



CITY OF NEWPORT
2060 1ST Avenue
Newport, MN 55055
(651) 459-5677
ci.newport.mn.us

MAYOR: Laurie Elliott
COUNCIL: Kevin Chapdelaine
Tom Ingemann
Marvin Taylor
Bill Sumner

City Administrator: Joe Hatch
Supt. of Public Works: Matt Yokiel
Fire Chief: Steven Wiley
Asst. to the City Admin: Travis Brierley
Law Enforcement (WCSO): Bill Harrell

CITY COUNCIL AGENDA
January 19, 2023- 5:30 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OATH OF OFFICE
 - A. Tom Ingemann
4. ROLL CALL
5. ADOPT AGENDA
6. PUBLIC COMMENTS - Visitors may share their concerns with the City Council on any issue, which is not already on the agenda, under Public Comments. Please give your name, address and your concern or comments. Each person will have 3 minutes to speak. Your comments must be addressed exclusively to the Mayor and City Council, not to any individual Council or staff member. The Mayor reserves the right to limit an individual's presentation if it becomes redundant, repetitive, irrelevant, or overly argumentative. All comments will be taken under advisement by the Council. No action will be taken at this time.
7. ADOPT CONSENT AGENDA – All items listed under this section are considered routine and non-controversial by the Council and will be approved by a single motion. An item may be removed from the consent agenda and discussed if a Council member, staff member, or citizen so requests.
 - A. **Resolution No 2023-09-** Official Depository and Access
 - B. Council Advisory Boards
 - C. Kennel License- Boughton
 - D. Kennel License- Chirpich-Kaldenberg
 - E. **Resolution No 2023-10-** Support of Emily Stephens to the South Washington County Watershed District
 - F. Waiver of Tort Liability Limits
 - G. List of Bills- \$341,717.33
 - H. Financial Statement- December 2022
8. WASHINGTON COUNTY SHERIFF'S OFFICE REPORT
9. FIRE CHIEF'S REPORT
10. ENGINEER'S REPORT
 - A. Woodbury Interconnect

11. SUPERINTENDENT OF PUBLIC WORKS REPORT

A. H&U Pay Request- \$109,103.41

12. ADMINISTRATION REPORT

A. **Resolution No 2023-11-** Mota's Motors CUP

13. MAYOR AND COUNCIL REPORTS

14. ADJOURNMENT

City of Newport, MN
Resolution No. 2023-09
Designating an Official Depository of City Funds

WHEREAS, The council of any statutory city or of any city of the fourth class shall designate as a depository of city funds such national, state, or private banks as it may deem proper, and

WHEREAS, The City of Newport is a statutory, fourth class city as designated by law, and

WHEREAS, MidwestOne Bank, a corporation, is located in South Saint Paul, and is insured by an agency of the federal government (FDIC), and

WHEREAS, this designation is contingent upon MidwestOne Bank providing pledged securities and collateral to provide safety to all deposits as has been done in the past, and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Newport hereby designates MidwestOne Bank as its official depository, for city funds, for the year 2023, and

BE IT FURTHER RESOLVED, that the authorized persons to receive account information only are as follows:

Joseph Hatch, City Administrator
Travis Brierley, Assistant to the City Administrator
Deborah Schulz, Accountant
Jill Thiesfeld, Administrative Assistant II

BE IT FURTHER RESOLVED, that the authorized signatures on checks are as follows:

Laurie Elliott, Mayor
Kevin Chapdelaine, Acting Mayor
Joseph Hatch, City Administrator

BE IT FURTHER RESOLVED, that the authorized signatures on the account ending in 8165 are as follows:

Laurie Elliott, Mayor
Kevin Chapdelaine, Acting Mayor
Joseph Hatch, City Administrator
Travis Brierley, Assistant to the City Administrator
Deborah Schulz, Accountant

BE IT FURTHER RESOLVED, that authorized Online Cash Manager (OCM) Access (full/special) staff are as follows:

Joseph Hatch, City Administrator
Deborah Schulz, Accountant

BE IT FURTHER RESOLVED, that the following staff are authorized to initiation Automated Clearing House (ACH) transaction:

Deborah Schulz, Accountant
Jill Thiesfeld, Administrative Assistant II

BE IT FUTHER RESOLVED, that the following staff are authorized to approve ACH transactions:

Joseph Hatch, City Administrator
Travis Brierley, Assistant to the City Administrator

BE IT FURTHER RESOLVED, that the following staff have full access to Positive Pay:

Joseph Hatch, City Administrator
Deborah Schulz, Accountant

Adopted this 19th day of January, 2023 by the Newport City Council.

VOTE:	Elliott	_____
	Chapdelaine	_____
	Ingemann	_____
	Taylor	_____
	Sumner	_____

Signed: _____
Laurie Elliott, Mayor

Attest: _____
Joe Hatch, City Administrator

COUNCIL ADVISORY BOARDS (3-Year Terms)

18) PLANNING COMMISSION	Expiration Date
a. Anthony Mahmood	01-31-2026
b. Maria Bonilla	01-31-2025
c. Brandon Leyde	01-31-2025
d. Tami Fuelling	01-31-2024
e. Michael Kermes	01-31-2024
f. <u>Marvin Taylor (Council Liaison)</u>	01-31-2024
19) PARK BOARD	Expiration Date
a. Anita Perkins	01-31-2025
b. Emily White	01-31-2026
c. Vacant	01-31-2026
d. Vacant	01-31-2024
e. Wayne Fuhr	01-31-2025
f. <u>Laurie Elliott (Council Liaison)</u>	01-31-2024
20) LIBRARY ADVISORY COMMITTEE	Expiration Date
a. Christina Rahm	01-31-2025
b. Jo Bailey	01-31-2026
c. Beverly Bartl	01-31-2026
d. Anita Wasmundt	01-31-2024
e. Barb Wilcziek	01-31-2024
f. <u>Bill Sumner (Council Liaison)</u>	01-31-2024
21) HERITAGE PRESERVATION COMMISSION	Expiration Date
a. Fred Leimbek	01-31-2026
b. Penny Duff	01-31-2026
c. Beverly Bartl	01-31-2024
d. Jo Bailey	01-31-2024
e. Bill Sumner (<i>Member and Council Liaison</i>)	01-31-2025

COUNCIL APPOINTED COMMITTEES

22) NEWPORT / BAILEY SCHOOL FOREST GOVERNANCE COMMITTEE	Expiration Date
a. Bill Sumner	Indefinite
b. Matt Yokiell	Indefinite
c. Laura Duffey	Indefinite
d. Marge Meconis	Indefinite
23) RAMSEY/WASHINGTON RECYCLING AND ENERGY BOARD (1-Year Term)	Expiration Date
a. Tom Ingemann (Ex-Officio Member)	01-31-2024
24) SOUTH WASHINGTON COUNTY CABLE COMMISSION (1-Year Term)	Expiration Date
a. Tracy Rahm	01-31-2024
b. Barb Wilcziek (Alternate)	01-31-2024
c. <u>Tom Ingemann (Council Liaison)</u>	01-31-2024

25) RED ROCK CORRIDOR COMMISSION (1-Year Term)	Expiration Date
a. <u>Marvin Taylor (Council Liaison)</u>	01-31-2024
b. <u>Kevin Chapdelaine (Council Liaison Alternate)</u>	01-31-2024
26) CAPITAL INVESTMENT COMMITTEE	
a. Laurie Elliott	01-31-2024
b. Tom Ingemann	01-31-2024
c. Joe Hatch	01-31-2024
d. Matt Yokiel	01-31-2024
27) WASHINGTON COUNTY SHERIFF'S OFFICE LIAISON	
a. Laurie Elliott	01-31-2024
b. Joe Hatch	01-31-2024
28) 3M DRINKING WATER WORKING GROUP (SG1)	
a. Jon Herdegen	01-31-2024
29) 3M SETTLEMENT CITIZEN / 3M BUSINESS WORKING GROUP	
a. Kevin Chapdelaine	01-31-2024
30) 3M SETTLEMENT GOVERNMENT / 3M WORKING GROUP	
a. Laurie Elliott	01-31-2024
b. Kevin Chapdelaine (Alternate)	01-31-2024
31) CITY APPROVED SOCIAL MEDIA OUTLETS	
a. Facebook	Indefinite
b. Twitter	Indefinite
c. YouTube	Indefinite
d. LinkedIn	Indefinite
e. Instagram	Indefinite



CITY OF NEWPORT
2060 1st Avenue
Newport, MN 55055
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ANNUAL KENNEL LICENSE

Name: Debra Boughton

Address: 1006 Catherine Dr

Phone: 651-491-7094

Total Lot Size (Sq Ft): _____

Size of Kennel (Sq Ft): _____

Type of Animal to be Kenneled: Dogs

Breed(s): Labs & German Wirehair

Maximum Adult Animals to be Kenneled: 4

Applicants Signature: Debra Boughton

Fee: \$50

Receipt #: _____ Date: _____ Cash: _____ Check #: _____

Approved by the Newport City Council on the _____ day of _____, 20____.

This license is valid until December 31, 20____.

City Administrator

Mayor



CITY OF NEWPORT
2060 1st Avenue
Newport, MN 55055
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ANNUAL KENNEL LICENSE

Name: Jim Chirpich and Judy Kaldenberg

Address: 1089 Birchwood Lane, Newport MN 55055

Phone: 651-491-1386 (Jim) and 612-839-0740 (Judy)

Total Lot Size (Sq Ft): 9600

Size of Kennel (Sq Ft): there is no kennel, but we have a fenced yard for potty breaks. mostly house dogs.

Type of Animal to be Kenneled: lab, mini-poodle, mutt cattle dog, and pomskey.

Breed(s): see above - dogs

Maximum Adult Animals to be Kenneled: 4

Applicants Signature: 

Fee: \$50

Receipt #: _____ Date: _____ Cash: _____ Check #: _____

Approved by the Newport City Council on the _____ day of _____, 20____.

This license is valid until December 31, 20____.

City Administrator

Mayor

City of Newport, MN
Resolution No. 2023-10
A Resolution of Support for Emily Stephens Appointment to the South
Washington Watershed District Board of Managers

WHEREAS, Minnesota State Statute states the County Board selects watershed district managers from a list of nominees submitted by municipalities that are wholly or partially in the watershed district, and

WHEREAS, for one of the City's nominations to be selected, the list must contain at least three nominees for each manager's position to be filled, and

WHEREAS, Cole Williams submitted her resignation from the South Washington Watershed District effective February 1, 2023, and

WHEREAS, the term of office for Ms. Williams, Cottage Grove, extends to May 1, 2024, and

WHEREAS, the City of Cottage Grove has submitted 3 nominations to complete the term of office vacated by Ms. Williams

- Emily Stephens
- Justin Olsen
- Dave Thiede

WHEREAS, the City Clerk Tamara Anderson, City of Cottage Grove, has written a letter of support for Emily Stephens to be appointed to the South Washington Watershed District Board of Managers on behalf of the City of Cottage Grove, and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Newport hereby supports the appointment of Emily Stephens, Cottage Grove, to the South Washington Watershed District Board of Managers to complete Ms. Williams's term as manager.

Adopted this 19th day of January, 2023 by the Newport City Council.

VOTE:	Elliott	_____
	Chapdelaine	_____
	Ingemann	_____
	Taylor	_____
	Sumner	_____

Signed: _____
Laurie Elliott, Mayor

Attest: _____
Joe Hatch, City Administrator

January 4, 2023

Mr. Kevin Corbid, County Administrator
Washington County Government Center
14949 62nd Street North
PO Box 6
Stillwater, MN 55082

RE: City of Cottage Grove Nomination to the South Washington Watershed District

Dear Mr. Corbid:

Cole Williams has submitted her resignation from the South Washington Watershed District effective February 1, 2023. The term of office for Ms. Williams, Cottage Grove, extends to May 1, 2024. The City is submitting a list of nominees to fill this seat until the end of the term.

Per Minnesota State Statute, the County Board selects watershed district managers from a list of nominees submitted by municipalities that are wholly or partially in the watershed district. For one of the City's nominations to be selected, the list must contain at least three nominees for each manager's position to be filled.

On December 21, 2022, the Cottage Grove City Council approved a list of nominees for the South Washington Watershed District manager seat currently held by Ms. Williams. On behalf of the City Council, I am submitting the following names for consideration by the Washington County Board of Commissioners. The specific recommendation of the City Council is to appoint Emily Stephens to the South Washington Watershed District Board of Managers to complete Ms. Williams' term as manager. This recommendation is based on Ms. Stephens' many years working as a water resources engineer in the public and private sectors. She is also currently a member of the Cottage Grove Planning Commission. This background will make her an excellent candidate to fill this role.

South Washington Watershed District Nominees:

Emily Stephens
Justin Olsen
Dave Thiede

If you have any questions, please contact me at 651-458-2878 or tanderson@cottagegrovemn.gov.

Sincerely,

Tamara Anderson,
City Clerk

CC: Mayor and City Council
Jennifer Levitt, City Administrator
Matt Moore, Administrator, South Washington Watershed District
Emily Stephens

LIABILITY COVERAGE – WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before the member's effective date of coverage. Return completed form to your underwriter or email to psstech@lmc.org.

The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name: _____

Check one:

☐ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#).

☐ The member **WAIVES** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member's governing body meeting: _____

Signature: _____ Position: _____

Recurring

2079e	WEX HEALTH	29-Dec-22	\$24,800.00	Yearly employer HAS Contribution
2082e	COMCAST	05-Jan-23	\$334.79	City Hall/Public Safety Building Internet and cable
2083e	COMCAST	05-Jan-23	\$273.51	PW building Internet and cable
2084e	COMCAST	05-Jan-23	\$176.49	Library Internet and cable
2085e	UNITED STATES TREASURY	05-Jan-23	\$1,614.27	SS, Federal and Medicare
2086e	MN REVENUE	05-Jan-23	\$106.38	State taxes
2087e	PSN	05-Jan-23	\$138.35	Monthly fee for electronic payments
2088e	WEX BANK	05-Jan-23	\$4,242.13	Petrol
2089e	UNITED STATES TREASURY	12-Jan-23	\$9,261.54	SS, Federal, & Medicare
2090e	HEALTHPARTNERS	12-Jan-23	\$20,736.43	Medical Insurance
2091e	MN REVENUE	12-Jan-23	\$1,575.20	State Taxes
2092e	MSRS	12-Jan-23	\$3,780.84	HCSP & Voluntary Retirement
2093e	WEX HEALTH	12-Jan-23	\$744.97	HAS
2094e	WEX HEALTH	12-Jan-23	\$33.00	Monthly Fee
25254	MENARDS - COTTAGE GROVE	04-Jan-23	\$127.35	Operating supplies
25255	MN STATE FIRE DEPT. ASSOC.	04-Jan-23	\$225.00	2023 Dues
25256	WHITEFORD AUCTION SERVICES	05-Jan-23	\$0.00	Exercise Equipment
25257	WHITEFORD AUCTION SERVICES	05-Jan-23	\$10,292.44	Exercise equipment
25258	JAN PRO CLEANING SYSTEMS	05-Jan-22	\$1,275.00	Cleaning services
25259	TENNIS SANITATION LLC	05-Jan-22	\$53.35	PW & city hall garbage
25260	ATOMIC DATA, LLC	12-Jan-23	\$779.23	IT Support
25261	KIM & PATRICE GOODPASTURE	12-Jan-23	\$74.28	Overpayment of Water Bill
25262	PERA	12-Jan-23	\$5,164.65	Retirement
25263	BILL SUMNER	12-Jan-23	\$29.48	Council Mileage Reimbursement
25264	XCEL ENERGY	12-Jan-23	\$2,869.48	Natural Gas & Electricity
	Staff		\$30,878.84	

Non-recurring

25265	ASTLEFORD INTERNATIONAL TRUC	19-Jan-23	\$59.03	Bracket for 1134
25266	ATOMIC DATA, LLC	19-Jan-23	\$4,457.99	Firewall renewal, Laptop, & Additional IT support
25267	BOLTON & MENK, INC.	19-Jan-23	\$6,380.50	City Planning
25268	Cardmember Services	19-Jan-23	\$2,919.30	Credit Card Purchases
25269	CINTAS	19-Jan-23	\$492.47	Medical Supplies & Uniform Cleaning
25270	COMPANION ANIMAL CONTROL	19-Jan-23	\$300.00	Dog Catching Contract
25271	COTTAGE GROVE AREA CHAMBER	19-Jan-23	\$685.00	Membership Dues
25272	DIVERSIFIED INSPECTIONS	19-Jan-23	\$469.88	Annual OSHA 2022 Ladder Testing
25273	ECKBERG LAMMERS, P.C.	19-Jan-23	\$2,210.55	Legal Fees
25274	FAIR OFFICE WORLD	19-Jan-23	\$178.75	Office Supplies
25275	FLAHERTY & HOOD, P.A.	19-Jan-23	\$5,001.25	Legal Fees
25276	GOPHER STATE ONE-CALL	19-Jan-23	\$20.25	Dig Markings
25277	GRAINGER PARTS	19-Jan-23	\$189.54	Hydrant Adapter
25278	H & U CONSTRUCTION	19-Jan-23	\$109,103.41	City Hall Pay Application #24
25279	H&L MESABI	19-Jan-23	\$5,919.00	Plow cutting edges
25280	LEAGUE OF MN CITIES INS TRUST	19-Jan-23	\$387.00	Insurance Endorsements
25281	LUBE TECH & PARTNERS, LLC	19-Jan-23	\$1,055.51	Transmission Fluid
25282	MASTER MECHANICAL	19-Jan-23	\$1,317.00	City Hall Fall HVAC Preventative Maintenance
25283	MCMULLEN INSPECTIONS, INC.	19-Jan-23	\$3,555.28	Electrical Inspections
25284	MENARDS - COTTAGE GROVE	19-Jan-23	\$108.90	Shovel, Salt, & Table Raisers for City Hall
25285	METRO CITIES	19-Jan-23	\$1,756.00	Membership Dues
25286	Metropolitan Council	19-Jan-23	\$28,864.99	Sewer Water Cleaning
25287	MIDWEST MACHINERY CO.	19-Jan-23	\$250.17	Hydraulic Oil
25288	MN POLLUTION CONTROL AGENCY	19-Jan-23	\$23.00	Wastewater Certification Renewal
25289	MNSPECT, LLC	19-Jan-23	\$5,157.26	Code enforcement & rental inspections Aug-Dec 2022
25290	MSA PROFESSIONAL SERVICES, IN	19-Jan-23	\$34,536.45	City Engineering
25291	NAPA AUTO PARTS	19-Jan-23	\$249.20	Vehicle Parts
25292	OXYGEN SERVICE CO.	19-Jan-23	\$109.22	Welding Gas & Supplies
25293	PATHFINDER CRM, LLC	19-Jan-23	\$1,500.00	HPC Consultant Fees
25294	PIRTEK	19-Jan-23	\$2,455.85	Hydraulic Hoses & Fittings
25295	POMPS TIRE SERVICE	19-Jan-23	\$1,175.00	Steer Tires for 1134
25296	RITeway BUSINESS FORMS	19-Jan-23	\$126.00	Office Supplies
25297	WHEELCO	19-Jan-23	\$291.57	Battery, Shrink Tube, Fuel Treatment
25298	WINZER	19-Jan-23	\$825.01	Plow bolts, Lash ties
			\$341,717.33	



City of Newport, MN

Financial Status Report

Period ended December 31, 2022

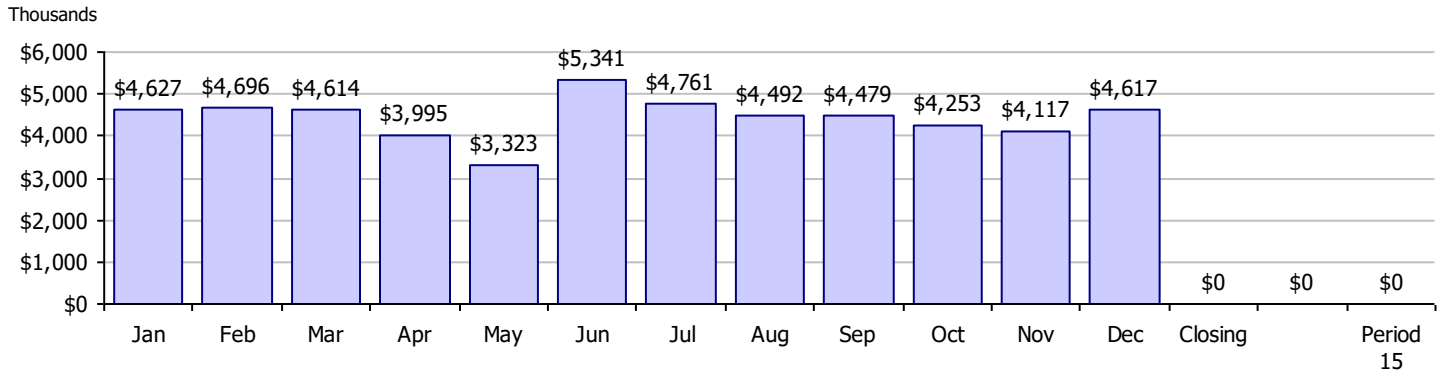
(Un-Audited)

Prepared by:
Administration Department

CITY OF NEWPORT
***Check Reconciliation©**
MidWest One
10100 CASH
December 2022

01/04/23 11:38 AM

Page 1



Account Summary

Beginning Balance o 12/1/2022	\$4,300,637.30
+ Receipts/Deposits	\$1,974,646.82
- Payments (Checks and Withdrawals)	\$1,594,388.79
Ending Balance as of 12/30/2022	\$4,680,895.33

Cleared	\$4,680,895.33
Statement	\$4,680,895.33
Difference	\$0.00

Cash Balance

Active	101-10100 GENERAL FUND	\$1,032,176.04
Active	201-10100 PARKS SPECIAL FUND	\$190,844.39
Active	204-10100 HERITAGE PRESERVATION COMM	\$7,039.56
Active	205-10100 RECYCLING	\$22,324.39
Active	206-10100 FIRE ENGINE	\$0.00
Active	208-10100 BUY FORFEITURE	\$1,319.30
Active	210-10100 CARES: CORONAVIRUS RELIEF FUND	-\$0.18
Active	211-10100 AMERICRESCPLAN	\$357,720.67
Active	225-10100 PIONEER DAY	\$28,657.53
Active	270-10100 EDA	\$280,469.51
Active	301-10100 2010A G.O. CAPITAL IMP. PLAN	\$3.27
Active	302-10100 2018 BAILEY MEADOWS DEVELOP.	\$234,717.69
Active	303-10100 2012 STREET NORTH RAVINE	\$19,815.58
Active	304-10100 2016B GO BOND WATER RESEVOIR	-\$5,850.25
Active	305-10100 2013 STREET ASSESSMENT	-\$41,853.27
Active	306-10100 2014 STREET ASSESSMENT	\$167,875.85
Active	307-10100 2016A GO BOND STREET ASSESS.	\$74,963.91
Active	308-10100 CERIFICATES OF INDEBTEDNESS	\$0.00
Active	312-10100 2020 12TH ST & 12TH AVE PROJ	\$150,339.31
Active	313-10100 2000B GO IMP BOND	\$0.22
Active	315-10100 2002A \$690,000 BOND	-\$0.12
Active	316-10100 PFA/TRLF REVENUE NOTE	\$1.29
Active	318-10100 CITY/FIRE HALL	\$431,101.10
Active	321-10100 2006A EQUIP CERTIFICATE	\$0.00

Beginng Balance	\$4,300,637.30
+ Total Deposits	\$1,978,304.87
- Checks Written	\$1,661,594.77
Check Book Balance	\$4,617,347.40
Difference	\$0.00

Active	322-10100 2011A GO BONDS	\$115,995.79
Active	401-10100 EQUIPMENT REVOLVING	\$402,055.13
Active	402-10100 2018 BAILEY MEADOWS DEVEL	\$3,974.94
Active	405-10100 T.H. HWY 61	\$2.54
Active	407-10100 2016B GO BOND (WATER RESEVOIR)	\$0.00
Active	408-10100 2016A GO BOND STREET CONST.	\$73,581.51
Active	409-10100 2013 STREET RECON.	\$0.00
Active	410-10100 2014 STREET RECON.	\$3,587.13
Active	411-10100 BUILDING FUND	\$240,610.37
Active	412-10100 2020 12TH ST & 12TH AVE PROJ	\$36,916.59
Active	416-10100 4TH AVENUE RAVINE	\$12,862.25
Active	417-10100 NORTH RAVINE	\$12,622.43
Active	418-10100 CITY/FIRE HALL	\$86,628.84
Active	422-10100 FEMA-17TH STREET & CEDAR LANE	\$0.00
Active	423-10100 2011A EQUIPMENT CAPITAL	\$0.00
Active	601-10100 WATER FUND	\$122,058.60
Active	602-10100 SEWER FUND	\$296,991.75
Active	603-10100 STREET LIGHT FUND	\$111,534.55
Active	604-10100 STORM WATER FUND	\$146,259.19
	Cash Balance	\$4,617,347.40

City of Newport
INVESTMENTS
Dec-22

<u>TYPE</u>	<u>BOUGHT DATE</u>	<u>MATURITY DATE</u>	<u># OF DAYS</u>	<u>COST</u>	<u>RATE</u>	<u>GASB #40 Val.</u>	
RBC-Weath Management							
MS Private Bank	12/26/2019	12/27/2022	1,092	100,000	1.85%	99,867.00	101
Wells Fargo Natl. Bk	1/17/2020	1/17/2023	1,092	115,000	1.80%	114,728.60	101
AMERICAN EXP.	3/31/2020	3/31/2023	1,092	94,000	1.48%	93,136.14	101
ENERBank USA	7/22/2019	7/21/2023	1,456	125,000	2.30%	123,171.25	101
Texas Ex. Bank	6/19/2020	6/19/2025	1,820	120,000	1.00%	108,769.20	101
Accrued Interest	all CDs in Investment					531.68	
Sub-total Investments GASB 40						540,203.87	
RBC-Wealth Management							
Bell St Bank	3/24/2020	3/24/2023	1,274	245,000	0.85%	242,442.20	601&2
Forbright Bank	11/2/2022	11/2/2026	1,460	150,000	4.60%	148,642.50	401
Accrued Interest	all CDs in Reserve Investment					237.18	
Sub-total Reserve Investments GASB 40						391,321.88	
Ehlers Inv-TDAmeritrade							
Money Market	2/15/2019	N/A		8,350,000	Var.	8,218,537.74	
CENTRAL BANK							
Checking						4,680,895.33	
Total Cash, Investments and CD's						13,830,958.82	
Ehlers Inv by Acct.	101-\$2,100,000	201-\$420,000	225-\$20,000	270-\$1,750,000			
	306-\$500,000	410-\$170,000	411-\$425,000				
	601-\$790,000	602-\$1,065,000	603-\$110,000				

CITY OF NEWPORT
***Cash Balance Investments**
Cash Account: 10100
December 2022

01/04/23 12:15 PM

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Fund	Begin 2022	Receipts	Disbursements	-----Transfers-----		JE Payroll	Balance NO Investments	Investments	Balance	
				Rec/Disb	Journal Entries					
10100 - MidWest One										
101 - GENERAL FUND	\$60,750.55	\$3,787,139.36	(\$2,825,475.62)	0	\$306,733.40	(\$296,746.65)	\$1,032,401.04	\$2,702,595.03	\$3,734,996.07	In Balance
201 - PARKS SPECIAL FU	\$165,849.65	\$877.50	(\$335,882.76)	0	\$360,000.00		\$190,844.39	\$430,881.00	\$621,725.39	In Balance
204 - HERITAGE PRESER	\$7,037.06	\$753.57	(\$9,751.07)	0	\$9,000.00		\$7,039.56		\$7,039.56	In Balance
205 - RECYCLING	\$20,522.73	\$21,303.70	(\$17,347.50)	0		(\$2,154.54)	\$22,324.39		\$22,324.39	In Balance
208 - BUY FORFEITURE	\$1,318.92	\$0.38		0			\$1,319.30		\$1,319.30	In Balance
210 - CARES: CORONAVIR	(\$0.18)			0			(\$0.18)		(\$0.18)	In Balance
211 - AMERICRESCPLAN	\$196,052.34	\$196,052.33	(\$34,384.00)	0			\$357,720.67	\$0.00	\$357,720.67	In Balance
225 - PIONEER DAY	\$17,396.17	\$14,676.11	(\$3,414.75)	0			\$28,657.53	\$20,676.00	\$49,333.53	In Balance
270 - EDA	\$725,294.97	\$158,476.24	(\$304,801.70)	0	(\$298,500.00)		\$280,469.51	\$2,059,817.89	\$2,340,287.40	In Balance
301 - 2010A G.O. CAPITAL	(\$0.25)	\$3.52		0			\$3.27		\$3.27	In Balance
302 - 2018 BAILEY MEADO	\$224,322.69	\$273,276.26	(\$262,881.26)	0			\$234,717.69	\$459.00	\$235,176.69	In Balance
303 - 2012 STREET NORT	\$18,349.37	\$1,466.21		0			\$19,815.58	\$0.00	\$19,815.58	In Balance
304 - 2016B GO BOND WA	(\$5,275.25)		(\$575.00)	0			(\$5,850.25)		(\$5,850.25)	In Balance
305 - 2013 STREET ASSES	\$0.23	\$108,313.98	(\$111,197.48)	0	(\$38,970.00)		(\$41,853.27)	\$0.00	(\$41,853.27)	In Balance
306 - 2014 STREET ASSES	\$175,597.31	\$210,336.66	(\$218,058.12)	0			\$167,875.85	\$513,536.00	\$681,411.85	In Balance
307 - 2016A GO BOND ST	\$95,160.90	\$28,098.01	(\$48,295.00)	0			\$74,963.91		\$74,963.91	In Balance
312 - 2020 12TH ST & 12T	\$204,693.18	\$44,268.77	(\$98,622.64)	0			\$150,339.31	\$0.00	\$150,339.31	In Balance
313 - 2000B GO IMP BOND	\$0.22			0			\$0.22		\$0.22	In Balance
315 - 2002A \$690,000 BON	(\$0.25)	\$0.13		0			(\$0.12)		(\$0.12)	In Balance
316 - PFA/TRLF REVENUE	(\$0.29)	\$1.58		0			\$1.29		\$1.29	In Balance
318 - CITY/FIRE HALL	\$367,463.00	\$480,434.68	(\$416,796.58)	0			\$431,101.10	\$0.00	\$431,101.10	In Balance
322 - 2011A GO BONDS	\$115,960.21	\$35.58		0			\$115,995.79		\$115,995.79	In Balance
401 - EQUIPMENT REVOL	(\$168,793.55)	\$3,183.02	(\$167,919.84)	0	\$735,585.50		\$402,055.13	\$161,490.00	\$563,545.13	In Balance
402 - 2018 BAILEY MEADO	(\$98,803.67)	\$190,778.61	\$0.00	0	(\$88,000.00)		\$3,974.94	\$80,237.77	\$84,212.71	In Balance
405 - T.H. HWY 61	\$2.54			0			\$2.54	\$0.00	\$2.54	In Balance
408 - 2016A GO BOND ST	\$73,555.27	\$26.24		0			\$73,581.51		\$73,581.51	In Balance
410 - 2014 STREET RECO	\$3,586.08	\$1.05		0			\$3,587.13	\$175,753.00	\$179,340.13	In Balance
411 - BUILDING FUND	\$232,918.61	\$791.76	(\$10,100.00)	0	\$17,000.00		\$240,610.37	\$426,325.00	\$666,935.37	In Balance
412 - 2020 12TH ST & 12T	\$1,127,453.94	\$20,016.49	(\$14,356.48)	0	(\$1,096,197.36)		\$36,916.59	\$0.00	\$36,916.59	In Balance
416 - 4TH AVENUE RAVIN	\$12,857.65	\$4.60		0			\$12,862.25		\$12,862.25	In Balance
417 - NORTH RAVINE	\$12,617.94	\$4.49		0			\$12,622.43	\$447.00	\$13,069.43	In Balance
418 - CITY/FIRE HALL	\$610,509.61	\$1,511,887.25	(\$3,033,624.18)	0	\$997,856.16		\$86,628.84	\$0.00	\$86,628.84	In Balance
601 - WATER FUND	\$492,264.46	\$529,891.74	(\$475,460.69)	0	(\$291,506.09)	(\$133,130.82)	\$122,058.60	\$1,040,370.00	\$1,162,428.60	In Balance
602 - SEWER FUND	\$581,374.72	\$1,128,949.56	(\$944,218.96)	0	(\$330,514.21)	(\$138,599.36)	\$296,991.75	\$1,463,717.12	\$1,760,708.87	In Balance
603 - STREET LIGHT FUN	\$134,546.65	\$94,257.96	(\$102,903.79)	0		(\$14,366.27)	\$111,534.55	\$162,984.00	\$274,518.55	In Balance

CITY OF NEWPORT
***Cash Balance Investments**
Cash Account: 10100
December 2022

01/04/23 12:15 PM
Page 2

Fund	Begin 2022	Receipts	Disbursements	-----Transfers-----		JE Payroll	Balance NO Investments	Investments	Balance	
				Rec/Disb	Journal Entries					
604 - STORM WATER FUN	\$481,952.40	\$221,332.92	(\$253,919.56)	0	(\$281,751.11)	(\$21,355.46)	\$146,259.19	\$100,000.00	\$246,259.19	In Balance
	\$5,886,535.93	\$9,026,640.26	(\$9,689,986.98)	\$0.00	\$736.29	(\$606,353.10)	\$4,617,572.40	\$9,339,288.81	\$13,956,861.21	



MSA Engineer's Report

To: Honorable Mayor and City Council Members
Mr. Joe Hatch, City Administrator

From: Jon Herdegen, P.E. – City Engineer

Subject: Water System Interconnection – Scope and Proposal

Date: January 12, 2023

The trustees for the 3M PFAS settlement completed a Drinking Water Supply Plan that outlined projects focusing on drinking water sustainability for the 14 east metro communities named in the settlement. The plan identified two (2) projects for the City of Newport both involving water system interconnections with neighboring communities; Woodbury and Cottage Grove. The design and construction costs for these projects will be fully funded through the settlement monies.

MSA has prepared the enclosed scope of services for the planning, design, property acquisition and construction for the water system interconnection projects and is seeking Council authorization to proceed.

Action Requested: We respectfully request the Council consider authorizing MSA to proceed with Water System Interconnection project as described on the attached scope of services.



December 12, 2022

Mr. Joe Hatch
City Administrator
2060 1st Avenue
Newport, MN 55055

Re: Water System Interconnection Improvements (23-01)

Dear Mr. Hatch:

Trustees for the Minnesota 3M PFAS Settlement have developed a Drinking Water Supply Plan to provide safe sustainable drinking water to the 14 East Metro communities affected by ground water contamination originating from former 3M disposal sites. The plan identifies two (2) projects associated with the City's water distribution system (see attached conceptual site plans).

We are pleased to provide the enclosed scope and proposal for the planning, preliminary design, final design, bidding, construction administration and construction observation services for the Water System Interconnection Improvements with the cities of Woodbury and Cottage Grove.

PROJECT UNDERSTANDING

- As part of the Bailey Meadows residential subdivision, the City of Newport has extended their municipal water distribution to its northeast boundary adjacent to the City of Woodbury, near La Lake Park. The southwest extent of Woodbury's water system is near the intersection of Lydia Lane and Christian Curve, approximately 2,700 feet from Newport's distribution system. The most efficient route for the water system interconnection will extend north from the northeast corner of Bailey Meadows along an existing private property line, then east within the Bailey Road ROW (Washington County Road 18) to Lydia Lane, then north along Lydia Lane to Christian Curve.
- The City of Cottage Grove will complete an extension of municipal water and sanitary sewer facilities to its northwest boundary adjacent to the City of Newport along Century Avenue. The Cottage Grove facilities are approximately 4,000 feet from the furthest extent of the Newport water distribution system located within Loveland Park. The most efficient route for a water system interconnection will be along Century Avenue (a gravel road) approximately 3,000 feet to Loveland Park then an additional 1,000 feet through the park to the existing ground storage reservoir(s).
- In an effort to limit surface disturbance and restoration, the new watermain shall be directionally drilled between the existing extent of Newport's distribution system and the respective neighboring systems.
- The proposed water system interconnections will utilize public rights-of-way to the greatest extent feasible, but it is expected that property acquisition will be necessary to construct the watermain interconnection along each corridor. MSA recommends that the City contract directly with a property acquisition

60 Plato Boulevard E.
Suite 140
St. Paul, MN 55107

P (612) 548-3132
TF (866) 452-9454
F (763) 786-4574

www.msa-ps.com

subconsultant, WSB, to negotiate directly with private property owners to acquire permanent and temporary utility easements within the corridor.

- The water systems for the cities of Newport, Cottage Grove and Woodbury operate at different static and residual pressures and, although all three (3) systems are supplied by groundwater wells, the water composition should be evaluated for compatibility. MSA will coordinate with the respective Engineering and Public Works departments to develop a plan to provide appropriate metering and pressure relief/pressure sustaining valving to accommodate the system interconnection.
- The City of Newport's water system is currently configured into three (3) pressure zones designed to deliver water at pressures ranging from 35 psi to 80 psi. The City's instrumentation and control (SCADA) will need to be evaluated and modified to accept water supply from each neighboring community (Cottage Grove connecting to the low zone and Woodbury connecting to the high zone). MSA will work with the City's system's integrator to upgrade the SCADA system.

SCOPE OF SERVICES & FEE

1. Planning & Preliminary Design - \$147,200 (Lump Sum)

- Project Management & QA/QC
- Review System Compatibility
 - i. Review system HGL, static & residual pressure for each community (3)
 - ii. Review water sampling for compatibility for each community (3)
 - iii. Identify a single metering location for each interconnection
 - iv. Identify a single point of pressure relief for each interconnection
- Project Coordination – Four (4) Meetings
 - i. Initial Design Meeting (Separate Meeting with each community)
 - 1. MSA, Public Works Staff meets with Woodbury/Cottage Grove Staff to review existing water system design parameters
 - ii. Conceptual Design Meeting (Separate Meeting with each community)
 - 1. MSA, Public Works Staff meets with Woodbury/Cottage Grove Staff to review conceptual design
- Geotechnical Exploration
 - i. Drilling Services (Up to 14 soil borings – 14-foot depth)
 - ii. Laboratory Services
 - iii. Engineering Services
 - 1. Report including suitability for HDD installation
- Gopher State One Call Coordination
- Boundary and Topographical Survey
 - i. Section Breakdown
 - ii. Locate Monumentation & Occupation
 - iii. Improvements & Natural Features within Proposed Corridor
 - 1. Woodbury: 20 feet each side of proposed alignment between Bailey Meadows and Bailey Road; 100 feet north of Bailey Road

Centerline; 50 feet each side of proposed alignment on Lydia Lane

2. Cottage Grove: 60 feet west of the centerline of Century Avenue and 50 feet each side of proposed alignment through Loveland Park

- Base Map Preparation & Conceptual Design
 - i. Convert field survey to base map
 - ii. Prepare preliminary utility plan and profile sheet along selected alignment.
 - iii. Identify location of ancillary water system improvements including hydrants, system valves and metering vault.
- Property Acquisition* (Up to eight (8) parcels and five (5) property owners)
 - i. Pre-Acquisition Services
 - ii. Acquisition Services
 - iii. Valuation Services
 - iv. Ownership and Encumbrance Reports
 - v. Minimum Damage Acquisition Exhibits & Descriptions

Phase Deliverables: Systems Compatibility Review Memo, Report of Geotechnical Exploration, Minimum Damage Acquisition (MDA) Documents Early Notifications Letters, Field Title Reports, Offer Letters, Negotiation Records., Base Map and Conceptual Design Plans

2. Final Design - \$59,700 (Lump Sum)

- Project Management & QA/QC
- Construction Plans (anticipated sheets)
 - i. Title Sheet (1)
 - ii. Location Plan & Typical Sections (3)
 - iii. Construction Charts (3)
 - iv. Removals (7)
 - v. Civil Details (4)
 - vi. SWPPP (3)
 - vii. Traffic Control Plan (2)
 - viii. Utility Plan/Profiles (16)
 - ix. Mechanical Site Plan & Details (8)
 - x. Electrical Site Plan & Details (6)
 - xi. Restoration Plan (7)
- Quantities & Final Cost Estimate
- Specifications
- Bidding Documents
- Permits
 - i. Right-of-Way (Washington County & Woodbury)
 - ii. MN Dept. of Health
- Final Design Plan Review Meeting with Woodbury and Cottage Grove

Phase Deliverables: Construction plans, specifications and bidding documents, right-of-way permit.

3. Bidding - \$9,300 (Lump Sum)

- Contractor Correspondence
- Preparation of Addenda
- Bid Opening (Virtual)
- Bid Tabulation, Award and Contract Preparation

Bidding Phase Deliverables: Bidding tabulation, contractor recommendation and contractor award.

4. Construction Administration– \$62,000 (Lump Sum)

- Project Management
- Pre-construction and progress meetings (8 total)
- Staking
- Administration
 - i. Shop Drawings
 - ii. Change Orders
 - iii. Pay Applications
 - iv. Close Out
- Record Drawings

Construction Phase Deliverables: Preconstruction conference, construction staking, construction administration, construction observation, record drawings and City utility GIS map updates.

5. Construction Observation – \$49,700 (Estimated Hourly)

- Construction Observation
 - i. Five (5) weeks of full-time observation for all buried infrastructure
 - ii. Ten (10) weeks of part-time observation for clearing/grubbing, site restoration, SCADA integration, punch list and project closeout.

6. Reimbursable Expenses - \$6,800 (Estimated)

The total fee (combined estimate and lump sum) for this project is \$334,700.

ASSUMPTIONS

- The project will include approximately 6,700 feet of directionally drilled watermain, two (2) metering vaults and two (2) PRV vaults (one vault for each interconnection). Vaults will be constructed below grade and no above-grade improvements will be designed or constructed as part of the project scope.
- Architectural and structural services can be provided as an additional service.

- The project will be funded through the 3M PFAS Settlement. The project costs will not be assessed to benefitting property owners and no MN Statute 429 procedures will be necessary.
- Full-time inspection for all buried infrastructure, sub-grade preparation and paving. Part-time for boulevard grading/restoration and punch list.
- Wetlands disturbance is not anticipated, delineation or remediation work can be conducted as an additional service.
- Negotiation with up to five (5) property owner
- The City Attorney will prepare all easement conveyance documents
- The City of Newport will be responsible for recording all land conveyance documents and easements with Washington County.
- Fees listed do not include an allowance for the extension of electrical or telecommunication services.
- The required section and property corners are in place and have coordinate information available. In the event that the property corners are not in place, MSA can prepare/file a corner certificate with Washington County and monument the corner in the field as an additional service.
- Permit and application fees are not included and are Newport's responsibility.
- MSA can provide prevailing wage compliance review at an additional service.
- Independent construction materials testing is not expected and associated costs are not included.

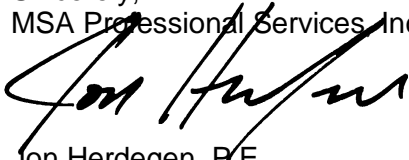
PROPOSED PROJECT SCHEDULE

City Council Accepts Proposal and Initiates Project (23-01)	Jan 2023
MSA Prepares Planning & Preliminary Design Grant App with MPCA.....	Jan 2023
MSA/WSB Initiates Property Acquisition.....	Jan/Feb 2023
MSA Conducts Initial Design Meeting with Woodbury/Cottage Grove	Feb 2023
MSA Conducts Boundary/Topo Survey	Mar/Apr 2023
MSA Conducts Conceptual Design Meeting with Woodbury/Cottage Grove.....	Apr 2023
MSA Submits Systems Compatibility Review Memo & Conceptual Plan to City	May 2023
MSA Prepares Final Design & Bidding Grant App with MPCA.....	Jun 2023
MSA Completes Final Design, Bidding Documents; Property Acquisition ...	Oct./Nov 2023
Council Approves Plans/Specs; Orders Solicitation of Bids	Nov 2023
MSA Open Bids/Council Awards Contract	Jan 2024
MSA Prepares Construction Admin & Observation Grant App with MPCA	Jan 2024
Construction Begins	Apr./May 2024
Construction Ends	Sept./Oct.2024

Page 6
December 12, 2022

If you have any questions regarding this proposal, please contact me at (612) 548-3124 or jherdegen@msa-ps.com. We are available to begin work on this project as soon as authorized and look forward to assisting the City of Lindstrom with this important project.

Sincerely,
MSA Professional Services Inc.

A handwritten signature in black ink, appearing to read "Jon Herdegen", written over the printed name.

Jon Herdegen, P.E.
City Engineer

Enclosures: Conceptual Site Plans, Conceptual Drinking Water Supply Plan Snippet

JDH

WOODBURY/ NEWPORT INTERCONNECT

NEWPORT
WASHINGTON COUNTY, MN

Water Distribution Web Service

- Proposed Watermain
- Proposed Easment
- Proposed Hydrants
- Proposed Gate Valve

Water Distribution Web Service

- Water Hydrants

Mains

- 8"

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

0 250 500 Feet



COTTAGE GROVE/ NEWPORT INTERCONNECT

NEWPORT
WASHINGTON COUNTY, MN

Water Distribution Web Service

- Proposed Watermain
- Proposed Gate Valve
- Proposed Hydrants
- - - Proposed Easment

Water Distribution Web Service

Water Network Structures

- Enclosed Storage Facility
- + Water Hydrants

Mains

- 8"
- 10"

WaterDistribution_Oct2016

- PARCELS

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

E.2.8.5 Base cost estimate breakdown

Base capital and O&M costs are summarized in Table E.34; they include only Settlement-eligible costs, and do not consider those costs incurred as a result of the groundwater model particle tracking analysis. For Newport, the base costs include the interconnects, water mains, three service lateral connections, and six POETSSs.

Table E.34. Base costs for improvements included in Option 1 for Newport.

Item	Quantity	Units	Description	Total Cost (GAC)
Capital Cost				
Interconnect with Woodbury	1	Stations	8" interconnect w/ flow meter and PRV	\$200,000
Woodbury interconnect Water distribution mains	0.51	Miles	From Woodbury to Newport, 8" mains	\$448,200
Interconnect with Cottage Grove	1	Stations	8" interconnect w/ flow meter and PRV	\$200,000
Cottage Grove interconnect Water distribution mains	0.76	Miles	From Woodbury to Newport, 8" mains	\$664,000
Municipal Well Demo	2	Ea	\$130K per well	\$260,000
Stormwater Costs	1	Lump Sum	Stormwater Costs 5% of Linear and Facility Projects	\$75,610
Service Laterals	3	Ea	Connect homes to existing mains (\$7500 ea)	\$22,500
Newport City Fees for New Connections	3	Ea	City Fees include WAC (\$1,050), Connection Fee (\$400), Meter (\$350), and Permit (\$100)	\$5,700
Well Sealing	3	Ea	\$2,700 per well	\$8,100
Existing GAC POETS Removal	1	Ea	\$400	\$400
Land acquisition (water mains)	1.5	Acres	20 ft easements (50%)	\$208,370
GAC POETSSs	6	POETSSs	Standard household systems, \$2,500 per well	\$15,000
Subtotal				\$2,107,880
Contingency (25%)				\$526,970
Professional services (15%)				\$316,182
Costs for POETSSs installed since 2/20/2018				\$0
Total Capital				\$2,951,032
Annual O&M Cost				
GAC POETSSs	6	POETSSs	Standard household systems, \$1,000 per well	\$6,000
Subtotal				\$6,000
20 years of annual O&M				\$120,000
20 years of annual O&M present value (inflation + interest)				\$114,494
20-year costs (capital + O&M)				\$3,071,032
20-year present value costs (capital + O&M and inflation + interest)				\$3,065,526
Capital and operating cost per 1,000 gal				\$0.69
Operating only cost per 1,000 gallons				\$0.03



December 31, 2022

RE: City of Newport – Pay Application #24 – Newport City Hall, Fire Hall, and Law Enforcement Center

Dear Mr. Matthew Yokiell,

Labor	\$36,995.87
Materials	\$72,107.54
Total	\$109,103.41

The labor and material amounts listed above represent the total billings for the Pay Application #24.

Please let me know if you have any questions.

Respectfully,

Joseph A. Uhlhorn

CFO + Partner

651-335-4634

juhlhorn@hu-construction.com



Complex Projects Solved

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER)

City of Newport
2060 1st Avenue
Newport, MN 55055

PROJECT:

NEWPORT CITY HALL & FIRE STATION
OVERALL

APPLICATION NO: 24**PERIOD TO:** 12/31/2022

Distribution to:

☒ OWNER☐ ARCHITECT☐ CONST. MANAGER☒ FILE**FROM (CM):**

HOFFMANN + UHLHORN CONSTRUCTION, INC.
5555 W 78TH ST, SUITE A
MINNEAPOLIS, MN 55439

CONTRACT DATE:

APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders Approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$400,823.94	(\$3,105.00)
Approved this Month			
Number	Date Approved		
		\$0.00	\$0.00
TOTALS		\$400,823.94	(\$3,105.00)
Net change by Change Orders		\$397,718.94	

The undersigned Construction Manager certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, and that current payments shown herein are now due.

CONSTRUCTION MANAGER: HOFFMANN + UHLHORN CONSTRUCTION, INC.By: *Lucas D. Nelson*

Date: 1/5/2023

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractors are entitled to payment of the Amounts Certified.

Application is made for Payment, as shown below,

Continuation Sheet, AIA Document G703, is attached.

1. COMMITTED COST	\$7,224,613.00
2. Net Change by Change Orders	\$397,718.94
3. SUM TO DATE (Line 1+2)	\$7,622,331.94
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$7,404,738.48
5. RETAINAGE:	
a. <u>5</u> % of Completed Work (Column D+E on G703)	\$144,056.47
b. <u> </u> % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$144,056.47
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$7,260,682.01
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$7,151,578.60
8. CURRENT PAYMENT DUE	\$109,103.41
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$361,649.93

State of: MINNESOTA

County of:

Anoka County

Subscribed and sworn to before me this

1/5/2023

Notary Public:

My Commission expires:

31-Jan-23

AMOUNT CERTIFIED

\$

(Attach explanation if amount certified differs from the amount applied for).

ARCHITECT: Brunton Architects & Engineers

By:

Vijai Sachdev

Date: 01/10/2023



AIA Document G723, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.

		A	B	C	D	E	F		G	H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDERS	REVISED SCHEDULE VALUE (A+B)	WORK COMPLETED		TOTAL COMPLETED AND STORED	% (F/C)	BALANCE TO FINISH (C-F)	RETAINAGE
					FROM PREV. APPL.	THIS PERIOD				
Pre-Con	Preconstruction Fees	35,000.00	0.00	35,000.00	35,000.00	0.00	35,000.00	100%	0.00	0.00
0	Payment and Performance Bond	77,485.00	1,362.74	78,847.74	76,722.00	0.00	76,722.00	97%	2,125.74	3,836.10
1	General Conditions	195,000.00	0.00	195,000.00	146,847.35	132.96	146,980.31	75%	48,019.69	7,349.02
Reimburse	Construction Management Reimburs	243,180.00	121,162.50	364,342.50	361,822.50	2,520.00	364,342.50	100%	0.00	18,217.13
Fee	Construction Management Fee	176,210.00	3,539.70	179,749.70	179,044.95	704.75	179,749.70	100%	0.00	8,987.49
Allowance	Utilities Allowance	50,000.00	0.00	50,000.00	20,951.41	0.00	20,951.41	42%	29,048.59	1,047.57
Contingency	Construction Contingency	322,392.00	(261,913.56)	60,478.44	0.00	0.00	0.00	0%	60,478.44	0.00
Testing	Materials Testing	20,000.00	0.00	20,000.00	0.00	0.00	0.00	0%	20,000.00	0.00
#0330	Cast-In-Place Concrete	402,850.00	29,772.00	432,622.00	280,425.00	0.00	280,425.00	65%	152,197.00	14,021.25
#0330-1	Concrete Delays	0.00	(94,590.00)	(94,590.00)	0.00	0.00	0.00	0%	(94,590.00)	0.00
#0341	Structtural Precast	1,294,664.00	20,303.00	1,314,967.00	1,316,207.00	(1,240.00)	1,314,967.00	100%	0.00	0.00
#0510	Steel Erection	79,660.00	14,214.00	93,874.00	93,874.00	0.00	93,874.00	100%	0.00	0.00
#0512	Steel Supply	125,000.00	4,429.00	129,429.00	129,115.00	0.00	129,115.00	100%	314.00	6,455.75
#0610	Carpentry & GC	408,500.00	43,763.17	452,263.17	451,867.17	396.00	452,263.17	100%	0.00	11,378.97
#0750	Roofing & Metal Panels	375,960.00	12,926.00	388,886.00	388,886.00	0.00	388,886.00	100%	0.00	0.00
#0790	Caulking & Firestopping	53,265.00	(6,408.00)	46,857.00	46,857.00	0.00	46,857.00	100%	0.00	0.00
#0810	Doors, Frames, Hardware - Supply	95,490.00	(829.78)	94,660.22	94,660.22	0.00	94,660.22	100%	0.00	0.00
#0833	Coiling & Sectional Doors	107,820.00	450.00	108,270.00	108,270.00	0.00	108,270.00	100%	0.00	5,413.50
#0840	Aluminum Storefronts & Curtainwall	109,500.00	33,965.00	143,465.00	143,465.00	0.00	143,465.00	100%	0.00	0.00
#0920	Drywall & Fireproofing	236,369.00	30,718.00	267,087.00	267,087.00	0.00	267,087.00	100%	0.00	0.00
#0930	Tile	51,000.00	4,830.00	55,830.00	55,830.00	0.00	55,830.00	100%	0.00	0.00
#0950	Acoustical Ceilings & Panels	44,700.00	1,051.00	45,751.00	45,751.00	0.00	45,751.00	100%	0.00	0.00
#0965	Resilient Flooring & Carpet	94,299.00	(881.00)	93,418.00	93,418.00	0.00	93,418.00	100%	0.00	0.00
#0990	Painting and Wallcovering	79,400.00	3,268.17	82,668.17	82,668.17	0.00	82,668.17	100%	0.00	0.00
#1420	Conveying Equipment	122,520.00	0.00	122,520.00	122,520.00	0.00	122,520.00	100%	0.00	0.00
#2100	Fire Protection	75,500.00	(450.00)	75,050.00	75,050.00	0.00	75,050.00	100%	0.00	0.00
#2200	Plumbing & Heating	459,290.00	243,427.00	702,717.00	702,717.00	0.00	702,717.00	100%	0.00	0.00
#2300	HVAC & Controls	374,000.00	19,395.00	393,395.00	393,395.00	0.00	393,395.00	100%	0.00	0.00
#2600	Electrical	554,600.00	116,188.00	670,788.00	644,407.00	26,381.00	670,788.00	100%	0.00	33,539.40
#3100	Earthwork & Site Utilities	659,900.00	16,302.00	676,202.00	676,202.00	0.00	676,202.00	100%	0.00	33,810.10
#3210	Asphalt Paving	263,200.00	38,830.00	302,030.00	302,030.00	0.00	302,030.00	100%	0.00	0.00
#3290	Landscaping & Fencing	37,859.00	2,895.00	40,754.00	40,754.00	0.00	40,754.00	100%	0.00	0.00
	TOTAL CONTRACT AMOUNTS	7,224,613.00	397,718.94	7,622,331.94	7,375,843.77	28,894.71	7,404,738.48	97%	217,593.46	144,056.47

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER)

City of Newport
2060 1st Avenue
Newport, MN 55055

PROJECT:

NEWPORT CITY HALL & FIRE STATION
LABOR AND GEN CONDITIONS

APPLICATION NO: 24**PERIOD TO:** 12/31/2022

Distribution to:

☒ OWNER☐ ARCHITECT☐ CONST. MANAGER☒ FILE**FROM (CM):**

HOFFMANN + UHLHORN CONSTRUCTION, INC.
5555 W 78TH ST, SUITE A
MINNEAPOLIS, MN 55439

CONTRACT DATE:

APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders Approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$153,917.94	\$0.00
Approved this Month			
Number	Date Approved		
		\$0.00	\$0.00
TOTALS		\$153,917.94	\$0.00
Net change by Change Orders		\$153,917.94	

The undersigned Construction Manager certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, and that current payments shown herein are now due.

CONSTRUCTION MANAGER: HOFFMANN + UHLHORN CONSTRUCTION, INC.By: *Lucas D. Nelson*

Date: 1/5/2023

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractors are entitled to payment of the Amounts Certified.

Application is made for Payment, as shown below,

Continuation Sheet, AIA Document G703, is attached.

1. COMMITTED COST	\$3,899,879.00
2. Net Change by Change Orders	\$153,917.94
3. SUM TO DATE (Line 1+2)	\$4,053,796.94
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$3,810,874.56
5. RETAINAGE:	
a. <u>5</u> % of Completed Work (Column D+E on G703)	\$101,643.42
b. <u> </u> % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$101,643.42
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$3,709,231.14
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$3,672,235.27
8. CURRENT PAYMENT DUE	\$36,995.87
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$344,565.80

State of: MINNESOTA

County of:

Anoka County

Subscribed and sworn to before me this

1/5/2023

Notary Public:

My Commission expires:

31-Jan-23

AMOUNT CERTIFIED

\$

(Attach explanation if amount certified differs from the amount applied for).

ARCHITECT:

Brunton Architects & Engineers

By:

Vijai Sachdev

Date: 01/10/2023



CITY OF NEWPORT - LABOR & GENERAL CONDITIONS
H+U CONSTRUCTION EDITION OF AIA DOCUMENT G703

APPLIC. FOR PAYMENT NO.#24
PERIOD ENDING 12/31/2022

AIA Document G723, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.

		A	B	C	D	E	F		G	H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDERS	REVISED SCHEDULE VALUE (A+B)	WORK COMPLETED		TOTAL COMPLETED AND STORED	% (F/C)	BALANCE TO FINISH (C-F)	RETAINAGE
					FROM PREV. APPL.	THIS PERIOD				
Pre-Con	Preconstruction Fees	35,000.00	0.00	35,000.00	35,000.00	0.00	35,000.00	100%	0.00	0.00
0	Payment and Performance Bond	77,485.00	1,362.74	78,847.74	76,722.00	0.00	76,722.00	97%	2,125.74	3,836.10
1	General Conditions	195,000.00	0.00	195,000.00	146,847.35	132.96	146,980.31	75%	48,019.69	7,349.02
Reimburse	Construction Management Reimbursable	243,180.00	121,162.50	364,342.50	361,822.50	2,520.00	364,342.50	100%	0.00	18,217.13
Fee	Construction Management Fee	176,210.00	3,539.70	179,749.70	179,044.95	704.75	179,749.70	100%	0.00	8,987.49
Allowance	Utilities Allowance	50,000.00	0.00	50,000.00	20,951.41	0.00	20,951.41	42%	29,048.59	1,047.57
Contingency	Construction Contingency	322,392.00	(261,913.56)	60,478.44	0.00	0.00	0.00	0%	60,478.44	0.00
Testing	Materials Testing	20,000.00	0.00	20,000.00	0.00	0.00	0.00	0%	20,000.00	0.00
#0330	Cast-In-Place Concrete	257,850.00	20,770.00	278,620.00	181,225.00	0.00	181,225.00	65%	97,395.00	9,061.25
#0330-1	Concrete Delays	0.00	(62,798.00)	(62,798.00)	0.00	0.00	0.00	0%	(62,798.00)	0.00
#0341	Strutctural Precast	261,331.00	7,874.00	269,205.00	269,997.00	(792.00)	269,205.00	100%	0.00	0.00
#0510	Steel Erection	79,660.00	14,214.00	93,874.00	93,874.00	0.00	93,874.00	100%	0.00	0.00
#0610	Carpentry & GC	224,800.00	2,779.47	227,579.47	227,183.47	396.00	227,579.47	100%	0.00	11,378.97
#0750	Roofing & Metal Panels	168,600.00	9,635.00	178,235.00	178,235.00	0.00	178,235.00	100%	0.00	0.00
#0790	Caulking & Firestopping	39,740.00	(4,600.00)	35,140.00	35,140.00	0.00	35,140.00	100%	0.00	0.00
#0833	Coiling & Sectional Doors	21,420.00	0.00	21,420.00	21,420.00	0.00	21,420.00	100%	0.00	1,071.00
#0840	Aluminum Storefronts & Curtainwall	49,500.00	17,518.00	67,018.00	67,018.00	0.00	67,018.00	100%	0.00	0.00
#0920	Drywall & Fireproofing	186,369.00	21,936.00	208,305.00	208,305.00	0.00	208,305.00	100%	0.00	0.00
#0930	Tile	20,000.00	1,400.00	21,400.00	21,400.00	0.00	21,400.00	100%	0.00	0.00
#0950	Acoustical Ceilings & Panels	19,000.00	864.00	19,864.00	19,864.00	0.00	19,864.00	100%	0.00	0.00
#0965	Resilient Flooring & Carpet	41,479.00	(161.00)	41,318.00	41,318.00	0.00	41,318.00	100%	0.00	0.00
#0990	Painting and Wallcovering	67,500.00	872.17	68,372.17	68,372.17	0.00	68,372.17	100%	0.00	0.00
#1420	Conveying Equipment	55,877.00	0.00	55,877.00	55,877.00	0.00	55,877.00	100%	0.00	0.00
#2100	Fire Protection	29,340.00	0.00	29,340.00	29,340.00	0.00	29,340.00	100%	0.00	0.00
#2200	Plumbing & Heating	210,735.00	87,974.00	298,709.00	298,709.00	0.00	298,709.00	100%	0.00	0.00
#2300	HVAC & Controls	161,000.00	12,636.00	173,636.00	173,636.00	0.00	173,636.00	100%	0.00	0.00
#2600	Electrical	178,500.00	62,975.00	241,475.00	221,837.00	19,638.00	241,475.00	100%	0.00	12,073.75
#3100	Earthwork & Site Utilities	558,400.00	14,020.00	572,420.00	572,420.00	0.00	572,420.00	100%	0.00	28,621.00
#3210	Asphalt Paving	126,796.00	31,733.00	158,529.00	158,529.00	0.00	158,529.00	100%	0.00	0.00
#3290	Landscaping & Fencing	22,715.00	1,472.00	24,187.00	24,187.00	0.00	24,187.00	100%	0.00	0.00
	TOTAL CONTRACT AMOUNTS	3,899,879.00	153,917.94	4,005,144.02	3,788,274.85	22,599.71	3,810,874.56	95%	194,269.46	101,643.42

**INVOICE SUMMARY-
CITY OF NEWPORT - LABOR & GENERAL CONDITIONS**

**PAYMENT APPLICATION NO. #24
PERIOD ENDING 12/31/2022**

ITEM NO#	DESCRIPTION	VENDOR	DATE	NUMBER	AMOUNT	RETAINAGE	DUE
1	General Conditions	H+U Construction	12/31/22	Applic #22	\$132.96	\$6.65	\$126.31
Reimburse	Construction Management Reimbursat	H+U Construction	12/31/22	Applic #21	\$2,520.00	\$126.00	\$2,394.00
Fee	Construction Management Fee	H+U Construction	12/31/22	Applic #23	\$704.75	\$35.24	\$669.51
#0341	Strutctural Precast	Taracon Precast	12/31/22	Applic #5	(\$792.00)	(\$39.60)	(\$752.40)
#0610	Carpentry & GC	Tekton	12/31/22	Applic #14	\$396.00	\$19.80	\$376.20
#2600	Electrical	B&B Electric, Inc.	12/31/22	Applic #13	\$19,638.00	\$981.90	\$18,656.10
SUBTOTAL AMOUNT DUE					\$22,599.71	\$1,129.99	\$21,469.72

RETAINAGE RELEASES

#0341	Strutctural Precast	Taracon Precast	12/31/22	Retainage		13,460.25
#0965	Resilient Flooring & Carpet	Multiple Concepts	12/31/22	Retainage		2,065.90

TOTAL AMOUNT DUE **\$36,995.87**



TO: CITY OF NEWPORT
2060 1ST AVE
NEWPORT, MN 55055

ATTN: ACCOUNTING

RE: NEWPORT CITY HALL & FIRE STATION

Invoice for Construction Management services performed during the month of December, 2022

CONSTRUCTION MANAGEMENT REIMBURSABLES

Project Superintendent	24.00 hrs. @	105.00	\$2,520.00
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Subtotal Construction Management Reimbursables			\$2,520.00
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GENERAL CONDITIONS

Sales Tax Credit			(\$10.01)
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Expendable Supplies			\$142.97
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Subtotal Reimbursable Expenses			\$132.96
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Total			\$2,652.96
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Contractor's Pay Applications December 31, 2022

#0341-Labor Taracon Precast			(\$792.00)
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#0341-Material Taracon Precast			(\$448.00)
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#0610-Labor Tekton Construction Company			\$396.00
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#2600-Labor B&B Electric, Inc.			\$19,638.00
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#2600-Material B&B Electric, Inc.			\$6,743.00
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Total Contractor's Pay Applications December 1 - December 31			\$25,537.00
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CONSTRUCTION MANAGEMENT FEE			\$704.75
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Total Before Retainage			\$28,894.71
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Retainage

Current Retainage	1,444.74
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Prior Retainage	224,265.17
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Retainage-To-Date	225,709.91
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Release Retainage

#0341-Labor Taracon Precast	13,460.25
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#0341-Material Taracon Precast	52,288.10
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#0610-Material Tekton Construction Company	11,234.19
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#0965-Labor Multiple Concepts Interiors	2,065.90
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#0965-Material Multiple Concepts Interiors	2,605.00
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Total Retainage Released	81,653.44
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Updated Retainage-To-Date	144,056.47
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Total Amount Due	\$109,103.41
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How does
get more done

1705 ANNAPOLIS LANE NORTH
PLYMOUTH, MN 55441 (763)509-9590

2808 00001 44782 12/05/22 12:08 PM
SALE CASHIER GRETCHEN

073257012881 POLY SHEET <A>
13'X100' 4MIL CLEAR POLY SHEETING
2465.48 132.96

SUBTOTAL	132.96
SALES TAX	10.01
TOTAL	\$142.97

XXXXXXXXXXXX5541 VISA USD\$ 142.97

AUTH CODE 051527/8011115 TA
Chip Read
ATD 40300000980340 US DEBIT

2808 12/05/22 12:08 PM



2808 01 44782 12/05/2022 1405

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 03/05/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: HXY 92661 89854
PASSWORD: 22605 89853

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER apwci@h-uconstruciotn.com
City of Newport
596 7th Ave
Newport, MN 55055
FROM CONTRACTOR:
Taracon Precast
6189 170th Street North
Hawley, MN 56549
CONTRACT FOR:

PROJECT: **Newport City Hall**
2060 1st Ave
Newport, MN 55055

VIA ARCHITECT:

AIA DOCUMENT G702

APPLICATION NO: 3

PERIOD TO: 12/31/2022

PROJECT NOS:

CONTRACT DATE:

PAGE ONE OF PAGES

Distribution to:
☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR
☐
☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	261,331.00
2. Net change by Change Orders	\$	7,874.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	269,205.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	269,205.00
5. RETAINAGE:		
a. 5.00% % of Completed Work (Column D + E on G703)	\$	\$0.00
b. % of Stored Material (Column F on G703)	\$	Included in above
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	269,205.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	256,497
8. CURRENT PAYMENT DUE	\$	12,707.85
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$15,881.00	(\$8,007.00)
TOTALS	\$15,881.00	(\$8,007.00)
NET CHANGES by Change Order	\$7,874.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Mikailah Lundon Date: 12/07/2022

State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 12,707.85

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: By: Date: 01/10/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3
APPLICATION DATE: 12/7/2022
PERIOD TO: 12/31/2022
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	(Fill in & break down contract values)								
	Fabrication	\$129,414.80	\$129,414.80			\$129,414.80	100.00%	\$0.00	
	Erection	\$52,266.20	\$52,266.20			\$52,266.20	100.00%	\$0.00	
	Logistics	\$75,600.00	\$75,600.00			\$75,600.00	100.00%	\$0.00	
	Submittals	\$2,500.00	\$2,500.00			\$2,500.00	100.00%	\$0.00	
	Housekeeping	\$1,200.00	\$1,200.00			\$1,200.00	100.00%	\$0.00	
	Bonds	\$350.00	\$350.00			\$350.00	100.00%	\$0.00	
	Change Order 01	\$6,935.00	\$6,935.00			\$6,935.00	100.00%	\$0.00	
	Change Order 02	(\$2,364.00)	(\$2,364.00)			(\$2,364.00)	100.00%	\$0.00	
	Change Order 03	(\$4,851.00)	(\$4,851.00)			(\$4,851.00)	100.00%	\$0.00	
	Change Order 04	\$1,650.00	\$1,650.00			\$1,650.00	100.00%	\$0.00	
	Change Order 05	\$7,296.00	\$7,296.00			\$7,296.00	100.00%	\$0.00	
	Change Order 06	(\$792.00)		(\$792.00)		(\$792.00)	100.00%	\$0.00	
	GRAND TOTALS	\$269,205.00	\$269,997.00	\$(792.00)	\$0.00	\$269,205.00	1200%	\$0.00	\$0.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

AIA® Document G732™ – 2019

Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER:	City of Newport 596 7th Ave. Newport, MN 55055	PROJECT:	Newport City Hall, Fire Hall & Law Enforcement Center 2060 1st Ave. Newport, MN 55055	APPLICATION NO: 14Labor	Distribution to:
FROM CONTRACTOR:	Tekton Construction Co. 861 E. Hennepin Ave. Suite 200 Minneapolis, MN 55414	VIA CONSTRUCTION MANAGER:	H + U Construction	PERIOD TO: December 31, 2022	
CONTRACT FOR:	General Construction	VIA ARCHITECT:	Brunton Architects & Engineers	CONTRACT DATE: December 14, 2020 PROJECT NOS: 3298 / /	OWNER: <input type="checkbox"/> CONSTRUCTION MANAGER: <input type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	224,800.00
2. NET CHANGES IN THE WORK	2,779.47
3. CONTRACT SUM TO DATE (Line 1 + 2)	227,579.47
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	227,579.47
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	11,378.97
b. 0 % of Stored Material (Column F on G703)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	11,378.97
6. TOTAL EARNED LESS RETAINAGE	216,200.50
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	215,824.30
(Line 6 from prior Certificate)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Date:

State of: Minnesota

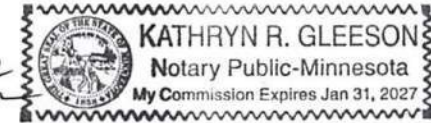
County of: Hennepin

Subscribed and sworn to before

me this 20th day of December, 2022

Notary Public: Kathryn R. Gleeson

My Commission expires: 1/31/2027



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

8. CURRENT PAYMENT DUE 376.20

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 minus Line 6)

11,378.97

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	23,653.00	0.00
Total approved this month including Construction Change Directives	-20,873.53	0.00
TOTALS	2,779.47	0.00
NET CHANGES IN THE WORK		2,779.47

AMOUNT CERTIFIED 376.20

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: Lucas D. Nelson

Date: 12/28/22

ARCHITECT: (NOTE: If multiple Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By: Vijay Sankar

Date: 01/10/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA® Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

14

December 19, 2022

December 31, 2022

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	ROUGH CARPENTRY-LABOR	18,878.00	18,878.00	0.00	0.00	18,878.00	100.00%	0.00	943.90
	COMPOSITE DECKING-LABOR	2,772.00	2,772.00	0.00	0.00	2,772.00	100.00%	0.00	138.60
	FINISH CARPENTRY-LABOR	2,090.00	2,090.00	0.00	0.00	2,090.00	100.00%	0.00	104.50
	INTERIOR ARCHITECTURAL WOODWORK/SOLID SURFACE-LABOR	17,846.00	17,846.00	0.00	0.00	17,846.00	100.00%	0.00	892.30
	FRP-LABOR	1,280.00	1,280.00	0.00	0.00	1,280.00	100.00%	0.00	64.00
	HM FRAMES-LABOR	24,640.00	24,640.00	0.00	0.00	24,640.00	100.00%	0.00	1,232.00
	DOOR AND HARDWARE-LABOR	24,090.00	24,090.00	0.00	0.00	24,090.00	100.00%	0.00	1,204.50
	SIGNAGE-LABOR	6,990.00	6,990.00	0.00	0.00	6,990.00	100.00%	0.00	349.50
	TOILET COMPARTMENTS-LABOR	3,960.00	3,960.00	0.00	0.00	3,960.00	100.00%	0.00	198.00
	CORNER GUARDS-LABOR	990.00	990.00	0.00	0.00	990.00	100.00%	0.00	49.50
	TOILET ACCESSORIES-LABOR	4,444.00	4,444.00	0.00	0.00	4,444.00	100.00%	0.00	222.20
	FIRE PROTECTION SPECIALTIES-LABOR	495.00	495.00	0.00	0.00	495.00	100.00%	0.00	24.75
	LOCKERS-LABOR	2,475.00	2,475.00	0.00	0.00	2,475.00	100.00%	0.00	123.75
	FLAGPOLES-LABOR	1,650.00	1,650.00	0.00	0.00	1,650.00	100.00%	0.00	82.50

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User Notes:

(3B9ADAB7)

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	ROLLER SHADES-LABOR	4,437.00	4,437.00	0.00	0.00	4,437.00	100.00%	0.00	221.85
	LABORER ALLOWANCE	24,000.00	4,362.50	19,637.50	0.00	24,000.00	100.00%	0.00	1,200.00
	CARPENTER ALLOWANCE	21,250.00	21,250.00	0.00	0.00	21,250.00	100.00%	0.00	1,062.50
	FIRE POLE ALLOWANCE	15,000.00	13,367.97	1,632.03	0.00	15,000.00	100.00%	0.00	750.00
	GENERAL CONDITIONS	29,500.00	29,500.00	0.00	0.00	29,500.00	100.00%	0.00	1,475.00
	INSURANCE/BOND	6,613.00	6,613.00	0.00	0.00	6,613.00	100.00%	0.00	330.65
	HOUSEKEEPING	8,200.00	8,200.00	0.00	0.00	8,200.00	100.00%	0.00	410.00
	SHOP DRAWINGS	3,200.00	3,200.00	0.00	0.00	3,200.00	100.00%	0.00	160.00
	CO # 1	578.00	578.00	0.00	0.00	578.00	100.00%	0.00	28.90
	CO # 2	17,173.00	17,173.00	0.00	0.00	17,173.00	100.00%	0.00	858.65
	CO # 3	400.00	400.00	0.00	0.00	400.00	100.00%	0.00	20.00
	CO # 4	5,502.00	5,502.00	0.00	0.00	5,502.00	100.00%	0.00	275.10
	CO #5	-21,269.53	0.00	-21,269.53	0.00	-21,269.53	100.00%	0.00	-1,063.48
	CO # 6	396.00	0.00	396.00	0.00	396.00	100.00%	0.00	19.80
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
	GRAND TOTAL	\$227,579.47	\$227,183.47	\$396.00	\$0.00	\$227,579.47	100.00%	\$0.00	\$11,378.97

PAYMENT APPLICATION

Page 1

TO: City of Newport 596 7th Ave Newport, MN 55055 Attn:	PROJECT NAME AND LOCATION: Newport City Hall, Fire Hall & Law Enforcement Center 2060 1st Ave Newport, MN 55055	APPLICATION # 5 Final PERIOD THRU 10/31/2022 PROJECT #s: 12/14/2020	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> CONSTRUCTION MANAGER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/>
FROM: Multiple Concepts Interiors 26 1st Ave N Waite Park, MN 56387	ARCHITECT:	DATE OF CONTRACT:	
FOR: Newport City Hall, Fire Hall & Law Enforcement Center	CONSTRUCTION MANAGER: H & U Construction		

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. CONTRACT AMOUNT	\$41,479.00
2. SUM OF ALL CHANGE ORDERS	(\$161.00)
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$41,318.00
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$41,318.00
5. RETAINAGE:	
a. 0.00% of Completed Work (Columns D + E on Continuation Page)	\$0.00
b. 0.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$0.00
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$41,318.00
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$39,252.10
8. PAYMENT DUE	\$2,065.90
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$0.00

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	(\$161.00)
Total approved this month	\$0.00	\$0.00
TOTALS	\$0.00	(\$161.00)
NET CHANGES	(\$161.00)	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: Multiple Concepts Interiors

By: Ryan Corrigan Date: 10/18/2022

State of: Minnesota

County of: Benton

Subscribed and sworn to before

me this 18th day of October, 2022

Notary Public: Kristine Y King

My Commission Expires: 01/31/2024



CERTIFICATION

The Construction Manager and Architect's signatures below are their assurance to Owner, concerning the payment herein applied for, that: (1) they have inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Construction Manager and Architect know of no reason why payment should not be made.

CERTIFIED AMOUNT..... \$ 2,065.90

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

CONSTRUCTION MANAGER:

By: Lucas D Nelson Date: 12/28/22

ARCHITECT:

By: Vijai Sachdev Date: 01/10/2023

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

CONTINUATION PAGE

Page 2 of 2

PROJECT: Newport City Hall, Fire Hall L APPLICATION #: 5 Final
 Newport City Hall, Fire Hall & Law Enforcement Center DATE OF APPLICATION: 10/18/2022
 Payment Application containing Contractor's signature is attached. PERIOD THRU: 10/31/2022
 PROJECT #s:

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
2	Resilient Flooring Labor	\$7,040.00	\$7,040.00	\$0.00	\$0.00	\$7,040.00	100%	\$0.00	\$0.00
3	Carpet Flooring Labor	\$5,071.00	\$5,071.00	\$0.00	\$0.00	\$5,071.00	100%	\$0.00	\$0.00
4	Resilient Athletic Flooring Labor	\$970.00	\$970.00	\$0.00	\$0.00	\$970.00	100%	\$0.00	\$0.00
5	Epoxy Coating Labor	\$28,398.00	\$28,398.00	\$0.00	\$0.00	\$28,398.00	100%	\$0.00	\$0.00
6	Change Order Number:0965L-01	(\$161.00)	(\$161.00)	\$0.00	\$0.00	(\$161.00)	100%	\$0.00	\$0.00

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 28499

To Owner: CITY OF NEWPORT
596 7TH AVENUEProject: 21070.00 NEWPORT CITY HALL -
LABOR AND EQUIPMENT

Application No.: 13

Distribution to:
☐ Owner
☐ Architect
☐ Contractor

NEWPORT, MN 55055

Period To:

From Contractor: B & B ELECTRIC INC.
1303 WESTERN AVENUE
EAU CLAIRE, WI 54703Via Architect: BRUNTON ARCHITECTS LTD
225 BELGRADE AVE
NORTH MANKATO MN 56003

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$178,500.00
2. Net Change By Change Order	\$62,975.00
3. Contract Sum To Date	\$241,475.00
4. Total Completed and Stored To Date	\$241,475.00
5. Retainage:	
a. 5.00% of Completed Work	\$12,073.75
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$12,073.75
6. Total Earned Less Retainage	\$229,401.25
7. Less Previous Certificates For Payments	\$210,745.15
8. Current Payment Due	\$18,656.10
9. Balance To Finish, Plus Retainage	\$12,073.75

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$43,337.00	\$0.00
Total Approved this Month	\$19,638.00	\$0.00
TOTALS	\$62,975.00	\$0.00
Net Changes By Change Order	\$62,975.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: B & B ELECTRIC INC.

By: *Matthew B. L.* Date: 12/28/22State of: WISubscribed and sworn to before me this
Notary Public: Brittany Johnson
My Commission expires: 3/17/2428thCounty of: E. S.
day of December 2022

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 18,656.10

Lucas D. Nelson

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: *Virgin Sachdev* Date: 01/10/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 13

Application Date : 12/28/22

To:

Architect's Project No.:

Invoice # : 28499

Contract : 21070.00 NEWPORT CITY HALL - LABOR AND EQUIPMENT

A Item No.	B Description of Work	C Scheduled Value	D E		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
1	PIPE & WIRE	61,000.00	61,000.00	0.00	0.00	61,000.00	100.00%	0.00	
2	TEMPORARY	2,200.00	2,200.00	0.00	0.00	2,200.00	100.00%	0.00	
3	FIXTURES	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00%	0.00	
4	SWITCHGEAR	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00%	0.00	
5	GENERATOR	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	
6	FIRE ALARM	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	
7	DATA	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	
8	HOUSEKEEPING	3,700.00	3,700.00	0.00	0.00	3,700.00	100.00%	0.00	
9	O&M CLOSE-OUTS	1,600.00	1,600.00	0.00	0.00	1,600.00	100.00%	0.00	
CO #01	CHANGE ORDER #01	13,024.00	13,024.00	0.00	0.00	13,024.00	100.00%	0.00	
CO #02	CHANGE ORDER #02	2,772.00	2,772.00	0.00	0.00	2,772.00	100.00%	0.00	
CO #03	CHANGE ORDER #03	20,443.00	20,443.00	0.00	0.00	20,443.00	100.00%	0.00	
CO #04	CHANGE ORDER #04	7,098.00	7,098.00	0.00	0.00	7,098.00	100.00%	0.00	
CO #05	CHANGE ORDER #05	19,638.00	0.00	19,638.00	0.00	19,638.00	100.00%	0.00	
Grand Totals		241,475.00	221,837.00	19,638.00	0.00	241,475.00	100.00%	0.00	12,073.75

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER)

City of Newport
2060 1st Avenue
Newport, MN 55055

PROJECT:

NEWPORT CITY HALL & FIRE STATION
MATERIAL

APPLICATION NO: 24**PERIOD TO:** 12/31/2022

Distribution to:

☒ OWNER☐ ARCHITECT☐ CONST. MANAGER☒ FILE**FROM (CM):**

HOFFMANN + UHLHORN CONSTRUCTION, INC.
5555 W 78TH ST, SUITE A
MINNEAPOLIS, MN 55439

CONTRACT DATE:

APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders Approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$246,906.00	(\$3,105.00)
Approved this Month		\$0.00	\$0.00
Number	Date Approved		
TOTALS		\$246,906.00	(\$3,105.00)
Net change by Change Orders		\$243,801.00	

The undersigned Construction Manager certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, and that current payments shown herein are now due.

CONSTRUCTION MANAGER: HOFFMANN + UHLHORN CONSTRUCTION, INC.By: *Lucas D. Nelson*

Date: 1/5/2023

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractors are entitled to payment of the Amounts Certified.

Application is made for Payment, as shown below,

Continuation Sheet, AIA Document G703, is attached.

1. COMMITTED COST	\$3,324,734.00
2. Net Change by Change Orders	\$243,801.00
3. SUM TO DATE (Line 1+2)	\$3,568,535.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$3,593,863.92
5. RETAINAGE:	
a. <u>5</u> % of Completed Work (Column D+E on G703)	\$42,413.05
b. <u> </u> % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$42,413.05
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$3,551,450.87
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$3,479,343.33
8. CURRENT PAYMENT DUE	\$72,107.54
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$17,084.13

State of: MINNESOTA

County of:

Anoka County

Subscribed and sworn to before me this

1/5/2023

Notary Public:

My Commission expires:

31-Jan-23

AMOUNT CERTIFIED

\$

(Attach explanation if amount certified differs from the amount applied for).

ARCHITECT: Brunton Architects & EngineersBy: *Virgin Sachdev*

Date: 01/10/2023



CITY OF NEWPORT - MATERIAL

H+U CONSTRUCTION EDITION OF AIA DOCUMENT G703

APPLIC. FOR PAYMENT NO.#24

PERIOD ENDING 12/31/2022

AIA Document G723, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

		A	B	C	D	E	F		G	H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	CHANGE ORDERS	REVISED SCHEDULE VALUE (A+B)	WORK COMPLETED		TOTAL COMPLETED AND STORED	% (F/C)	BALANCE TO FINISH (C-F)	RETAINAGE
					FROM PREV. APPL.	THIS PERIOD				
#0330	Cast-In-Place Concrete	145,000.00	9,002.00	154,002.00	99,200.00	0.00	99,200.00	64%	54,802.00	4,960.00
#0330-1	Concrete Delays	0.00	(31,792.00)	(31,792.00)	0.00	0.00	0.00	0%	(31,792.00)	0.00
#0341	Strutctural Precast	1,033,333.00	12,429.00	1,045,762.00	1,046,210.00	(448.00)	1,045,762.00	100%	0.00	0.00
#0512	Steel Supply	125,000.00	4,429.00	129,429.00	129,115.00	0.00	129,115.00	100%	314.00	6,455.75
#0610	Carpentry & GC	183,700.00	40,983.70	224,683.70	224,683.70	0.00	224,683.70	100%	0.00	0.00
#0750	Roofing & Metal Panels	207,360.00	3,291.00	210,651.00	210,651.00	0.00	210,651.00	100%	0.00	0.00
#0790	Caulking & Firestopping	13,525.00	(1,808.00)	11,717.00	11,717.00	0.00	11,717.00	100%	0.00	0.00
#0810	Doors, Frames, Hardware - Supply	95,490.00	(829.78)	94,660.22	94,660.22	0.00	94,660.22	100%	0.00	0.00
#0833	Coiling & Sectional Doors	86,400.00	450.00	86,850.00	86,850.00	0.00	86,850.00	100%	0.00	4,342.50
#0840	Aluminum Storefronts & Curtainwall	60,000.00	16,447.00	76,447.00	76,447.00	0.00	76,447.00	100%	0.00	0.00
#0920	Drywall & Fireproofing	50,000.00	8,782.00	58,782.00	58,782.00	0.00	58,782.00	100%	0.00	0.00
#0930	Tile	31,000.00	3,430.00	34,430.00	34,430.00	0.00	34,430.00	100%	0.00	0.00
#0950	Acoustical Ceilings & Panels	25,700.00	187.00	25,887.00	25,887.00	0.00	25,887.00	100%	0.00	0.00
#0965	Resilient Flooring & Carpet	52,820.00	(720.00)	52,100.00	52,100.00	0.00	52,100.00	100%	0.00	0.00
#0990	Painting and Wallcovering	11,900.00	2,396.00	14,296.00	14,296.00	0.00	14,296.00	100%	0.00	0.00
#1420	Conveying Equipment	66,643.00	0.00	66,643.00	66,643.00	0.00	66,643.00	100%	0.00	0.00
#2100	Fire Protection	46,160.00	(450.00)	45,710.00	45,710.00	0.00	45,710.00	100%	0.00	0.00
#2200	Plumbing & Heating	248,555.00	155,453.00	404,008.00	404,008.00	0.00	404,008.00	100%	0.00	0.00
#2300	HVAC & Controls	213,000.00	6,759.00	219,759.00	219,759.00	0.00	219,759.00	100%	0.00	0.00
#2600	Electrical	376,100.00	53,213.00	429,313.00	422,570.00	6,743.00	429,313.00	100%	0.00	21,465.65
#3100	Earthwork & Site Utilities	101,500.00	2,282.00	103,782.00	103,782.00	0.00	103,782.00	100%	(0.00)	5,189.10
#3210	Asphalt Paving	136,404.00	7,097.00	143,501.00	143,501.00	0.00	143,501.00	100%	0.00	0.00
#3290	Landscaping & Fencing	15,144.00	1,423.00	16,567.00	16,567.00	0.00	16,567.00	100%	0.00	0.00
	TOTAL CONTRACT AMOUNTS	3,324,734.00	243,801.00	3,617,187.92	3,587,568.92	6,295.00	3,593,863.92	99%	23,324.00	42,413.05

INVOICE SUMMARY-
CITY OF NEWPORT - MATERIAL

PAYMENT APPLICATION NO. #24
PERIOD ENDING 12/31/2022

ITEM NO#	DESCRIPTION	VENDOR	DATE	NUMBER	AMOUNT	RETAINAGE	DUE
#0341	Strutctural Precast	Taracon Precast	12/31/22	Applic #4	(\$448.00)	(\$22.40)	(\$425.60)
#2600	Electrical	B&B Electric, Inc.	12/31/22	Applic #15	\$6,743.00	\$337.15	\$6,405.85
SUBTOTAL AMOUNT DUE					\$6,295.00	\$314.75	\$5,980.25

RETAINAGE RELEASES

#0341	Strutctural Precast	Taracon Precast	12/31/22	Retainage		52,288.10
#0610	Carpentry & GC	Tekton	12/31/22	Retainage		11,234.19
#0965	Resilient Flooring & Carpet	Multiple Concepts	12/31/22	Retainage		2,605.00

TOTAL AMOUNT DUE \$72,107.54

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER apwci@h-uconstruciotn.com
City of Newport
596 7th Ave
Newport, MN 55055
FROM CONTRACTOR:
Taracon Precast
6189 170th Street North
Hawley, MN 56549
CONTRACT FOR:

PROJECT: Newport City Hall
2060 1st Ave
Newport, MN 55055

VIA ARCHITECT:

AIA DOCUMENT G702

APPLICATION NO: 3

PERIOD TO: 12/31/2022

PROJECT NOS:

CONTRACT DATE:

PAGE ONE OF PAGES

	OWNER
	ARCHITECT
X	CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	1,033,333.00
2. Net change by Change Orders	\$	12,429.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	1,045,762.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,045,762.00
5. RETAINAGE:		
a. 5.00% % of Completed Work (Column D + E on G703)	\$	\$0.00
b. % of Stored Material (Column F on G703)	\$	Included in above
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,045,762.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	993,900
8. CURRENT PAYMENT DUE	\$	51,862.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$12,877.00	(\$448.00)
TOTALS	\$12,877.00	(\$448.00)
NET CHANGES by Change Order	\$12,429.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Mikailah Lundon Date: 12/07/2022
State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

64095.ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 51,862.50

(Attach explanation if amount certified differs from amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: Date: 01/10/2023
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 3

APPLICATION DATE: 12/7/2022

PERIOD TO: 12/31/2022

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	(Fill in & break down contract values)								
	Precast Materials	\$1,033,333.00	\$1,033,333.00	\$0.00		\$1,033,333.00	100.00%	\$0.00	
	Change Order 01	\$12,877.00	\$12,877.00			\$12,877.00	100.00%	\$0.00	
	Change Order 02	(\$448.00)		(448.00)		(\$448.00)	100.00%	\$0.00	
	GRAND TOTALS	\$1,045,762.00	1,045,762.00	(448.00)	\$0.00	\$1,045,762.00	300%	\$0.00	\$0.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

AIA® Document G732™ – 2019

Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER:	City of Newport 596 7th Ave. Newport, MN 55055	PROJECT:	Newport City Hall, Fire Hall & Law Enforcement Center 2060 1st Ave. Newport, MN 55055	APPLICATION NO: 13Material	Distribution to:
FROM CONTRACTOR:	Tekton Construction Co. 861 E. Hennepin Ave. Suite 200 Minneapolis, MN 55414	VIA CONSTRUCTION MANAGER:	H + U Construction	PERIOD TO: December 31, 2022	
CONTRACT FOR:	General Construction	VIA ARCHITECT:	Brunton Architects & Engineers	CONTRACT DATE:	
				PROJECT NOS: 3298 / -10 /	
					OWNER: <input type="checkbox"/>
					CONSTRUCTION MANAGER: <input type="checkbox"/>
					ARCHITECT: <input type="checkbox"/>
					CONTRACTOR: <input type="checkbox"/>
					FIELD: <input type="checkbox"/>
					OTHER: <input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	183,700.00
2. NET CHANGES IN THE WORK	40,983.70
3. CONTRACT SUM TO DATE (Line 1 + 2)	224,683.70
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	224,683.70
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	
b. 0 % of Stored Material (Column F on G703)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	
6. TOTAL EARNED LESS RETAINAGE	224,683.70
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	213,449.51
(Line 6 from prior Certificate)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Date:

State of: Minnesota

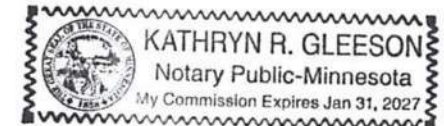
County of: Hennepin

Subscribed and sworn to before

me this 20th day of December, 2022

Notary Public: Kathryn R. Gleeson

My Commission expires: 1/31/2027



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

8. CURRENT PAYMENT DUE 11,234.19

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 minus Line 6)

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	49,985.00	0.00
Total approved this month including Construction Change Directives	-6,996.30	2,005.00
TOTALS	42,988.70	2,005.00
NET CHANGES IN THE WORK		40,983.70

AMOUNT CERTIFIED \$ 11,234.19

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: Laura D. Nelson

Date: 12/28/22

ARCHITECT: (NOTE: If multiple Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By: Vijay Sachdev

Date: 01/10/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA® Document G703® – 1992

Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO:

13
December 19, 2022
December 31, 2022

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	ROUGH CARPENTRY-MATERIAL	11,590.00	11,590.00	0.00	0.00	11,590.00	100.00%	0.00	
	COMPOSITE DECKING-MATERIAL	1,320.00	1,320.00	0.00	0.00	1,320.00	100.00%	0.00	
	INTERIOR ARCHITECTURAL WOODWORK/SOLID SURFACE-MATERIAL	76,857.00	76,857.00	0.00	0.00	76,857.00	100.00%	0.00	
	FRP-MATERIAL	1,408.00	1,408.00	0.00	0.00	1,408.00	100.00%	0.00	
	SIGNAGE-MATERIAL	26,168.00	26,168.00	0.00	0.00	26,168.00	100.00%	0.00	
	TOILET COMPARTMENTS-MATERIAL	6,410.00	6,410.00	0.00	0.00	6,410.00	100.00%	0.00	
	CORNER GUARDS-MATERIAL	1,775.00	1,775.00	0.00	0.00	1,775.00	100.00%	0.00	
	TOILET ACCESSORIES-MATERIAL	6,880.00	6,880.00	0.00	0.00	6,880.00	100.00%	0.00	
	FIRE PROTECTION SPECIALTIES-MATERIAL	2,056.00	2,056.00	0.00	0.00	2,056.00	100.00%	0.00	
	LOCKERS-MATERIAL	8,030.00	8,030.00	0.00	0.00	8,030.00	100.00%	0.00	
	FLAGPOLES-MATERIAL	14,039.00	14,039.00	0.00	0.00	14,039.00	100.00%	0.00	

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User Notes:

(3B9ADAB6)

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	ROLLER SHADES-MATERIAL	12,167.00	12,167.00	0.00	0.00	12,167.00	100.00%	0.00	
	MATERIAL ALLOWANCE	15,000.00	8,003.70	6,996.30	0.00	15,000.00	100.00%	0.00	
	CO # 1	1,529.00	1,529.00	0.00	0.00	1,529.00	100.00%	0.00	
	CO # 2	48,156.00	48,156.00	0.00	0.00	48,156.00	100.00%	0.00	
	CO # 3	-2,005.00	-2,005.00	0.00	0.00	-2,005.00	100.00%	0.00	
	CO # 4	300.00	300.00	0.00	0.00	300.00	100.00%	0.00	
	CO # 5	-6,996.30	0.00	-6,996.30	0.00	-6,996.30	100.00%	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
	GRAND TOTAL	\$224,683.70	\$224,683.70	\$0.00	\$0.00	\$224,683.70	100.00%	\$0.00	

PAYMENT APPLICATION

Page 1

TO: City of Newport 596 7th Ave Newport, MN 55055 Attn:	PROJECT NAME AND LOCATION: Newport City Hall, Fire Hall M Newport City Hall, Fire Hall & Law Enforcement 2060 1st Ave Newport, MN 55055	APPLICATION # 3 Final PERIOD THRU 10/31/2022 PROJECT #s: DATE OF CONTRACT: 12/14/2020	Distribution to: <input type="checkbox"/> OWNER <input type="checkbox"/> CONSTRUCTION MANAGER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/>
FROM: Multiple Concepts Interiors 26 1st Ave N Waite Park, MN 56387	ARCHITECT:		
FOR: Newport City Hall, Fire Hall & Law Enforcement	CONSTRUCTION MANAGER: H & U Construction		

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. CONTRACT AMOUNT	\$52,820.00
2. SUM OF ALL CHANGE ORDERS	(\$720.00)
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$52,100.00
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$52,100.00
5. RETAINAGE:	
a. 0.00% of Completed Work (Columns D + E on Continuation Page)	\$0.00
b. 0.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$0.00
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$52,100.00
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$49,495.00
8. PAYMENT DUE	\$2,605.00
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$0.00

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: Multiple Concepts Interiors

By: Ryan Corrigan Date: 10/18/2022

State of: Minnesota
County of: Benton

Subscribed and sworn to before

me this 18th day of October, 2022

Notary Public: Kristine Y King

My Commission Expires: 01/31/2024



KRISTINE Y KING
Notary Public
State of Minnesota
My Commission Expires
January 31, 2024

CERTIFICATION

The Construction Manager and Architect's signatures below are their assurance to Owner, concerning the payment herein applied for, that: (1) they have inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Construction Manager and Architect know of no reason why payment should not be made.

CERTIFIED AMOUNT..... \$ 2,605.00

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

CONSTRUCTION MANAGER:

By: Shane D. Nelson Date: 12/28/22

ARCHITECT:

By: Vijai Sachdev Date: 01/10/2023

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this month	\$0.00	(\$720.00)
TOTALS	\$0.00	(\$720.00)
NET CHANGES	(\$720.00)	

CONTINUATION PAGE

Page 2 of 2

PROJECT: Newport City Hall, Fire Hall M

APPLICATION #: 3 Final

Newport City Hall, Fire Hall & Law Enforcement Center DATE OF APPLICATION: 10/18/2022
PERIOD THRU: 10/31/2022

Payment Application containing Contractor's signature is attached.

PERIOD THRU: 10/31/2022

PROJECT #s:

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
1	Bond	\$1,394.00	\$1,394.00	\$0.00	\$0.00	\$1,394.00	100%	\$0.00	
2	Work Scope Allowance	\$2,500.00	\$1,780.00	\$720.00	\$0.00	\$2,500.00	100%	\$0.00	
3	Resilient Flooring Matls	\$8,122.00	\$8,122.00	\$0.00	\$0.00	\$8,122.00	100%	\$0.00	
4	Carpet Matls	\$25,072.00	\$25,072.00	\$0.00	\$0.00	\$25,072.00	100%	\$0.00	
5	Resilient Athletic Flooring Matls	\$2,825.00	\$2,825.00	\$0.00	\$0.00	\$2,825.00	100%	\$0.00	
6	Epoxy Coating Matls	\$12,907.00	\$12,907.00	\$0.00	\$0.00	\$12,907.00	100%	\$0.00	
7	Balance of Allowance	(\$720.00)	\$0.00	(\$720.00)	\$0.00	(\$720.00)	100%	\$0.00	
									</

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 28498

To Owner: CITY OF NEWPORT
596 7TH AVENUE

Project: 21070.01 NEWPORT CITY HALL -
MATERIALS

Application No.: 15

Distribution to:
☐ Owner
☐ Architect
☐ Contractor

NEWPORT, MN 55055

Period To:

From Contractor: B & B ELECTRIC INC.
1303 WESTERN AVENUE
EAU CLAIRE, WI 54703

Via Architect: BRUNTON ARCHITECTS LTD
225 BELGRADE AVE
NORTH MANKATO MN 56003

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

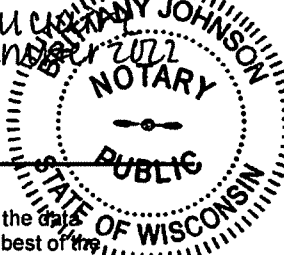
1. Original Contract Sum	\$376,100.00
2. Net Change By Change Order	\$53,213.00
3. Contract Sum To Date	\$429,313.00
4. Total Completed and Stored To Date	\$429,313.00
5. Retainage:	
a. 5.00% of Completed Work	\$21,465.65
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$21,465.65
6. Total Earned Less Retainage	\$407,847.35
7. Less Previous Certificates For Payments	\$401,441.50
8. Current Payment Due	\$6,405.85
9. Balance To Finish, Plus Retainage	\$21,465.65

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: B & B ELECTRIC INC.

By: *Matthew D. Byl* Date: 12/28/2022

State of: WISCONSIN
Subscribed and sworn to before me this 28
Notary Public: BRITTANY JOHNSON
My Commission expires: 3/17/24

County of: EAU CLAIRE
day of December 2022


ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 6,405.85 *Lucas D. Nelson*

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: *Viggo Seeholm*
By: *Viggo Seeholm* Date: 01/10/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$46,470.00	\$0.00
Total Approved this Month	\$6,743.00	\$0.00
TOTALS	\$53,213.00	\$0.00
Net Changes By Change Order	\$53,213.00	

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 15

Application Date : 12/28/22

To:

Architect's Project No.:

Invoice # : 28498

Contract : 21070.01 NEWPORT CITY HALL - MATERIALS

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
1	GENERAL MATERIAL	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00%	0.00	
2	BOND	4,700.00	4,700.00	0.00	0.00	4,700.00	100.00%	0.00	
3	FIXTURES	115,000.00	115,000.00	0.00	0.00	115,000.00	100.00%	0.00	
4	SWITCHGEAR	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00%	0.00	
5	GENERATOR	117,000.00	117,000.00	0.00	0.00	117,000.00	100.00%	0.00	
6	EQUIPMENT	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%	0.00	
7	FIRE ALARM	22,000.00	22,000.00	0.00	0.00	22,000.00	100.00%	0.00	
8	DATA	31,000.00	31,000.00	0.00	0.00	31,000.00	100.00%	0.00	
9	PERMIT/INSPECTIONS	1,400.00	1,400.00	0.00	0.00	1,400.00	100.00%	0.00	
CO#01	CHANGE ORDER #01	11,227.00	11,227.00	0.00	0.00	11,227.00	100.00%	0.00	
CO#02	CHANGE ORDER #02	1,844.00	1,844.00	0.00	0.00	1,844.00	100.00%	0.00	
CO#03	CHANGE ORDER #03	30,789.00	30,789.00	0.00	0.00	30,789.00	100.00%	0.00	
CO#04	CHANGE ORDER #04	2,610.00	2,610.00	0.00	0.00	2,610.00	100.00%	0.00	
CO #05	CHANGE ORDER #05	6,743.00	0.00	6,743.00	0.00	6,743.00	100.00%	0.00	
Grand Totals		429,313.00	422,570.00	6,743.00	0.00	429,313.00	100.00%	0.00	21,465.65



Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Memo Date: January 11, 2023
Meeting Date: January 19, 2023
To: Newport City Council
From: Nathan Fuerst, AICP, City Planner
Subject: Conditional Use Permit Request – KUBE, LLC

Action Requested: Review and provide a on the Conditional Use Permit request.

Overview

Applicant: Jeff Wallis
Owner: KUBE, LLC
PID: 3602822230040
Zoning: MX-3 General Mixed Use
Future Land Use: Mixed
Commercial/Residential
120 Day Period: January 29, 2023

Summary of Proposal

The City has been in conversation with the property owner on this parcel, KUBE, LLC, since their acquisition of the property several years ago. As a former waste transfer site, the site and buildings on it are largely out of line with adopted requirements and expectations for this property.



There are currently numerous tenants in the structure fronting 7th Avenue. One of these tenants is Mota's Motors, which is considered an Automotive Specialty Service under City Code Sec. 36-241 and only allowed with a Conditional Use Permit (CUP). Jeff Wallis has submitted a CUP request on behalf of Mota's Motors to permit this particular use, which is currently nonconforming, within the blue building fronting 7th Avenue.

The City's Planning Commission reviewed this request and held a public hearing at its regular meeting on November 15, 2022. At that meeting, the Commission discussed this item and unanimously voted to table it for further consideration based on a concern regarding outstanding information.

At the Planning Commission's subsequent meeting on December 13, 2022, the Commission voted unanimously to recommend denial of this request to the City Council. The Commission cited staff's proposed findings of fact as the basis for this recommendation.

Land Use

Defining Land Use

In the MX-3 General Mixed Use Zoning District, the Newport City Code, Section 36-241 (a) considers the following use to only be allowable through a Conditional Use Permit:

Automotive services and car specialty services (not including body repair or major repair)

City Code Section 36-1 defines the following related terms:

Motor vehicle body work means repair or straightening of an automobile body, frame, or fender, including painting.

Motor vehicle repair means repairs, replacement of parts, and motor service to automobiles, not including body work or painting.

Staff note that the City Code is ambiguous with respect to how Major Automotive Repair, Automotive Services and Car Specialty Services are defined. In the absence of definitions established in City Code, some examples of how related uses are commonly regulated and defined follow:

Major Automotive Repair

This use is most commonly only allowed within industrial, light industrial, and some business districts. Greater restrictions on location or performance criteria are typically due to concerns regarding the intensity of the use (environmental impacts like noise, smell, aesthetic impacts). Most often, this use includes towing, as vehicles that are serviced require extensive repairs.

EXAMPLE: Simple Definition (Jordan, MN) –

AUTO REPAIR MAJOR. General repair, rebuilding or reconditioning of engines, motor vehicles, or trailers including body work, frame work and major painting service.

EXAMPLE: Specific Definition (Monticello, MN) -

AUTOMOBILE REPAIR - MAJOR: General repair, rebuilding or reconditioning engines, motor vehicles or trailers; collision service, including body, frame, or fender straightening or repair; overall painting or paint job; vehicle steam cleaning. This business performs structural and cosmetic repairs to autos, light trucks, and equipment of 9,000 pounds GVW and less. Allowed: Body repair and painting, frame and/or unibody straightening and repair, glass replacement, sandblasting and/or steam cleaning, undercoating or rust proofing, upholstery work, washing, cleaning, and polishing.

Minor Automotive Repair

Zoning Codes tend to be more flexible with this use as opposed to Major Automotive Repair. As typically defined, it is less intense and would therefore have fewer noticeable environmental impacts. It should be noted that, as an auto oriented use, this land use is typically restricted from areas where pedestrian scale development is the focus.

EXAMPLE: Simple Definition (Jordan, MN) –

AUTOMOTIVE SERVICE CENTER. A facility for the sale, service, and repair or replacement of any 1 or more of the following: tires, batteries, brakes, transmissions, shock absorbers, exhaust systems and similar parts, including engine tune up, wheel balancing, and alignment, but not including body repair, painting, engine rebuilding, or tire capping.

EXAMPLE: Specific Definition (Monticello, MN) -

AUTOMOBILE REPAIR - MINOR: A business that performs mechanical and electrical repairs to autos, light trucks, and equipment 9,000 pounds GVW and less. Allowed activities include minor repairs, incidental body and fender work, minor painting and upholstering, tune ups and adjustments, replacement of parts (excluding body and frame), rebuilding of parts or components when installation is available, wheel alignment and balancing, tire repair, radiator repair, washing, cleaning, and polishing, but specifically excluding any operation specified or implied under the definition of "Automobile Repair - Major."

Car Specialty Service

This use is not used frequently in municipal definitions. In the time allotted for this report, staff did not find any local definitions for this particular use. In terms of defining the use, a “Specialty Service” shop is likely referring to one that deals with repairs that are limited just to one area of automotive systems. This may include a range of different uses not limited to tires, mufflers, auto glass, transmissions, etc.

Intent of the MX-3 General Mixed Use Zoning District

City Code Section 36-237 provides the following as the intent of the MX-3 Zoning District:

The specific intent of the MX-3, General Mixed- Use District is to provide for a mix of residential and commercial uses that provide for a long-term transition from the auto-oriented uses that exist in the district based on past frontage on Highway 61, to uses that are compatible with adjacent residential and mixed-use districts. The city anticipates that commercial uses will cluster on and near Hastings Avenue and the Glen Road interchange, and that over the long-term redevelopment will include a variety of residential and commercial uses.

Proposed Land Use

A CUP is requested by the Applicant to allow the continued operation of a tenant called Mota’s Motors. The applicant considers Mota’s Motors to be an Automotive Specialty Service, and therefore permissible through a CUP. This use, notably, is not to include *body repair* or *major repair*.

In a narrative submitted with the application, the Applicant states that the use meets the City’s ordinance by stating the following:

2. *The Tenant space shall be used for, “car specialty services.” The shop performs unique customization, modification and performance enhancements of current and classic vehicles and occasionally motorcycles but not for, “body or major repair.”*

At the November 15, 2022 Planning Commission Meeting, the owner of Mota’s Motors stated that the primary purpose of the business is to install protective equipment to prevent theft of catalytic converters from passenger vehicles along with other “minor” repair work. The same business owner stated that they do not perform body work or major repair, and considered minor repairs to be those that did not take any longer than 24 hours.

At that same meeting, the City’s Planning Commission heard public testimony that the use may include services other than automotive specialty services. Members of the public voiced concerns over uses taking place such as towing, auto body and major repair taking place on this site.

If the City Council is to make a determination on this application, it should support such a recommendation with findings regarding whether the proposed use is in line with adopted language in City Code and the City’s 2040 Comprehensive Plan.

Site Plan Review

Staff reviewed the proposed use and submitted site plans for conformance with City Code design and performance standards.

Site/Building Alterations

This use takes place within the blue building on the property fronting 7th Avenue. It is noted that the site and building that this use occurs within are nonconforming with City ordinances, there are no building alterations, inside or outside, nor site improvements proposed to accompany this specific use. Mota’s Motors will continue to operate as they have been within the building.

Parking/Drive Areas

City Code requires the following number of parking spaces: *Two spaces plus three spaces for each service stall*. Since there are 3 service bays, that would mean 11 parking spaces are required for this use. The Applicant has not provided a site plan detailed enough to demonstrate that the proposed parking areas will contain sufficient parking or meet design criteria. Staff do estimate that there is enough space available on the parcel to fully park this use.

It appears that the additional parking area behind the building is in disrepair. City standards require a “a concrete, asphalt or a similar durable and dustless surface that meets the city’s public works design manual”. The drive lane on this site needed to serve that parking area is also nonconforming due to its surfacing and lack of curbing. Therefore, the driveway accessing 15th Street and interior site parking areas proposed to serve this use do not comply with City standards.

Should the Planning Commission recommend approval, staff suggest that a revised site plan be required to demonstrate parking in conformance with City Code requirements. New impervious improvements may also trigger watershed review and permitting. Receipt of any required watershed permits is also recommended as a condition, should this request be approved.

Traffic

7th avenue has the highest average daily traffic on the west side of Highway 61 in Newport. In 2018, MnDOT counted an Average Daily Traffic of 2750 vehicles per day just north of this site on 7th Avenue. In the same year, the Glen Rd. interchange accounted for nearly 4000 vehicles per day. For Comparison, MnDOT reports that Highway 61 had nearly 60,000 vehicles per day in 2021, and that 4th avenue had about 255 vehicles per day in 2018.

Traffic visiting the site for this particular use is not anticipated to be considerable. It will be split between two access points, one on 7th Avenue for customers and one on 15th Street used primarily by employees. As discussed below, access is of specific concern for both visitors to the building and those traveling along 7th avenue.

Access

Access, meaning entry/exit points for vehicles entering and leaving the site, is of concern for the continued operation and eventual redevelopment on this parcel. There are two primary concerns regarding access. The first is the number of different access points directly on to 7th Avenue. A related second concern is the proximity of these access points to each other.

This subject property contains numerous access points along 7th avenue, most of which are wider than the 32' permitted by the City Engineering Manual. Furthermore, the City's Subdivision ordinance, City Code Section 28-103, also provides design guidance seeking to reduce private access to thoroughfares. Using the MnDOT Access Management Manual as an industry standard, guidance for access points (in this case, to Collector Roadways) is as follows:

In most cases, one driveway per parcel is sufficient to provide reasonably convenient and suitable access. In rare cases, though, multiple driveways may be necessary if the property cannot otherwise be developed or utilized using a single driveway (pg. 25)

As presently designed, anyone using the access points located on 7th Avenue do not have space to turn around which necessitates either backing up onto 7th Avenue, or stopping to back into the site. Perpetuating existing conditions is not consistent with best practices or City Standards. Were this Applicant seeking to completely redevelop this site, the City would very likely require a reduction and consolidation of access points.

Public Hearing

A public hearing was noticed and held by the Planning Commission at its regular meeting on November 15, 2022. The Commission heard verbal and written public testimony regarding the proposed Conditional Use Permit. Members of the community relayed concerns for granting a Conditional Use. Concerns included the land use classification, traffic, access, parking, environmental impacts, and site nonconformities. One specific concerns was the nature of the use, which some members of the community felt was inconsistent with the applicant's narrative based on experiences in the area.

The Planning Commission also discussed this item and provide a recommendation to the City Council at its December 13, 2022 meeting. It is noted that there were no public comments received by the Planning Commission or staff associated with this item at that meeting.

Conditional Use Permit Findings

The Planning Commission and City Council are required to consider criteria a – h in City Code Section [36-45 \(d\)\(3\)](#) when determining whether to approve a Conditional Use Permit request.

Headings for those criteria are provided below:

- a) *Consistency with the Comprehensive Plan*
- b) *Health and Safety*
- c) *Compliance with standards*
- d) *Public infrastructure services*
- e) *Screening and landscaping*
- f) *Architectural standards*
- g) *Zoning*
- h) *Traffic*

Consistency with Criteria and Proposed Findings

The Planning Commission shall make its own determination of whether this request is consistent with the above criteria for approval established in City Code Section 36-45.

Based upon public testimony, the discussion held at the November 15, and December 13, 2022 Planning Commission Meetings, and further review of the application, staff have identified inconsistencies with City Code requirements. Therefore, staff have provided the following findings as a basis for discussion should the City Council seek to deny this request.

- a) Consistency with the Comprehensive Plan - The 2040 Comprehensive Plan Guides Mixed Residential and Commercial areas for a wide variety of land uses “compatible in type and scale with residential uses.” Public testimony suggests that this use is incompatible with the MX-3 zoning district, and therefore is not consistent with the intent of the comprehensive plan.

To grant a CUP for a use which is inconsistent with existing zoning requirements would allow for such use to continue indefinitely, reducing the likelihood that the site is redeveloped in a manner consistent with the City’s adopted vision. That is at odds with General Land Use Goals 1 and 6 in the City’s 2040 Comprehensive Plan. Such goals articulate the community’s desire to improve the 7th Avenue corridor through residential and commercial growth and redevelopment.

- b) Health and Safety - As proposed, concerns exist regarding the safety of the site access intended for customers near the intersection of 7th Avenue and 14th Street. The number of access points on 7th Avenue, to which this use would add and perpetuate, could result in nuisance or dangerous conditions as this corridor continues to develop, or use of this property intensifies.
- c) Compliance with standards - Public testimony was provided advising that the existing and requested use is not limited to strictly automotive services and car specialty services. Members of the public and City staff have observed this use operating in a manner inconsistent with the stated use. This proposal does not include any details regarding how the parking and drive areas are consistent with City Code requirements. It is therefore concluded that this use and site conditions are incompatible with the City Code and Comprehensive Plan.
- d) Public infrastructure services - This site is currently adequately served by public infrastructure. Although anticipated traffic and utility demand could be satisfied, concerns exist with the location of the access points proposed for this use.
- e) Screening and landscaping - Any non-temporary parking and outdoor storage is proposed to be screened behind the structure, and from abutting streets. Conditioned approval will require that screening and storage surfaces be maintained to continue proper function. No additional screening or related landscaping are proposed which would improve the appearance of this property as seen from the right of way or abutting parcels.

- f) Architectural standards - The building does not conform with established design standards. The Applicant is not proposing to improve the building to bring it into conformity with city standards. The Applicant is not being required to make exterior façade improvements at this time.
- g) Zoning – Public testimony was provided advising that the existing and requested use is not limited to strictly automotive services and car specialty services. Members of the public and city staff have observed this use operating in a manner inconsistent with the stated use. It is therefore concluded that this use contains automobile services that are incompatible with City Code and adopted Comprehensive Plan.
- h) Traffic - As proposed, concerns exist regarding the safety of the site access intended for customers near the intersection of 7th Avenue and 14th Street. The number of access points on 7th Avenue, to which this use would perpetuate, could result in nuisance or dangerous conditions as this corridor continues to develop and use of this property intensifies. Extensive reconfiguration of this site would be required to meet applicable best practices for access location.

Conditions of Approval

The above suggested findings indicated denial, however if the City seeks to approve, findings should be tailored to support approval. In the case of an approval, staff recommended minimum conditions to alleviate inconsistencies or mitigate impacts this use may have.

These conditions are consistent with City Code section 36-45(d)(5) which establishes considerations relating to review of sites and various performance issues on an individualized basis.

1. Applicant must receive any required city permits prior to beginning any work on site.
2. Applicant must satisfy any reviews or receive any permits required from the South Washington Watershed District related to any required site improvements.
3. This use may not expand or move on this site such that it will not take place within the area identified in the site plans submitted to the City and reviewed by the City Council on January 5, 2023.
4. Intensification of the use, as determined by staff, shall require a CUP amendment per Sec. 36-45.
5. No auto towing, including the towing of customer vehicles to this site, may take place on this property.
6. No auto body repair of any kind may take place on this site.
7. Major repairs, including but not limited to transmission rebuild or repair, engine rebuild or repair, and frame or chassis repair may not take place on this property.
8. No auto sales or rental may take place on this property.
9. This permitted land use shall only entail Car Specialty Services which specifically includes installation of catalytic converter theft prevention devices and minor surficial auto repairs.
10. A driveway meeting the City's surfacing and curbing requirements shall be required to connect the site access on 15th Street to the parking and storage area proposed the west of the blue building.

11. Parking, loading, and exterior storage areas shall be surfaced with concrete, asphalt, or an alternative material approved by the City Engineer, and maintained sufficiently to keep them in good condition and dust free.
12. Parking of vehicles, other than the daily parking of employee or patron vehicles, must be in the rear parking area, and completely screened from public view.
13. No unlicensed vehicles shall be stored outside of the structure.
14. No noise shall be created from this use as measured at the property boundary.
15. No odors shall be created from this use as measured at the property boundary.
16. Annual fire inspections shall be required.
17. The structure shall comply with applicable building and fire code requirements.
18. Screening which runs along the perimeter of this property, and which screens the rear parking area for this use, shall be kept in good repair.
19. A trash enclosure, meeting applicable City standards, must be constructed if refuse is to be stored outdoors outside of regular collection.
20. Any improvements on site must be properly communicated, and if required, permitted by the City.

Planning Commission Recommendation

The Planning Commission discussed this item at its meeting and public hearing on November 15, 2022, and then again on December 13, 2022. The Commission heard public testimony which discussed the use proposed by the applicant, and other concerns relating to the site.

The Commission worked through the findings put forward by staff and found consensus on issues relating to the deficiencies of the application, site, and proposed use. The Commission voted unanimously to recommend denial of this request to the Newport City Council with the findings suggested by City Staff.

Staff Recommendation

The City Council is reminded that this determination is *quasi-judicial* and should refer to information from the City Attorney on how such determinations should be made.

The Council needs to articulate its findings to support its position. Staff, and by recommendation, the Planning Commission have proposed findings for Council consideration. Should the City seek to approve this request, Staff suggest, at a minimum, the aforementioned 20 conditions of approval.

Staff have provided an example motion to provide decision the project as follows:

“Move to recommend City Council [approval/denial] of Kube, LLC’s request for a Conditional Use Permit to allow Automotive services and car specialty services, [with conditions of approval, 1-20, as proposed by staff]”

Resources:

- Application Documents (attached)
- Newport Zoning Code ([link here](#))
- Newport Comprehensive Plan ([link here](#))

City of Newport
Attention Travis Brierley
2060 1st Avenue
Newport, MN 55055

RE: Zoning Request Withdrawal and CUP Application

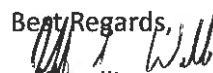
Mr. Brierley:

Kube LLC is withdrawing the request for rezoning at this time. We will proceed with the current MX-3 zoning. Please refund all unused application and escrow fees upon receipt of this letter.

With respect to the CUP application for Mota's Motors, LLC (our tenant):

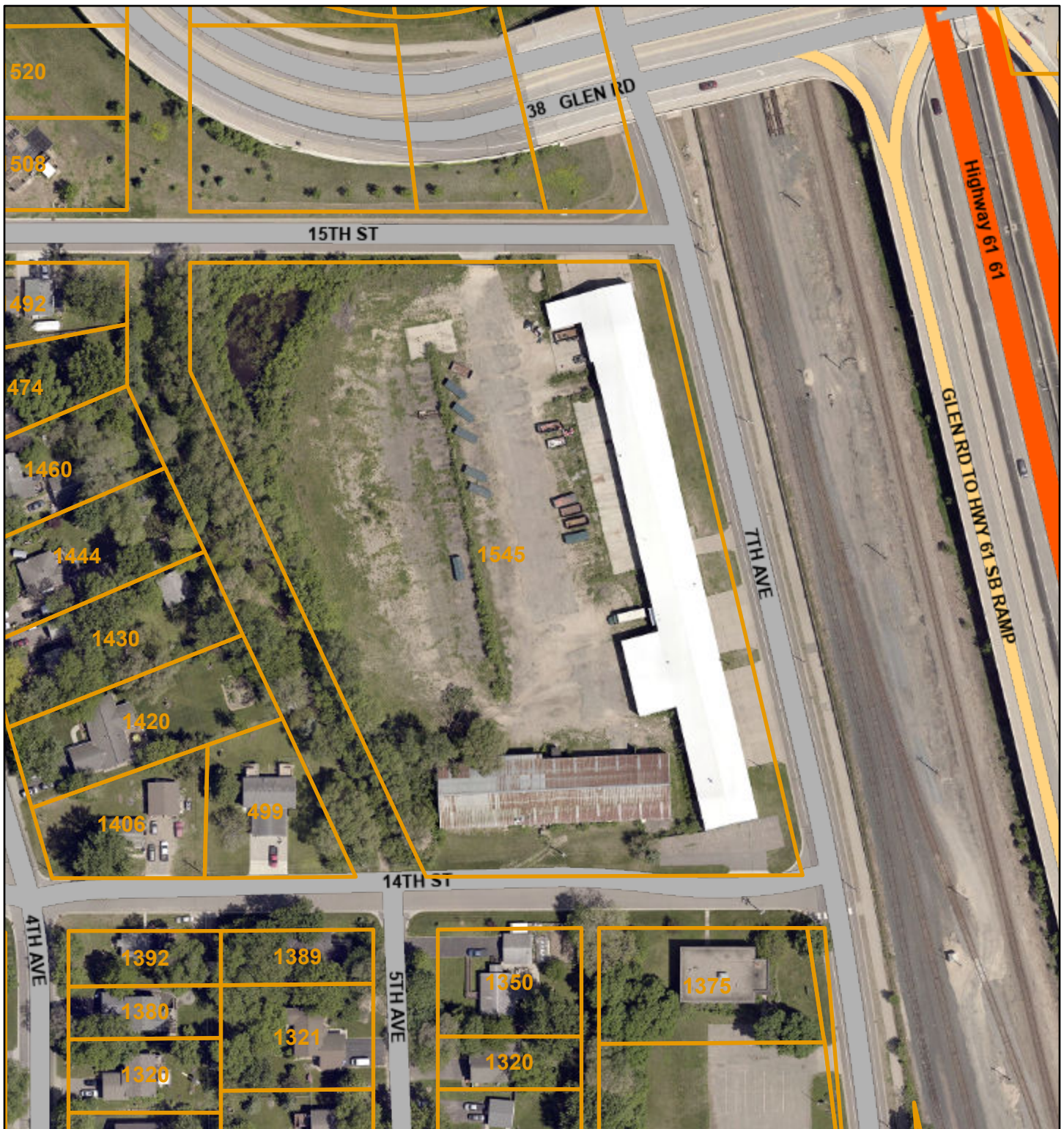
1. Attached as an exhibit is the full ALTA survey with full legal description. PID for the parcel is 36.028.22.23.0021.
2. The Tenant space shall be used for, "car specialty services." The shop performs unique customization, modification and performance enhancements of current and classic vehicles and occasionally motorcycles but not for, "body or major repair."
3. Mota's will generally have hours between 10 am and 8 pm, Monday-Friday; however, most customers will be booked by private appointments as the nature of customizations involves greater customer input and time. There will typically be 2-3 employees on site at any given time, with a maximum of 4 including the owner of the business.
4. The current proposed Tenant space has front and rear entrances, and 3 drive in (at grade) garage doors. Additionally, the space already has 3 floor drains which were used by the previous owners when the shop was used for fleet repairs.
5. The site has ample surface parking to accommodate both customers and the employees.

Please inform us of any additional information required to process the requested CUP application.

Best Regards,

Jeff Wallis
Kube, LLC
651-247-1434

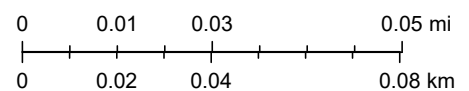
cc. Yin Thong, Del Helmer, Jay Feider, Alan Kantrud

ArcGIS Web AppBuilder



12/9/2022, 10:32:47 AM

1:2,257



Aerial View

Location in buildings **BLUE**

Parking Area **BROWN**



CODE REVIEW

BUILDING CODES
 2020 MINNESOTA RESIDENTIAL CODE
 2020 MINNESOTA BUILDING CODE
 2020 MN ACCESSIBILITY CODE
 2020 MN MECHANICAL CODE
 2016 MN PLUMBING CODE
 2020 MN FIRE CODE
 2017 MN ELECTRICAL CODE

BUILDING AREA 520'x50' - 26,000sq.ft.
TYPE OF CONSTRUCTION TYPE V-B wood studs allowed.
FIRE SPRINKLERS NOT REQUIRED WITH 9,000 sq.ft. AREA SEPARATION WALLS.
NON-SEPARATED OCCUPANCIES MN BLDG CODE 508.3

OCCUPANCY GROUP B-BUSINESS
CODE AREA 3,480 sq.ft.
LOAD FACTOR 150 sq.ft. GROSS
OCC. LOAD 23 OCCUPANTS

PLUMBING FIXTURES

	REQ'D	PROVIDED
TOILET FIXTURES	1	1
LAVATORIES	1	1
UTILITY SINK	1	1
DRINKING FOUNTAIN	NOT REQUIRED	

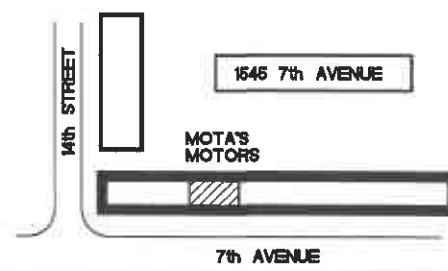
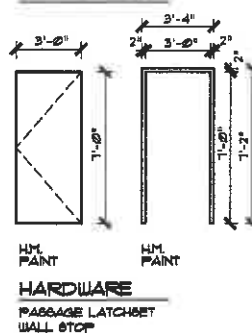
MOTA'S MOTORS SPECIALTY AUTOMOTIVE

NEWPORT CROSSINGS
 1545 7th AVENUE NEWPORT, MINNESOTA 55055

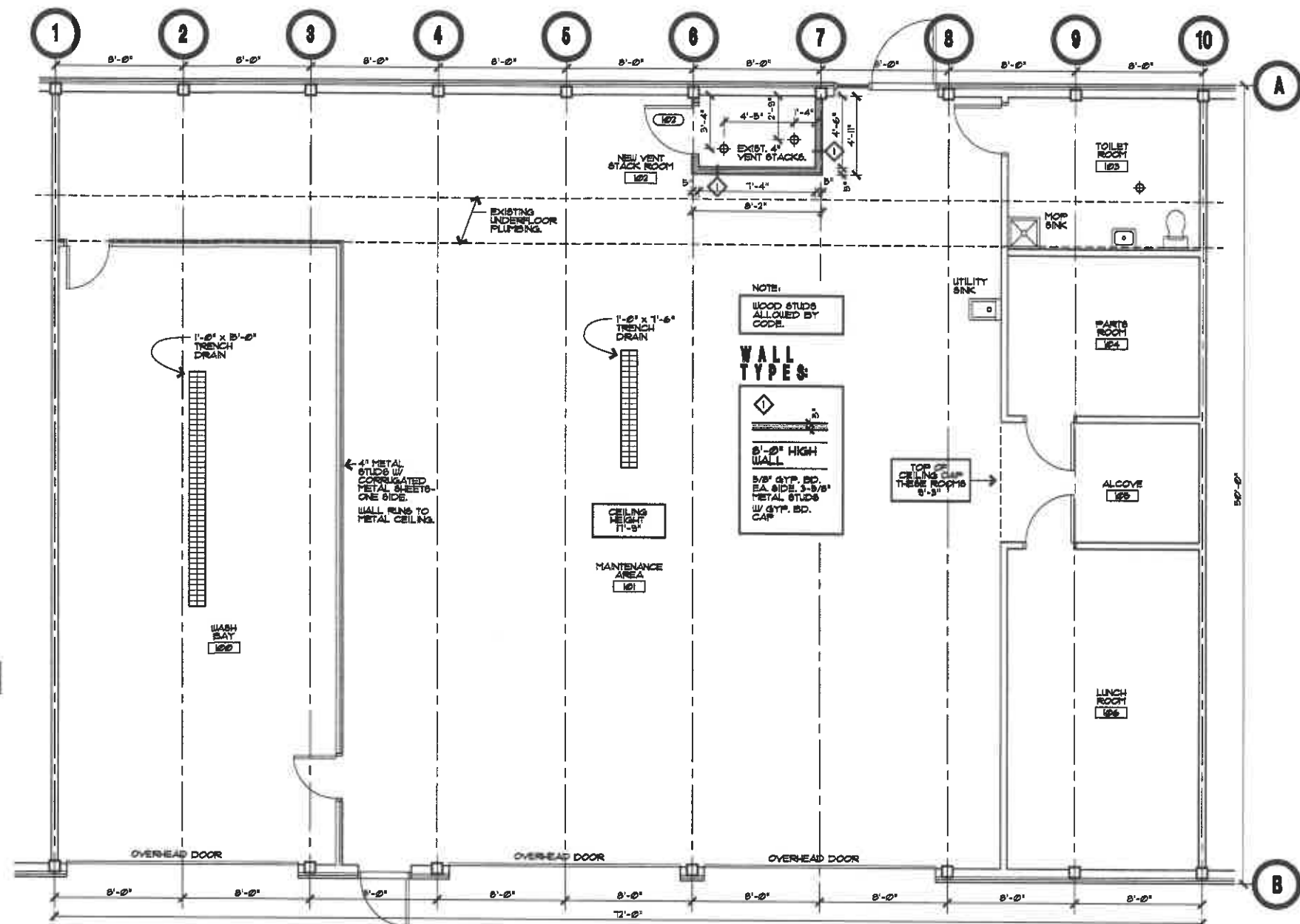
PROJECT DESCRIPTION:

METAL STUD AND GYP. BD. ENCLOSURE AROUND EXISTING VENT STACKS.

DOOR TYPES:



2 KEY PLAN
 1/28" = 1'-0"



1 FLOOR PLAN
 1/4" = 1'-0"

J.B. Perkins
 ARCHITECT
 7021 NEAL AVE. SO. HASTINGS, MN. 55033 651.438.6868 jperkins@centurylink.net

MOTA'S MOTORS
 1545 7th AVENUE
 NEWPORT, MN 55055

DRAWN BY JBP
 APPROVED BY JBP
 DATE 1/13/22
 PROJECT NO.

A-1
 OF ONE

I, J.B. PERKINS, ARCHITECT, HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT REPRESENTATION OF THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE PLANS AND SPECIFICATIONS. I AM A LICENSED ARCHITECT IN THE STATE OF MINNESOTA. MY LICENSE NO. IS 15894. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF ARCHITECTS. DATE 1/13/22 JBP

ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 303.96

PARCEL 1:

REAL PROPERTY IN THE CITY OF NEWPORT, COUNTY OF WASHINGTON, STATE OF MINNESOTA, DESCRIBED AS FOLLOWS:
LOTS 1 THROUGH 14, BLOCK 3, RIVERWOOD ACRES NO. 4, ACCORDING TO THE RECORDED PLAT THEREOF, IN WASHINGTON COUNTY, MINNESOTA.

PARCEL 2:

LOTS 1, 2, 3 AND 4, BLOCK 26, NEWPORT PARK, ACCORDING TO THE RECORDED PLAT THEREOF, WASHINGTON COUNTY, MINNESOTA TOGETHER WITH ADJOINING HALF OF VACATED ALLEY ACCRUING TO PREMISES IN VACATION DOCUMENT NO. 439835.

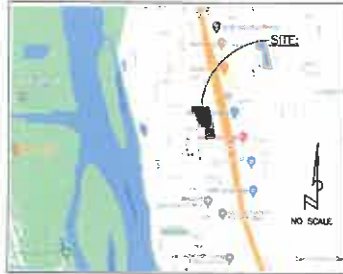
PARCEL 3:

LOTS 5 AND 6, BLOCK 26, NEWPORT PARK, ACCORDING TO THE RECORDED PLAT THEREOF, WASHINGTON COUNTY, MINNESOTA TOGETHER WITH ADJOINING HALF OF VACATED ALLEY ACCRUING TO PREMISES IN VACATION DOCUMENT NO. 439835.
ABSTRACT PROPERTY

PREPARED FOR:

JEFF WALLIS

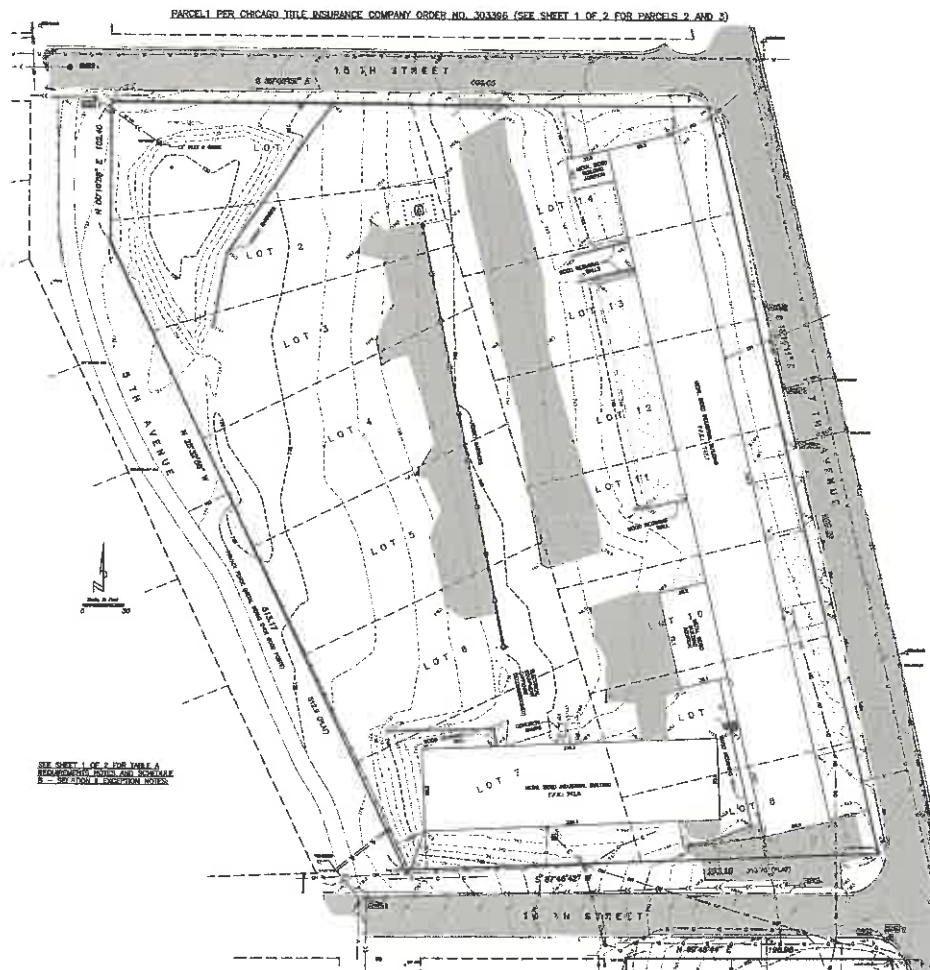
VICINITY MAP:



LEGEND:

- FOUND IRON MONUMENT (AS NOTED)
- SET REBAR W/CAP #44109
- POWER POLE (WITH GUY ANCHOR)
- FIRE HYDRANT
- GATE VALVE
- SIGN
- LIGHT POLE
- COMMUNICATIONS PEDESTAL
- ELECTRIC TRANSFORMER
- GAS METER
- ELECTRIC METER
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- HANDICAPPED PARKING STALL
- BOLLARD

- OH — OVERHEAD UTILITY LINE
- S — STORM SEWER LINE
- S — SANITARY SEWER LINE
- G — GAS LINE
- C — COMMUNICATIONS LINE
- W — WATER MAIN
- W — WOOD FENCE
- C — CHAINLINK FENCE
- CONCRETE SURFACE
- BITUMINOUS SURFACE



SIGNED: *Travis W. Van Neste*

Travis W. Van Neste, Minnesota Professional Surveyor #44109
Michigan Professional Surveyor #46695

JOB # 2021060 10-21-2021
DRAWN BY: TWVN REV:
SCALE: 1"=30 FEET

VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES

4612 HAMPSHIRE AVE. NORTH, MINNEAPOLIS MN 55428
(952) 686-3055 VANNESTESURVEYING.COM



CERTIFICATION:

I HEREBY CERTIFY TO: WATSON'S ROCHESTER DISPOSAL INC, A MINNESOTA CORPORATION, RODDERICK CONSTRUCTION SERVICES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, LENDER ONE, AND CHICAGO TITLE INSURANCE COMPANY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 8, 9, 11A, 11B AND 13 OF TABLE 'A' THEREOF.

City of Newport, MN
Resolution No. 2023-11__
A Resolution Denying A Conditional Use Permit Request
For Automotive Services and Car Specialty Services in the City

WHEREAS, Jeff Wallis, of Kube, LLC, has submitted a conditional use permit request on behalf of Mota's Motors, LLC.; and

WHEREAS, the conditional use permit is requested for property located at existing PID 3602822230040, addressed as 1545 7th Avenue in the City and is legally described as:

RIVERWOOD ACRES NO.4 SubdivisionCd 55348 LTS 1-14 BLK 3 RIVERWOOD
ACRES #4

; and

WHEREAS, the property is zoned as MX-3 General Mixed Use District; and

WHEREAS, Section 36-45 of the city code governs conditional use permits, and the process; and

WHEREAS, The city may grant a conditional use permit when the use is consistent with the Zoning Ordinance and Comprehensive Plan, and the City may impose conditions and safeguards to protect the health, safety and welfare of the community. Criteria for evaluating the proposed uses and developing conditions for the variance include the following:

- a) Consistency with the comprehensive plan. The proposed use shall be consistent with the comprehensive plan.
- b) Health and safety. The proposed use shall not negatively impact the health, safety, and general welfare of occupants of surrounding lands and general welfare of the city, including, but not limited to the factors of noise, glare, odor, electrical interference, vibration, dust, and other nuisances; fire and safety hazards; existing and anticipated traffic conditions; parking facilities on adjacent streets and land; the effect on surrounding properties including valuation, aesthetics and scenic views; land uses and character and integrity of the neighborhood; impacts on governmental facilities and services including roads, sanitary sewer, water, and police and fire; effects on sensitive environmental features including lakes, surface and groundwater supply and quality, wetlands, slopes, floodplains and soils; and other factors found relevant by the city.
- c) Compliance with standards. The city shall consider whether the proposed use complies or is likely to comply in the future with all standards and requirements set out in the regulations and ordinances of the city or other governmental bodies having jurisdiction over the city.
- d) Public infrastructure services. Adequate public facilities and services shall be able to be provided to the site where the use is proposed, and/or existing infrastructure shall be able to absorb the additional demand for public services such as utilities, streets, parks, schools, etc.
- e) Screening and landscaping. Incompatible impacts of the proposed use shall be screened and buffered from adjacent property and the surrounding neighborhood. The city council may require additional landscaping or screening above that required in the zoning ordinance.
- f) Architectural standards. The site or building associated with the proposed use shall meet or exceed the architectural design and landscaping standards for the district in which it is located. The city council may require additional architectural standards above those required in the zoning ordinance.
- g) Zoning. The use shall be consistent with the requirements of the zoning ordinance and the requirements of the zoning district in which the applicant intends to locate the proposed use.

- h) Traffic. The city shall evaluate the potential generation and characteristics of the traffic associated with the use and its impact on traffic volumes and safety based on the proposed driveway locations, the existing and proposed capacity of adjacent roads, sidewalks, and trail connections. The City shall determine that the existing transportation infrastructure is adequate to address the potential traffic or shall require that the potential impacts shall be mitigated; and

WHEREAS, The Planning Commission held a public hearing at its regular meeting on November 15, 2022, heard public testimony regarding this application, and unanimously voted to table consideration to request additional information.

WHEREAS, The Planning Commission reviewed the item on December 13, 2022, and voted unanimously to recommend that the City Council deny a conditional use permit to allow Automotive Services and Car Specialty Services.

WHEREAS, The City Council reviewed the item on January 19, 2023, and discussed the Planning Commission's recommendation and findings, ultimately determining to deny the conditional use permit to allow Automotive Services and Car Specialty Services.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Newport denies the proposed Conditional Use Permit for Automotive Services and Car Specialty Services at existing 1545 7th Avenue (PID 3602822230040), with the following findings:

- a) Consistency with the Comprehensive Plan - The 2040 Comprehensive Plan Guides Mixed Residential and Commercial areas for a wide variety of land uses "compatible in type and scale with residential uses." Public testimony suggests that this use is incompatible with the MX-3 zoning district, and therefore is not consistent with the intent of the comprehensive plan.

To grant a CUP for a use which is inconsistent with existing zoning requirements would allow for such use to continue indefinitely, reducing the likelihood that the site is redeveloped in a manner consistent with the City's adopted vision. That is at odds with General Land Use Goals 1 and 6 in the City's 2040 Comprehensive Plan. Such goals articulate the community's desire to improve the 7th Avenue corridor through residential and commercial growth and redevelopment.

- b) Health and Safety - As proposed, concerns exist regarding the safety of the site access intended for customers near the intersection of 7th Avenue and 14th Street. The number of access points on 7th Avenue, to which this use would add and perpetuate, could result in nuisance or dangerous conditions as this corridor continues to develop, or use of this property intensifies.
- c) Compliance with standards - Public testimony was provided advising that the existing and requested use is not limited to strictly automotive services and car specialty services. Members of the public and City staff have observed this use operating in a manner inconsistent with the stated use. This proposal does not include any details regarding how the parking and drive areas are consistent with City Code requirements. It is therefore concluded that this use and site conditions are incompatible with the City Code and Comprehensive Plan.
- d) Public infrastructure services - This site is currently adequately served by public infrastructure. Although anticipated traffic and utility demand could be satisfied, concerns exist with the location of the access points proposed for this use.

- e) Screening and landscaping - Any non-temporary parking and outdoor storage is proposed to be screened behind the structure, and from abutting streets. Conditioned approval will require that screening and storage surfaces be maintained to continue proper function. No additional screening or related landscaping are proposed which would improve the appearance of this property as seen from the right of way or abutting parcels.
- f) Architectural standards - The building does not conform with established design standards. The Applicant is not proposing to improve the building to bring it into conformity with city standards. The Applicant is not being required to make exterior façade improvements at this time.
- g) Zoning – Public testimony was provided advising that the existing and requested use is not limited to strictly automotive services and car specialty services. Members of the public and city staff have observed this use operating in a manner inconsistent with the stated use. It is therefore concluded that this use contains automobile services that are incompatible with City Code and adopted Comprehensive Plan.

Traffic - As proposed, concerns exist regarding the safety of the site access intended for customers near the intersection of 7th Avenue and 14th Street. The number of access points on 7th Avenue, to which this use would perpetuate, could result in nuisance or dangerous conditions as this corridor continues to develop and use of this property intensifies. Extensive reconfiguration of this site would be required to meet applicable best practices for access location.

Adopted this 19th day of January, 2023 by the Newport City Council.

Motion by: _____, Seconded by: _____

VOTE:	Elliott	_____
	Chapdelaine	_____
	Ingemann	_____
	Taylor	_____
	Sumner	_____

Signed: _____
Laurie Elliott, Mayor

Attest: _____
Joe Hatch, City Administrator