \$36.75    | 1,160.00 SQ FT     | \$42,630.00      | 1,283.00 SQ FT     | \$47,150.25      | 1,283.00 SQ FT     | \$47,150.25      |
| EW 1          | WAYFINDING SIGN MEDALLION SWAP           | \$1,056.00 | 1.00 EACH          | \$1,056.00       | 0.00 EACH          | \$0.00           | 1.00 EACH          | \$1,056.00       |
|               |                                          |            |                    |                  |                    |                  | 0                  | 0                |
| TOTAL AMOUNT: |                                          |            |                    | \$812,852.65     |                    | \$708,088.85     |                    | \$777,885.85     |





## City Council Item 5j.

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Matt Bauman, PE, City Engineer

Date: September 8, 2026

Subject: 2026 Street and Utility Improvements Pay Request No. 3

---

### RECOMMENDED ACTION:

**MOTION TO** approve Pay Request No. 3 in the amount of \$353,122.12 to GMH Asphalt for 2026 Street and Utility Improvements; City Project Nos. PW-26-01 & PW-26-02.

### OVERVIEW

Please find enclosed Pay Request No. 3 from GMH Asphalt Corporation for work completed on the 2026 Street and Utility Improvements project from July 24, 2026, through August 21, 2026.

We have reviewed the contractor's request, verified quantities, and recommend payment in the amount of \$353,122.12 to GMH Asphalt.

### SUPPORTING INFORMATION

- Pay Request 3 from GMH Asphalt Corporation

**CONTRACTOR'S PAY REQUEST**

2026 STREET &amp; UTILITY IMPROVEMENTS

**BOLTON  
& MENK**

Real People. Real Solutions.

**DISTRIBUTION:**

CONTRACTOR (1)

OWNER (1)

ENGINEER (1)

CITY OF MOUND - PW-26-01, PW-26-02

BMI PROJECT NO. 25X.141403

|                                                       |                |
|-------------------------------------------------------|----------------|
| TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS          | \$1,998,445.90 |
| TOTAL, COMPLETED WORK TO DATE                         | \$972,463.83   |
| TOTAL, STORED MATERIALS TO DATE                       | \$0.00         |
| DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED | \$0.00         |
| TOTAL, COMPLETED WORK & STORED MATERIALS              | \$972,463.83   |
| RETAINED PERCENTAGE ( 5.0% )                          | \$48,623.19    |
| TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)        | \$0.00         |
| NET AMOUNT DUE TO CONTRACTOR TO DATE                  | \$923,840.64   |
| TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES               | \$570,718.52   |
| PAY CONTRACTOR AS ESTIMATE NO. 3                      | \$353,122.12   |

**CERTIFICATE FOR PARTIAL PAYMENT**

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the contract amount for the period covered by this Estimate.

**Contractor:**GMH Asphalt Corporation  
9180 Laketown Road  
Chaska, MN 55318

By

Name

VP

Title

Date

9-2-26

**CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:**

ENGINEER: BOLTON &amp; MENK, INC., 2638 SHADOW LANE, STE 200, CHASKA, MN 55318

By

CONSULTING ENGINEER

Date 9/3/2026

**APPROVED FOR PAYMENT:**

OWNER:

By

Name

Title

Date

And

Name

Title

Date

Pay Request No.:

2026 STREET & UTILITY IMPROVEMENTS

3



Real People. Real Solutions.

CITY OF MOUND

BMI PROJECT NO. 25X.141403

WORK COMPLETED THROUGH FRIDAY, AUGUST 21, 2026

| ITEM NO. | ITEM                                                   | UNIT PRICE  | AS BID             |          | ESTIMATED AMOUNT | PREVIOUS ESTIMATE  |          | COMPLETED TO DATE  |                  |
|----------|--------------------------------------------------------|-------------|--------------------|----------|------------------|--------------------|----------|--------------------|------------------|
|          |                                                        |             | ESTIMATED QUANTITY |          |                  | ESTIMATED QUANTITY |          | ESTIMATED QUANTITY | ESTIMATED AMOUNT |
| 1        | MOBILIZATION                                           | \$90,000.00 | 1.00               | LUMP SUM | \$90,000.00      | 0.75               | LUMP SUM | 0.85               | LUMP SUM         |
| 2        | TRAFFIC CONTROL                                        | \$4,589.00  | 1.00               | LUMP SUM | \$4,589.00       | 0.75               | LUMP SUM | 0.85               | LUMP SUM         |
| 3        | REMOVE BITUMINOUS STREET PAVEMENT                      | \$1,350     | 14,975.00          | SQ YD    | \$20,216.25      | 7,593.00           | SQ YD    | 15,175.00          | SQ YD            |
| 4        | REMOVE BITUMINOUS DRIVEWAY PAVEMENT                    | \$14.85     | 400.00             | SQ YD    | \$5,940.00       | 271.00             | SQ YD    | 159.00             | SQ YD            |
| 5        | REMOVE DRAINAGE STRUCTURE                              | \$874.00    | 6.00               | EACH     | \$5,244.00       | 3.00               | EACH     | 9.00               | EACH             |
| 6        | REMOVE STORM SEWER (ANY SIZE)                          | \$86.25     | 13.00              | LIN FT   | \$1,121.25       | 0.00               | LIN FT   | 9.00               | LIN FT           |
| 7        | REMOVE CONCRETE CURB & GUTTER (ANY TYPE)               | \$6.35      | 5,600.00           | LIN FT   | \$34,925.00      | 3,410.00           | LIN FT   | 3,900.00           | LIN FT           |
| 8        | REMOVE CONCRETE WALK/DRIVEWAY (ANY THICKNESS)          | \$1.65      | 5,650.00           | SQ FT    | \$9,322.50       | 3,021.00           | SQ FT    | 5,044.00           | SQ FT            |
| 9        | REMOVE CONCRETE PAVEMENT (ANY THICKNESS)               | \$2.25      | 7,330.00           | SQ FT    | \$16,492.50      | 6,120.00           | SQ FT    | 6,120.00           | SQ FT            |
| 10       | REMOVE WATERMAIN GATE VALVE (ANY SIZE)                 | \$306.00    | 9.00               | EACH     | \$2,754.00       | 0.00               | EACH     | 4.00               | EACH             |
| 11       | REMOVE WATERMAIN (ANY SIZE)                            | \$14.75     | 2,442.00           | LIN FT   | \$36,019.50      | 243.00             | LIN FT   | 1,084.00           | LIN FT           |
| 12       | REMOVE HYDRANT                                         | \$1,348.00  | 3.00               | EACH     | \$4,044.00       | 0.00               | EACH     | 2.00               | EACH             |
| 13       | SALVAGE & REINSTALL STORM SEWER                        | \$64.70     | 28.00              | LIN FT   | \$1,811.60       | 0.00               | LIN FT   | 20.00              | LIN FT           |
| 14       | SALVAGE & REINSTALL LANDSCAPE RETAINING WALL           | \$485.00    | 40.00              | LIN FT   | \$19,400.00      | 0.00               | LIN FT   | 0.00               | LIN FT           |
| 15       | MILL BITUMINOUS PAVEMENT (1.5")                        | \$2.30      | 5,410.00           | SQ YD    | \$12,443.00      | 4,939.00           | SQ YD    | 4,939.00           | SQ YD            |
| 16       | MILL BITUMINOUS PAVEMENT (2")                          | \$2.45      | 16,900.00          | SQ YD    | \$41,405.00      | 17,708.00          | SQ YD    | 17,708.00          | SQ YD            |
| 17       | ADJUST CASTING (STORM)                                 | \$368.00    | 17.00              | EACH     | \$6,256.00       | 0.00               | EACH     | 0.00               | EACH             |
| 18       | 12" RCP SEWER CLASS V                                  | \$30.65     | 92.00              | LIN FT   | \$2,819.80       | 88.00              | LIN FT   | 88.00              | LIN FT           |
| 19       | CASTING ASSEMBLY (STORM)                               | \$1,314.00  | 6.00               | EACH     | \$7,884.00       | 2.00               | EACH     | 3.00               | EACH             |
| 20       | CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022 W/SAFL BA  | \$1,530.00  | 14.60              | LIN FT   | \$22,338.00      | 6.50               | LIN FT   | 13.70              | LIN FT           |
| 21       | CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022            | \$781.00    | 4.90               | LIN FT   | \$3,826.90       | 4.90               | LIN FT   | 4.90               | LIN FT           |
| 22       | CONSTRUCT DRAINAGE STRUCTURE DESIGN 2X3                | \$675.00    | 10.80              | LIN FT   | \$7,290.00       | 6.87               | LIN FT   | 6.87               | LIN FT           |
| 23       | CONNECT TO EXISTING STORM SEWER                        | \$1,087.00  | 5.00               | EACH     | \$5,435.00       | 2.00               | EACH     | 3.00               | EACH             |
| 24       | CONNECT TO EXISTING DRAINAGE STRUCTURE                 | \$2,554.00  | 1.00               | EACH     | \$2,554.00       | 1.00               | EACH     | 1.00               | EACH             |
| 25       | REMOVE & REPLACE CASTING ASSEMBLY (SANITARY)           | \$1,316.00  | 53.00              | EACH     | \$69,748.00      | 30.00              | EACH     | 40.00              | EACH             |
| 26       | ADJUST CASTING (SANITARY)                              | \$779.00    | 1.00               | EACH     | \$779.00         | 0.00               | EACH     | 0.00               | EACH             |
| 27       | CHIMNEY SEAL                                           | \$0.01      | 53.00              | EACH     | \$0.53           | 30.00              | EACH     | 30.00              | EACH             |
| 28       | REPAIR SANITARY SERVICE                                | \$612.00    | 5.00               | EACH     | \$3,060.00       | 0.00               | EACH     | 2.00               | EACH             |
| 29       | ADJUST GATE VALVE BOX                                  | \$369.00    | 16.00              | EACH     | \$5,904.00       | 0.00               | EACH     | 0.00               | EACH             |
| 30       | WATER SERVICE LID                                      | \$393.00    | 3.00               | EACH     | \$1,179.00       | 0.00               | EACH     | 0.00               | EACH             |
| 31       | TEMPORARY WATER SERVICE                                | \$831.00    | 31.00              | EACH     | \$25,761.00      | 0.00               | EACH     | 32.00              | EACH             |
| 32       | TEMPORARY TESTING ASSEMBLY                             | \$2,042.00  | 2.00               | EACH     | \$4,084.00       | 2.00               | EACH     | 2.00               | EACH             |
| 33       | AGGREGATE BEDDING                                      | \$61.30     | 60.00              | TON      | \$3,678.00       | 0.00               | TON      | 1.00               | TON              |
| 34       | 6" DIP WATERMAIN, CL. 52                               | \$86.25     | 42.00              | LIN FT   | \$3,622.50       | 0.00               | LIN FT   | 32.00              | LIN FT           |
| 35       | 6" C900 PVC WATERMAIN                                  | \$38.60     | 2,376.00           | LIN FT   | \$91,713.60      | 243.00             | LIN FT   | 1,084.00           | LIN FT           |
| 36       | 6" GATE VALVE AND BOX                                  | \$3,028.00  | 14.00              | EACH     | \$42,392.00      | 1.00               | EACH     | 8.00               | EACH             |
| 37       | HYDRANT                                                | \$9,288.00  | 3.00               | EACH     | \$27,864.00      | 0.00               | EACH     | 2.00               | EACH             |
| 38       | HYDRANT EXTENSION                                      | \$1,397.00  | 2.00               | LIN FT   | \$2,794.00       | 0.00               | LIN FT   | 0.00               | LIN FT           |
| 39       | CONNECT TO EXISTING WATERMAIN                          | \$2,307.00  | 7.00               | EACH     | \$16,149.00      | 4.00               | EACH     | 6.00               | EACH             |
| 40       | CONNECT TO EXISTING WATER SERVICE                      | \$1,028.00  | 31.00              | EACH     | \$31,868.00      | 0.00               | EACH     | 9.00               | EACH             |
| 41       | 1" CURB STOP & BOX                                     | \$848.00    | 32.00              | EACH     | \$27,136.00      | 1.00               | EACH     | 9.00               | EACH             |
| 42       | 1" CORPORATION STOP                                    | \$620.00    | 32.00              | EACH     | \$19,840.00      | 1.00               | EACH     | 10.00              | EACH             |
| 43       | 1" WATER SERVICE PIPE                                  | \$24.95     | 1,000.00           | EACH     | \$24,950.00      | 51.00              | EACH     | 323.00             | EACH             |
| 44       | 4" POLYSTYRENE INSULATION                              | \$68.10     | 100.00             | SQ YD    | \$6,810.00       | 0.00               | SQ YD    | 6.00               | SQ YD            |
| 45       | DUCTILE IRON FITTINGS                                  | \$13.60     | 750.00             | POUND    | \$10,200.00      | 105.00             | POUND    | 548.00             | POUND            |
| 46       | COMMON EXCAVATION (EV) (P)                             | \$35.20     | 4,815.00           | CU YD    | \$169,488.00     | 615.00             | CU YD    | 2,275.00           | CU YD            |
| 47       | SUBGRADE EXCAVATION (EV)                               | \$35.00     | 400.00             | CU YD    | \$14,000.00      | 111.00             | CU YD    | 111.00             | CU YD            |
| 48       | STABILIZING AGGREGATE (CV)                             | \$17.25     | 400.00             | CU YD    | \$6,900.00       | 111.00             | CU YD    | 111.00             | CU YD            |
| 49       | AGGREGATE BASE, CL.5 (CV)                              | \$0.01      | 3,900.00           | CU YD    | \$39.00          | 455.00             | CU YD    | 2,257.00           | CU YD            |
| 50       | AGGREGATE DRIVEWAY SURFACING, CL.5 (100% CRUSHED LIME) | \$105.00    | 5.00               | TON      | \$525.00         | 0.00               | TON      | 0.00               | TON              |



## Pay Request No.:

2026 STREET &amp; UTILITY IMPROVEMENTS

CITY OF MOUND

BMI PROJECT NO. 25X.141403

WORK COMPLETED THROUGH FRIDAY, AUGUST 21, 2026



Real People. Real Solutions.

| ITEM NO.      | ITEM                                              | UNIT PRICE  | AS BID             |                  | PREVIOUS ESTIMATE  |                  | COMPLETED TO DATE  |                  |
|---------------|---------------------------------------------------|-------------|--------------------|------------------|--------------------|------------------|--------------------|------------------|
|               |                                                   |             | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT | ESTIMATED QUANTITY | ESTIMATED AMOUNT |
| 51            | SUBGRADE PREPARATION (P)                          | \$1.60      | 16,574.00          | \$26,518.40      | 1,468.00           | \$2,348.80       | 7,465.00           | \$11,944.00      |
| 52            | GEOTEXTILE FABRIC (TYPE V)                        | \$2.75      | 16,574.00          | \$45,578.50      | 1,468.00           | \$4,037.00       | 7,465.00           | \$20,528.75      |
| 53            | TYPE SP 9.5 BITUMINOUS WEAR COURSE MIX (2.B)      | \$98.45     | 2,500.00           | \$246,125.00     | 2,551.19           | \$251,164.66     | 2,551.19           | \$251,164.66     |
| 54            | TYPE SP 9.5 BITUMINOUS WEAR COURSE MIX (2.C)      | \$109.00    | 1,450.00           | \$158,050.00     | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 55            | TYPE SP 12.5 BITUMINOUS NON-WEAR COURSE MIX (2.C) | \$93.60     | 1,875.00           | \$175,500.00     | 0.00               | \$0.00           | 203.31             | \$19,029.82      |
| 56            | FULL DEPTH STREET PATCH                           | \$26.20     | 2,000.00           | \$52,400.00      | 135.00             | \$3,537.00       | 135.00             | \$3,537.00       |
| 57            | 3" BITUMINOUS DRIVEWAY/TRAIL (W/6" AGG BASE)      | \$45.70     | 400.00             | \$18,280.00      | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 58            | CONCRETE CURB & GUTTER (B618)                     | \$33.30     | 3,700.00           | \$123,210.00     | 135.00             | \$4,495.50       | 775.00             | \$25,807.50      |
| 59            | CONCRETE CURB & GUTTER (S512)                     | \$33.30     | 2,200.00           | \$73,260.00      | 250.00             | \$8,325.00       | 250.00             | \$8,325.00       |
| 60            | 6" CONCRETE DRIVEWAY (W/6" AGG BASE)              | \$8.25      | 3,400.00           | \$28,050.00      | 87.00              | \$717.75         | 87.00              | \$717.75         |
| 61            | 4" CONCRETE WALK                                  | \$7.75      | 2,100.00           | \$16,275.00      | 0.00               | \$0.00           | 1,997.00           | \$15,476.75      |
| 62            | 6" CONCRETE WALK                                  | \$7.50      | 150.00             | \$1,125.00       | 0.00               | \$0.00           | 270.00             | \$2,025.00       |
| 63            | TRUNCATED DOMES                                   | \$96.70     | 53.00              | \$5,125.10       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 64            | BOLLARD                                           | \$537.00    | 10.00              | \$5,370.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 65            | HANDICAP PARKING SIGN & POST                      | \$317.00    | 1.00               | \$317.00         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 66            | 4" SOLID LINE PAINT                               | \$1.56      | 550.00             | \$858.00         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 67            | PAVEMENT MESSAGE PAINT                            | \$35.05     | 4.43               | \$155.27         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 68            | CROSSWALK BLOCKS PAINT                            | \$5.85      | 162.00             | \$947.70         | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 69            | INLET PROTECTION                                  | \$235.00    | 40.00              | \$9,400.00       | 41.00              | \$9,635.00       | 41.00              | \$9,635.00       |
| 70            | SILT FENCE                                        | \$4.40      | 550.00             | \$2,420.00       | 0.00               | \$0.00           | 0.00               | \$0.00           |
| 71            | BIOLOG. STRAW TYPE                                | \$4.65      | 1,000.00           | \$4,650.00       | 630.00             | \$2,929.50       | 662.00             | \$3,078.30       |
| 72            | HYDRO MULCH W/ RESIDENTIAL TURFGRASS MIX          | \$5.90      | 3,425.00           | \$20,207.50      | 86.00              | \$507.40         | 86.00              | \$507.40         |
| 73            | TOPSOIL BORROW (LV)                               | \$0.01      | 750.00             | \$7.50           | 18.00              | \$0.18           | 18.00              | \$0.18           |
| 74            | LANDSCAPE ALLOWANCE                               | \$10,000.00 | 1.00               | \$10,000.00      | 0.00               | \$0.00           | 0.00               | \$0.00           |
| EW 1          | 1FT CONCRETE RISER RING                           | \$600.00    |                    |                  | 2.00               | \$1,200.00       | 2.00               | \$1,200.00       |
| EW 2          | PARKING LOT PATCH - 2316 COMMERCE BLVD            | \$3,117.43  |                    |                  | 0.00               | \$0.00           | 1.00               | \$3,117.43       |
| EW 3          | OLD SHORELINE WIDENING                            | \$4,455.27  |                    |                  | 0.00               | \$0.00           | 1.00               | \$4,455.27       |
| EW 4          | AVON RD PATCH                                     | \$4,995.27  |                    |                  | 0.00               | \$0.00           | 1.00               | \$4,995.27       |
| EW 5          | OLD SHORELINE EXPLORATORY EXCAVATION              | \$1,751.33  |                    |                  | 0.00               | \$0.00           | 1.00               | \$1,751.33       |
| EW 6          | HIGHVIEW LN GATE VALVE BROKEN BOXES               | \$2,210.30  |                    |                  | 0.00               | \$0.00           | 1.00               | \$2,210.30       |
|               |                                                   |             |                    |                  |                    |                  | 0                  | 0                |
| TOTAL AMOUNT: |                                                   |             |                    | \$1,998,445.90   |                    | \$600,756.34     |                    | \$972,463.83     |



## City Council Item 5k.

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Matt Bauman, PE, City Engineer

Date: September 8, 2026

Subject: Kelly Green Irrigation Invoice 204548

---

### **RECOMMENDED ACTION:**

**MOTION TO** approve invoice number 204548 in the amount of \$391.68 to Kelly Green Irrigation for Water Treatment Infrastructure Improvements – Phase 2; City Project No. PW-25-12.

### **OVERVIEW**

Please find enclosed invoice number 204548 from Kelly Green Irrigation for work completed on the Water Treatment Infrastructure Improvements – Phase 2 project on August 4, 2026 at 5896 Beachwood Road.

We have reviewed the contractor's request, verified quantities, and recommend payment in the amount of \$391.68 to Kelly Green Irrigation.

### **SUPPORTING INFORMATION**

- Invoice Number 204548 from Kelly Green Irrigation



P.O. Box 67  
Victoria, MN 55386  
Phone: (952) 884-1570

# Invoice

Invoice Number: 204548  
Invoice Date: 08/07/2026  
Page: 1 of 1  
Please Pay By: 08/17/2026  
Invoice Total: 391.68

Bill To: GW0466  
Holland, Mark & Britta  
5896 Beachwood Rd  
Mound, MN 55364

Service: Holland, Mark & Britta  
Location: 5896 Beachwood Rd  
Mound, MN 55364

Please Provide Email Address: \_\_\_\_\_

| Work Order ID | Complete Date | PO Number | Terms            | Called In By |
|---------------|---------------|-----------|------------------|--------------|
| 204548        | 08/05/2026    |           | Due Upon Receipt | Britta       |

## Description of Invoice

Replaced one inoperable valve on zone 4  
Flushed valve on zone 10.  
Replaced one inoperable rotor on zone 3.

| Qty | Item ID | Description | Date | Unit Price | Disc % | Amount |
|-----|---------|-------------|------|------------|--------|--------|
|-----|---------|-------------|------|------------|--------|--------|

## Services Performed

|      |        |                            |            |          |  |               |
|------|--------|----------------------------|------------|----------|--|---------------|
| 1.00 | 300000 | Service Call - Residential | 08/05/2026 | 155.00   |  | 155.00        |
|      |        |                            |            | SubTotal |  | <u>155.00</u> |

## Parts

|      |        |                                                   |            |          |  |               |
|------|--------|---------------------------------------------------|------------|----------|--|---------------|
| 1.00 | 200150 | VALVE - Rainbird 1in. DV-100 Electric Valve       | 08/05/2026 | 64.73    |  | 64.73         |
| 1.00 | 200009 | ROTOR - RainBird 5004 Series Rotor - 4 inch PC/FC | 08/05/2026 | 36.95    |  | 36.95         |
|      |        |                                                   |            | SubTotal |  | <u>101.68</u> |

## Labor

|      |        |             |            |          |  |               |
|------|--------|-------------|------------|----------|--|---------------|
| 1:00 | 1stTec | Jason Stamm | 08/05/2026 | 135.00   |  | 135.00        |
|      |        |             |            | SubTotal |  | <u>135.00</u> |





P.O. Box 67  
Victoria, MN 55386  
Phone: (952) 884-1570

## Invoice

Invoice Number: 204548  
Invoice Date: 08/07/2026  
Page: 1 of 1  
Please Pay By: 08/17/2026  
Invoice Total: 391.68

**Bill To:** GW0466  
Holland, Mark & Britta  
5896 Beachwood Rd  
Mound, MN 55364

**Service** Holland, Mark & Britta  
**Location:** 5896 Beachwood Rd  
Mound, MN 55364

Please Provide Email Address: \_\_\_\_\_

| Work Order ID | Complete Date | PO Number | Terms            | Called In By |
|---------------|---------------|-----------|------------------|--------------|
| 204548        | 08/05/2026    |           | Due Upon Receipt | Britta       |

PLEASE NOTE: Payment due upon receipt.  
Late payments after 30 days will be assessed a 2% late fee per month.  
We sincerely appreciate the opportunity to serve you.  
Thank You for your business.

|                         |                        |
|-------------------------|------------------------|
| <b>Invoice Subtotal</b> | <b>391.68</b>          |
| <b>Sales Tax</b>        | <b>0.00</b>            |
| <b>Invoice Total</b>    | <b>391.68</b>          |
| <b>Payment Received</b> | <b>0.00</b>            |
| <b>Balance Due</b>      | <b><u>\$391.68</u></b> |

PAY ONLINE: [www.KellyGreenIrrigation.com](http://www.KellyGreenIrrigation.com)

Credit card payments incur a 3.5% convenience fee charged by the processing provider. We are happy to accept checks or your online bill-pay payments free of charge.

# Orono Police Department

## Crime Summary Report

Cities: MOUND

Date Range: 8/1/2026 12:00:01 AM - 8/31/2026 11:59:59 PM

### Crime Category: All Other Offenses 3

|                                                                                                   |   |
|---------------------------------------------------------------------------------------------------|---|
| 171.306.6(b) Ignition Interlock - Tampers, circumvents or bypasses device or assists another      | 1 |
| 46-44(a) (Mound)Use, display, possession, discharge or sell any fireworks not expressly permitted | 1 |
| 518B.01.14(b) Domestic Abuse - Violate Order for Protection-Misdemeanor                           | 1 |

### Crime Category: Curfew/Loitering/Vagrancy Violations 2

|                                                                                                    |   |
|----------------------------------------------------------------------------------------------------|---|
| 16.3(B)(1) (HC)Curfew-Juvenile ages 12 to 14 present in public place or establishment after curfew | 1 |
| 16.3(C)(1) (HC)Curfew-Juvenile ages 15 to 17 present in public place or establishment after curfew | 1 |

### Crime Category: Destruction/Damage/Vandalism of Property 1

|                                                                             |   |
|-----------------------------------------------------------------------------|---|
| 609.595.3 Damage to Property-4th Deg-Intentional Damage-Other Circumstances | 1 |
|-----------------------------------------------------------------------------|---|

### Crime Category: Disorderly Conduct 3

|                                                                             |   |
|-----------------------------------------------------------------------------|---|
| 609.72.1 Disorderly Conduct                                                 | 1 |
| 609.72.1(3) Disorderly Conduct - Offensive/Abusive/Boisterous/Noisy/Obscene | 2 |

### Crime Category: Driving Under the Influence 3

|                                                                                                      |   |
|------------------------------------------------------------------------------------------------------|---|
| 169A.20.2(1) Traffic - DWI - Refuse to submit to chemical test; Breath or test refusal or failure    | 1 |
| 169A.25.1(b) Traffic - DWI - Second-Degree Driving While Impaired; Refuse to submit to chemical test | 1 |
| 169A.27.1 DWI - Fourth-Degree Driving While Impaired; Described                                      | 1 |

### Crime Category: Drug/Narcotic Violations 2

|                                                                                                              |   |
|--------------------------------------------------------------------------------------------------------------|---|
| 152.025.2(a)(1) Drugs - 5th Degree - Possess Schedule 1,2,3,4 or paraphernalia residual - Not cannabis/hemp  | 1 |
| 169A.36.4(3) Cannabis open package - Owner/Driver of motor vehicle; Packaging opened or seal has been broken | 1 |

### Crime Category: Motor Vehicle Theft 1

|                                                                 |   |
|-----------------------------------------------------------------|---|
| 609.52.2(a)(17) Theft-Take/Drive Motor Vehicle-No Owner Consent | 1 |
|-----------------------------------------------------------------|---|

### Crime Category: Non-Reportable 160

|                                                                                                            |   |
|------------------------------------------------------------------------------------------------------------|---|
| 169.20.3(b) Traffic Regulation - Driver Fails to Stop for STOP Sign.                                       | 1 |
| 169.34.1(a)(2) Traffic Regulation - Prohibitions; Stopping, Parking in Front of Private or Public Driveway | 1 |
| 169.34.1(a)(4) Traffic Regulation -- Prohibition; Stopping / Parking w/in 10 ft Fire Hydrant               | 1 |
| 169.346.1(1) Traffic Reg-Physically Disabled;park/obstruct parking space                                   | 1 |

|                                                                                                                |    |
|----------------------------------------------------------------------------------------------------------------|----|
| 169.35.1 Traffic Regulation - Parking - Parallel to Curb                                                       | 1  |
| 169.61 Traffic Regulation-Composite Beam Violation - No High Beams within 1000 Ft of Oncoming Veh.             | 1  |
| 169.791.2(a) Traffic Regulation - Driver Must Carry Proof of Insurance when Operating Vehicle                  | 1  |
| 171.09.1(f)(1) Drivers' Licenses - Driving Restrictions--Alcohol/Controlled Substance;Violations               | 1  |
| 171.09.1(g) Drivers' Licenses-Driving restrictions-Drive/operate/control motor vehicle w/o ignition interlock. | 1  |
| 171.24.1 Traffic-Drivers License-Driving After Suspension                                                      | 1  |
| 70-32(d) (Mound)Park more than 30 mins between 2 am and 6 am or longer than 24 hrs in any one place            | 1  |
| ACPD ACC-MOTOR VEHICLE PROPERTY DAMAGE                                                                         | 4  |
| ACPDFO ACC-VEHICLE PROPERTY DAMAGE-FIXED OBJECT                                                                | 1  |
| ACPI ACC-MOTOR VEHICLE PERSONAL INJURY                                                                         | 1  |
| ACPIM ACC-VEHICLE PERSONAL INJURY-MOTORCYCLE                                                                   | 1  |
| ALFAL ALARM FALSE                                                                                              | 1  |
| ANBIT ANIMAL BITE                                                                                              | 1  |
| ASLIFT LIFT ASSIST                                                                                             | 1  |
| ASOA ASSIST OTHER AGENCY                                                                                       | 2  |
| ASPub ASSIST PUBLIC                                                                                            | 8  |
| DEATH DEATH INVESTIGATION                                                                                      | 1  |
| DISDOM DISTURB DOMESTIC                                                                                        | 7  |
| DISHAR DISTURB HARASSMENT                                                                                      | 3  |
| DISNEI DISTURB NEIGHBORHOOD                                                                                    | 4  |
| DISNOI DISTURB NOISE COMPLAINT                                                                                 | 1  |
| DISTHR DISTURB THREAT                                                                                          | 2  |
| DISUNW DISTURB UNWANTED PERSON                                                                                 | 2  |
| FIREOTH FIRE ALL OTHER                                                                                         | 1  |
| FOAN FOUND ANIMAL                                                                                              | 1  |
| FOBI FOUND BICYCLE                                                                                             | 1  |
| FOPR FOUND PROPERTY                                                                                            | 3  |
| JUVABU JUV-CHILD ABUSE                                                                                         | 1  |
| JUVPROB JUV-CHILD PROBLEM                                                                                      | 5  |
| JUVPROT JUV-CHILD PROTECTION                                                                                   | 2  |
| LOSTAN LOST ANIMAL                                                                                             | 1  |
| LOSTDOG LOST DOG                                                                                               | 1  |
| LOSTPER LOST/MISSING PERSON                                                                                    | 2  |
| MAARC MN ADULT ABUSE REPORTING CENTER (MAARC)                                                                  | 3  |
| MED MEDICAL                                                                                                    | 12 |
| MEDCR MEDICAL CRISIS                                                                                           | 2  |
| MEDMH MEDICAL MENTAL HEALTH                                                                                    | 6  |
| MEDOD MEDICAL-OVERDOSE                                                                                         | 1  |
| MISCIV MISC PUBLIC CIVIL MATTER                                                                                | 7  |



|                                          |    |
|------------------------------------------|----|
| MISEXP MISC OFCR EXTRA PATROL            | 4  |
| MISFRA MISC OFCR FRAUD                   | 2  |
| MISINFO MISC OFCR INFORMATION            | 4  |
| MISLOC MISC OFCR VEHICLE LOCKOUT         | 1  |
| MISNAR MISC OFCR NARCOTICS INTELLIGENCE  | 1  |
| MISND MISC OFCR NEIGHBOR DISPUTE         | 1  |
| MISOTH MISC OFCR OTHER                   | 1  |
| MISSCAM MISC OFCR SCAM/SWINDLE           | 6  |
| MISTRES MISC OFCR TRESPASS NOTICE SERVED | 1  |
| MISUT MISC OFCR UNFOUNDED THEFT          | 1  |
| MISVAN MISC VANDALISM                    | 3  |
| MISVFOR MISC OFCR VEHICLE FORFEITURE     | 1  |
| MISWA MISC OFCR WARRANT ARREST           | 4  |
| MISWEL MISC OFCR WELFARE CHECK           | 16 |
| MISWRN MISC OFCR WARNING TICKET          | 1  |
| PKCOMP PARKING COMPLAINT                 | 2  |
| PKVIO PARKING VIOLATIONS                 | 1  |
| SUSACT SUSPICIOUS ACTIVITY               | 7  |
| SUSPER SUSPICIOUS PERSON                 | 3  |

|                                                                                                    |          |
|----------------------------------------------------------------------------------------------------|----------|
| <b>Crime Category: Pornography/Obscene Material</b>                                                | <b>1</b> |
| 609.352.2a(2) Engage in Electronic Communication Relating or Describing Sexual Conduct with Child. | 1        |

|                                                             |          |
|-------------------------------------------------------------|----------|
| <b>Crime Category: Simple Assault</b>                       | <b>3</b> |
| 609.224.1(2) Assault-5th Deg-Inflict or Attempt Bodily Harm | 1        |
| 609.2242.2 Domestic Assault-GM-Subsequent Violation         | 1        |
| 609.72.1(1) Disorderly Conduct - Brawling or Fighting       | 1        |

**Total All Categories: 179**

# Orono Police Department

## Activity Report - Public

(If Juvenile involved, no address provided)

Cities: MOUND

Date Range: 8/1/2026 12:00:01 AM - 8/31/2026 11:59:59 PM

|                                                                                                                            |                                       |                            |       |
|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------|-------|
| <b>Case:</b> OR26007327                                                                                                    | <b>Reported:</b> 8/1/2026 8:03:37 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MEDMH MEDICAL MENTAL HEALTH                                                                                |                                       |                            |       |
| <b>Case:</b> OR26007330                                                                                                    | <b>Reported:</b> 8/1/2026 9:37:04 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                                                             |                                       |                            |       |
| <b>Case:</b> OR26007345                                                                                                    | <b>Reported:</b> 8/1/2026 8:07:01 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWA MISC OFCR WARRANT ARREST                                                                             |                                       |                            |       |
| <b>Case:</b> OR26007346                                                                                                    | <b>Reported:</b> 8/1/2026 10:47:22 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> LOSTPER LOST/MISSING PERSON                                                                                |                                       |                            |       |
| <b>Case:</b> OR26007348                                                                                                    | <b>Reported:</b> 8/1/2026 11:40:04 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISDOM DISTURB DOMESTIC                                                                                    |                                       |                            |       |
| <b>Case:</b> OR26007352                                                                                                    | <b>Reported:</b> 8/2/2026 4:46:59 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 169.34.1(a)(2) Traffic Regulation - Prohibitions; Stopping, Parking in Front of Private or Public Driveway |                                       |                            |       |
| <i>Offense:</i> 169.34.1(a)(4) Traffic Regulation -- Prohibition; Stopping / Parking w/in 10 ft Fire Hydrant               |                                       |                            |       |
| <i>Offense:</i> 169.35.1 Traffic Regulation - Parking - Parallel to Curb                                                   |                                       |                            |       |
| <b>Case:</b> OR26007353                                                                                                    | <b>Reported:</b> 8/2/2026 6:13:08 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISNEI DISTURB NEIGHBORHOOD                                                                                |                                       |                            |       |
| <b>Case:</b> OR26007355                                                                                                    | <b>Reported:</b> 8/2/2026 7:29:29 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISSCAM MISC OFCR SCAM/SWINDLE                                                                             |                                       |                            |       |
| <b>Case:</b> OR26007377                                                                                                    | <b>Reported:</b> 8/2/2026 4:31:26 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ACPIM ACC-VEHICLE PERSONAL INJURY-MOTORCYCLE                                                               |                                       |                            |       |
| <b>Case:</b> OR26007385                                                                                                    | <b>Reported:</b> 8/2/2026 5:38:36 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MEDMH MEDICAL MENTAL HEALTH                                                                                |                                       |                            |       |
| <b>Case:</b> OR26007397                                                                                                    | <b>Reported:</b> 8/3/2026 8:18:51 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MEDMH MEDICAL MENTAL HEALTH                                                                                |                                       |                            |       |
| <b>Case:</b> OR26007410                                                                                                    | <b>Reported:</b> 8/3/2026 5:02:06 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISINFO MISC OFCR INFORMATION                                                                              |                                       |                            |       |
| <b>Case:</b> OR26007411                                                                                                    | <b>Reported:</b> 8/3/2026 5:50:28 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ASLIFT LIFT ASSIST                                                                                         |                                       |                            |       |
| <b>Case:</b> OR26007423                                                                                                    | <b>Reported:</b> 8/3/2026 9:57:55 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                                                                                |                                       |                            |       |

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| <b>Case:</b> OR26007429                                                                                            | <b>Reported:</b> 8/4/2026 2:10:04 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> JUVPROB JUV-CHILD PROBLEM                                                                          |                                       |                            |       |
| <b>Case:</b> OR26007434                                                                                            | <b>Reported:</b> 8/4/2026 9:59:39 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ACPD ACC-MOTOR VEHICLE PROPERTY DAMAGE                                                             |                                       |                            |       |
| <b>Case:</b> OR26007436                                                                                            | <b>Reported:</b> 8/4/2026 11:25:22 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> LOSTPER LOST/MISSING PERSON                                                                        |                                       |                            |       |
| <b>Case:</b> OR26007441                                                                                            | <b>Reported:</b> 8/4/2026 2:34:52 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MAARC MN ADULT ABUSE REPORTING CENTER (MAARC)                                                      |                                       |                            |       |
| <b>Case:</b> OR26007445                                                                                            | <b>Reported:</b> 8/4/2026 4:01:33 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MAARC MN ADULT ABUSE REPORTING CENTER (MAARC)                                                      |                                       |                            |       |
| <b>Case:</b> OR26007447                                                                                            | <b>Reported:</b> 8/4/2026 4:15:00 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> SUSACT SUSPICIOUS ACTIVITY                                                                         |                                       |                            |       |
| <b>Case:</b> OR26007455                                                                                            | <b>Reported:</b> 8/4/2026 6:20:16 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> JUVPROB JUV-CHILD PROBLEM                                                                          |                                       |                            |       |
| <b>Case:</b> OR26007469                                                                                            | <b>Reported:</b> 8/4/2026 11:06:46 PM | <b>Address:</b>            | MOUND |
| <i>Offense:</i> JUVABU JUV-CHILD ABUSE                                                                             |                                       |                            |       |
| <b>Case:</b> OR26007471                                                                                            | <b>Reported:</b> 8/4/2026 11:46:14 PM | <b>Address:</b>            | MOUND |
| <i>Offense:</i> 609.352.2a(2) Engage in Electronic Communication Relating or Describing Sexual Conduct with Child. |                                       |                            |       |
| <b>Case:</b> OR26007472                                                                                            | <b>Reported:</b> 8/5/2026 12:17:37 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISDOM DISTURB DOMESTIC                                                                            |                                       |                            |       |
| <b>Case:</b> OR26007474                                                                                            | <b>Reported:</b> 8/5/2026 7:21:50 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                                                                        |                                       |                            |       |
| <b>Case:</b> OR26007475                                                                                            | <b>Reported:</b> 8/5/2026 8:14:15 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISINFO MISC OFCR INFORMATION                                                                      |                                       |                            |       |
| <b>Case:</b> OR26007476                                                                                            | <b>Reported:</b> 8/5/2026 9:10:21 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISDOM DISTURB DOMESTIC                                                                            |                                       |                            |       |
| <b>Case:</b> OR26007477                                                                                            | <b>Reported:</b> 8/5/2026 9:13:39 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISSCAM MISC OFCR SCAM/SWINDLE                                                                     |                                       |                            |       |
| <b>Case:</b> OR26007480                                                                                            | <b>Reported:</b> 8/5/2026 10:12:45 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISCIV MISC PUBLIC CIVIL MATTER                                                                    |                                       |                            |       |
| <b>Case:</b> OR26007484                                                                                            | <b>Reported:</b> 8/5/2026 11:52:33 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 609.595.3 Damage to Property-4th Deg-Intentional Damage-Other Circumstances                        |                                       |                            |       |
| <b>Case:</b> OR26007486                                                                                            | <b>Reported:</b> 8/5/2026 3:51:31 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                                                     |                                       |                            |       |
| <b>Case:</b> OR26007487                                                                                            | <b>Reported:</b> 8/5/2026 4:39:10 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISHAR DISTURB HARASSMENT                                                                          |                                       |                            |       |

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| <b>Case:</b> OR26007491                                                         | <b>Reported:</b> 8/5/2026 8:21:21 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ASPUB ASSIST PUBLIC                                             |                                       |                            |       |
| <b>Case:</b> OR26007496                                                         | <b>Reported:</b> 8/5/2026 11:19:04 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISDOM DISTURB DOMESTIC                                         |                                       |                            |       |
| <b>Case:</b> OR26007497                                                         | <b>Reported:</b> 8/6/2026 6:15:16 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> LOSTDOG LOST DOG                                                |                                       |                            |       |
| <b>Case:</b> OR26007503                                                         | <b>Reported:</b> 8/6/2026 10:47:23 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MEDCR MEDICAL CRISIS                                            |                                       |                            |       |
| <b>Case:</b> OR26007505                                                         | <b>Reported:</b> 8/6/2026 12:58:50 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                  |                                       |                            |       |
| <b>Case:</b> OR26007506                                                         | <b>Reported:</b> 8/6/2026 2:24:48 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                                     |                                       |                            |       |
| <b>Case:</b> OR26007510                                                         | <b>Reported:</b> 8/6/2026 3:59:54 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ASPUB ASSIST PUBLIC                                             |                                       |                            |       |
| <b>Case:</b> OR26007520                                                         | <b>Reported:</b> 8/7/2026 7:53:10 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ALFAL ALARM FALSE                                               |                                       |                            |       |
| <b>Case:</b> OR26007530                                                         | <b>Reported:</b> 8/7/2026 12:41:51 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ASPUB ASSIST PUBLIC                                             |                                       |                            |       |
| <b>Case:</b> OR26007531                                                         | <b>Reported:</b> 8/7/2026 1:17:21 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ASPUB ASSIST PUBLIC                                             |                                       |                            |       |
| <b>Case:</b> OR26007545                                                         | <b>Reported:</b> 8/7/2026 4:46:07 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 169A.27.1 DWI - Fourth-Degree Driving While Impaired; Described |                                       |                            |       |
| <b>Case:</b> OR26007547                                                         | <b>Reported:</b> 8/7/2026 5:19:15 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> SUSACT SUSPICIOUS ACTIVITY                                      |                                       |                            |       |
| <b>Case:</b> OR26007565                                                         | <b>Reported:</b> 8/8/2026 12:08:35 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISOTH MISC OFCR OTHER                                          |                                       |                            |       |
| <b>Case:</b> OR26007578                                                         | <b>Reported:</b> 8/8/2026 8:22:43 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWA MISC OFCR WARRANT ARREST                                  |                                       |                            |       |
| <b>Case:</b> OR26007580                                                         | <b>Reported:</b> 8/8/2026 9:17:48 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ASPUB ASSIST PUBLIC                                             |                                       |                            |       |
| <b>Case:</b> OR26007590                                                         | <b>Reported:</b> 8/9/2026 1:47:58 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISDOM DISTURB DOMESTIC                                         |                                       |                            |       |
| <b>Case:</b> OR26007592                                                         | <b>Reported:</b> 8/9/2026 4:48:55 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MEDMH MEDICAL MENTAL HEALTH                                     |                                       |                            |       |
| <b>Case:</b> OR26007615                                                         | <b>Reported:</b> 8/9/2026 7:17:37 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWA MISC OFCR WARRANT ARREST                                  |                                       |                            |       |



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|---------------------------------------------------------------|----------------------------------------|----------------------------|-------|
| <b>Case:</b> OR26007623                                       | <b>Reported:</b> 8/10/2026 2:17:10 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> JUVPROB JUV-CHILD PROBLEM                     |                                        |                            |       |
| <b>Case:</b> OR26007625                                       | <b>Reported:</b> 8/10/2026 3:29:47 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> FOBI FOUND BICYCLE                            |                                        |                            |       |
| <b>Case:</b> OR26007627                                       | <b>Reported:</b> 8/10/2026 8:11:24 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISHAR DISTURB HARASSMENT                     |                                        |                            |       |
| <b>Case:</b> OR26007628                                       | <b>Reported:</b> 8/10/2026 9:54:37 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISVAN MISC VANDALISM                         |                                        |                            |       |
| <b>Case:</b> OR26007635                                       | <b>Reported:</b> 8/10/2026 1:41:24 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISFRA MISC OFCR FRAUD                        |                                        |                            |       |
| <b>Case:</b> OR26007641                                       | <b>Reported:</b> 8/10/2026 4:15:00 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> FOPR FOUND PROPERTY                           |                                        |                            |       |
| <b>Case:</b> OR26007646                                       | <b>Reported:</b> 8/10/2026 6:22:47 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                   |                                        |                            |       |
| <b>Case:</b> OR26007647                                       | <b>Reported:</b> 8/10/2026 6:45:24 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> JUVPROB JUV-CHILD PROBLEM                     |                                        |                            |       |
| <b>Case:</b> OR26007657                                       | <b>Reported:</b> 8/11/2026 7:22:16 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> SUSACT SUSPICIOUS ACTIVITY                    |                                        |                            |       |
| <b>Case:</b> OR26007663                                       | <b>Reported:</b> 8/11/2026 10:47:52 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MAARC MN ADULT ABUSE REPORTING CENTER (MAARC) |                                        |                            |       |
| <b>Case:</b> OR26007693                                       | <b>Reported:</b> 8/12/2026 3:51:33 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISINFO MISC OFCR INFORMATION                 |                                        |                            |       |
| <b>Case:</b> OR26007694                                       | <b>Reported:</b> 8/12/2026 7:15:42 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISEXP MISC OFCR EXTRA PATROL                 |                                        |                            |       |
| <b>Case:</b> OR26007697                                       | <b>Reported:</b> 8/12/2026 9:45:26 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ASPUB ASSIST PUBLIC                           |                                        |                            |       |
| <b>Case:</b> OR26007710                                       | <b>Reported:</b> 8/12/2026 2:40:54 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISCIV MISC PUBLIC CIVIL MATTER               |                                        |                            |       |
| <b>Case:</b> OR26007716                                       | <b>Reported:</b> 8/12/2026 3:40:02 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                   |                                        |                            |       |
| <b>Case:</b> OR26007720                                       | <b>Reported:</b> 8/12/2026 6:15:04 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISSCAM MISC OFCR SCAM/SWINDLE                |                                        |                            |       |
| <b>Case:</b> OR26007733                                       | <b>Reported:</b> 8/13/2026 7:35:53 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> PKCOMP PARKING COMPLAINT                      |                                        |                            |       |
| <b>Case:</b> OR26007738                                       | <b>Reported:</b> 8/13/2026 10:10:44 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                |                                        |                            |       |

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| <b>Case:</b> OR26007743                                                                                                      | <b>Reported:</b> 8/13/2026 12:15:14 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 518B.01.14(b) Domestic Abuse - Violate Order for Protection-Misdemeanor                                      |                                        |                            |       |
| <b>Case:</b> OR26007748                                                                                                      | <b>Reported:</b> 8/13/2026 3:31:08 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISSCAM MISC OFCR SCAM/SWINDLE                                                                               |                                        |                            |       |
| <b>Case:</b> OR26007751                                                                                                      | <b>Reported:</b> 8/13/2026 6:34:31 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                                                               |                                        |                            |       |
| <b>Case:</b> OR26007756                                                                                                      | <b>Reported:</b> 8/13/2026 10:16:18 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                                                               |                                        |                            |       |
| <b>Case:</b> OR26007768                                                                                                      | <b>Reported:</b> 8/14/2026 10:42:20 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISEXP MISC OFCR EXTRA PATROL                                                                                |                                        |                            |       |
| <b>Case:</b> OR26007770                                                                                                      | <b>Reported:</b> 8/14/2026 2:23:01 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                                                                                  |                                        |                            |       |
| <b>Case:</b> OR26007771                                                                                                      | <b>Reported:</b> 8/14/2026 2:31:23 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISCIV MISC PUBLIC CIVIL MATTER                                                                              |                                        |                            |       |
| <b>Case:</b> OR26007772                                                                                                      | <b>Reported:</b> 8/14/2026 3:14:22 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ASOA ASSIST OTHER AGENCY                                                                                     |                                        |                            |       |
| <b>Case:</b> OR26007791                                                                                                      | <b>Reported:</b> 8/14/2026 8:48:59 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 609.2242.2 Domestic Assault-GM-Subsequent Violation                                                          |                                        |                            |       |
| <b>Case:</b> OR26007798                                                                                                      | <b>Reported:</b> 8/15/2026 7:07:20 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISND MISC OFCR NEIGHBOR DISPUTE                                                                             |                                        |                            |       |
| <b>Case:</b> OR26007809                                                                                                      | <b>Reported:</b> 8/15/2026 1:32:18 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> LOSTAN LOST ANIMAL                                                                                           |                                        |                            |       |
| <b>Case:</b> OR26007818                                                                                                      | <b>Reported:</b> 8/15/2026 3:55:42 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISCIV MISC PUBLIC CIVIL MATTER                                                                              |                                        |                            |       |
| <b>Case:</b> OR26007849                                                                                                      | <b>Reported:</b> 8/16/2026 9:13:29 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISDOM DISTURB DOMESTIC                                                                                      |                                        |                            |       |
| <b>Case:</b> OR26007861                                                                                                      | <b>Reported:</b> 8/16/2026 2:56:10 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 169A.36.4(3) Cannabis open package - Owner/Driver of motor vehicle; Packaging opened or seal has been broken |                                        |                            |       |
| <b>Case:</b> OR26007876                                                                                                      | <b>Reported:</b> 8/16/2026 9:05:03 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                                                               |                                        |                            |       |
| <b>Case:</b> OR26007903                                                                                                      | <b>Reported:</b> 8/17/2026 5:04:57 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ACPD ACC-MOTOR VEHICLE PROPERTY DAMAGE                                                                       |                                        |                            |       |
| <b>Case:</b> OR26007913                                                                                                      | <b>Reported:</b> 8/17/2026 8:23:59 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISVAN MISC VANDALISM                                                                                        |                                        |                            |       |
| <b>Case:</b> OR26007914                                                                                                      | <b>Reported:</b> 8/17/2026 9:18:20 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 169.346.1(1) Traffic Reg-Physically Disabled;park/obstruct parking space                                     |                                        |                            |       |
| <i>Offense:</i> 169.61 Traffic Regulation-Composite Beam Violation - No High Beams within 1000 Ft of Oncoming Veh.           |                                        |                            |       |

Offense: 169.791.2(a) Traffic Regulation - Driver Must Carry Proof of Insurance when Operating Vehicle

Offense: 169A.20.2(1) Traffic - DWI - Refuse to submit to chemical test; Breath or test refusal or failure

Offense: 169A.25.1(b) Traffic - DWI - Second-Degree Driving While Impaired; Refuse to submit to chemical test

Offense: 171.09.1(f)(1) Drivers' Licenses - Driving Restrictions--Alcohol/Controlled Substance;Violations

Offense: 171.09.1(g) Drivers' Licenses-Driving restrictions-Drive/operate/control motor vehicle w/o ignition interlock.

Offense: 171.24.1 Traffic-Drivers License-Driving After Suspension

Offense: 171.306.6(b) Ignition Interlock - Tampers, circumvents or bypasses device or assists another

Offense: MISVFOR MISC OFCR VEHICLE FORFEITURE

|                  |                                 |                     |       |
|------------------|---------------------------------|---------------------|-------|
| Case: OR26007922 | Reported: 8/17/2026 12:45:06 AM | Address: [REDACTED] | MOUND |
|------------------|---------------------------------|---------------------|-------|

Offense: MISVAN MISC VANDALISM

|                  |                                |                     |       |
|------------------|--------------------------------|---------------------|-------|
| Case: OR26007950 | Reported: 8/18/2026 7:26:40 PM | Address: [REDACTED] | MOUND |
|------------------|--------------------------------|---------------------|-------|

Offense: JUVPROB JUV-CHILD PROBLEM

Offense: MISCIV MISC PUBLIC CIVIL MATTER

|                  |                                |                     |       |
|------------------|--------------------------------|---------------------|-------|
| Case: OR26007953 | Reported: 8/18/2026 9:33:36 PM | Address: [REDACTED] | MOUND |
|------------------|--------------------------------|---------------------|-------|

Offense: MISCIV MISC PUBLIC CIVIL MATTER

|                  |                                |                     |       |
|------------------|--------------------------------|---------------------|-------|
| Case: OR26007969 | Reported: 8/19/2026 8:02:25 AM | Address: [REDACTED] | MOUND |
|------------------|--------------------------------|---------------------|-------|

Offense: MISWEL MISC OFCR WELFARE CHECK

|                  |                                 |                     |       |
|------------------|---------------------------------|---------------------|-------|
| Case: OR26007980 | Reported: 8/19/2026 12:30:11 PM | Address: [REDACTED] | MOUND |
|------------------|---------------------------------|---------------------|-------|

Offense: MISWEL MISC OFCR WELFARE CHECK

|                  |                                 |                     |       |
|------------------|---------------------------------|---------------------|-------|
| Case: OR26007982 | Reported: 8/19/2026 12:31:26 PM | Address: [REDACTED] | MOUND |
|------------------|---------------------------------|---------------------|-------|

Offense: MISWEL MISC OFCR WELFARE CHECK

|                  |                                 |                     |       |
|------------------|---------------------------------|---------------------|-------|
| Case: OR26007983 | Reported: 8/19/2026 12:32:52 PM | Address: [REDACTED] | MOUND |
|------------------|---------------------------------|---------------------|-------|

Offense: MISWEL MISC OFCR WELFARE CHECK

|                  |                                |                     |       |
|------------------|--------------------------------|---------------------|-------|
| Case: OR26007985 | Reported: 8/19/2026 2:00:01 PM | Address: [REDACTED] | MOUND |
|------------------|--------------------------------|---------------------|-------|

Offense: FIREOTH FIRE ALL OTHER

|                  |                                |                     |       |
|------------------|--------------------------------|---------------------|-------|
| Case: OR26007987 | Reported: 8/19/2026 3:02:32 PM | Address: [REDACTED] | MOUND |
|------------------|--------------------------------|---------------------|-------|

Offense: SUSACT SUSPICIOUS ACTIVITY

|                  |                                 |                     |       |
|------------------|---------------------------------|---------------------|-------|
| Case: OR26007997 | Reported: 8/19/2026 10:21:48 PM | Address: [REDACTED] | MOUND |
|------------------|---------------------------------|---------------------|-------|

Offense: ASPUB ASSIST PUBLIC

|                  |                                |                     |       |
|------------------|--------------------------------|---------------------|-------|
| Case: OR26008002 | Reported: 8/20/2026 8:13:39 AM | Address: [REDACTED] | MOUND |
|------------------|--------------------------------|---------------------|-------|

Offense: SUSPER SUSPICIOUS PERSON

|                  |                                 |                     |       |
|------------------|---------------------------------|---------------------|-------|
| Case: OR26008006 | Reported: 8/20/2026 10:01:56 AM | Address: [REDACTED] | MOUND |
|------------------|---------------------------------|---------------------|-------|

Offense: JUVPROT JUV-CHILD PROTECTION

|                  |                                 |                     |       |
|------------------|---------------------------------|---------------------|-------|
| Case: OR26008008 | Reported: 8/20/2026 10:36:57 AM | Address: [REDACTED] | MOUND |
|------------------|---------------------------------|---------------------|-------|

Offense: FOAN FOUND ANIMAL

|                                                                                                                     |                                        |                            |       |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------|-------|
| <b>Case:</b> OR26008021                                                                                             | <b>Reported:</b> 8/20/2026 5:09:28 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> FOPR FOUND PROPERTY                                                                                 |                                        |                            |       |
| <b>Case:</b> OR26008023                                                                                             | <b>Reported:</b> 8/20/2026 6:16:12 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISUNW DISTURB UNWANTED PERSON                                                                      |                                        |                            |       |
| <b>Case:</b> OR26008025                                                                                             | <b>Reported:</b> 8/20/2026 8:32:58 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISNEI DISTURB NEIGHBORHOOD                                                                         |                                        |                            |       |
| <b>Case:</b> OR26008027                                                                                             | <b>Reported:</b> 8/20/2026 11:10:18 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ASPUB ASSIST PUBLIC                                                                                 |                                        |                            |       |
| <b>Case:</b> OR26008038                                                                                             | <b>Reported:</b> 8/21/2026 12:19:06 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISSCAM MISC OFCR SCAM/SWINDLE                                                                      |                                        |                            |       |
| <b>Case:</b> OR26008045                                                                                             | <b>Reported:</b> 8/21/2026 3:06:43 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 70-32(d) (Mound)Park more than 30 mins between 2 am and 6 am or longer than 24 hrs in any one place |                                        |                            |       |
| <i>Offense:</i> PKVIO PARKING VIOLATIONS                                                                            |                                        |                            |       |
| <b>Case:</b> OR26008046                                                                                             | <b>Reported:</b> 8/21/2026 4:45:08 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISNEI DISTURB NEIGHBORHOOD                                                                         |                                        |                            |       |
| <b>Case:</b> OR26008049                                                                                             | <b>Reported:</b> 8/21/2026 5:51:28 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISNOI DISTURB NOISE COMPLAINT                                                                      |                                        |                            |       |
| <b>Case:</b> OR26008054                                                                                             | <b>Reported:</b> 8/21/2026 8:17:57 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> SUSACT SUSPICIOUS ACTIVITY                                                                          |                                        |                            |       |
| <b>Case:</b> OR26008076                                                                                             | <b>Reported:</b> 8/22/2026 9:50:41 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                                                                         |                                        |                            |       |
| <b>Case:</b> OR26008087                                                                                             | <b>Reported:</b> 8/22/2026 2:25:23 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ASOA ASSIST OTHER AGENCY                                                                            |                                        |                            |       |
| <b>Case:</b> OR26008100                                                                                             | <b>Reported:</b> 8/22/2026 6:58:09 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWA MISC OFCR WARRANT ARREST                                                                      |                                        |                            |       |
| <b>Case:</b> OR26008105                                                                                             | <b>Reported:</b> 8/22/2026 6:57:55 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MEDOD MEDICAL-OVERDOSE                                                                              |                                        |                            |       |
| <b>Case:</b> OR26008112                                                                                             | <b>Reported:</b> 8/23/2026 1:43:11 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISDOM DISTURB DOMESTIC                                                                             |                                        |                            |       |
| <b>Case:</b> OR26008114                                                                                             | <b>Reported:</b> 8/23/2026 3:01:48 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 16.3(B)(1) (HC)Curfew-Juvenile ages 12 to 14 present in public place or establishment after curfew  |                                        |                            |       |
| <i>Offense:</i> 16.3(C)(1) (HC)Curfew-Juvenile ages 15 to 17 present in public place or establishment after curfew  |                                        |                            |       |
| <b>Case:</b> OR26008130                                                                                             | <b>Reported:</b> 8/23/2026 2:11:59 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISLOC MISC OFCR VEHICLE LOCKOUT                                                                    |                                        |                            |       |
| <b>Case:</b> OR26008155                                                                                             | <b>Reported:</b> 8/24/2026 9:13:13 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISFRA MISC OFCR FRAUD                                                                              |                                        |                            |       |



|                                                                                             |                                        |                            |       |
|---------------------------------------------------------------------------------------------|----------------------------------------|----------------------------|-------|
| <b>Case:</b> OR26008158                                                                     | <b>Reported:</b> 8/24/2026 10:46:55 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                                                 |                                        |                            |       |
| <b>Case:</b> OR26008161                                                                     | <b>Reported:</b> 8/24/2026 10:46:35 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> PKCOMP PARKING COMPLAINT                                                    |                                        |                            |       |
| <b>Case:</b> OR26008163                                                                     | <b>Reported:</b> 8/24/2026 12:29:45 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> FOPR FOUND PROPERTY                                                         |                                        |                            |       |
| <b>Case:</b> OR26008167                                                                     | <b>Reported:</b> 8/24/2026 2:25:53 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> SUSPER SUSPICIOUS PERSON                                                    |                                        |                            |       |
| <b>Case:</b> OR26008169                                                                     | <b>Reported:</b> 8/24/2026 3:18:53 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISSCAM MISC OFCR SCAM/SWINDLE                                              |                                        |                            |       |
| <b>Case:</b> OR26008173                                                                     | <b>Reported:</b> 8/24/2026 4:48:08 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                              |                                        |                            |       |
| <b>Case:</b> OR26008174                                                                     | <b>Reported:</b> 8/24/2026 6:11:43 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 609.72.1 Disorderly Conduct                                                 |                                        |                            |       |
| <i>Offense:</i> DISNEI DISTURB NEIGHBORHOOD                                                 |                                        |                            |       |
| <b>Case:</b> OR26008175                                                                     | <b>Reported:</b> 8/24/2026 5:39:55 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                                                 |                                        |                            |       |
| <b>Case:</b> OR26008180                                                                     | <b>Reported:</b> 8/24/2026 7:52:24 PM  | <b>Address:</b>            | MOUND |
| <i>Offense:</i> 609.72.1(3) Disorderly Conduct - Offensive/Abusive/Boisterous/Noisy/Obscene |                                        |                            |       |
| <b>Case:</b> OR26008182                                                                     | <b>Reported:</b> 8/24/2026 8:20:22 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MEDCR MEDICAL CRISIS                                                        |                                        |                            |       |
| <b>Case:</b> OR26008193                                                                     | <b>Reported:</b> 8/25/2026 6:47:13 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                              |                                        |                            |       |
| <b>Case:</b> OR26008195                                                                     | <b>Reported:</b> 8/25/2026 8:13:32 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> SUSACT SUSPICIOUS ACTIVITY                                                  |                                        |                            |       |
| <b>Case:</b> OR26008196                                                                     | <b>Reported:</b> 8/25/2026 9:06:17 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ACPD ACC-MOTOR VEHICLE PROPERTY DAMAGE                                      |                                        |                            |       |
| <b>Case:</b> OR26008197                                                                     | <b>Reported:</b> 8/25/2026 9:17:55 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> SUSACT SUSPICIOUS ACTIVITY                                                  |                                        |                            |       |
| <b>Case:</b> OR26008198                                                                     | <b>Reported:</b> 8/25/2026 9:48:05 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DEATH DEATH INVESTIGATION                                                   |                                        |                            |       |
| <b>Case:</b> OR26008203                                                                     | <b>Reported:</b> 8/25/2026 11:46:00 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ANBIT ANIMAL BITE                                                           |                                        |                            |       |
| <b>Case:</b> OR26008205                                                                     | <b>Reported:</b> 8/25/2026 12:21:26 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                                                 |                                        |                            |       |
| <b>Case:</b> OR26008206                                                                     | <b>Reported:</b> 8/25/2026 1:32:00 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                              |                                        |                            |       |

|                                                                                                                             |                                        |                            |       |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------|-------|
| <b>Case:</b> OR26008207                                                                                                     | <b>Reported:</b> 8/25/2026 2:01:06 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                                                              |                                        |                            |       |
| <b>Case:</b> OR26008212                                                                                                     | <b>Reported:</b> 8/25/2026 4:33:56 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISTHR DISTURB THREAT                                                                                       |                                        |                            |       |
| <b>Case:</b> OR26008233                                                                                                     | <b>Reported:</b> 8/26/2026 5:11:35 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                                                                                 |                                        |                            |       |
| <b>Case:</b> OR26008234                                                                                                     | <b>Reported:</b> 8/26/2026 8:08:04 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 169.20.3(b) Traffic Regulation - Driver Fails to Stop for STOP Sign.                                        |                                        |                            |       |
| <i>Offense:</i> ACPI ACC-MOTOR VEHICLE PERSONAL INJURY                                                                      |                                        |                            |       |
| <b>Case:</b> OR26008245                                                                                                     | <b>Reported:</b> 8/26/2026 11:54:21 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> SUSPER SUSPICIOUS PERSON                                                                                    |                                        |                            |       |
| <b>Case:</b> OR26008246                                                                                                     | <b>Reported:</b> 8/26/2026 12:13:01 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MEDMH MEDICAL MENTAL HEALTH                                                                                 |                                        |                            |       |
| <b>Case:</b> OR26008254                                                                                                     | <b>Reported:</b> 8/26/2026 1:38:43 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ACPD ACC-MOTOR VEHICLE PROPERTY DAMAGE                                                                      |                                        |                            |       |
| <b>Case:</b> OR26008273                                                                                                     | <b>Reported:</b> 8/27/2026 8:45:59 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISTHR DISTURB THREAT                                                                                       |                                        |                            |       |
| <b>Case:</b> OR26008275                                                                                                     | <b>Reported:</b> 8/27/2026 10:11:03 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISHAR DISTURB HARASSMENT                                                                                   |                                        |                            |       |
| <b>Case:</b> OR26008277                                                                                                     | <b>Reported:</b> 8/27/2026 10:49:22 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISEXP MISC OFCR EXTRA PATROL                                                                               |                                        |                            |       |
| <b>Case:</b> OR26008279                                                                                                     | <b>Reported:</b> 8/27/2026 11:04:16 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWRN MISC OFCR WARNING TICKET                                                                             |                                        |                            |       |
| <b>Case:</b> OR26008283                                                                                                     | <b>Reported:</b> 8/27/2026 3:13:25 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISWEL MISC OFCR WELFARE CHECK                                                                              |                                        |                            |       |
| <b>Case:</b> OR26008286                                                                                                     | <b>Reported:</b> 8/27/2026 7:11:20 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 152.025.2(a)(1) Drugs - 5th Degree - Possess Schedule 1,2,3,4 or paraphernalia residual - Not cannabis/hemp |                                        |                            |       |
| <b>Case:</b> OR26008288                                                                                                     | <b>Reported:</b> 8/27/2026 9:24:03 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> ACPDFO ACC-VEHICLE PROPERTY DAMAGE-FIXED OBJECT                                                             |                                        |                            |       |
| <b>Case:</b> OR26008297                                                                                                     | <b>Reported:</b> 8/28/2026 8:11:43 AM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISUT MISC OFCR UNFOUNDED THEFT                                                                             |                                        |                            |       |
| <b>Case:</b> OR26008301                                                                                                     | <b>Reported:</b> 8/28/2026 11:36:12 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MED MEDICAL                                                                                                 |                                        |                            |       |
| <b>Case:</b> OR26008306                                                                                                     | <b>Reported:</b> 8/28/2026 2:36:06 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISCIV MISC PUBLIC CIVIL MATTER                                                                             |                                        |                            |       |
| <b>Case:</b> OR26008312                                                                                                     | <b>Reported:</b> 8/28/2026 5:33:34 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 609.52.2(a)(17) Theft-Take/Drive Motor Vehicle-No Owner Consent                                             |                                        |                            |       |

|                                                                                                                   |                                        |                            |       |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------|-------|
| <b>Case:</b> OR26008313                                                                                           | <b>Reported:</b> 8/28/2026 7:19:29 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 609.72.1(3) Disorderly Conduct - Offensive/Abusive/Boisterous/Noisy/Obscene                       |                                        |                            |       |
| <i>Offense:</i> MISTRES MISC OFCR TRESPASS NOTICE SERVED                                                          |                                        |                            |       |
| <b>Case:</b> OR26008322                                                                                           | <b>Reported:</b> 8/29/2026 10:53:34 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> DISUNW DISTURB UNWANTED PERSON                                                                    |                                        |                            |       |
| <b>Case:</b> OR26008335                                                                                           | <b>Reported:</b> 8/29/2026 11:07:55 PM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MEDMH MEDICAL MENTAL HEALTH                                                                       |                                        |                            |       |
| <b>Case:</b> OR26008339                                                                                           | <b>Reported:</b> 8/30/2026 12:29:47 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 46-44(a) (Mound)Use, display, possession, discharge or sell any fireworks not expressly permitted |                                        |                            |       |
| <b>Case:</b> OR26008360                                                                                           | <b>Reported:</b> 8/30/2026 1:10:18 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> JUVPROT JUV-CHILD PROTECTION                                                                      |                                        |                            |       |
| <b>Case:</b> OR26008376                                                                                           | <b>Reported:</b> 8/30/2026 9:28:38 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> 609.224.1(2) Assault-5th Deg-Inflict or Attempt Bodily Harm                                       |                                        |                            |       |
| <i>Offense:</i> 609.72.1(1) Disorderly Conduct - Brawling or Fighting                                             |                                        |                            |       |
| <b>Case:</b> OR26008391                                                                                           | <b>Reported:</b> 8/31/2026 10:21:29 AM | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISEXP MISC OFCR EXTRA PATROL                                                                     |                                        |                            |       |
| <i>Offense:</i> MISNAR MISC OFCR NARCOTICS INTELLIGENCE                                                           |                                        |                            |       |
| <b>Case:</b> OR26008401                                                                                           | <b>Reported:</b> 8/31/2026 2:39:37 PM  | <b>Address:</b> [REDACTED] | MOUND |
| <i>Offense:</i> MISINFO MISC OFCR INFORMATION                                                                     |                                        |                            |       |

**Total Cases: 160**

2026

B.U.I.L.D.

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Builders United In  
Local Development

*STUDENT-LED CLUB*



# OUR TEAM



**TYRUS MAGNUS**

*President/founder*



**SEAMUS DEDON**

Vice President &  
Build Team Lead



**ADDISON BRYAN**

*Community Outreach  
Director*



# PURPOSE

- To give back.
- Create a student organization focused on hands-on community service.
- Give students a way to apply practical skills to real needs.
- Produce visible, lasting projects in our local area.



# OUR MISSION

B.U.I.L.D. brings students together to volunteer their time and skills to improve the local community through building, repair, and improvement projects. We want to place a Little Free Library at every park with a playground in Mound to grow access to reading material.





# OUR INITIAL GOAL



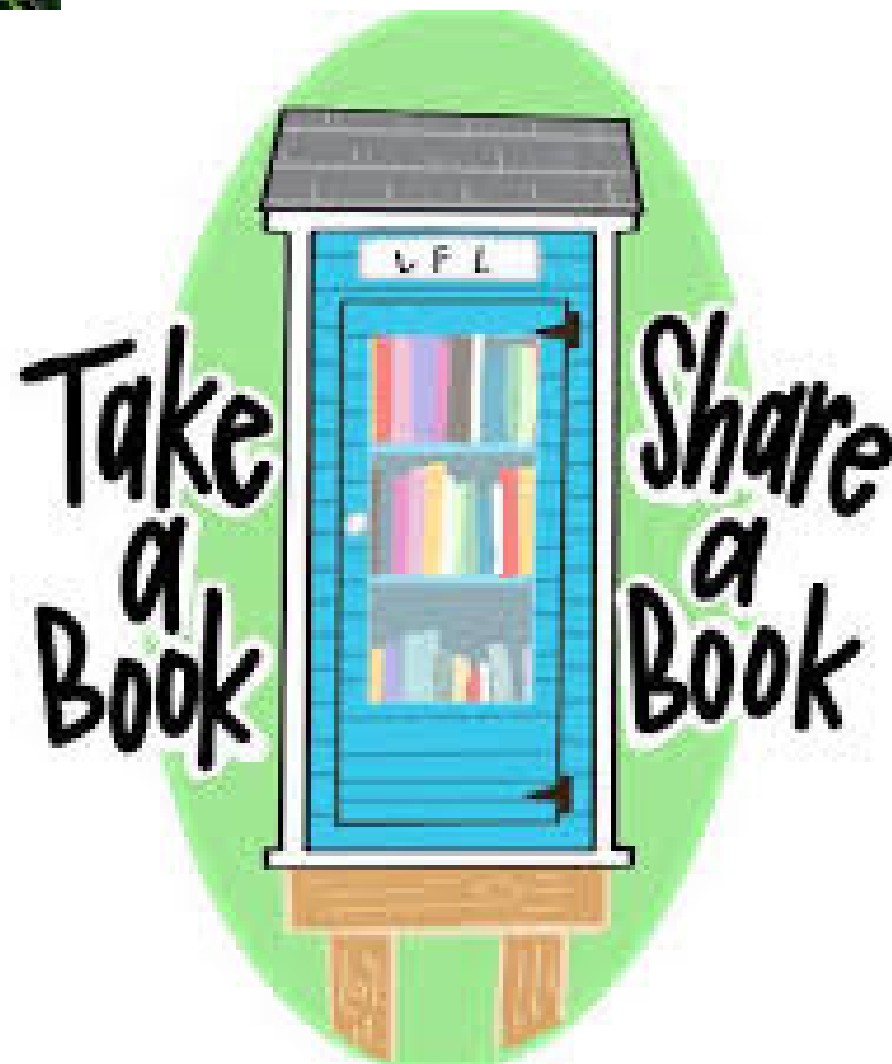




# LITTLE FREE LIBRARIES



One Little Free Library at every park with a playground in the City of Mound. This is a clear and achievable project that will put this club on course for success. Also benefits literacy and access for the students, student families, and all members of our community.





# COMMUNITY VALUE

- Helping make books accessible for younger demographics.
- Increasing community sustainability through repurposing books.
- Encouraging community donation and collaboration.
- Student-led initiative that is continuous.







# NEXT STEPS

- 1. Formal Approval.**
- 2. Grow the club and start building.**
- 3. Have Public Works mark location**
- 4. Place Libraries**



# THANK YOU





## City Council Item XX

To: Honorable Mayor and Council Members  
From: Jesse Dickson, City Manager  
Date: September 8, 2026  
Subject: Harrisons Bay Association Ashland Lane Public Lands Permit

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### **RECOMMENDED ACTION:**

**MOTION** to approve the Public Lands Permit for Ashland Lane Commons.

### **OVERVIEW:**

Angela Hamilton, on behalf of the Harrisons Bay Association has submitted an application for a Public Lands Permit for the creation of a boulder reinforced berm to hold water at the end of the street to allow infiltration and direct flow. Native plantings are also proposed to increase buffer infiltration.

The Mound City Council heard the initial presentation at its August 12<sup>th</sup>, 2026 meeting. Staff has since returned to the site to clear the tree stumps which were left behind following tree removal operations in the Ashland Lane Commons. This project is similar in nature to previous projects completed by the Harrisons Bay Association in conjunction with City Staff.

### **SUPPORTING INFORMATION**

- Public Lands Permit Dated August 11, 2026



## City Council Item 9c

To: Honorable Mayor and Council Members  
From: Jesse Dickson, City Manager  
Date: September 8, 2026  
Subject: Harrisons Bay Association Ashland Lane Public Lands Permit

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**RECOMMENDED ACTION:**

**MOTION** to approve the Public Lands Permit for Ashland Lane Commons.

**OVERVIEW:**

Angela Hamilton, on behalf of the Harrisons Bay Association has submitted an application for a Public Lands Permit for the creation of a boulder reinforced berm to hold water at the end of the street to allow infiltration and direct flow. Native plantings are also proposed to increase buffer infiltration.

The Mound City Council heard the initial presentation at its August 12<sup>th</sup>, 2026 meeting. Staff has since returned to the site to clear the tree stumps which were left behind following tree removal operations in the Ashland Lane Commons. This project is similar in nature to previous projects completed by the Harrisons Bay Association in conjunction with City Staff.

**SUPPORTING INFORMATION**

- Public Lands Permit Dated August 11, 2026



# PUBLIC LANDS PERMIT INFORMATION

2415 Wilshire Boulevard, Mound, MN 55364  
Phone 952-472-0600 Fax 952-472-0620

Construction of any kind on any public way, park or commons, or the alteration of the natural contour on any public land is unlawful unless a special public land permit is issued. This includes any alterations to land, trees, stairways, retaining walls, fences, temporary structures, stone or concrete work, or other types of construction including structural repairs on any boathouse.

## **SUBMITTAL REQUIREMENTS**

1. Accurately completed application form, including name, address and day phone of both applicant and owner.
2. **CURRENT CERTIFICATE OF SURVEY**: 2 copies drawn to-scale and one copy 8-1/2" x 11" (may be reduced). **Survey must include all of the items listed on the City of Mound Survey Requirements (attached).** In addition, please show all existing and proposed encroachments.
3. Scaled drawings and specifications of proposed improvement
4. Proposed cost of project
5. Photographs of the existing structure or affected area
6. Statement of purpose for proposed change
7. Erosion Control Plan.

**If any of the above materials are not submitted by the deadline date, the application may be deemed incomplete and it will not be placed on the agenda for that month.**

## **ABOUT THE MEETINGS**

The Parks and Open Space Commission meet on the second Thursday of each month at 7:00 p.m. You will be mailed a copy of the staff report and an agenda on the Monday just prior to your scheduled hearing. Abutting property owners will also be notified of your application.

***THE APPLICANT OR A DULY-AUTHORIZED AGENT MUST BE PRESENT AT THE PLANNING COMMISSION AND CITY COUNCIL MEETINGS TO ANSWER QUESTIONS.***

The Parks and Open Space Commission is an advisory body to the City Council. The City Council makes all final decisions.

**2022 Fees**-(value of project over \$1000) = \$200

Fee only applies if there is **no** public benefit.



# PUBLIC LANDS APPLICATION

2415 Wilshire Boulevard, Mound, MN 55364  
Phone 952-472-0600 Fax 952-472-0620

Date Received 8/11/26

Parks and Open Space Commission Date \_\_\_\_\_

City Council Date 8/12/26

**DISTRIBUTION** \_\_\_\_\_ Building Official \_\_\_\_\_ Parks Director  
\_\_\_\_\_ DNR \_\_\_\_\_ MCWD  
\_\_\_\_\_ Public Works \_\_\_\_\_ Other \_\_\_\_\_

Check One

☐

**CONSTRUCTION ON PUBLIC LAND PERMIT** – new construction. NOTE:  
NO PERMIT SHALL BE ISSUED FOR CONSTRUCTION OF BOAT HOUSES OR  
OTHER BUILDINGS ON PUBLIC LAND - City Code Section 62-11(a) & (b).

☐

**PUBLIC LAND MAINTENANCE PERMIT** – to allow repairs to an existing  
structure -City Code Section 62-11(c).

☐

**CONTINUATION OF STRUCTURE** – to allow an existing encroachment to  
remain in an “as is” condition - City Code Section 62-11(g).

☒

**LAND ALTERATION** – change in shoreline, drainage, slope, trees,  
vegetation, fill, etc. - City Code Section 62-11(d).

The structure or work you are requesting is an activity on publicly owned lands. Structures like boat houses, patios, sheds, etc. are all NONCONFORMING USES. It is the intent of the City to bring all these uses into conformance, which means that those structures will at some time in the future have to be removed from the public lands. All permits are granted for a limited time and are non-transferable. Stairway construction must meet the State Building Code when the permit is for new construction, or a new permit is applied for due to a change in dock site holder.

**Please type or print legibly**

|                                                  |                                                             |
|--------------------------------------------------|-------------------------------------------------------------|
| <b>APPLICANT</b>                                 | Name <u>Angela Hamilton</u> Email <u>ham1005@yahoo.com,</u> |
|                                                  | Address <u>2137 Ashland Lane, Mound, MN 55364</u>           |
|                                                  | Phone (H) _____ (W) _____ (M) <u>952-221-8214</u>           |
| <b>ABUTTING<br/>PROPERTY<br/>LEGAL<br/>DESC.</b> | Address _____                                               |
|                                                  | Lot _____ Block _____                                       |
|                                                  | Subdivision _____                                           |
|                                                  | PID # _____ Zoning: R1 R1A R2 R3 B1 B2 B3 (Circle one)      |



|                              |                                                                                                                                                                         |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PUBLIC<br/>PROPERTY</b>   | Name <u>Commons Space: Ashland Lane</u> Email _____<br><br>Dock Site # _____ Shoreline Type _____                                                                       |
| <b>CONTRACTOR</b><br><br>TBC | Name <u>Norlings</u> Email <u>becky@norlings.net</u><br><br>Address <u>P.O. Box 361, Spring Park, MN 55384</u><br><br>Phone (H) <u>952-471-0255</u> (W) _____ (M) _____ |

A FEE OF \$200.00 APPLIES IF VALUATION OF PROJECT EXCEEDS \$1,000.00 AND **NO** PUBLIC BENEFIT IS DERIVED.

PROPOSED COST OF PROJECT (INCLUDING LABOR & MATERIALS) \$ 7,000.00

DESCRIBE REQUEST & PURPOSE Ashland Lane improvement to control end of street runoff.  
Create a boulder reinforced berm to hold water in end of street lot and allow infiltration and direct flow.  
Plant natives into cleared area to increase buffer infiltration. Utilize current slop to reduce amount of root  
disruption for existing trees.

Applicant's Signature Angela Hamilton Date 8/11/26



## Dock Program

### City Council Item 9d.

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Kevin Kelly, City Clerk/Dock Administrator

Date: September 8, 2026

Subject: 4805 Island View Drive Dock Program Violation Hearing

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#### **RECOMMENDED ACTION:**

**MOTION** to uphold the decision of the City Manager regarding the dock structure on Devon Common assigned to 4805 Island View Drive; Dock site Devon-EIP-07804.

#### **OVERVIEW:**

Peder and Natalie Nyhus purchased the property at 4805 Island View Drive in 2025 from previous owner Dean Vlachos. The property is assigned an abutting dock site on Devon Commons according to the City Waterways Code. During the late fall of 2025, Dock Administration and Peder Nyhus had extensive contact regarding the boathouse on Devon Commons which had maintenance work done by the previous owner without pre-approved building or public lands permits. The contact in 2025 concluded with the City Council approving Resolution No. 25-77: Resolution to Approve a Public Lands Permit for Devon Commons Adjacent to Property at 4805 Island View Drive.

The Nyhus' have claimed that they were given approval for their dock structure location in 2026. The Nyhus' said an unnamed, female staff person at the front counter of City Hall approved their dock structure location though they understood Kevin Kelly administered the City Dock Program.

The following is a timeline of the 2026 dock application and appeal process as it pertains to the discovery by Dock Administration that the dock structure at 4805 Island View Drive was significantly altered from the previous year without Dock Administration approval.

- Nyhus' turned in their Dock License Application to City Hall on February 27. The, Has your dock configuration changed from the prior year?, question was circled as a "No" response on the license application
- Dock Administration inspected the portion of Devon Commons where the Nyhus dock was placed and noted the dock structure walkway was moved 16' feet to the east and extended 16' farther out to shore from the previous year.
- On May 12, Dock Administration measured the Nyhus dock structure and neighboring dock and slip structures on Devon Commons for length and water depth

- Conversations between Dock Administration and Natalie and Peder Nyhus did not result in voluntary compliance with the Dock Administration request for dock structure re-orientation
- Dock Administration letter sent on May 22 for code compliance to correct length and infringement violations
- Nyhus' requested an appeal hearing with the City Manager
- City Manager hearing was held on July 21
- Letter from City Manager denying the appeal was sent to the Nyhus' on July 23
- Nyhus attorney requested appeal hearing with the City Council

Staff respectfully requests Council concurrence with the hearing decision of the City Manager regarding dock site Devon-EIP-07804 for 2027. Staff requests, as part of Council approval, that the Nyhus' or their dock installation contractor provide a diagram of the placement location and dock structure at Devon-EIP-07804. The Nyhus' and their dock installation contractor must have written approval by the Dock Administrator prior to installation on Devon Commons in 2027.

#### **SUPPORTING INFORMATION**

- Dock Program Code Violation Letter
- Peder and Natalie Nyhus 2026 Dock Application
- City Manager Appeal Decision Letter
- HC Aerial from 2015
- Google Map Aerial from 2025
- HC Aerial from 2026
- Documents provided by Peder Nyhus



2415 WILSHIRE BOULEVARD • MOUND, MN 55364-1668 • PH: 952-472-0600 • FAX: 952-472-0620 • WWW.CITYOFMOUND.COM

May 22, 2026

Peder and Natalie Nyhus  
4805 Island View Drive  
Mound, MN 55364

Dear Peder and Natalie,

As we discussed previously you installed your dock structure without input from Dock Administration. You circled on your 2026 Dock License Application that your dock configuration did not change from the prior year. Your dock structure in its current orientation would not have been approved.

There are two issues with your dock structure which need to be addressed:

- The Dock Structure exceeds length restrictions
- The Dock Structure infringes on the adjacent dock site to the east

This section of the City Code which pertains to the above is Waterways, **Sec. 78-103. Regulations.**

(c) *Dock Structure and Dimensions.* states the following:

All dock structure configurations must stay within the licensee's dock use area as stated on the approved dock location map addendum and shall not infringe on an adjacent city controlled dock site. Further, all dock use areas must conform to current LMCD setbacks from private property. Docks shall not exceed 24 feet in length except where necessary to reach a water depth of 48", using Lake Minnetonka elevation levels of 929.40 feet above sea level.

Dock structure length – I measured the water depth at your dock at three points. At the shoreline side of your jet ski lift (4' 3"), at the shoreline side of the platform at the end of your dock (4' 10") and at the end of the walkway (4' 11"). On Monday, May 11<sup>th</sup>, when these measurements were taken the Lake Minnetonka water depth was 929.2.

Your dock exceeds the Waterway code standard and is two 8' sections longer than all of your neighboring dock sites. I typically counsel new license holders to use your neighbors docks as a guide as the standard for dock length.

Dock Structure Infringement - Your dock walkway was placed 16' to the east of the previous years dock configuration. This places the dock canopy on your structure within a foot of the neighboring dock to the east and essentially blocks their enjoyment of their dock.

Dock Administration finds your dock structure to not be in compliance with the Waterways Code. Dock Administration requires the following:

- Your dock structure shall be reduced by 16' feet in length to come in, to compliance with the Waterways Code.
- Your dock structure shall be reoriented 16' to the west to the long-established placement of the dock structure walkway. The walkway shall begin at the cement stairs to the west of the boat house and maintain that orientation to the end of the dock structure.



If you wish to appeal this decision, please observe the following section of the Waterways Code.

**Sec. 78-104. Enforcement (e) Appeal.**

- (1) *To City Manager.* The licensee may appeal the notice to the City Manager at any time within 10 days of the date of receipt by serving a written notice of appeal on the City Clerk. Upon such notice of appeal, the City Manager or the City Manager's designee will conduct a hearing on the matter at a date and time reasonably convenient to the holder, but in no event later than 20 days following the date the notice of appeal is served on the City Clerk. If following the hearing, the City Manager, or designee, finds that the licensee was in violation of the provisions of this section the City Manager or designee may revoke the Dock License of the dock license holder for the current license year, and may disqualify the holder from applying for or receiving a Dock License for the next following license year, and until any civil penalties have been paid in full. The City Manager will notify the licensee by mail of the decision.
- (2) *To City Council.* The licensee may appeal the decision of the City Manager to the City Council at any time within 10 days of the date of receipt by serving a written notice of appeal on the City Clerk. Upon such notice of appeal, the City Council will conduct a hearing on the matter at a date and time reasonably convenient to the holder, but in no event later than 20 days following the date the notice of appeal is served on the City Clerk. If following the hearing, the City Council finds that the licensee was in violation of the provisions of this section the City Council may revoke the Dock/Slip License of the dock license holder for the current license year, and may disqualify the holder from applying for or receiving a Dock/Slip License for the next following license year, and until any civil penalties have been paid in full.

If you choose to comply with the requirements of this letter please inform me of the timeline of completion of the alteration of your dock structure. If you choose to follow the appeals process please consider the receipt of this letter via email as the start of the appeals process

Sincerely,

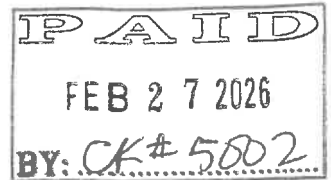


Kevin Kelly  
City of Mound  
City Clerk  
952-472-0613  
kevinkelly@cityofmound.com



# 2026 Dock License Application

2415 Wilshire Boulevard, Mound, MN 55364  
(952) 472-0600



Please read the entire application and fully complete it. Please make corrections and/or additions where necessary. It is your responsibility to be aware of the regulations of the dock program. The City website ([www.cityofmound.com](http://www.cityofmound.com)) provides this information. Applications should be accompanied by current DNR registration, and payment in full. Applications are due by the last day of February 2026. Private postage meters will not serve as proof of timely mailing. 75042

## PRIMARY APPLICANT INFORMATION

Please review this information, if changes are necessary, update in the space provided to the right.

NAME: Nyhus, Peder  
ADDRESS: 4805 Island View Dr  
CITY, STATE & ZIP: Mound, MN 55364

LOCAL ADDRESS: 4805 Island View Dr  
If your mailing address is different than your local address, please let us know.

PHONE: 760-409-6387

EMAIL: peder.nyhus@gmail.com

2025 DOCK SITE: Devon - EIP - 07804

Applicant is: OWNER Renter (Proof of residency required with application)

Application is: NEW APPLICATION OR RENEWAL OF EXISTING SITE

## THINGS TO KNOW

It is your responsibility as a dock holder to comply with the City Code and policies of the dock program. Please be aware of the following dock program requirements (also see [www.cityofmound.com](http://www.cityofmound.com)):

- **A copy of your current DNR registration is required to be on file with the City!** All persons listed on the DNR registration must be Mound residents and eligible to be in the dock program.
- Watercraft must be moored and dock materials must be installed by June 15th, and dock materials must be removed from the Commons space by June 15th through August 31st.
- Temporary 14-Day Docking Permit is available for family & friends once annually per dock. \$190.00.
- Undeclared watercraft at your dock site are subject to impoundment or a fee of \$100 per occurrence. It is your responsibility to inform the City of any change of watercraft at your dock site.
- Property owners who rent out properties in Mound are not eligible for the program. Renters residing in the property are eligible for the dock program. Owners of seasonal properties are eligible license holders as long as the seasonal property is not rented out during the year.

## DOCK PROGRAM INFORMATION

Has your dock configuration changed from the prior year? (Circle one) Yes / No

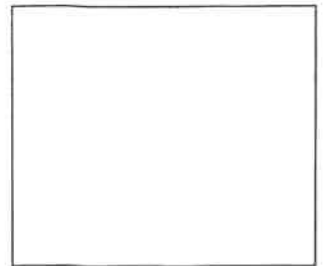
If your dock structure has changed, please illustrate (in the box to the right) the shape of your dock when looking from shore: (i.e. straight, L-shape, H-shape, etc)

Do you have any watercraft lifts installed at your dock site? (Circle one) Yes / No

If you have lifts installed at your dock site, how many do you have? 3

Please indicate the number of dock sections you install. 26

Do you have a canopy on the dock structure (excluding lifts) Yes / No



PLEASE TURN OVER AND FULLY COMPLETE THE REVERSE SIDE

WATERCRAFT INFORMATION

| Boat | DNR<br>Registration<br>Number | Make & Model      | Length | Color     |
|------|-------------------------------|-------------------|--------|-----------|
| 1    |                               | Regal LS9         | 29'    | Grey      |
| 2    |                               | Sea Doo PWC GTX   | 136"   | Blue      |
| 3    |                               | Sea Doo PWC Spark | 111"   | Sand/Blue |
| 4    |                               |                   |        |           |

FEES

Internal Use Only

|                                                   |                  |                      |           |
|---------------------------------------------------|------------------|----------------------|-----------|
| Primary Site holder Fee (includes one watercraft) |                  | \$ 450.00            | 281-34725 |
| Each additional watercraft                        | \$ 190.00        | \$ <del>380.00</del> | 281-34725 |
| Late Fee per month (Abutters Only)                | \$ 50.00         | \$ _____             | 281-34725 |
| Please make checks payable to the City of Mound   | <b>Total Due</b> | \$ <u>830.00</u>     |           |

SIGNATURE

**LIABILITY DISCLAIMER:** I acknowledge that the City of Mound is not responsible for any injury occurring on this dock, which is private property.

Signature:  (Primary Site Holder) Date: 2/17/26

**NOTE:** Dock rights will be revoked immediately if past due water/sewer bills, property taxes or delinquent dock program fees or penalties are not paid by April 15th. To the best of my knowledge, I do not have any past due water/sewer bills, property taxes or dock program fees or penalties fn (Initial)

Payments submitted through the mail or in the City drop box: I acknowledge and agree to not receive a physical receipt of payment. I acknowledge there will be no evidence of the renewal of my license for the dock site indicated on this application from the City of Mound. fn (Initial)



July 24, 2026

Peder and Natalie Nyhus  
4805 Island View Drive  
Mound, MN 55364

Re: Appeal of Dock Administration Decision

Dear Peder and Natalie,

Per the City's Waterways code, we met at 9:30AM on Tuesday July 21<sup>st</sup> in order for me to hear your appeal of Dock Administration's Decision regarding the placement of your dock structure. The decision being appealed was as follows:

- Reduce the dock structure by 16'.
  - Reorient the dock structure 16' to the west.
- ("Dock Administration's Decision")**

After reviewing the relevant facts, considering your testimony, and reviewing the email you submitted prior to the hearing, it is my determination that Dock Administration's Decision was correct. Accordingly, the Dock Administration's Decision is affirmed.

The dock license application filed on February 17<sup>th</sup>, 2026 states that the dock configuration has not changed from the prior year. However, both the orientation and the length of the dock have changed without approval and are inconsistent with the approved configuration.

Based on the information presented during the hearing and our subsequent discussions, I have determined that the dock structure may remain in its current location within your licensed dock use area for the remainder of the 2026 season. However, in order to be granted a license for the 2027 season, the dock structure must be returned to its approved 2025 orientation.

If you wish to appeal this decision to the City Council, then you may submit an appeal request to City Clerk Kevin Kelly within 10 days receipt of this letter. A hearing will then be scheduled for a future City Council meeting.

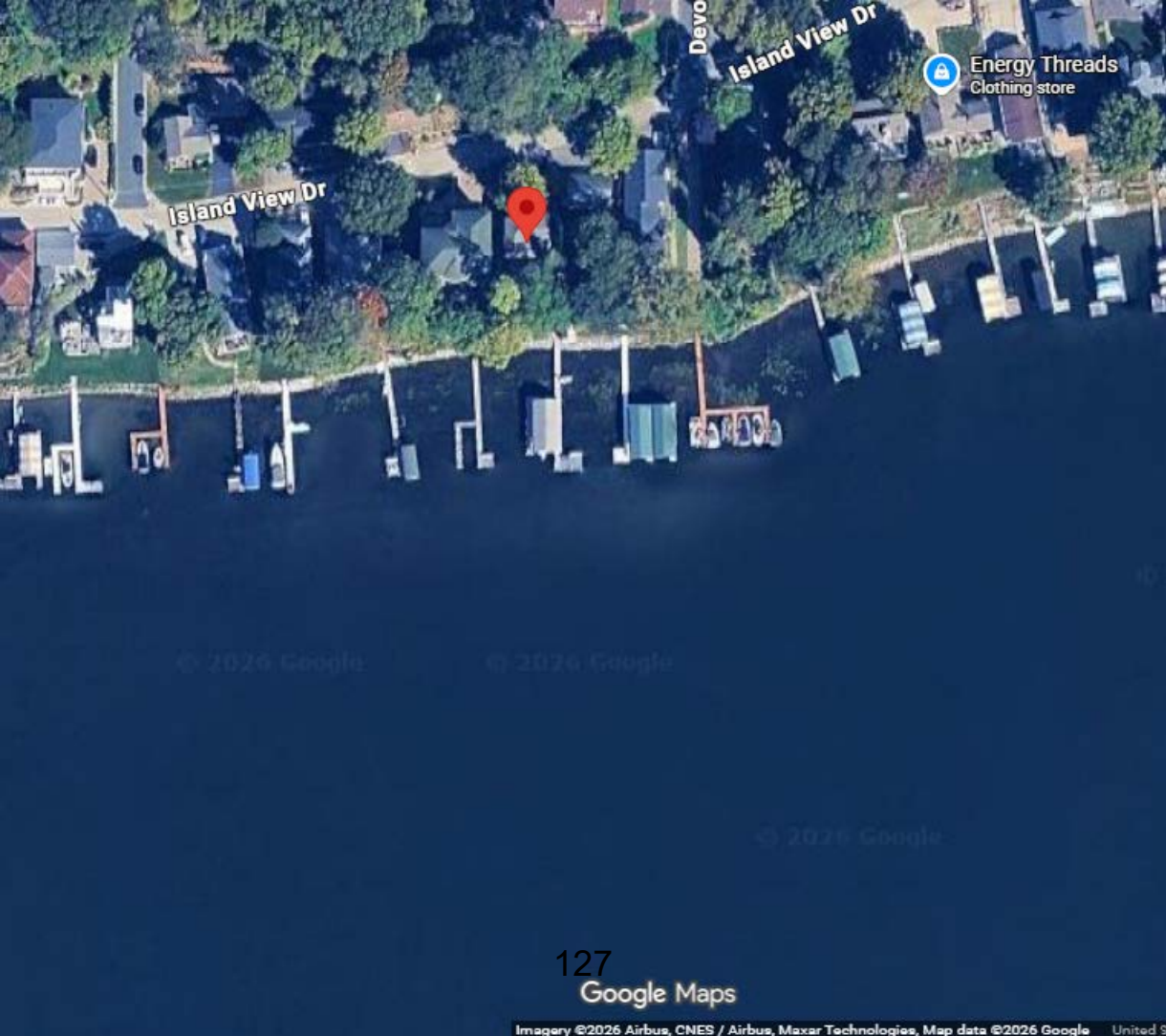
Sincerely,

Jesse Dickson  
City Manager





126



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127  
Google Maps



Island View Dr

Devon Ln

Island View Dr

128

## City Council Appeal — Devon Commons Dock

### Supporting documentation:

1. 2025 Dock License (prior owner) and shows U-shaped dock
2. 2026 Dock License (current owner and appellant) and shows U-shaped dock [NOTE: current owner bought and is using the same dock as prior owner (i.e., is the same length previously approved by City).]
3. HC Aerial Views from Hennepin County Oblique Imagery Viewer 2024, 2025, 2026
  - a. Compare 4857, 4805, and 4801
  - b. Marked as A, B, and C
4. Dock Administration Exhibit 7:
  - a. Notes regulations – as confirmed by Dock Administration the elevation level used to allow for an exception was not met as of the assessment date so the ability to accurately determine the exception was not met
  - b. Compared 4801, 4805, 4815 and 4823. Appellant suggest 4857 seems to be better comparison than the 4815 and 4823 and the dock at that location has been in existence since at least 2015
5. Dock Administration Letter dated May 22, 2026
  - a. Confirms City Code Regulation Sec. 78-103, which includes an exception to limits, and the elevation level
  - b. Confirms that measurement on May 11, 2026 did not meet the elevation threshold in the City Code Regulation Sec. 78-103
  - c. Purports that dock is two 8' sections longer than neighboring docks (but see aerial view of 4857, 4805 and 4801)
6. Owner timely appeal of Dock Administration finding (email dated May 28, 2026
7. Owner photograph from water looking back at docks and properties of 4801 and 4805 [NOTE: 4801's dock impinges on dock use area of 4805's property.]

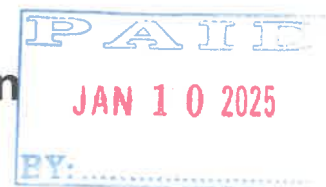




# EXHIBIT 1

## 2025 Dock License Application

2415 Wilshire Boulevard, Mound, MN 55364  
(952) 472-0600



Please read the entire application and fully complete it. Please make corrections and/or additions where necessary. It is your responsibility to be aware of the regulations of the dock program. The City website ([www.cityofmound.com](http://www.cityofmound.com)) provides this information. Applications should be accompanied by current DNR registration, and payment in full. Applications are due by the last day of February 2025. Private postage meters will not serve as proof of timely mailing.

### PRIMARY APPLICANT INFORMATION

Please review this information, if changes are necessary, update in the space provided to the right.

NAME: Vlachos, Dean  
ADDRESS: 4805 Island View Dr  
CITY, STATE & ZIP: Mound, MN 55364

LOCAL ADDRESS: 4805 Island View Dr  
If your mailing address is different than your local address, please let us know.

PHONE:

EMAIL:

2024 DOCK SITE: Devon - EIP - 07804

Applicant is: OWNER Renter (Proof of residency required with application)

Application is: NEW APPLICATION OR RENEWAL OF EXISTING SITE

### THINGS TO KNOW

It is your responsibility as a dock holder to comply with the City Code and policies of the dock program. Please be aware of the following dock program requirements (also see [www.cityofmound.com](http://www.cityofmound.com)):

- **A copy of your current DNR registration is required with your application every year!** All persons listed on the DNR registration must be Mound residents and eligible to be in the dock program.
- Watercraft must be moored and dock materials must be installed by June 15th, and dock materials must be removed from the Commons space by June 15th through August 31st.
- Temporary 14-Day Docking Permit is available for family & friends once annually per dock. \$190.00.
- Undeclared watercrafts at your dock site are subject to impoundment or a fee of \$100 per occurrence. It is your responsibility to inform the City of any changes in the watercraft at your dock site.
- Property owners who rent out properties in Mound are not eligible for the program, their renters are. Seasonal property owners who only occupy the house certain months, but do not rent the property out, are eligible.

### DOCK PROGRAM INFORMATION

Please illustrate (in the box to the right) the shape of your dock when looking from shore: (i.e. straight, L-shape, H-shape, etc)

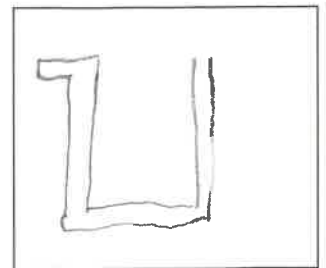
Is this dock configuration a change from the prior year? (Circle one) Yes / No

Do you have any watercraft lifts installed at your dock site? (Circle one) Yes / No

If you have lifts installed at your dock site, how many do you have? 0

Please indicate the number of dock sections you install. 16

Do you have a canopy on the dock structure (excluding lifts) Yes / No



PLEASE TURN OVER AND FULLY COMPLETE THE REVERSE SIDE

WATERCRAFT INFORMATION

| Boat | DNR<br>Registration<br>Number | Make & Model       | Length | Color |
|------|-------------------------------|--------------------|--------|-------|
| 1    | USCG<br>1157968               | TIARA 3500 Express | 36     | white |
| 2    |                               |                    |        |       |
| 3    |                               |                    |        |       |
| 4    |                               |                    |        |       |

FEES

Internal Use Only

|                                                   |                  |               |           |
|---------------------------------------------------|------------------|---------------|-----------|
| Primary Site holder Fee (includes one watercraft) |                  | \$ 450.00     | 281-34725 |
| Each additional watercraft                        | \$ 190.00        | \$ _____      | 281-34725 |
| Late Fee per month (Abutters Only)                | \$ 50.00         | \$ _____      | 281-34725 |
| Please make checks payable to the City of Mound   | <b>Total Due</b> | \$ <u>450</u> |           |

SIGNATURE

**LIABILITY DISCLAIMER:** I acknowledge that the City of Mound is not responsible for any injury occurring on this dock, which is private property.

Signature: \_\_\_\_\_

(Primary Site Holder)

Date: 1-8-25

**NOTE:** Dock rights will be revoked immediately if past due water/sewer bills, property taxes or delinquent dock program fees or penalties are not paid by April 15th. To the best of my knowledge, I do not have any past due water/sewer bills, property taxes or dock program fees or penalties W (Initial)

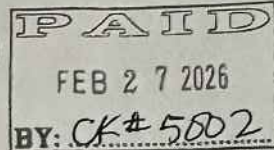
**NEW: Renewal of the Same Site Disclaimer:** I acknowledge and agree that my evidence of the City of Mound's renewal of my license for the dock site indicated in this renewal application is my cancelled check for the renewal application fee and that I will not receive a paper copy of this license W (Initial)

# EXHIBIT 2



## 2026 Dock License Application

2415 Wilshire Boulevard, Mound, MN 55364  
(952) 472-0600



Please read the entire application and fully complete it. Please make corrections and/or additions where necessary. It is your responsibility to be aware of the regulations of the dock program. The City website ([www.cityofmound.com](http://www.cityofmound.com)) provides this information. Applications should be accompanied by current DNR registration, and payment in full. Applications are due by the last day of February 2026. Private postage meters will not serve as proof of timely mailing. 75042

### PRIMARY APPLICANT INFORMATION

Please review this information, if changes are necessary, update in the space provided to the right.

NAME: Nyhus, Peder  
ADDRESS: 4805 Island View Dr  
CITY, STATE & ZIP: Mound, MN 55364

LOCAL ADDRESS: 4805 Island View Dr  
If your mailing address is different than your local address, please let us know.

PHONE: 760-409-6387

EMAIL: peder.nyhus@gmail.com

2025 DOCK SITE: Devon - EIP - 07804

Applicant is: OWNER Renter (Proof of residency required with application)

Application is: NEW APPLICATION OR RENEWAL OF EXISTING SITE

### THINGS TO KNOW

It is your responsibility as a dock holder to comply with the City Code and policies of the dock program. Please be aware of the following dock program requirements (also see [www.cityofmound.com](http://www.cityofmound.com)):

- **A copy of your current DNR registration is required to be on file with the City!** All persons listed on the DNR registration must be Mound residents and eligible to be in the dock program.
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- Temporary 14-Day Docking Permit is available for family & friends once annually per dock. \$190.00.
- Undeclared watercraft at your dock site are subject to impoundment or a fee of \$100 per occurrence. It is your responsibility to inform the City of any change of watercraft at your dock site.
- Property owners who rent out properties in Mound are not eligible for the program. Renters residing in the property are eligible for the dock program. Owners of seasonal properties are eligible-license holders as long as the seasonal property is not rented out during the year.

### DOCK PROGRAM INFORMATION

Has your dock configuration changed from the prior year? (Circle one) Yes / No

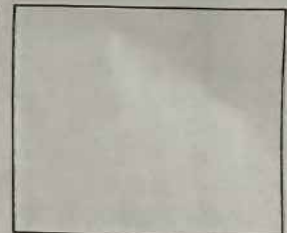
If your dock structure has changed, please illustrate (in the box to the right) the shape of your dock when looking from shore: (i.e. straight, L-shape, H-shape, etc)

Do you have any watercraft lifts installed at your dock site? (Circle one) Yes No

If you have lifts installed at your dock site, how many do you have? 3

Please indicate the number of dock sections you install. 26

Do you have a canopy on the dock structure (excluding lifts) Yes No



PLEASE TURN OVER AND FULLY COMPLETE THE REVERSE SIDE



## WATERCRAFT INFORMATION

| Boat | DNR<br>Registration<br>Number | Make & Model      | Length | Color     |
|------|-------------------------------|-------------------|--------|-----------|
| 1    |                               | Regal LS9         | 29'    | Grey      |
| 2    |                               | Sea Doo PWC GTX   | 136"   | Blue      |
| 3    |                               | Sea Doo PWC Spark | 111"   | Sand/Blue |
| 4    |                               |                   |        |           |

## FEES

## Internal Use Only

|                                                   |                  |                      |           |
|---------------------------------------------------|------------------|----------------------|-----------|
| Primary Site holder Fee (includes one watercraft) |                  | \$ 450.00            | 281-34725 |
| Each additional watercraft                        | \$ 190.00        | \$ <del>380.00</del> | 281-34725 |
| Late Fee per month (Abutters Only)                | \$ 50.00         | \$ _____             | 281-34725 |
| Please make checks payable to the City of Mound   | <b>Total Due</b> | \$ <u>930.00</u>     |           |

## SIGNATURE

**LIABILITY DISCLAIMER:** I acknowledge that the City of Mound is not responsible for any injury occurring on this dock, which is private property.

Signature: \_\_\_\_\_

(Primary Site Holder)

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

2/17/26

**NOTE:** Dock rights will be revoked immediately if past due water/sewer bills, property taxes or delinquent dock program fees or penalties are not paid by April 15th. To the best of my knowledge, I do not have any past due water/sewer bills, property taxes or dock program fees or penalties tn (Initial)

**Payments submitted through the mail or in the City drop box:** I acknowledge and agree to not receive a physical receipt of payment. I acknowledge there will be no evidence of the renewal of my license for the dock site indicated on this application from the City of Mound. tn (Initial)





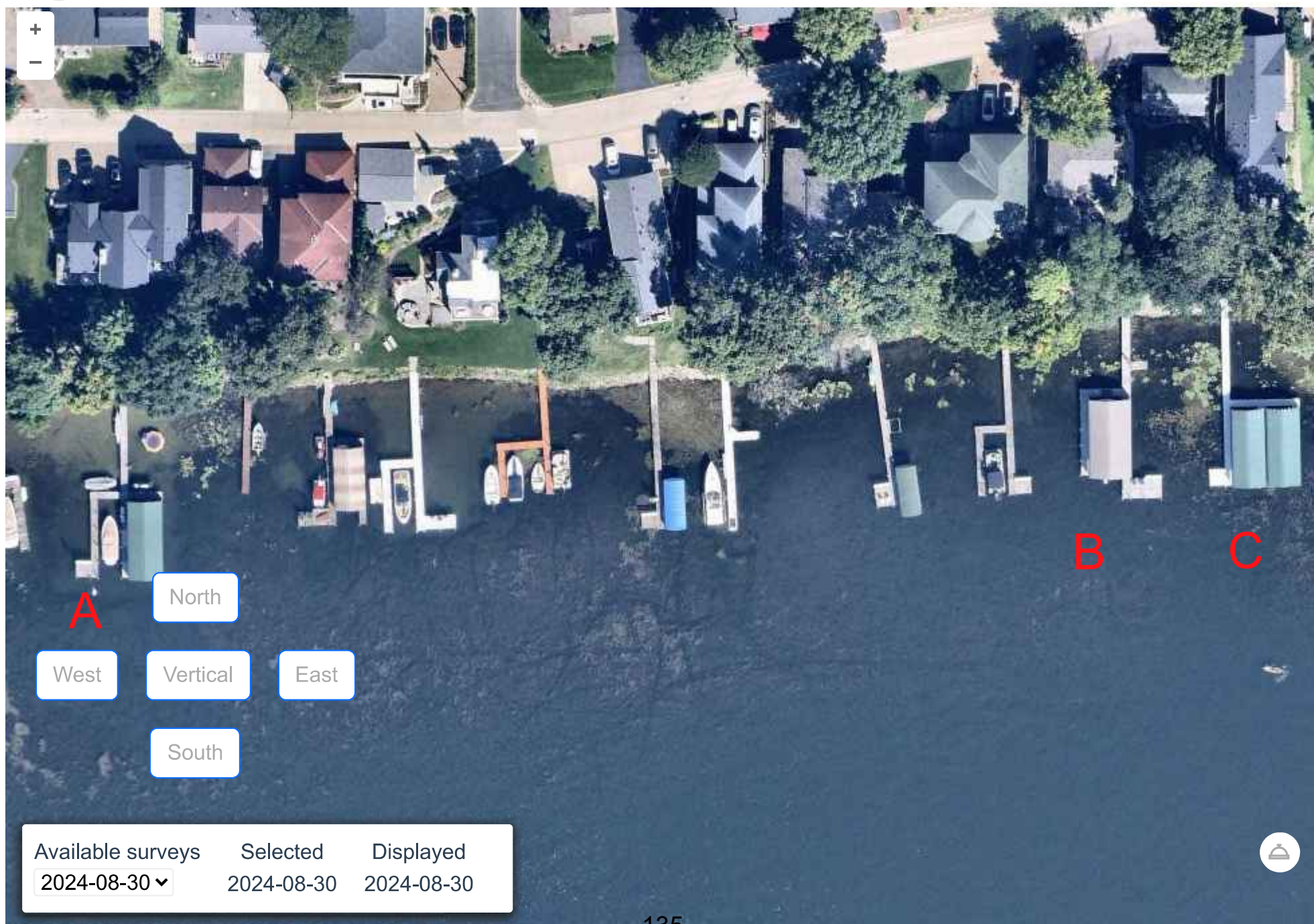
## Hennepin Oblique Imagery Viewer







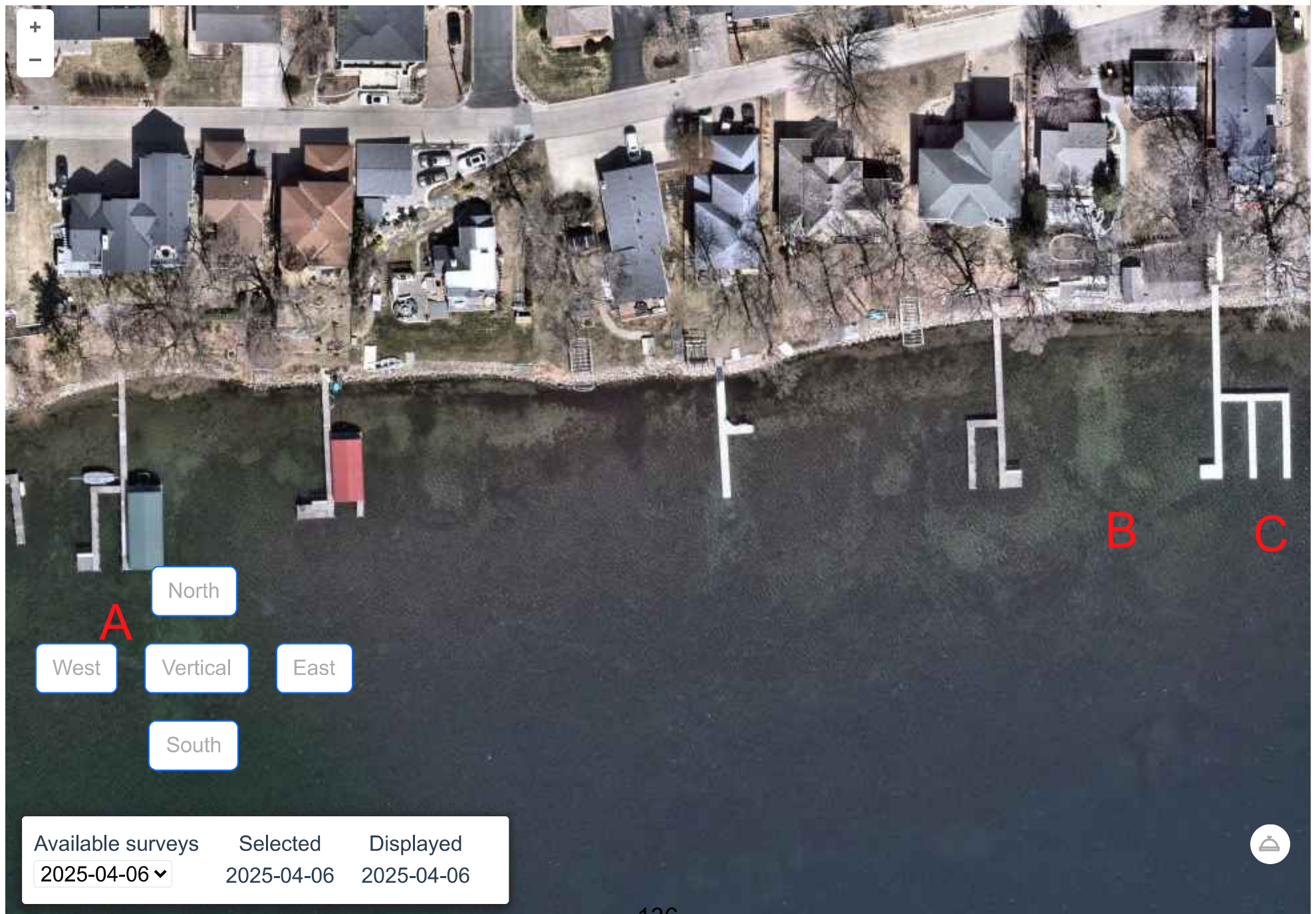
# Hennepin Oblique Imagery Viewer







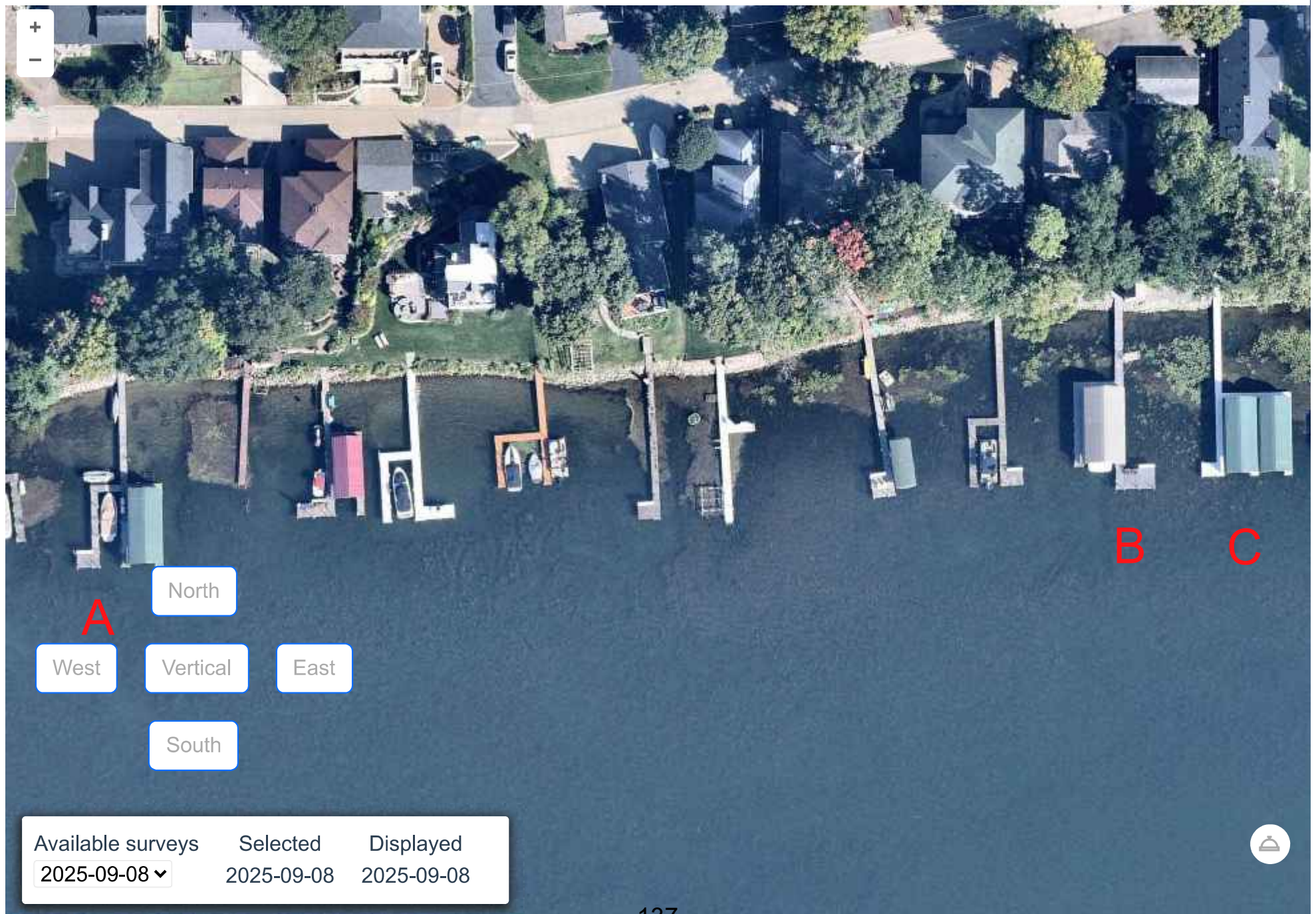
# Hennepin Oblique Imagery Viewer







## Hennepin Oblique Imagery Viewer







## Hennepin Oblique Imagery Viewer



# EXHIBIT 4

Excerpt from City Code Waterways Chapter 78

## **Sec. 78-103. Regulations.**

All dock structure configurations must stay within the licensee's dock use area as stated on the approved dock location map addendum and shall not infringe on an adjacent city controlled dock site. Further, all dock use areas must conform to current LMCD setbacks from private property. Docks shall not exceed 24 feet in length except where necessary to reach a water depth of 48", using Lake Minnetonka elevation levels of 929.40 feet above sea level. The Dock Administration may also limit the length of a dock if navigability is limited for boats attempting to access their nearby dock site.

Dock Administration uses a marked wooden dowel to measure water depth. Measurements were taken at the City Slip at Devon Lane and the docks assigned to 4801 IVD, 4805 IVD, 4815 IVD and 4823 IVD.

The lengths of the docks at the above dock/slip locations and 4805 IVD were measured with a tape measure, measuring wheel and by counting dock sections.



# EXHIBIT 5



2415 WILSHIRE BOULEVARD • MOUND, MN 55364-1668 • PH: 952-472-0600 • FAX: 952-472-0620 • WWW.CITYOFMOUND.COM

May 22, 2026

Peder and Natalie Nyhus  
4805 Island View Drive  
Mound, MN 55364

Dear Peder and Natalie,

As we discussed previously you installed your dock structure without input from Dock Administration. You circled on your 2026 Dock License Application that your dock configuration did not change from the prior year. Your dock structure in its current orientation would not have been approved.

There are two issues with your dock structure which need to be addressed:

- The Dock Structure exceeds length restrictions
- The Dock Structure infringes on the adjacent dock site to the east

This section of the City Code which pertains to the above is Waterways, **Sec. 78-103. Regulations.**

(c) *Dock Structure and Dimensions.* states the following:

All dock structure configurations must stay within the licensee's dock use area as stated on the approved dock location map addendum and shall not infringe on an adjacent city controlled dock site. Further, all dock use areas must conform to current LMCD setbacks from private property. Docks shall not exceed 24 feet in length except where necessary to reach a water depth of 48", using Lake Minnetonka elevation levels of 929.40 feet above sea level.

Dock structure length – I measured the water depth at your dock at three points. At the shoreline side of your jet ski lift (4' 3"), at the shoreline side of the platform at the end of your dock (4' 10") and at the end of the walkway (4' 11"). On Monday, May 11<sup>th</sup>, when these measurements were taken the Lake Minnetonka water depth was 929.2.

Your dock exceeds the Waterway code standard and is two 8' sections longer than all of your neighboring dock sites. I typically counsel new license holders to use your neighbors docks as a guide as the standard for dock length.

Dock Structure Infringement - Your dock walkway was placed 16' to the east of the previous years dock configuration. This places the dock canopy on your structure within a foot of the neighboring dock to the east and essentially blocks their enjoyment of their dock. Dock Administration finds your dock structure to not be in compliance with the Waterways Code. Dock Administration requires the following:

- Your dock structure shall be reduced by 16' feet in length to come in compliance with the Waterways Code.
- Your dock structure shall be reoriented 16' to the west to the long-established placement of the dock structure walkway. The walkway shall begin at the cement stairs to the west of the boat house and maintain that orientation to the end of the dock structure.



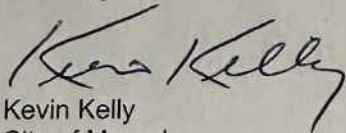
If you wish to appeal this decision, please observe the following section of the Waterways Code.

**Sec. 78-104. Enforcement (e) Appeal.**

- (1) *To City Manager.* The licensee may appeal the notice to the City Manager at any time within 10 days of the date of receipt by serving a written notice of appeal on the City Clerk. Upon such notice of appeal, the City Manager or the City Manager's designee will conduct a hearing on the matter at a date and time reasonably convenient to the holder, but in no event later than 20 days following the date the notice of appeal is served on the City Clerk. If following the hearing, the City Manager, or designee, finds that the licensee was in violation of the provisions of this section the City Manager or designee may revoke the Dock License of the dock license holder for the current license year, and may disqualify the holder from applying for or receiving a Dock License for the next following license year, and until any civil penalties have been paid in full. The City Manager will notify the licensee by mail of the decision.
- (2) *To City Council.* The licensee may appeal the decision of the City Manager to the City Council at any time within 10 days of the date of receipt by serving a written notice of appeal on the City Clerk. Upon such notice of appeal, the City Council will conduct a hearing on the matter at a date and time reasonably convenient to the holder, but in no event later than 20 days following the date the notice of appeal is served on the City Clerk. If following the hearing, the City Council finds that the licensee was in violation of the provisions of this section the City Council may revoke the Dock/Slip License of the dock license holder for the current license year, and may disqualify the holder from applying for or receiving a Dock/Slip License for the next following license year, and until any civil penalties have been paid in full.

If you choose to comply with the requirements of this letter please inform me of the timeline of completion of the alteration of your dock structure. If you choose to follow the appeals process please consider the receipt of this letter via email as the start of the appeals process

Sincerely,



Kevin Kelly  
City of Mound  
City Clerk  
952-472-0613  
kevinkelly@cityofmound.com





## Re: Please see attached letter regarding dock structure correction

**From** Kevin Kelly <kevinkelly@cityofmound.com>

**Date** Thu 5/28/2026 4:09 PM

**To** Peder Nyhus <peder.nyhus@gmail.com>

**Cc** Jesse Dickson <jessedickson@cityofmound.com>; Natalie Nyhus <natalie@natalienyhus.com>; Peder Nyhus <pn@rypen.com>

I will let City Manager Dickson respond to your communication at this point. He is out of the office today and tomorrow.

**From:** Peder Nyhus <peder.nyhus@gmail.com>

**Sent:** Thursday, May 28, 2026 9:17 AM

**To:** Kevin Kelly <kevinkelly@cityofmound.com>

**Cc:** Jesse Dickson <jessedickson@cityofmound.com>; Natalie Nyhus <natalie@natalienyhus.com>; Peder Nyhus <pn@rypen.com>

**Subject:** Re: Please see attached letter regarding dock structure correction

Dear Mr Kelly,

I am following up regarding the email and supporting materials we submitted on May 26, concerning the dock matter referenced in your notice sent on May 22, 2026.

Because the notice referenced a 10-day timeframe, we would appreciate confirmation that our submission was received and added to the file within the required response period.

Please also let us know if the City requires any additional information from us at this time.

Thank you,

Peder and Natalie Nyhus

On Tue, May 26, 2026 at 3:04 PM Peder Nyhus <[peder.nyhus@gmail.com](mailto:peder.nyhus@gmail.com)> wrote:

Dear Mr. Kelly,

We are writing regarding the Friday, May 22, 2026 notice sent at 11:58 a.m. concerning our dock structure at 4805 Island View Drive.

At this time, we respectfully request copies of all records and materials relied upon in the City's determination, including but not limited to:

- 1 ✓ • The approved dock location map addendum and dock use area map for our property, including all historical versions
- 2 • Any maps, surveys, GIS overlays, riparian projection analyses, or setback calculations used to determine the boundaries of our dock use area and adjacent dock use areas
- 3 ✓ • Any measurements, calculations, photographs, inspection notes, or water-depth data relied upon in determining alleged noncompliance including dates, times and officials' names who gathered information
- 4 ✓ • All dock license applications, approvals, and related records for our property from 2023–2026
- 5 • Any complaints, correspondence, or communications regarding our dock structure

- 6 • Any records relating to adjacent dock site approvals, variances, setback determinations, or dock use area determinations relevant to this portion of shoreline (4801 Island View Drive and 4815 Island View Drive)
- 7 • Any LMCD guidance, variance documentation, or interpretations relied upon in reaching the conclusions stated in the notice
- 8 ✓ • Any documents establishing the basis for the "long-established placement" referenced in the letter *HC Aerials*

As discussed previously, we had specifically inquired whether repositioning the dock would constitute a configuration change and were informed that it would not. Additionally, the overall dock length has remained consistent with prior approved years.

Based on our understanding of LMCD dock use area and setback requirements, we are attempting to better understand how the applicable dock use area boundaries and projected shoreline setbacks were determined for this section of shoreline, particularly in light of existing neighboring dock configurations and historical approvals in the area.

At present, we do not believe we have sufficient information to evaluate the factual or legal basis for the City's conclusions without reviewing the underlying mapping, measurements, and supporting records.

Please also consider this email as notice that we intend to preserve all appeal rights under Section 78-104 pending receipt and review of the requested materials.

Given the outstanding factual and mapping questions involved, we respectfully request that no enforcement action or alteration requirement be imposed pending completion of the records review and appeal process.

Thank you for your assistance, and we look forward to reviewing the supporting materials.

Sincerely,

Peder and Natalie Nyhus

On Tue, May 26, 2026 at 8:34 AM Kevin Kelly <[kevinkelly@cityofmound.com](mailto:kevinkelly@cityofmound.com)> wrote:  
Dear Peder and Natalie - I am forwarding your message on to City Manager Jesse Dickson.

Please contact Mr. Dickson to schedule your appeal. His email address is included above and his phone number is 952-472-0609.

Thank you,



**Kevin Kelly**  
Administrative Service Coordinator  
City Clerk

City of Mound  
[kevinkelly@cityofmound.com](mailto:kevinkelly@cityofmound.com)  
952-472-0613  
[www.cityofmound.com](http://www.cityofmound.com)

**From:** Peder Nyhus <[peder.nyhus@gmail.com](mailto:peder.nyhus@gmail.com)>

**Sent:** Friday, May 22, 2026 12:36 PM

**To:** Kevin Kelly <[kevinkelly@cityofmound.com](mailto:kevinkelly@cityofmound.com)>

**Cc:** Natalie Nyhus <[natalie@natalienyhus.com](mailto:natalie@natalienyhus.com)>; Peder Nyhus <[pn@rypen.com](mailto:pn@rypen.com)>

**Subject:** Re: Please see attached letter regarding dock structure correction

Kevin,

We acknowledge receipt of your letter.

My wife, Natalie, and I spoke with you by phone on Wednesday, April 29, regarding this matter. During that conversation, you stated that our dock was within our designated Dock Use Area and that, as currently situated, it did not require any modification, either now or in the future. Please see the attached summary of that call.

In light of the letter you have now sent, which requires a response within ten (10) days, in order to respond we respectfully request that you formally clarify your position and address the contradiction between your prior statements to Natalie and me and the contents of your recent correspondence.

Sincerely,  
Peder

Peder Nyhus <pedernyhus@gmail.com>  
to Kevin, Natalie

Hi Kevin,

Thanks for your call today.

We appreciate you confirming the below based on our conversation:

- That our dock setup as it stands is within our permitted Dock Use area and does not need to be moved or modified now or in the future.
- As it stands today, the neighboring dock with 2 boathouses, 3 docks and platform is currently approved despite the overall size of the neighboring lot and intruding on/crossing over the riparian lot line.

Thanks,  
Peder Nyhus

Wed, Apr 29, 4:55 PM ☆ ☺ ↶ ⋮

On Fri, May 22, 2026 at 11:58 AM Kevin Kelly <[kevinkelly@cityofmound.com](mailto:kevinkelly@cityofmound.com)> wrote:

Peder - I am sending the attached letter through the mail.

Thank you,



**Kevin Kelly**  
Administrative Service Coordinator  
City Clerk

City of Mound  
[kevinkelly@cityofmound.com](mailto:kevinkelly@cityofmound.com)  
952-472-0613  
[www.cityofmound.com](http://www.cityofmound.com)



## EXHIBIT 7

**The key issue is simple: the 4805 dock is located within its authorized Dock Use Area. The conflict has arisen because the approved dock at 4801 extends into and interferes with the area authorized for 4805.**



**4805**